Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
December 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. United Masonry Site Plan
2. Public Administration Building Site Plan
3. Grimes 2050 Comprehensive Plan Adoption
4. Adjournment

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, November 4, 2025, at 5:30 p.m.

Roll Call: Present: Russ Lickteig, Abi Reiland, Adam Bunge

Staff: Alex Pfaltzgraff, Evann Coffey, Alivia Hoodjer, Rachel Greving, Austin Benton

Absent: Scott Almeida, Craig Patterson, Council Liaison: Andrew Borcherding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Bunge, Second by Reiland, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Bunge, Second by Reiland, to approve the minutes from the October 7, 2025, meeting
Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

1. Founders Glen Plat 1 Final Plat

Staff member Coffey presented the details of the proposed final plat including 35 single-family lots. Staff recommended approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Reiland, Second by Bunge to approve Founders Glen Plat 1 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

2. Hope Meadows Plat 4 Final Plat

Staff member Coffey shared some features of the proposed final plat containing 195 single family lots. Staff recommended approval.

The Commission discussed the proposal and asked questions of staff.

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

3. **Fox Glen & Prairie Heights Rezone**

Staff member Coffey presented details of the proposed rezone and the conceptual plan for low- and medium-density residential. Staff recommended approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Reiland, Second by Bunge to approve Fox Glen & Prairie Heights Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

4. **Park Village Rezone**

Staff member Coffey showed the conceptual plan for the rezone including low density residential and some greenway through the development. Staff recommended approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Reiland to approve Park Village Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

5. **The Allure on 44 Preliminary Plat and Site Plan**

Staff member Hoodjer presented features of the proposal located north of Highway 44 and east of NW County Line Road and including six apartment buildings, a clubhouse, and accessory structures. Staff recommended approval subject to remaining staff comments.

The Commission discussed the proposal and asked questions of staff.

Motion by Reiland, Second by Bunge to approve The Allure on 44 Preliminary Plat and Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

6. **The Allure on 44 Plat 1 Final Plat**

Staff member Hoodjer shared details of the proposed final plat consisting of two lots. Staff recommended approval.

Motion by Bunge, Second by Reiland to approve The Allure on 44 Plat 1 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Next meeting December 2, 2025

Meeting is adjourned at 6:09 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

December 2, 2025

PROJECT NAME

United Masonry Site Plan

APPLICANT

United Masonry

REQUESTED ACTION

Approval of site plan to construct a 12,000 sf building, trash enclosure, parking lot, outdoor storage area, screening fence, and detention basin.

LOCATION

1305 SE 25th Street

ZONING

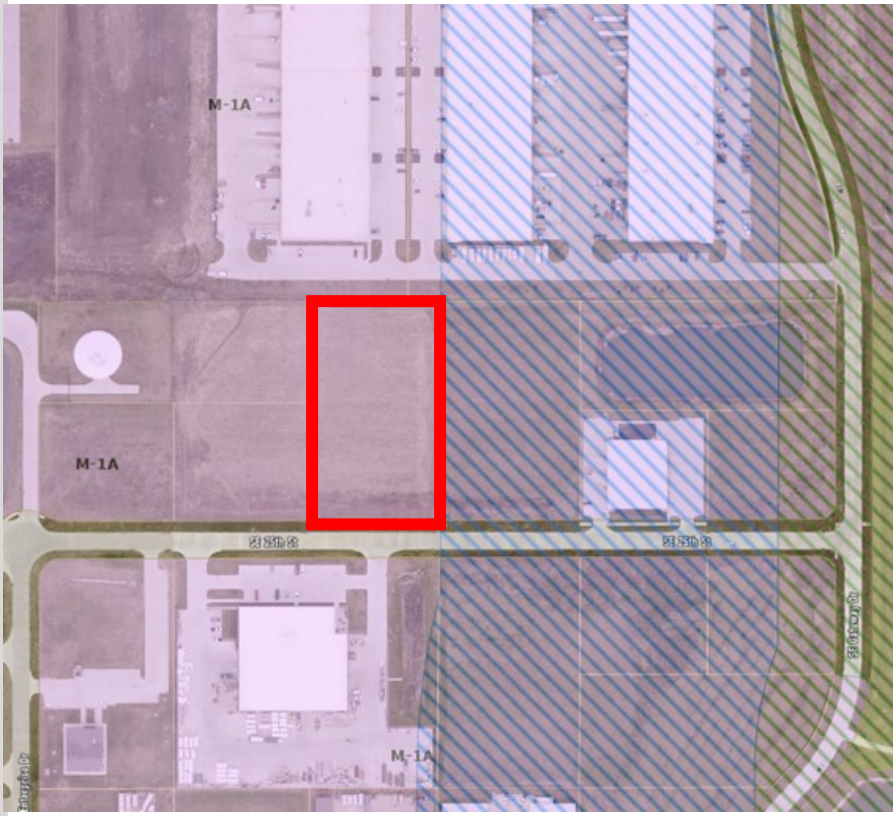
M1-A (Commercial and Limited Light Industrial)

PLANNER

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

Location Map

Zoning Map

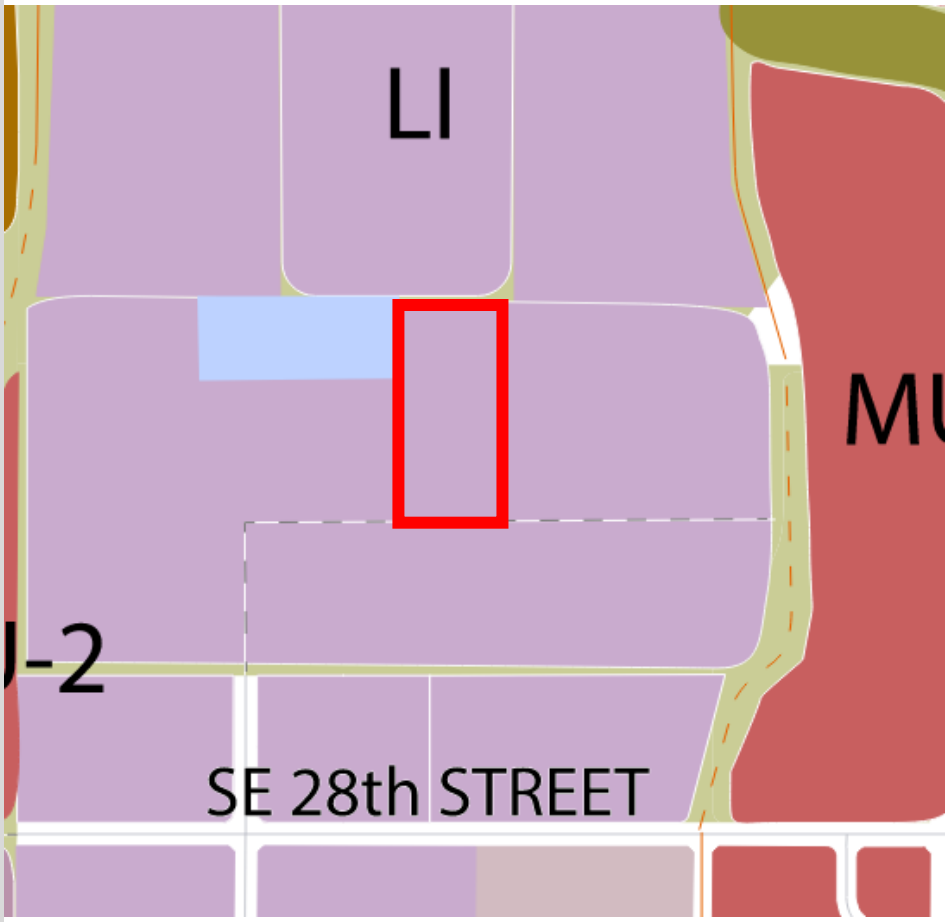


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Undeveloped Land	Light Industrial	M1-A
North	Light Industrial	Light Industrial	M1-A and Highway 141 Zone 2 Overlay
South	Light Industrial	Light Industrial	M1-A
East	Undeveloped Land	Light Industrial	M1-A and Highway 141 Zone 2 Overlay
West	Undeveloped Land	Light Industrial	M1-A

PARKS

No dedication is required as the site is an industrial use and zoning.



Future Land Use Map

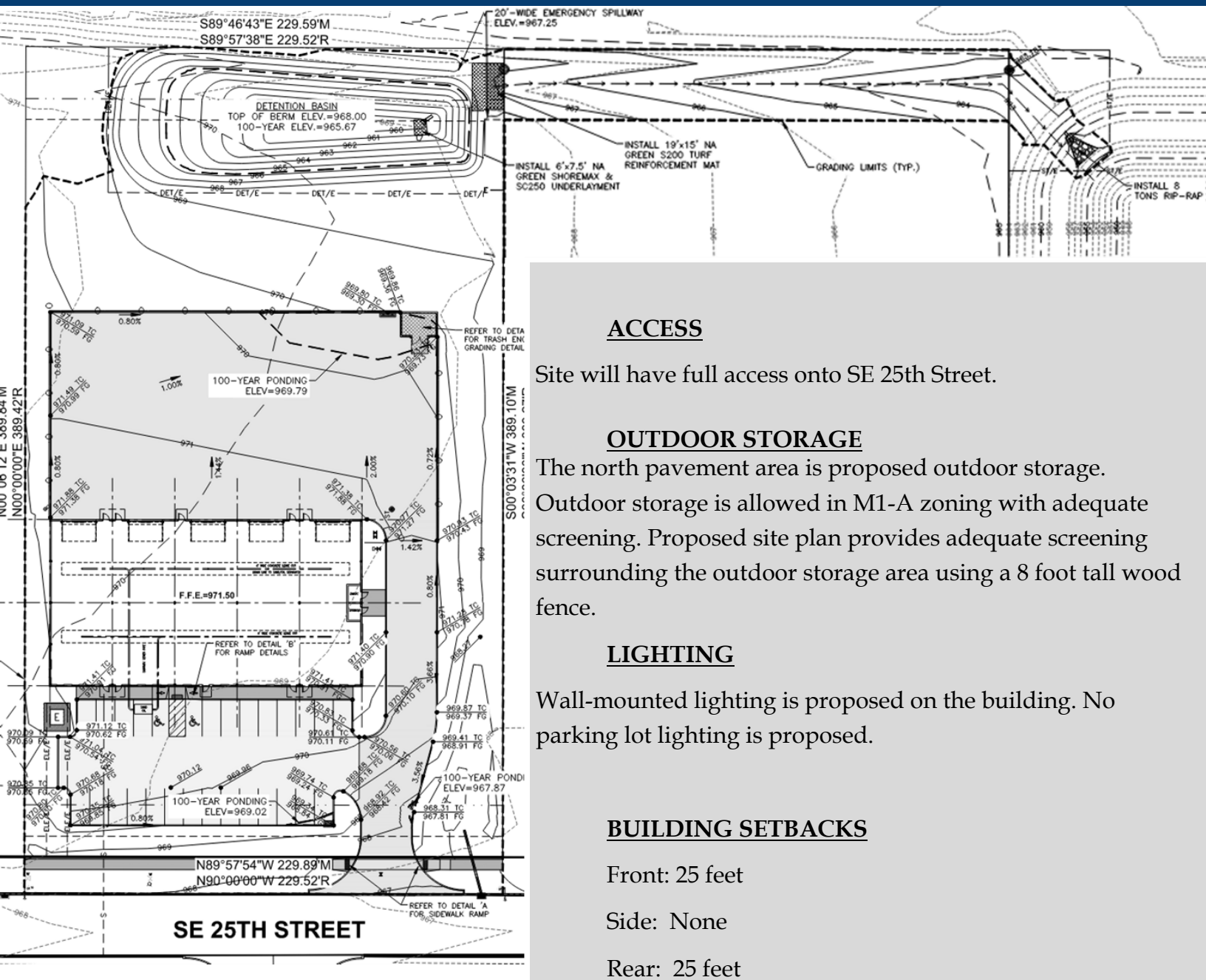
Relation to Studies & Legal

Legal

The proposed site plan depicts stormwater sewer infrastructure on adjacent lots and within a regional detention outlot. In order for the proposed infrastructure to be constructed and implemented, the applicant will provide a private storm sewer easement on the adjacent private lot. Additionally, the applicant will provide amendments within the HOA covenants to allow storm sewer within the outlot where the regional detention basin is located.

The private storm sewer easement and HOA covenant amendments are required to be provided to staff prior to Council approval of the proposed site plan.

Site Layout



ACCESS

Site will have full access onto SE 25th Street.

OUTDOOR STORAGE

The north pavement area is proposed outdoor storage. Outdoor storage is allowed in M1-A zoning with adequate screening. Proposed site plan provides adequate screening surrounding the outdoor storage area using a 8 foot tall wood fence.

LIGHTING

Wall-mounted lighting is proposed on the building. No parking lot lighting is proposed.

BUILDING SETBACKS

Front: 25 feet

Side: None

Rear: 25 feet

Parking Calculation Table

Required	Proposed
19 spaces required inclusive of warehouse and office uses	28 spaces including 2 ADA spaces

Utilities & Landscaping

SANITARY

Sanitary service will connect from an existing sanitary service stub on the south side of the property.

WATER

Water service will connect from an existing public water main to the south.

STORM WATER

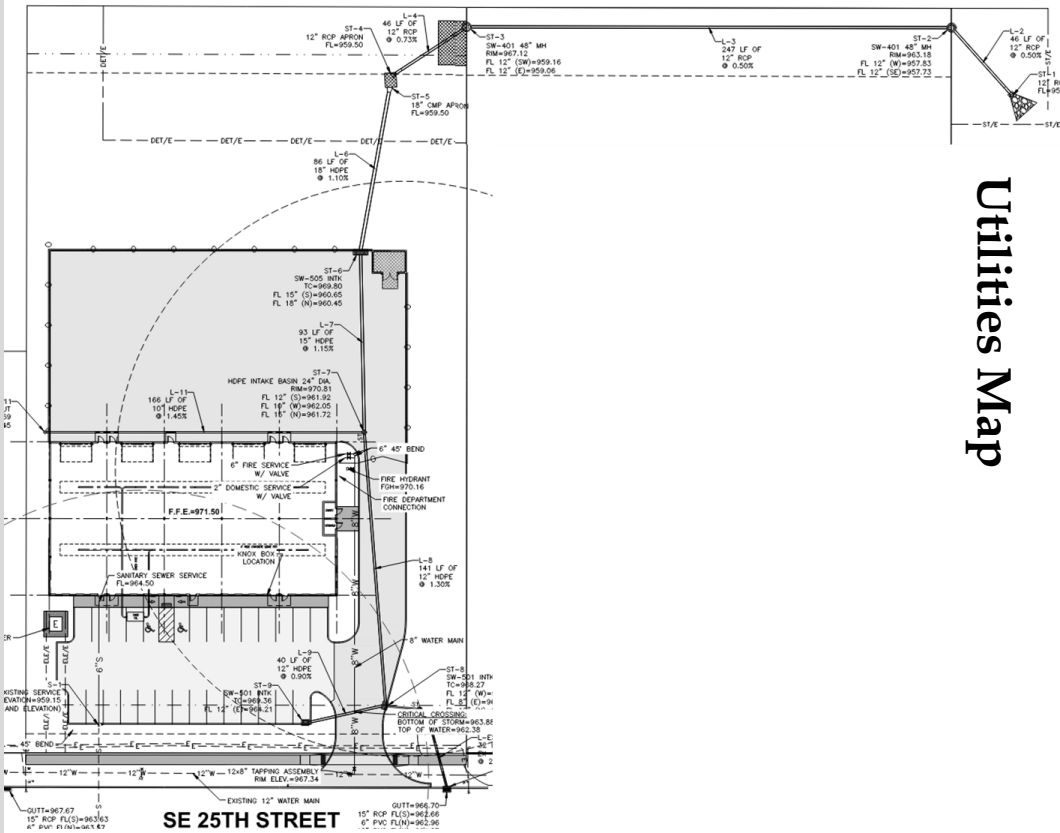
Stormwater is routed through storm sewer pipes that discharge into the detention basin on site. The stormwater then flows through a proposed storm-sewer pipe to ultimately discharge into the regional basin to the east of the site. The proposed storm sewer extension not on the property will need a private storm sewer easement in order to install the storm sewer pipe on the adjacent lot. An amendment may need to be made in the HOA covenants related to the regional basin to allow storm sewer infrastructure within the outlot of the regional detention basin.

LANDSCAPING

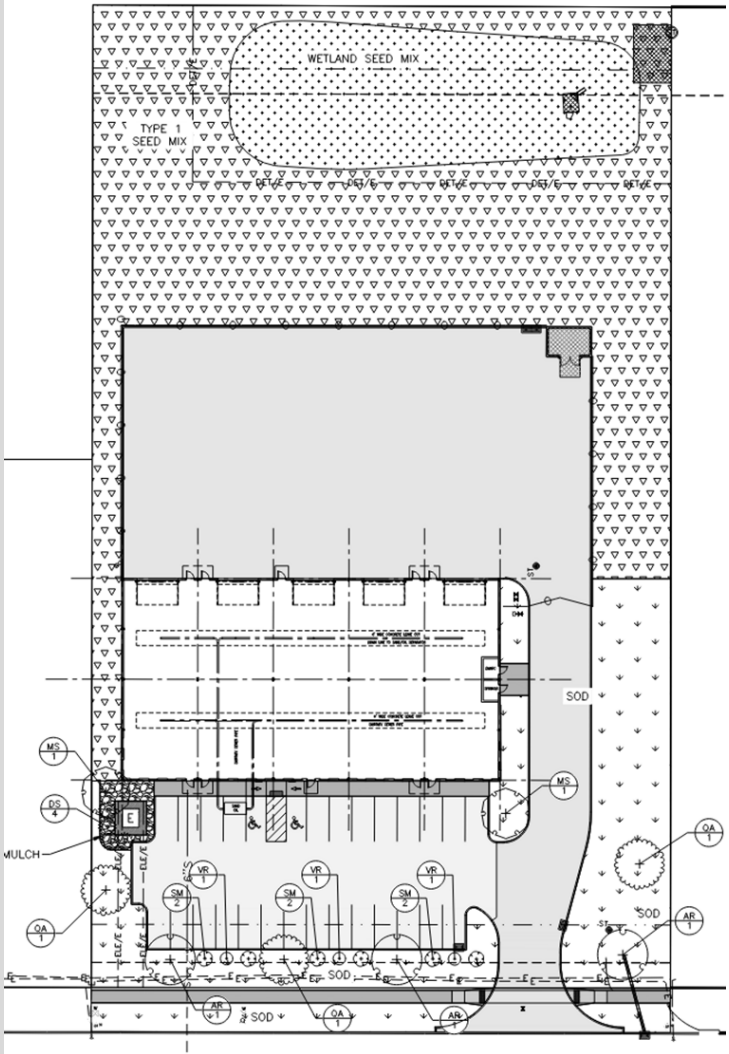
No landscaping requirements are present for this property. Proposed site plan includes street trees and parking lot plantings on the south end of the site.

The proposed detention basin area will have a wetland seed mix as the groundcover while the rest of the site is proposed to be either seeded or sodded.

Utilities Map



Landscaping Plan



BUILDING & ELEVATIONS

The proposed 12,000 sf building has met the required architectural requirements of 25% masonry or brick along the public-facing façade and 30 feet of the side walls for M1-A zoning.

The proposed building will have 5 suites with 1 bay garage door and 2 pedestrian man door for each suite.

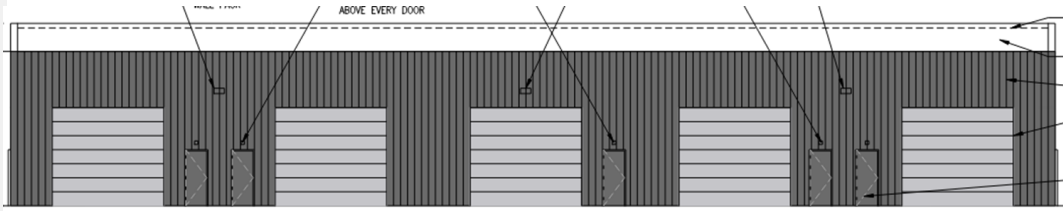
DUMPSTER ENCLOSURE

The trash enclosure is provided in the outdoor storage area of the site and the elevations match similarly to the building materials provided on the primary building.

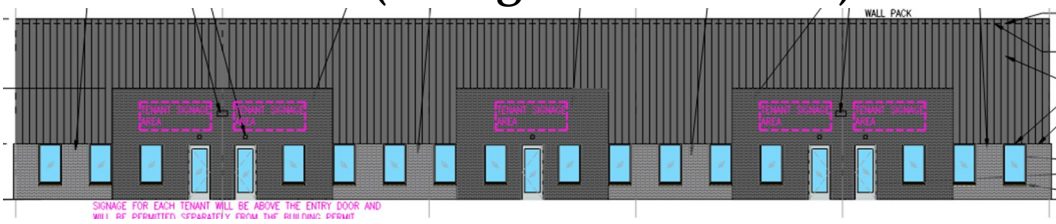
LIGHTING

Wall-mounted lighting is proposed on the buildings on both the north, south, and east sides of the building.

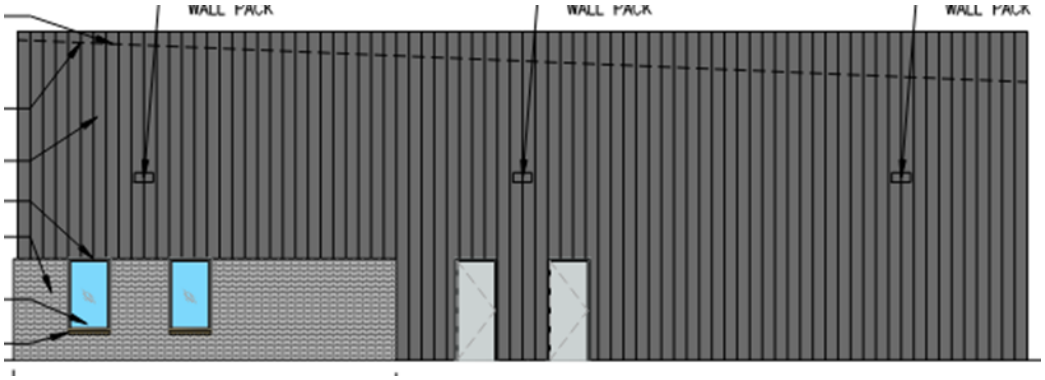
North Elevation



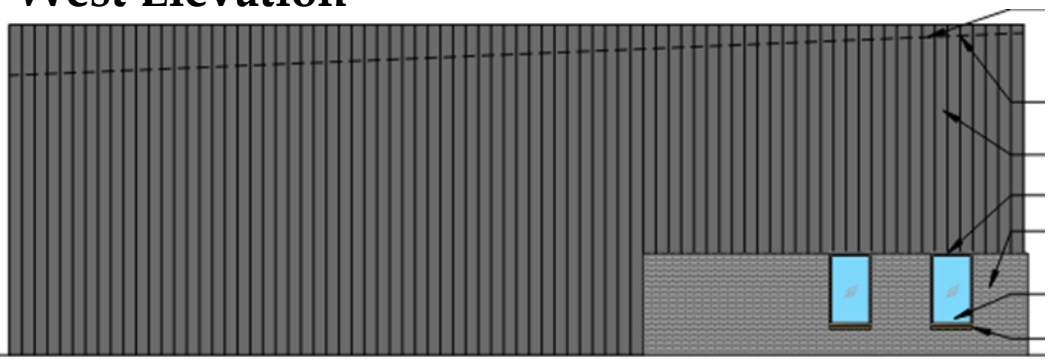
South Elevation (facing SE 25th Street)



East Elevation



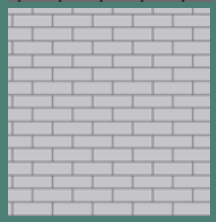
West Elevation



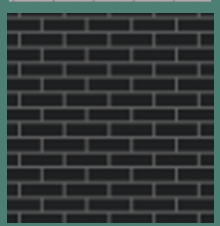
Material Board

Gray metal siding/paneling

Light Gray Brick



Dark Colored Gray Brick



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan subject to remaining staff comments.

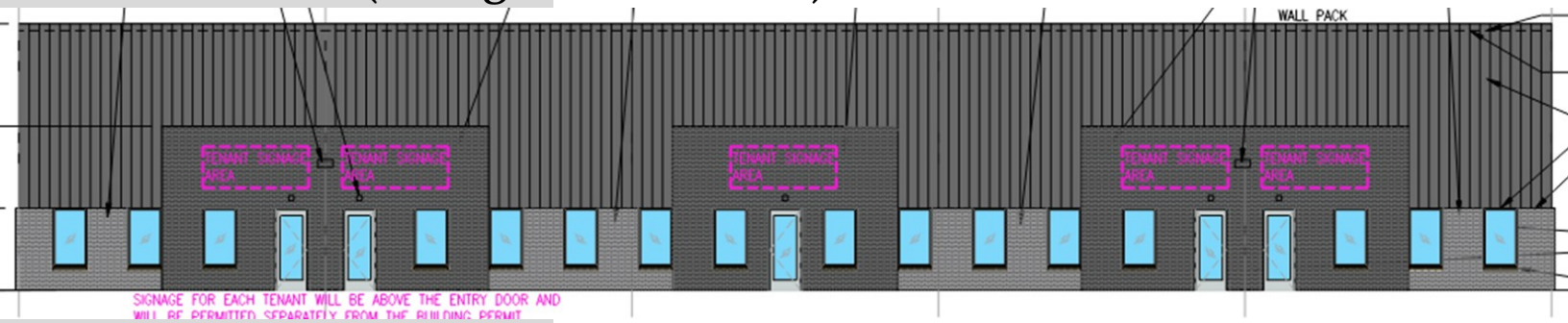
Conclusion

Approval of site plan to construct a ____ sf building, trash enclosure, parking lot, outdoor storage area, screening fence, and detention basin.

Private storm sewer easement and amendments to the HOA covenants are required for the proposed stormwater sewer infrastructure and will be provided prior to Council approval.

The proposed building elevations meet the M1-A architectural requirements.

South Elevation (facing SE 25th Street)



November 20, 2025

Ms. Alivia Hoodjer
City of Grimes
Development Services Department
410 SE Main Street, Suite 102
Grimes, IA 50111

RE: United Masonry Site Plan

Dear Ms. Hoodjer:

On behalf of the developer, we submit herewith the revised Site Plan for United Masonry the following responses relate to the city comment letter dated November 13, 2025.

General Comments:

1. Ensure all plan review fees prior to the project being on the Council agenda. Fees include $2,000 (site plan review), $250 (SWPPP), and $1,200 (SWMP).
    a. Gabrial is paying the fees directly to the city.
2. Note that observation fees will be sent after receiving the final signed plan set.
    a. Noted.

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

    A. Noted.

5. Note that as-builts are required to be provided after construction is completed.
    a. Noted.
6. Please submit a photometric plan and lighting cut sheets. Foot candling will need to be an average of 0 on all property lines.
    a. Photometric plan is part of this submittal.

SWPPP

1. Please sign the SWPPP review checklist
2. Keep maps in SWPPP up to date with each plan submittal

3. The total area disturbed cannot be greater than total area of the site
4. Include a signed affidavit of publication
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
6. Include a signed copy of the owner's certification statement.
7. Include a site supervisor contact once known.
8. Include a SWPPP monitoring contact once known
9. Include a notification to City of Grimes Public Works in spill reporting
10. Include signature on NOI
11. Include affidavit of publication for public notice
12. Include IDNR letter of authorization once available
13. Include signature on City of Grimes SWPPP certification
14. Provide construction schedule once known
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. Include blank inspection report from company responsible for SWPPP monitoring
    a. The SWPPP Book information will be provided prior to construction when contractor contacts are known.

Stormwater Management Plan (SWMP)

18. Intake capacity spreadsheet: ST-6 states there is a 0.98' of flow depth during the 100 yr event. Additional intakes should be added to reduce this depth.
    a. The reduction in impervious area has reduced this to less than 6". When the adjacent site to the west is developed the offsite wunoff will be reduced also reducing the depth.

Please let me know if you have any questions.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

Doug Mandernach, Project Manager

cc: Gabriel Guzman, United Masonry Inc
Jeff Nesvik, Civil Design Advantage
Marty Barkley, Accurate Commercial
John Taylor, Accurate Commercial

Planner Comments Complete

Engineering Comments Completed

Building Comments Complete

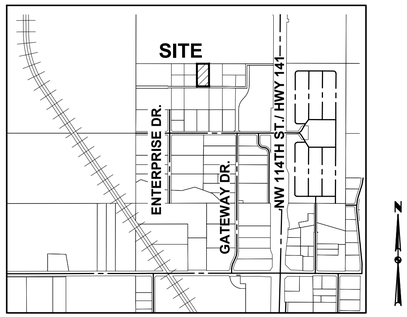
SITE PLAN FOR:

UNITED MASONRY

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOLD ON HOLDINGS, LLC
2726 INDEPENDENCE ROAD
IOWA CITY, IOWA 52240
CONTACT: ERIC JONES
PHONE: (319) 925-2370
EMAIL: ERIC.JONES@SPINEMOVING.COM

max height: 50 feet
max number of stories: no limitation

Added

APPLICANT

UNITED MASONRY
10004 NE 22ND STREET
GRIMES, IOWA 50111
CONTACT: GABRIEL GUZMAN
PHONE: (515) 864-8910
EMAIL: UNITEDMASONRY22@GMAIL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

Accurate Commercial
9500 University Avenue, Suite 2112
CONTACT: Marty Barkley
EMAIL: MBarkley@Accurate-Commercial.com
PH: (515) 333-5160

SUBMITTAL DATES

FIRST SUBMITTAL: 2025-10-23

LEGAL DESCRIPTION

LOT 15 M-KEDS HOME PLACE PLAT 3

ZONING

M1-A: COMMERCIAL AND LIMITED LIGHT INDUSTRIAL

PROJECT SITE ADDRESS

1305 SE 25TH STREET
GRIMES, IOWA 50111

EXISTING/ PROPOSED USE

EXISTING: VACANT

PROPOSED: WAREHOUSE/OFFICE SPACE

DEVELOPMENT SUMMARY

AREA: 2.05 ACRES (89,363 SF)

ZONING: M1-A

Added

SETBACKS:
FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET

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

OPEN SPACE CALCULATION:

TOTAL SITE:	=	89,363 (2.05 AC.)
BUILDING	-	13,763 SF
DRIVES-PARKING AREAS	-	45,682 SF
SIDEWALK	-	906 SF
OPEN SPACE PROVIDED	=	29,012 SF (32.5%)
OPEN SPACE REQUIRED	=	8,936 SF (10% MIN.)

PARKING:

TOTAL REQUIRED (WAREHOUSE):
1 SPACE PER EVERY 2 EMPLOYEES, NO LESS THAN 1 SPACE FOR EVERY 2,000 SF

= 15 EMPLOYEES/2	=	7 SPACES
= 13,763 SF/2,000	=	7 SPACES

TOTAL REQUIRED (OFFICE):
6 SPACES FOR EVERY 1,000 SF GROSS AREA

= 6 x 4,000/1,000	=	24 SPACES
TOTAL REQUIRED SPACES	=	31 SPACES
TOTAL PROVIDED	=	32 SPACES
ADA SPACES PROVIDED	=	2 SPACES

DATE OF SURVEY

09/29/2025

BENCHMARKS

1. USGS BM #881; NEAR THE CENTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WESTON NW 121 STREET, AN IRON POST STAMPED "881". ELEV.=879.356
2. USGS BM #885; NEAR THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST; ON NW 100 STREET, IN THE FIELD EAST OF THE INTERSECTION AT NW 78 AVENUE, AN IRON POST STAMPED "885". ELEV.=883.42
3. CITY OF DES MOINES ELEVATION BM #2298;4300 NE 46TH STREET - WEST SIDE, NW HEADBOLT 1991 CLOW HYDRANT. ELEV.=162.05

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 12-1-2025
ANTICIPATED FINISH DATE = 7-1-2026

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
C7.1	LANDSCAPE PLAN

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	STORM SEWER, TRENCHED, HDPE, 10 IN. DIA.	LF	192
2	STORM SEWER, TRENCHED, HDPE, 12 IN. DIA.	LF	187
3	STORM SEWER, TRENCHED, HDPE, 15 IN. DIA.	LF	142
4	STORM SEWER, TRENCHED, HDPE, 18 IN. DIA.	LF	36
5	STORM SEWER, TRENCHED, RCP, 12 IN. DIA.	LF	339
6	WATER MAIN, TRENCHED, PVC, 2 IN. DIA.	LF	5
7	WATER MAIN, TRENCHED, PVC, 6 IN. DIA.	LF	172
8	SANITARY SEWER, TRENCHED, PVC, 6 IN. DIA.	LF	64
9	PAVEMENT, PCC, 6 IN.	SY	1,036
10	PAVEMENT, PCC, 8 IN.	SY	4,129
11	SIDEWALK, PCC, 4 IN.	SY	195
12	SIDEWALK, PCC, 6 IN.	SY	19
13	EROSION AND SEDIMENT CONTROL	LS	1
14	DISTURBED AREA	AC	2.30

Are they setting up for suites for this building? Or will United Masonry have the entire building?

how many suites proposed?

The building will have 5 suites. United Masonry intends to utilize 1 suite.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
FINISHED FLOOR ELEVATION FFE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2509.732

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.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING DEVELOPMENT SWPPP CERTIFICATION. 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.

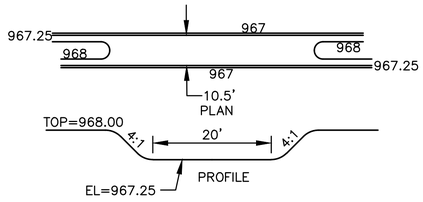
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY J. NESVIK, P.E. — DATE

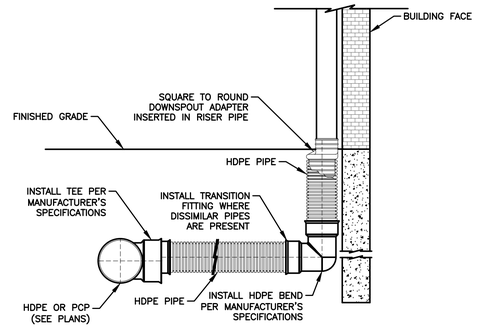
LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.1-C6.1

PRELIMINARY NOT FOR CONSTRUCTION

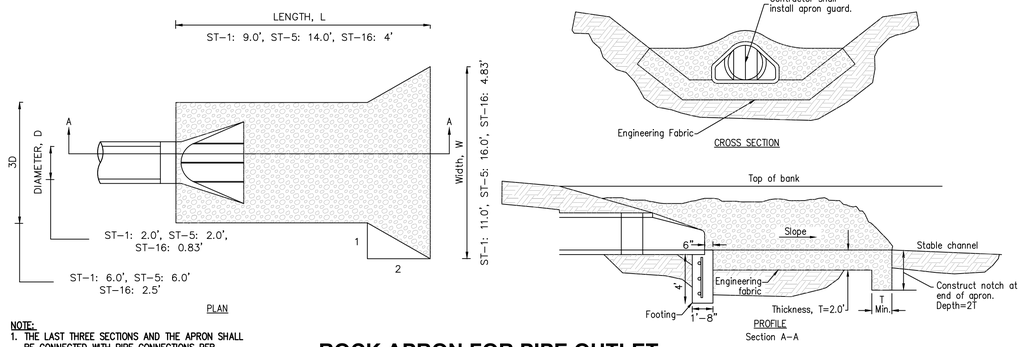
FILE: H:\2025\2509732\Civil\2509732-SITE.DWG
PLOT DATE: 10/23/2025 8:40 AM
PLOTTED BY: JEFF NESVIK
COMMENT: ENG.



POND 1 OVERFLOW
NOT TO SCALE

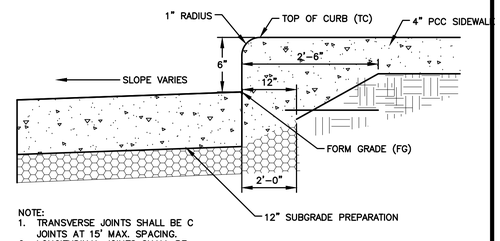


ROOF DRAIN CONNECTION WITH TEE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

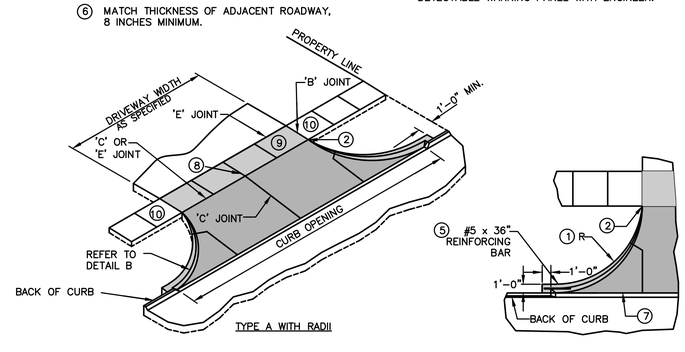
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



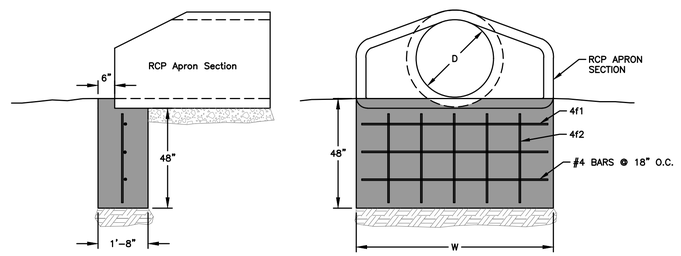
NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" CLASS 'A' SIDEWALK

1. DRIVEWAY RADIUS (R).
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
3. PAVEMENT THICKNESS.
   RESIDENTIAL: 6 INCHES MINIMUM.
   COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
5. CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
6. MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
7. PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
8. FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
9. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
10. IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



CONCRETE DRIVEWAY TYPE A



REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10 ½"	4f1	4	2'-6 ½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON SECTION FOOTING
NOT TO SCALE

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

DATE	REVISIONS
10/23/2025	FIRST SUBMITTAL

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

UNITED MASONRY
DETAILS

2

2509.732

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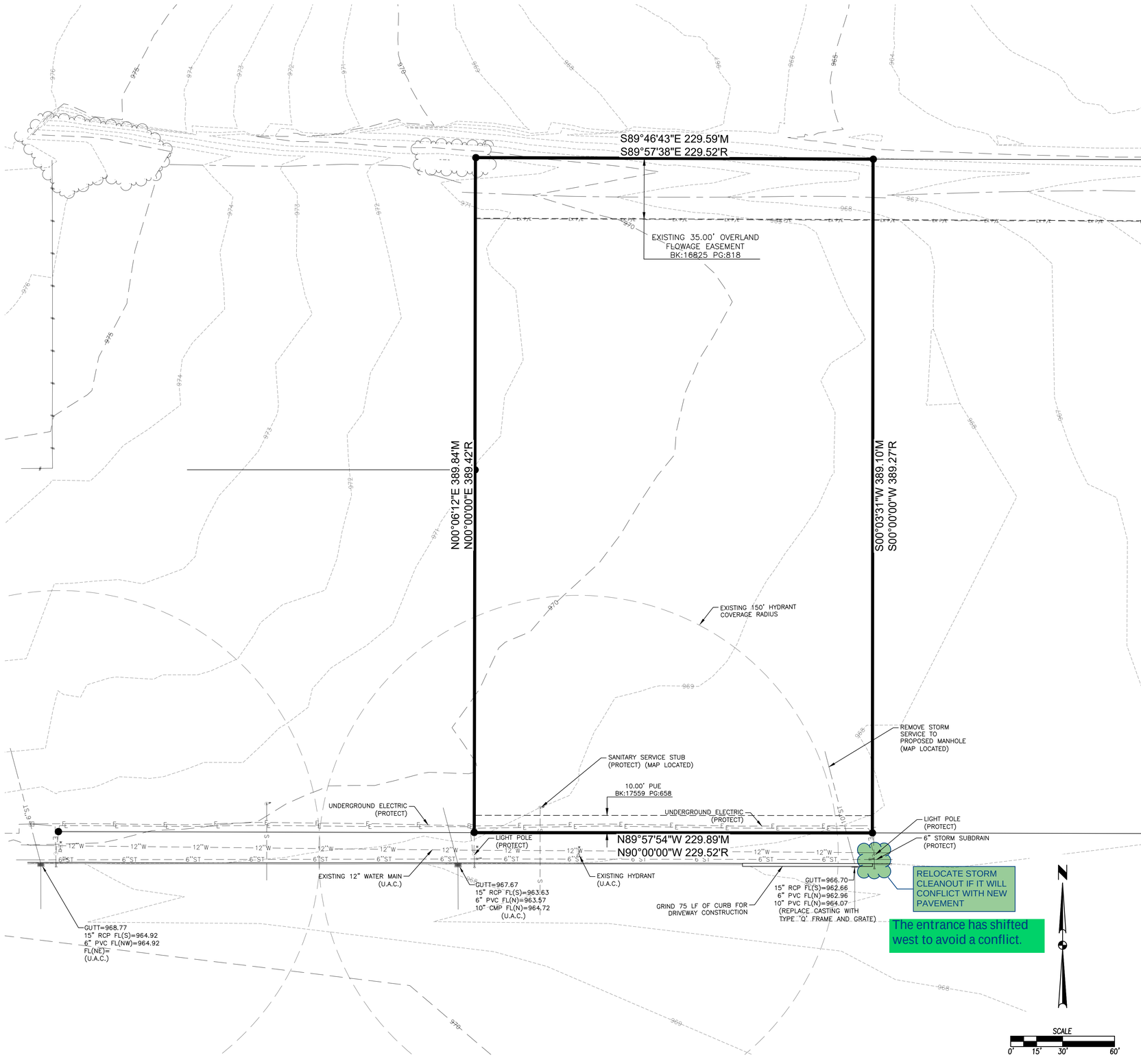
PLOT DATE/TIME: 10/23/2025 8:40 AM
PLOTTED BY: JEFF RESNIK
COMMENT: ENG
TECH:



DEMOLITION NOTES

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

REVISIONS	DATE
FIRST SUBMITTAL	10/23/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

UNITED MASONRY

TOPOGRAPHIC AND DEMOLITION PLAN

GRIMES, IOWA

3

2509.732

FILE: H:\2025\2509732\CPMP\2509732-SITE.DWG
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PLOTTED: 10/23/2025 8:40 AM
PLOTTED BY: JEFF NESMK
TECH:
COMMENT:
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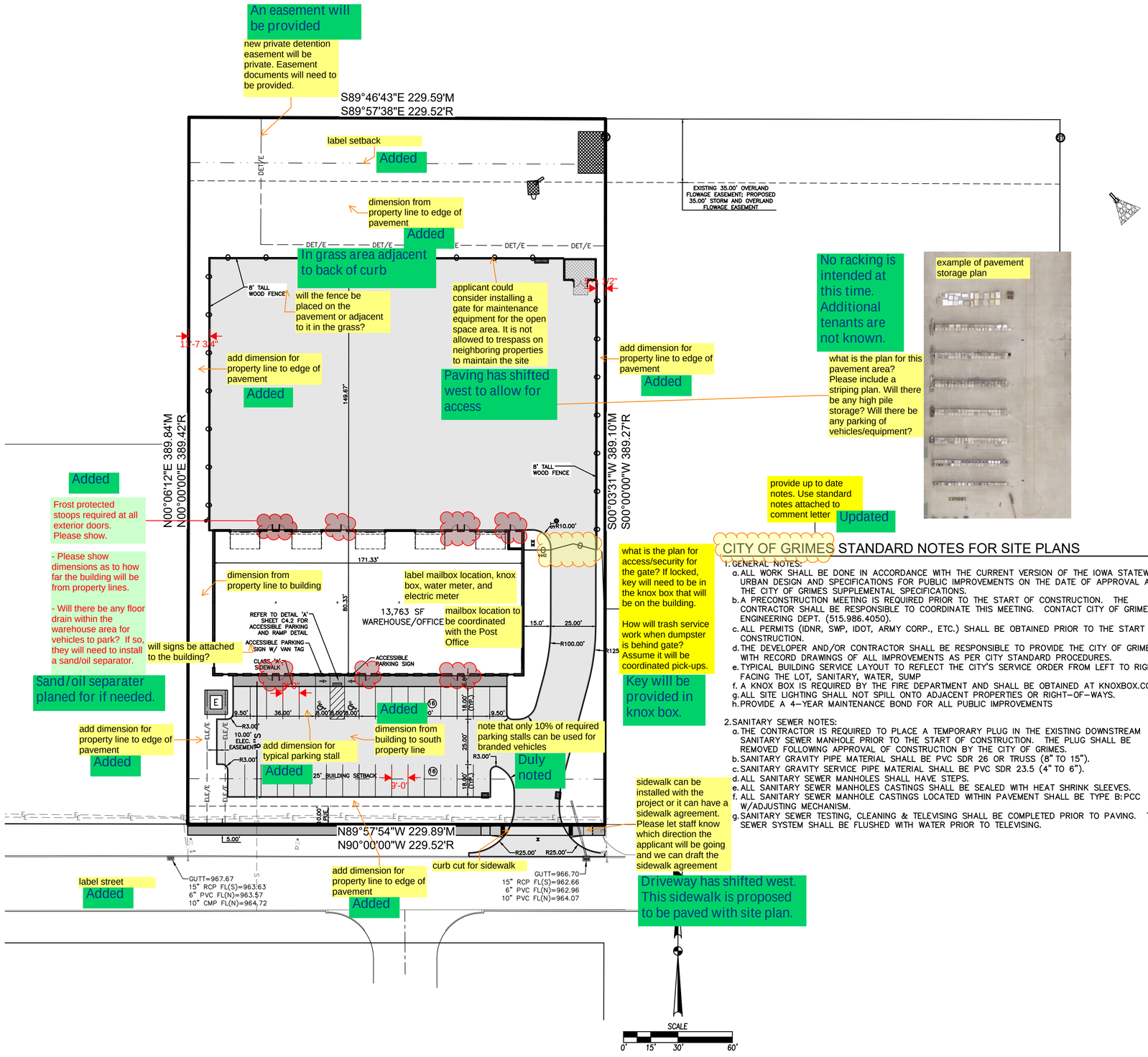

GENERAL NOTES

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

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. PEDESTRIAN RAMPS	6" P.C.C.
3. DRIVEWAYS	7" P.C.C.

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 FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
   c. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
   e. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
   f. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
   g. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
   h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

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 PLUG SHALL BE REMOVED 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, CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

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 RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
   f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

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 CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
   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.
   d. STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.
   e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES
   A. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
   B. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVENIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

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

ENGINEER: JJN | PM: DAM

REVISIONS	DATE
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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
DIMENSION PLAN

4

2509.732

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PLOTTED: 10/23/2025 8:40 AM BY: JEFF NESVIK
COMMENT:
ENG:
TECH:

Grading is matching in at property line. No grading is proposed on adjacent property

how will this grading occur without being on the adjacent property? Probably will need a temp construction easement. provide easement doc.

Easements are being provided

a private easement will need to be obtained in order to install a pipe on Lot 16.

Easements are being provided

the HOA declaration of covenants will need to be amended to install storm infrastructure on this parcel.

Does this mean that during a 100-year, the storm sewer will back

No, this is ponding depth for intake capacity

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

S89°46'43"E 229.59'M
S89°57'38"E 229.52'R

20'-WIDE EMERGENCY SPILLWAY ELEV.=967.25

EXISTING 35.00' OVERLAND FLOWAGE EASEMENT BK:16825 PG:818

DETENTION BASIN
TOP OF BERM ELEV.=968.00
100-YEAR ELEV.=965.94

INSTALL 19'x15' NA GREEN S200 TURF REINFORCEMENT MAT

INSTALL 6'x7.5' NA GREEN SHOREMAX & SC250 UNDERLAYMENT

GRADING LIMITS (TYP.)

INSTALL 8 TONS RIP-RAP

REFER TO DETAIL 'C' FOR TRASH ENCLOSURE GRADING DETAILS

100-YEAR PONDING ELEV=968.50

N00°06'12"E 389.84M
N00°00'00"E 389.42R

S00°03'31"W 389.10M
S00°00'00"W 389.27R

F.F.E=970.50

REFER TO DETAIL 'B' FOR RAMP DETAILS

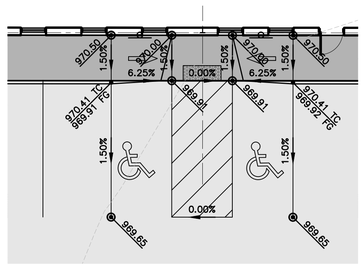
GRADING LIMITS (TYP.)

100-YEAR PONDING ELEV=968.45

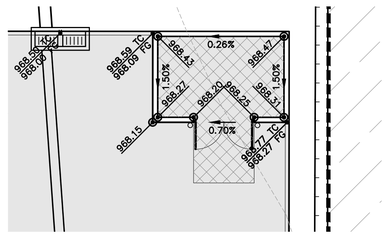
REFER TO DETAIL 'A' FOR SIDEWALK RAMP

SE 25TH STREET

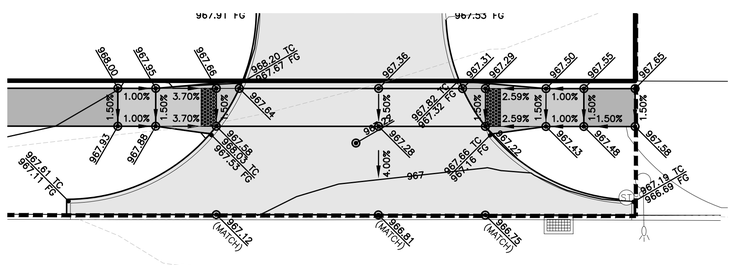
SCALE 0' 15' 30' 60'



DETAIL 'B' SCALE 0' 5' 10' 20'



DETAIL 'C' SCALE 0' 5' 10' 20'



DETAIL 'A' SCALE 0' 5' 10' 20'

DATE	REVISIONS
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URBANDALE, IA 50322
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ENGINEER: JJN

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
GRADING PLAN

5

2509.732

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PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH: ENG

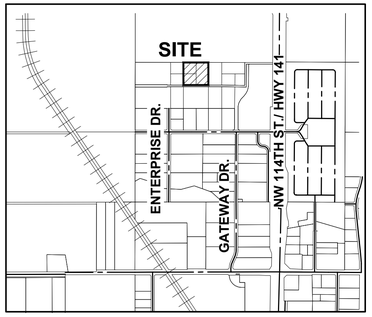
SPINE MOVING

revise title

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

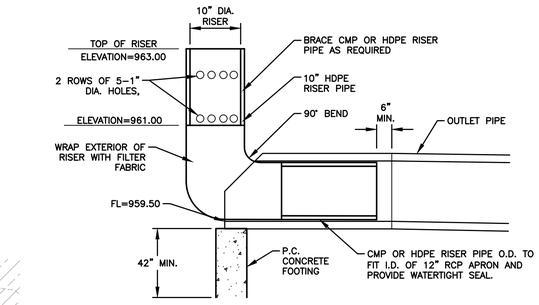
NOT TO SCALE

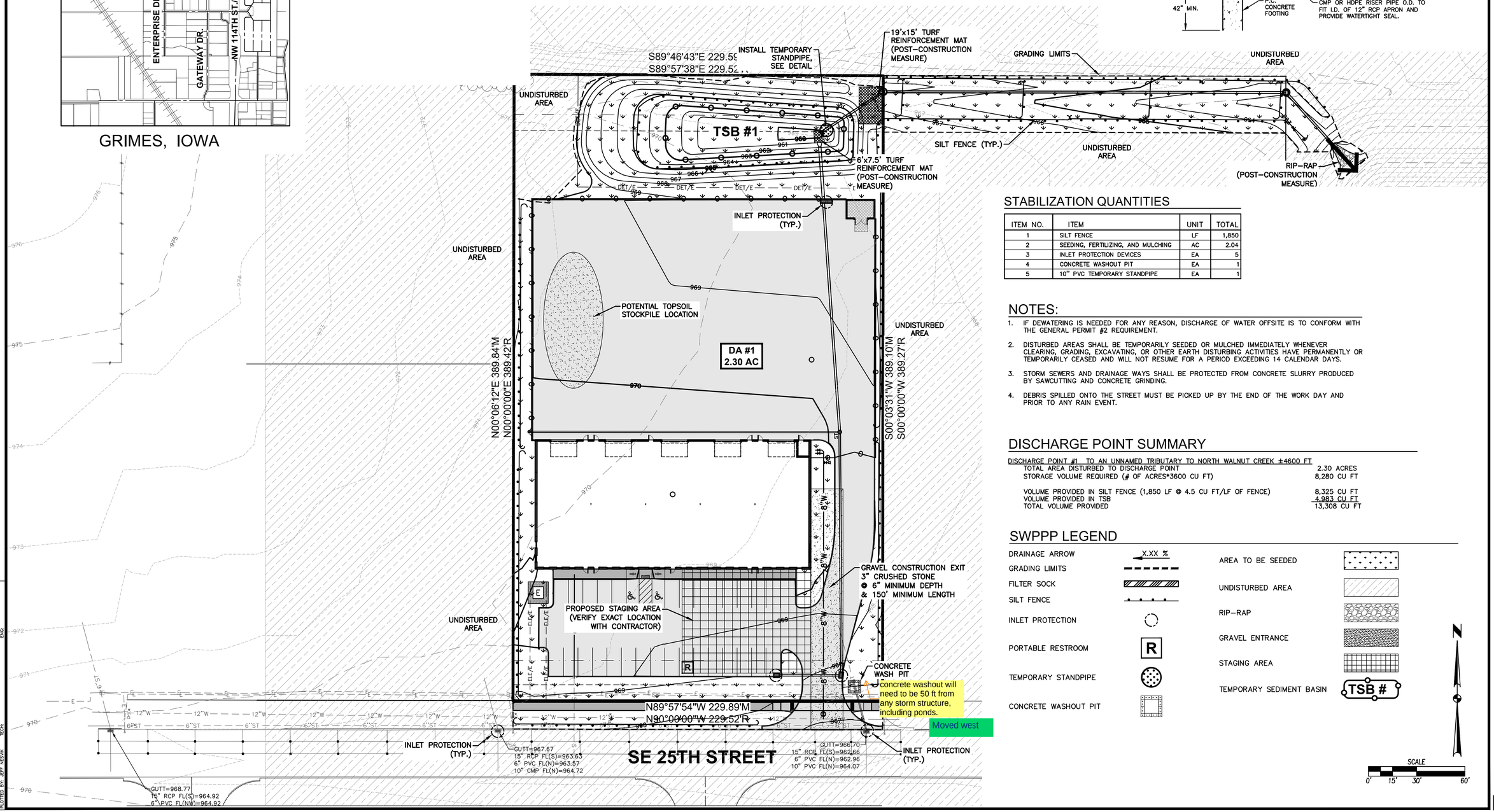


GRIMES, IOWA

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE





STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,850
2	SEEDING, FERTILIZING, AND MULCHING	AC	2.04
3	INLET PROTECTION DEVICES	EA	5
4	CONCRETE WASHOUT PIT	EA	1
5	10" PVC TEMPORARY STANDPIPE	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.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO NORTH WALNUT CREEK ±4600 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.30 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,280 CU FT
VOLUME PROVIDED IN SILT FENCE (1,850 LF @ 4.5 CU FT/LF OF FENCE)	8,325 CU FT
VOLUME PROVIDED IN TSB	4,983 CU FT
TOTAL VOLUME PROVIDED	13,308 CU FT

SWPPP LEGEND

DRAINAGE ARROW X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT

AREA TO BE SEEDED
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN TSB #

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PLOTTED BY: JEFF RESNIK
COMMENT: ENG
TECH:

DATE: 10/23/2025
REVISIONS: FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

UNITED MASONRY

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

6

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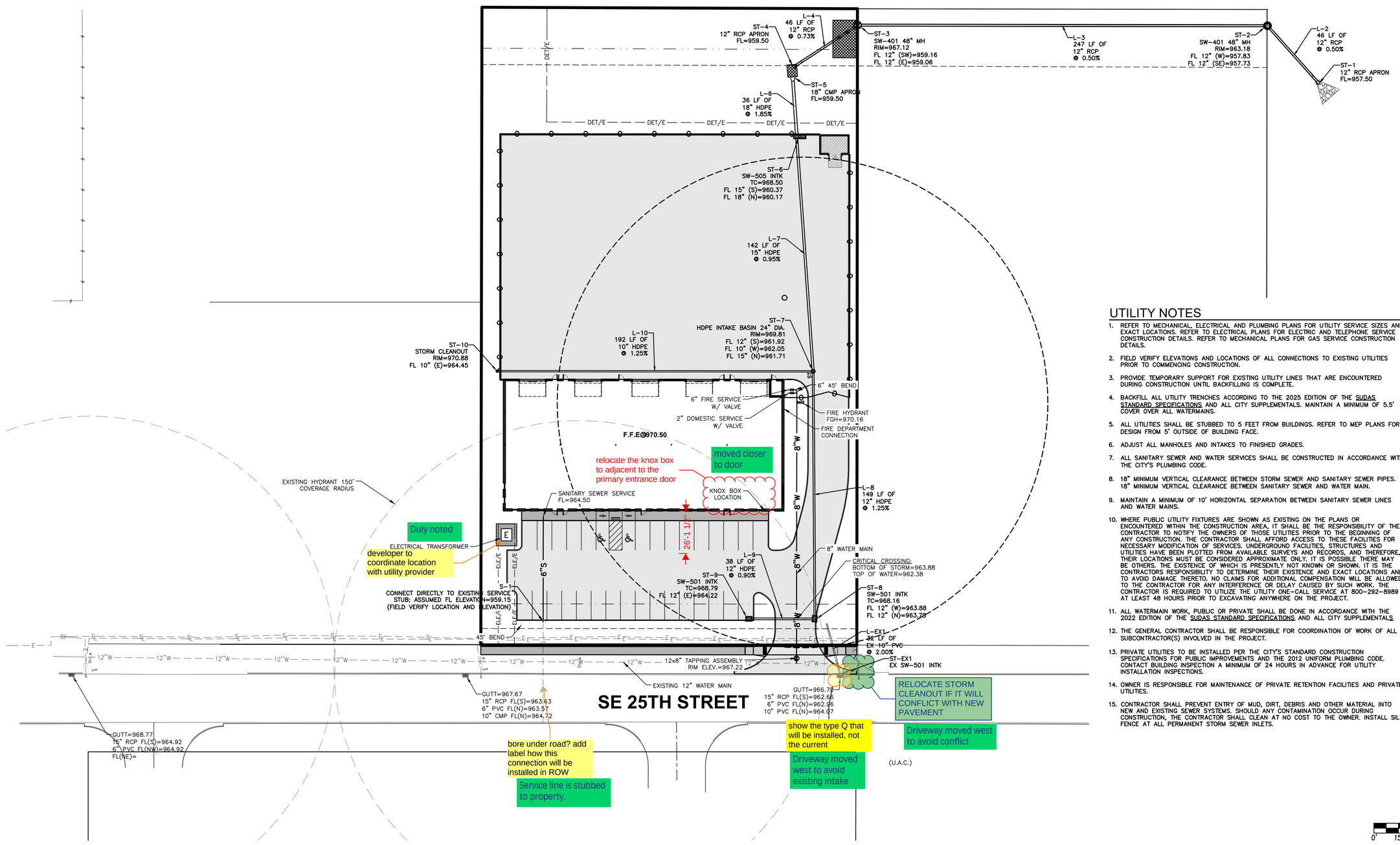

UTILITY NOTES

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 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

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PLOTTED BY: JEFF NESVIK TECH: ENG

DATE
10/23/2025
REVISIONS
FIRST SUBMITTAL

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

ENGINEER: JUN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY

UTILITY PLAN

7

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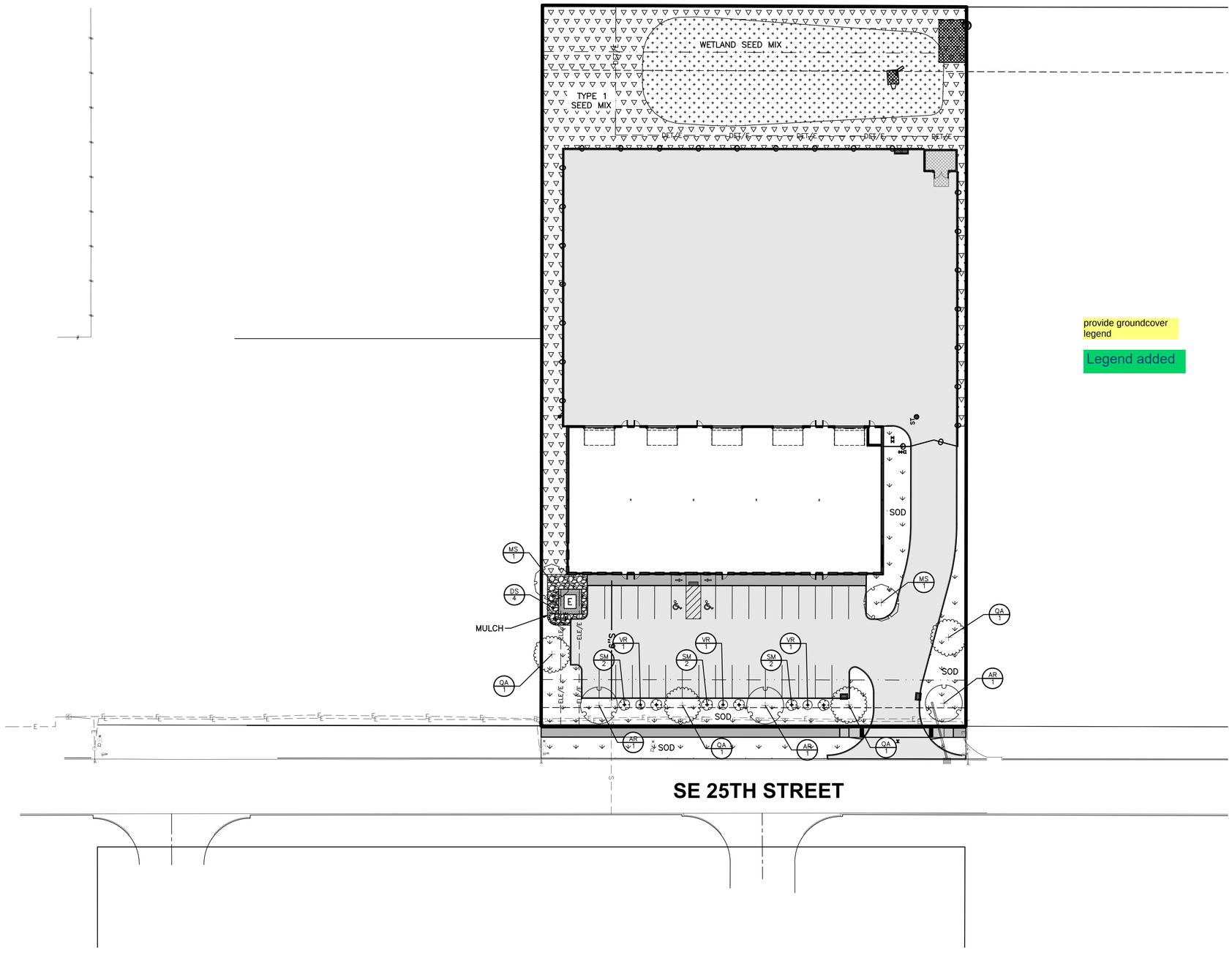


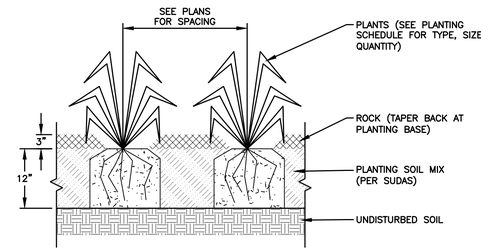
provide groundcover legend

Legend added

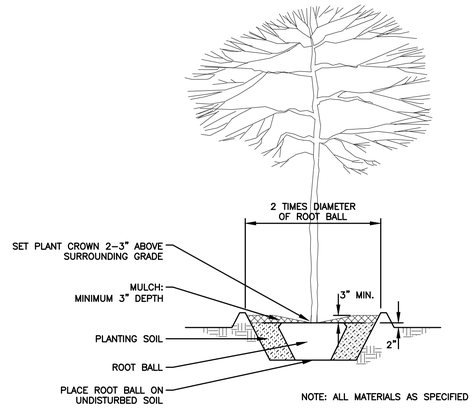
LANDSCAPE NOTES

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. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
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.

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	3	Royal Red Norway Maple	Acer platanoides 'Royal Red'	B&B, 2" CALIPER
QA	4	White Oak	Quercus alba	B&B, 2" CALIPER
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	2	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
DS	4	Dwarf White Spruce	Picea glauca 'Conica'	24" HEIGHT
SM	6	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	24" HEIGHT
VR	3	Dwarf Cranberrybush Viburnum	Viburnum trilobum 'Nanum'	24" HEIGHT



SHRUB PLANTING



DECIDUOUS TREE PLANTING

SCALE
0' 15' 30' 60'

DATE	REVISIONS
10/23/2025	FIRST SUBMITTAL

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

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ENGINEER: JJN

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
LANDSCAPE PLAN

8
2509.732

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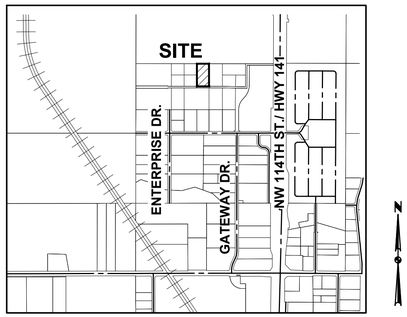
SITE PLAN FOR:

UNITED MASONRY

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOLD ON HOLDINGS, LLC
2726 INDEPENDENCE ROAD
IOWA CITY, IOWA 52240
CONTACT: ERIC JONES
PHONE: (319) 925-2370
EMAIL: ERIC.JONES@SPINEMOVING.COM

APPLICANT

UNITED MASONRY
10004 NE 22ND STREET
GRIMES, IOWA 50111
CONTACT: GABRIEL GUZMAN
PHONE: (515) 864-8910
EMAIL: UNITEDMASONRY22@GMAIL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

Accurate Commercial
9500 University Avenue, Suite 2112
CONTACT: Marty Barkley
EMAIL: MBarkley@Accurate-Commercial.com
PH: (515) 333-5160

SUBMITTAL DATES

FIRST SUBMITTAL: 2025-10-23
SECOND SUBMITTAL: 2025-11-20

LEGAL DESCRIPTION

LOT 15 M-KEDS HOME PLACE PLAT 3

ZONING

M1-A: COMMERCIAL AND LIMITED LIGHT INDUSTRIAL

PROJECT SITE ADDRESS

1305 SE 25TH STREET
GRIMES, IOWA 50111

EXISTING/ PROPOSED USE

EXISTING: VACANT

PROPOSED: WAREHOUSE/OFFICE SPACE

DEVELOPMENT SUMMARY

AREA: 2.05 ACRES (89,476 SF)

ZONING: M1-A

SETBACKS:
FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET HE REAR YARD MAY BE REDUCED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS TAN 10 FEET.
MAX HEIGHT: 50 FEET
MAX NUMBER OF STORIES: NO LIMITATION

OPEN SPACE CALCULATION:

TOTAL SITE:	=	89,476 (2.05 AC.)
BUILDING	–	12,000 SF
DRIVES-PARKING AREAS	–	31,305 SF
SIDEWALK	–	942 SF
OPEN SPACE PROVIDED	=	45,299 SF (50.5%)
OPEN SPACE REQUIRED	=	8,948 SF (10% MIN.)

PARKING:
TOTAL REQUIRED (WAREHOUSE):
1 SPACE PER EVERY 2 EMPLOYEES, NO LESS THAN 1 SPACE FOR EVERY 2,000 SF

= 15 EMPLOYEES/2	=	7 SPACES
= 12,000 SF/2,000	=	6 SPACES

TOTAL REQUIRED (OFFICE):
6 SPACES FOR EVERY 1,000 SF GROSS AREA

= 6 x 2,000/1,000	=	12 SPACES
TOTAL REQUIRED SPACES	=	19 SPACES
TOTAL PROVIDED	=	28 SPACES
ADA SPACES PROVIDED	=	2 SPACES

DATE OF SURVEY

09/29/2025

BENCHMARKS

1. USGS BM #881; NEAR THE CENTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WESTON NW 121 STREET, AN IRON POST STAMPED "881". ELEV.=879.356
2. USGS BM #885; NEAR THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST; ON NW 100 STREET, IN THE FIELD EAST OF THE INTERSECTION AT NW 78 AVENUE, AN IRON POST STAMPED "885". ELEV.=883.42
3. CITY OF DES MOINES ELEVATION BM #2298; 4300 NE 46TH STREET – WEST SIDE, NW HEADBOLT 1991 CLOW HYDRANT. ELEV.=162.05

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 12-1-2025
ANTICIPATED FINISH DATE = 7-1-2026

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	STORM SEWER, TRENCHED, HDPE, 8 IN. DIA.	LF	17
2	STORM SEWER, TRENCHED, HDPE, 10 IN. DIA.	LF	166
3	STORM SEWER, TRENCHED, HDPE, 12 IN. DIA.	LF	181
4	STORM SEWER, TRENCHED, HDPE, 15 IN. DIA.	LF	93
5	STORM SEWER, TRENCHED, HDPE, 18 IN. DIA.	LF	86
6	STORM SEWER, TRENCHED, RCP, 12 IN. DIA.	LF	339
7	WATER MAIN, TRENCHED, PVC, 2 IN. DIA.	LF	5
8	WATER MAIN, TRENCHED, PVC, 6 IN. DIA.	LF	12
9	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	160
10	SANITARY SEWER, TRENCHED, PVC, 6 IN. DIA.	LF	64
11	PAVEMENT, PCC, 6 IN.	SY	928
12	PAVEMENT, PCC, 7 IN.	SY	2,640
13	SIDEWALK, PCC, 4 IN.	SY	198
14	SIDEWALK, PCC, 6 IN.	SY	19
14	EROSION AND SEDIMENT CONTROL	LS	1
15	DISTURBED AREA	AC	2.30

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
FINISHED FLOOR ELEVATION FFE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2509.732

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.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING DEVELOPMENT SWPPP CERTIFICATION. 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.

JEFFREY J. DESVIK 23810 LICENSED PROFESSIONAL ENGINEER IOWA

JEFFREY J. DESVIK, P.E. DATE

LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.1–C6.1

PRELIMINARY NOT FOR CONSTRUCTION

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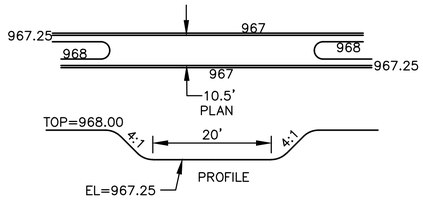

POND 1 OVERFLOW
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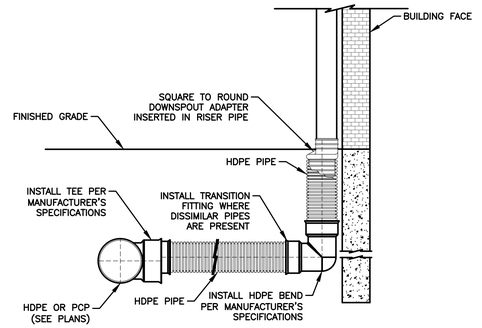
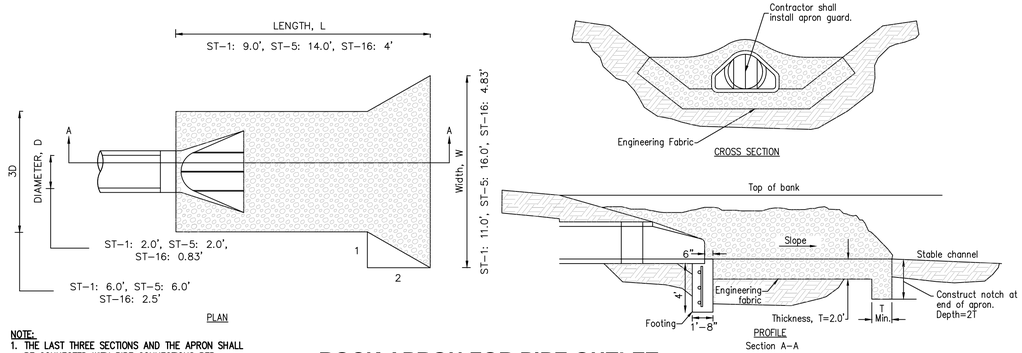
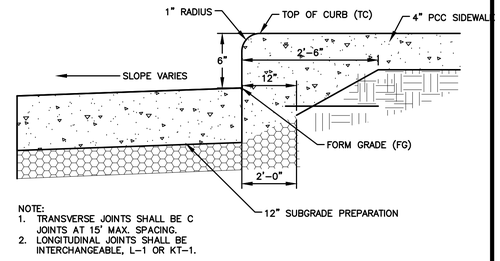


ROOF DRAIN CONNECTION WITH TEE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

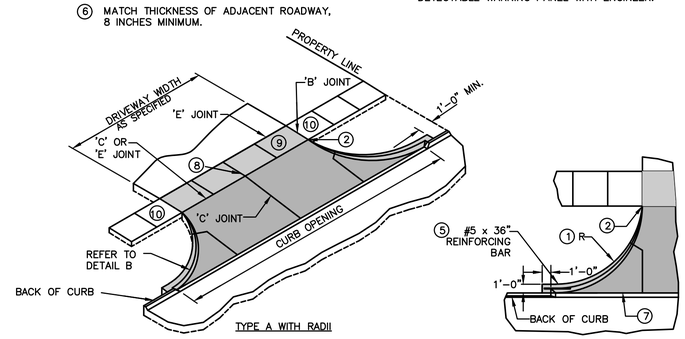
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



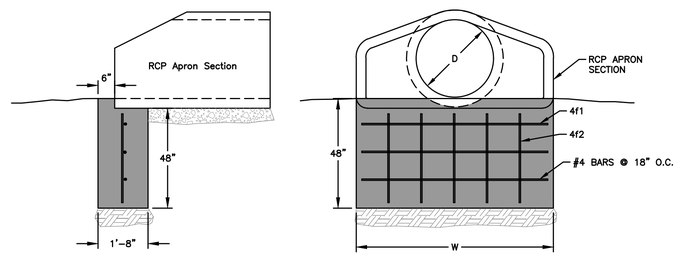
NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" CLASS 'A' SIDEWALK

1. DRIVEWAY RADIUS (R).
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
3. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
5. CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
6. MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
7. PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
8. FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
9. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
10. IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



CONCRETE DRIVEWAY TYPE A



REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10 ½"	4f1	4	2'-6 ½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON SECTION FOOTING
NOT TO SCALE

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JUN | PM: DAM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

UNITED MASONRY
DETAILS

C1.1

2509.732

FILE: H:\2025\2509732\DWG\2509732-SITE.DWG
PLOT DATE: 11/20/2025 2:20 PM COMMENT:
PLOTTED BY: DOUG MANDERNACH TECH: ENG:

S89°46'43"E 229.59'M
S89°57'38"E 229.52'R

EXISTING 35.00' OVERLAND FLOWAGE EASEMENT BK:16825 PG:818

N00°06'12"E 389.84'M
N00°00'00"E 389.42'R

S00°03'31"W 389.10'M
S00°00'00"W 389.27'R

EXISTING 150' HYDRANT COVERAGE RADIUS

REMOVE STORM SERVICE TO PROPOSED MANHOLE (MAP LOCATED)

SANITARY SERVICE STUB (PROTECT) (MAP LOCATED)

10.00' PUE BK:17559 PG:658

UNDERGROUND ELECTRIC (PROTECT)

UNDERGROUND ELECTRIC (PROTECT)

LIGHT POLE (PROTECT)

LIGHT POLE (PROTECT)

6" STORM SUBDRAIN (PROTECT)

N89°57'54"W 229.89'M
N90°00'00"W 229.52'R

EXISTING 12" WATER MAIN (U.A.C.)

GUTT=967.67
15" RCP FL(S)=963.63
6" PVC FL(N)=963.57
10" CMP FL(N)=964.72
(U.A.C.)

EXISTING HYDRANT (U.A.C.)

GRIND 75 LF OF CURB FOR DRIVEWAY CONSTRUCTION

GUTT=966.70
15" RCP FL(S)=962.66
6" PVC FL(N)=962.96
10" PVC FL(N)=964.07
(REPLACE CASTING WITH TYPE 'Q' FRAME AND GRATE)

GUTT=968.77
15" RCP FL(S)=964.92
6" PVC FL(NW)=964.92
FL(NE)=
(U.A.C.)

N

SCALE
0' 15' 30' 60'

DEMOLITION NOTES

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

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

UNITED MASONRY

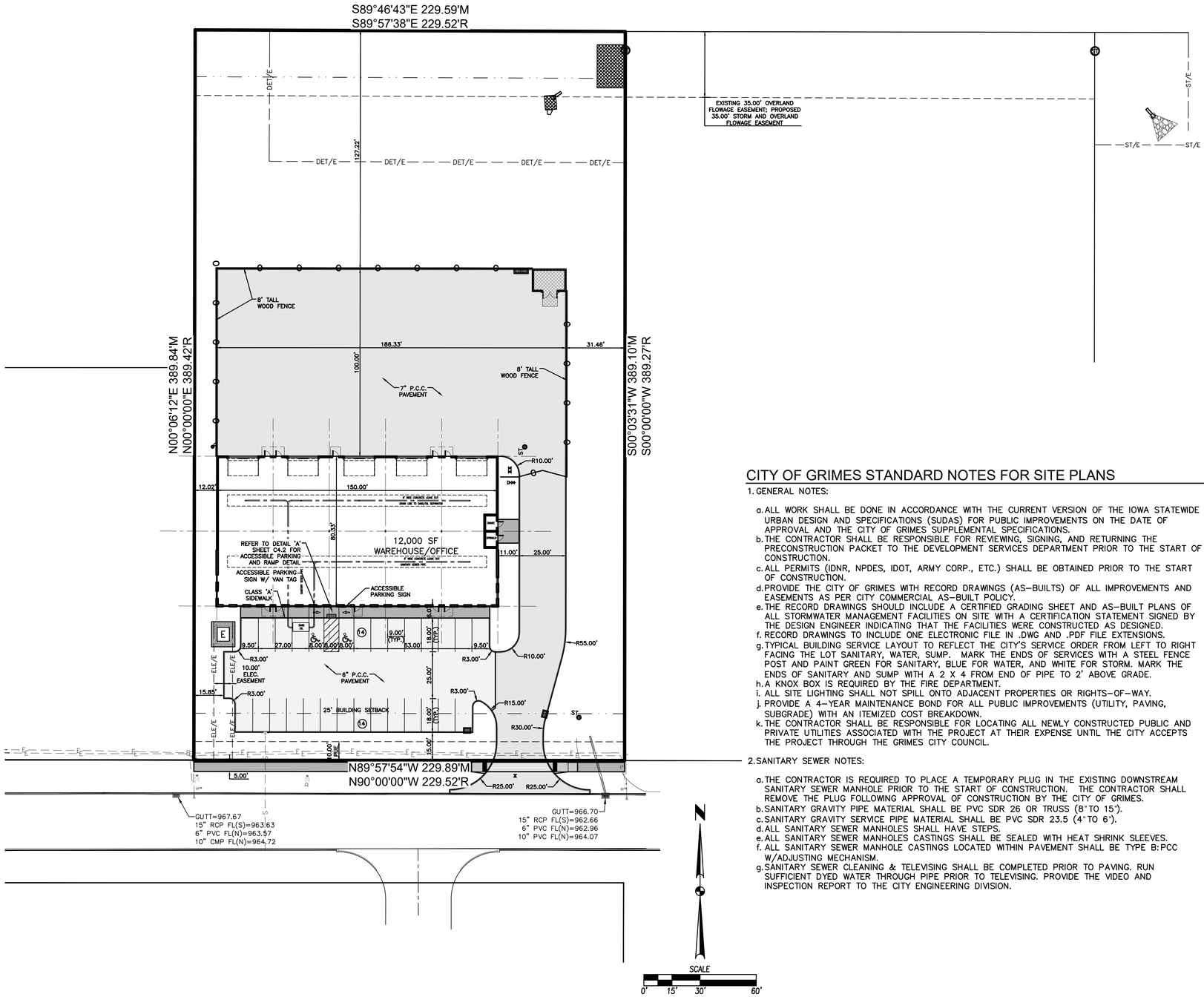
TOPOGRAPHIC AND DEMOLITION PLAN

GRIMES, IOWA

C2.1

2509.732

FILE: H:\2025\2509732\DWG\2509732-SITE.DWG
REF: NAD83 / IOWA SOUTH FIPS 1402
PLOTTED: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
ENG:
TECH:



GENERAL NOTES

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

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. PEDESTRIAN RAMPS	6" P.C.C.
3. HEAVY DUTY DRIVEWAYS	7" P.C.C.
4. LIGHT DUTY DRIVEWAYS	6" P.C.C.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
DIMENSION PLAN

C3.1
2509.732

FILE: H:\2025\2509732\DWG\2509732-SITE.DWG
RE XREF: 2509732-XBASE.DWG
PLOTTED: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH:
ENG:

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

S89°46'43"E 229.59'M
S89°57'38"E 229.52'R

20'-WIDE EMERGENCY SPILLWAY
ELEV.=967.25

DETENTION BASIN
TOP OF BERM ELEV.=968.00
100-YEAR ELEV.=965.67

INSTALL 19'x15' NA GREEN S200 TURF REINFORCEMENT MAT

INSTALL 6'x7.5' NA GREEN SHOREMAX & SC250 UNDERLAYMENT

GRADING LIMITS (TYP.)

INSTALL 8 TONS RIP-RAP

N00°06'12"E 389.84'M
N00°00'00"E 389.42'R

S00°03'31"W 389.10'M
S00°00'00"W 389.27'R

100-YEAR PONDING
ELEV=969.79

REFER TO DETAIL 'C' FOR TRASH ENCLOSURE GRADING DETAILS

F.F.E.=971.50

REFER TO DETAIL 'B' FOR RAMP DETAILS

100-YEAR PONDING
ELEV=969.02

100-YEAR PONDING
ELEV=967.87

100-YEAR PONDING
ELEV=966.68

N89°57'54"W 229.89'M
N90°00'00"W 229.52'R

REFER TO DETAIL 'A' FOR SIDEWALK RAMP

SE 25TH STREET

SCALE 0' 15' 30' 60'

DETAIL 'A'

SCALE 0' 5' 10' 20'

DETAIL 'B'

SCALE 0' 5' 10' 20'

DETAIL 'C'

SCALE 0' 5' 10' 20'

REVISIONS	DATE
FIRST SUBMITTAL	
SECOND SUBMITTAL	10/23/2025
	11/20/2025

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
GRADING PLAN

C4.1
2509.732

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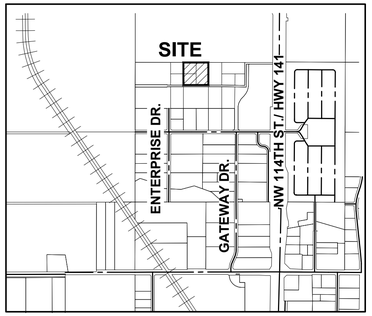
PLOT DATE: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH: ENG

SPINE MOVING

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

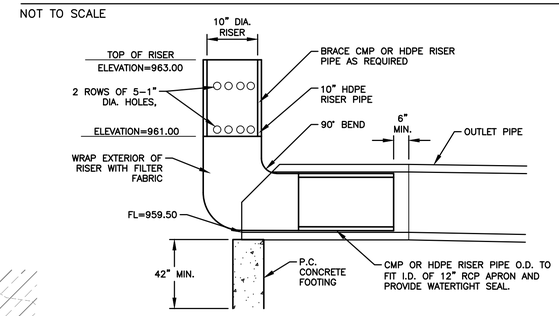
NOT TO SCALE

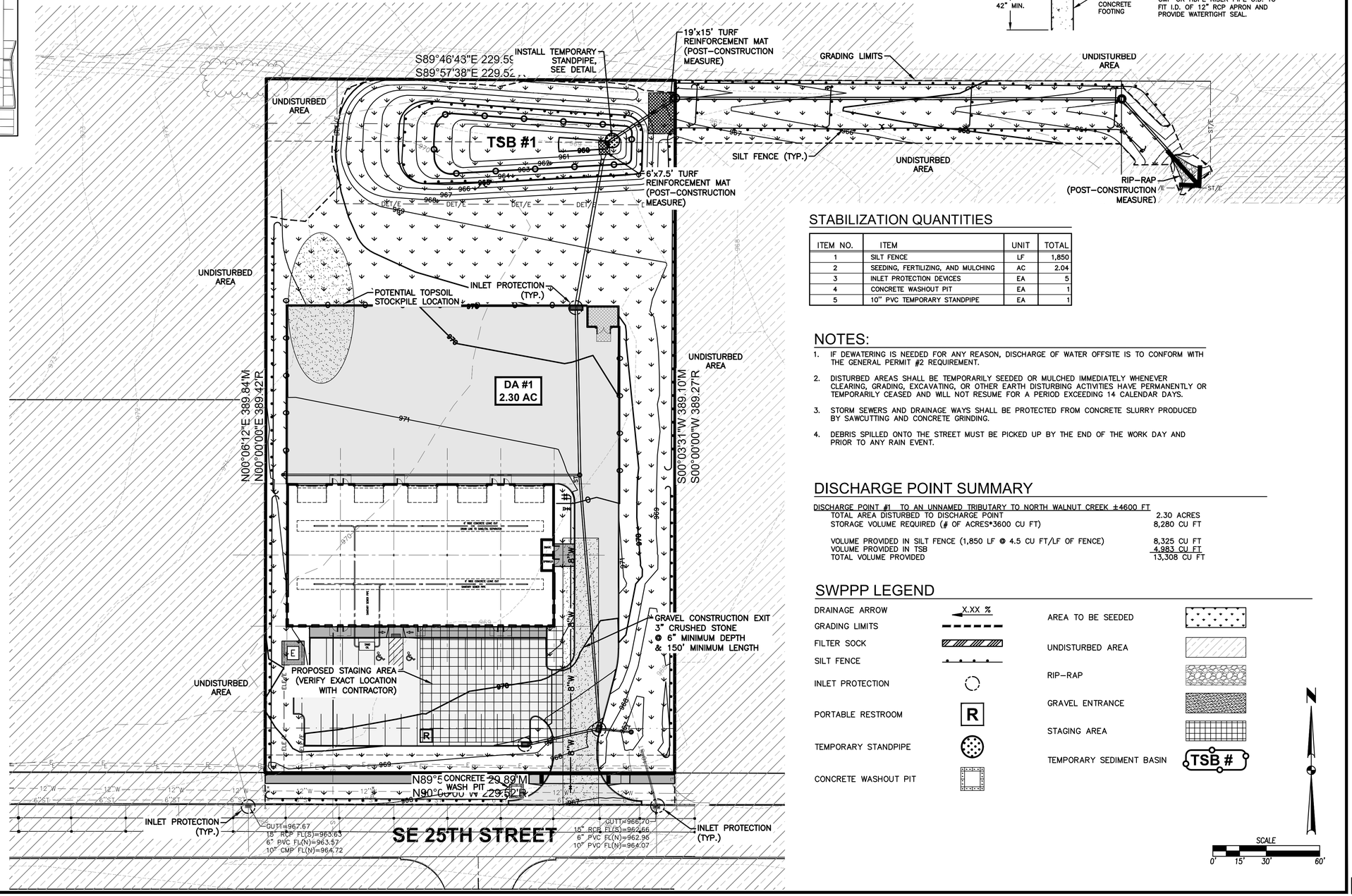


GRIMES, IOWA

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE





STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,850
2	SEEDING, FERTILIZING, AND MULCHING	AC	2.04
3	INLET PROTECTION DEVICES	EA	5
4	CONCRETE WASHOUT PIT	EA	1
5	10" PVC TEMPORARY STANDPIPE	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.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO NORTH WALNUT CREEK ±4600 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.30 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,280 CU FT
VOLUME PROVIDED IN SILT FENCE (1,850 LF @ 4.5 CU FT/LF OF FENCE)	8,325 CU FT
VOLUME PROVIDED IN TSB	4,983 CU FT
TOTAL VOLUME PROVIDED	13,308 CU FT

SWPPP LEGEND

DRAINAGE ARROW X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM R
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT

AREA TO BE SEEDED
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN TSB #

SCALE 0' 15' 30' 60'

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PLOTTED BY: DOUG MANDERNACH TECH:
ENG:

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

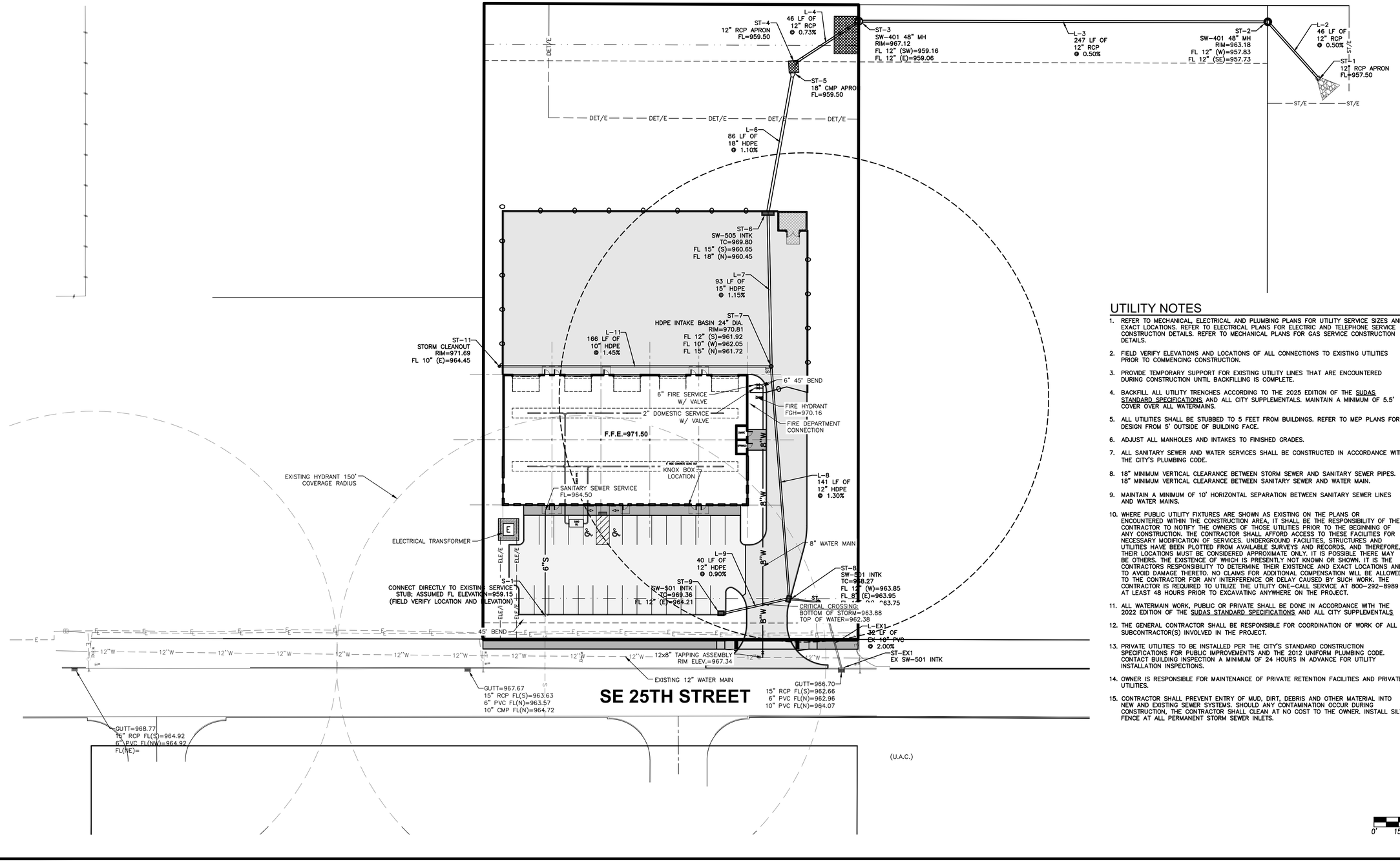
UNITED MASONRY

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

C5.1

2509.732



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 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

N

SCALE
0' 15' 30' 60'

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PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH: ENG:

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

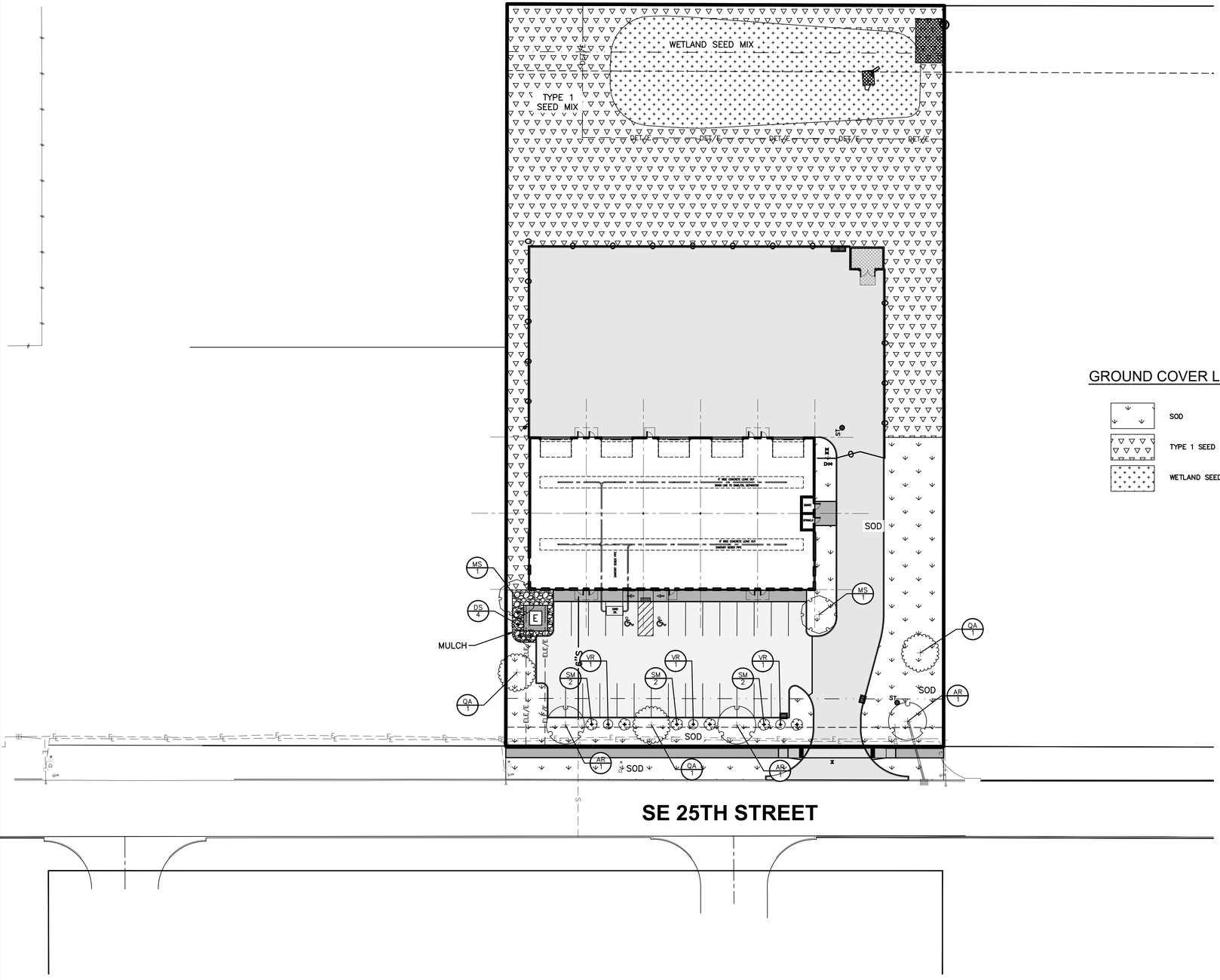
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
UTILITY PLAN

C6.1
2509.732



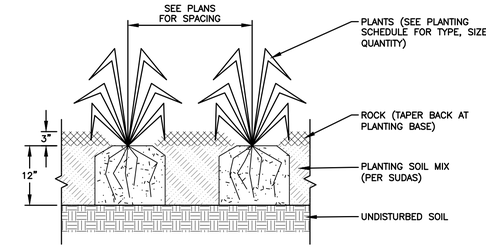
GROUND COVER LEGEND

- SOD
- TYPE 1 SEED
- WETLAND SEED MIX

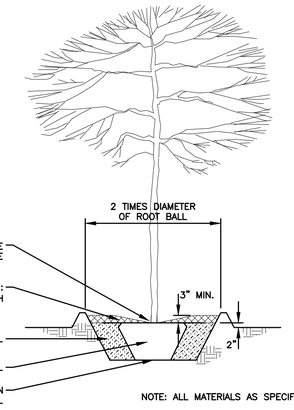
LANDSCAPE NOTES

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. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
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.

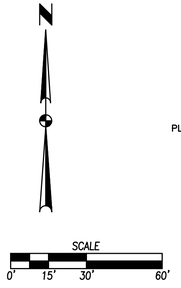
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	3	Royal Red Norway Maple	Acer platanoides 'Royal Red'	B&B, 2" CALIPER
QA	3	White Oak	Quercus alba	B&B, 2" CALIPER
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	2	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
DS	4	Dwarf White Spruce	Picea glauca 'Conica'	24" HEIGHT
SM	6	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	24" HEIGHT
VR	3	Dwarf Cranberrybush Viburnum	Viburnum trilobum 'Nanum'	24" HEIGHT



SHRUB PLANTING



DECIDUOUS TREE PLANTING



DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

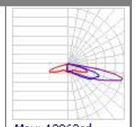
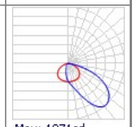
UNITED MASONRY
LANDSCAPE PLAN

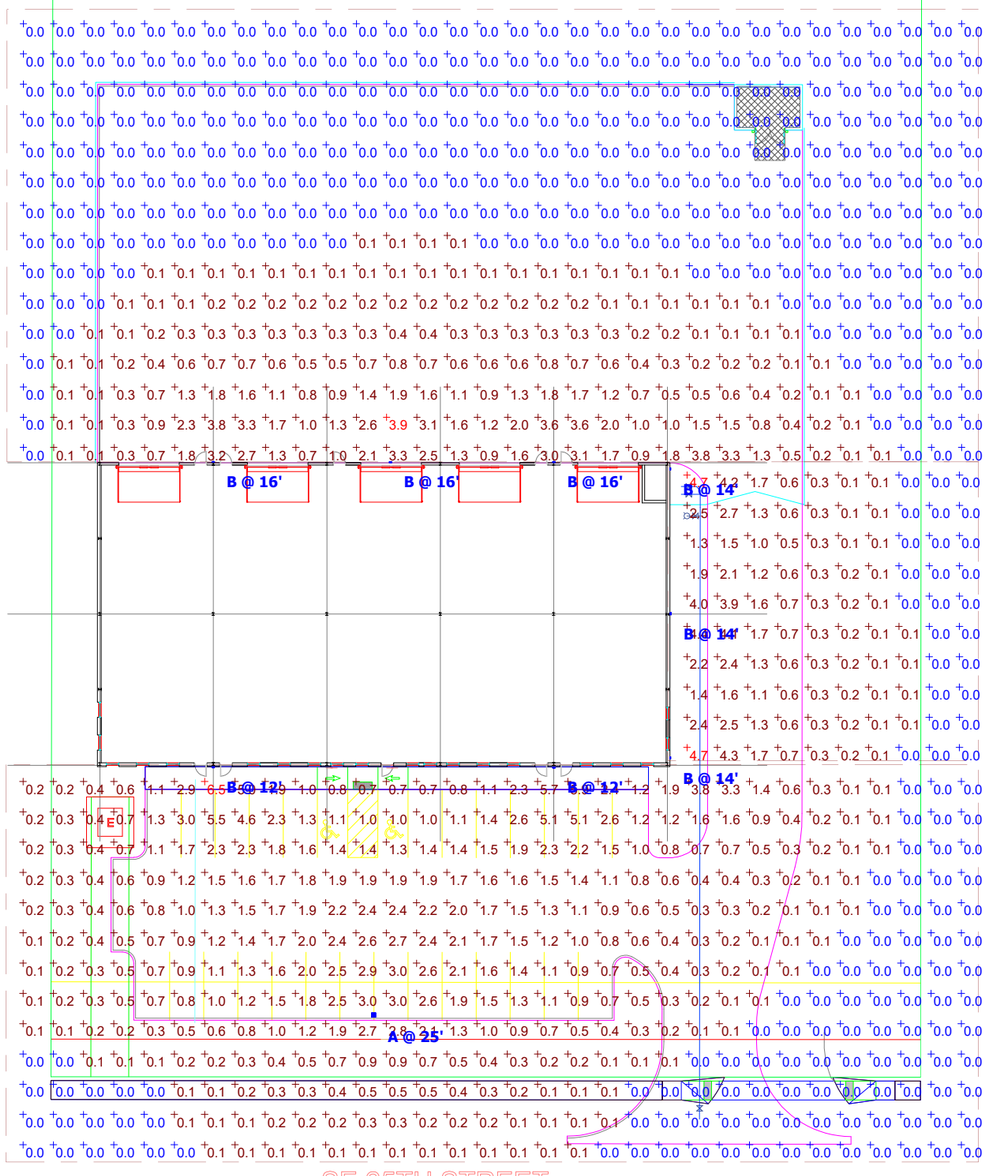
L1.1

2509.732

FILE: H:\2025\2509732\DWG\2509732-SITE.DWG
RE: PAVEMENT PLAN
PLOTTED: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
ENG:
TECH:

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		1	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield		1	16453	1	165.2497	 Max: 13962cd
	B		8	ARC1 LED P3 40K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K		1	3021	1	24.5247	 Max: 1971cd



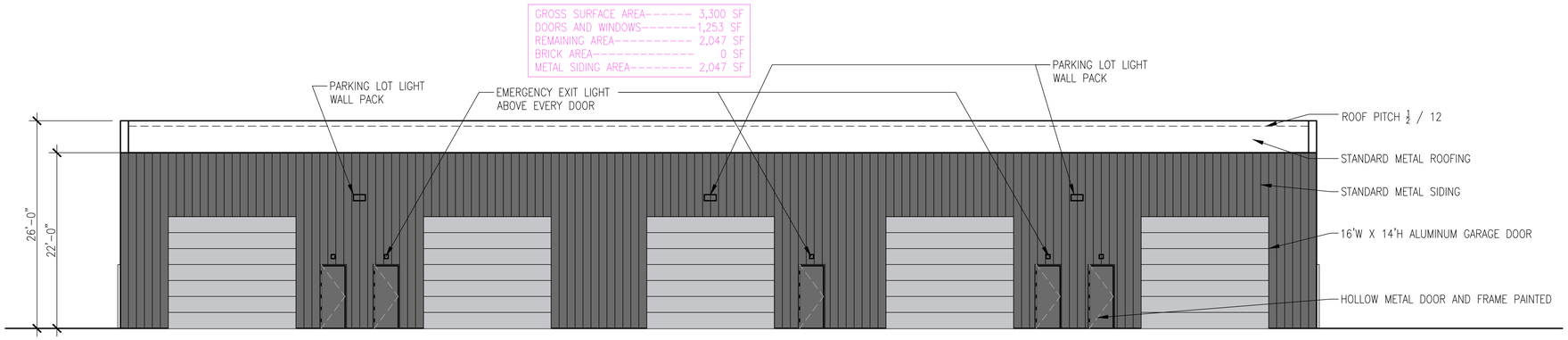
Plan View
Scale - 1" = 40ft

United Masonry
Grimes, IA

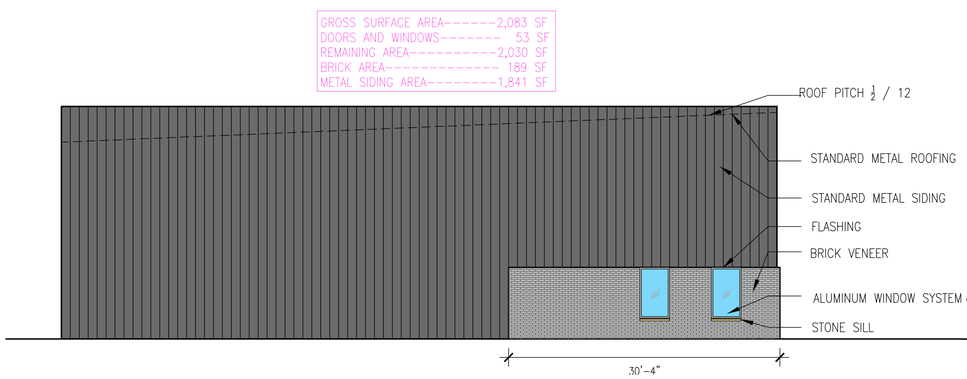
Designer

Date
11/20/2025
Scale
Not to Scale
Drawing No.

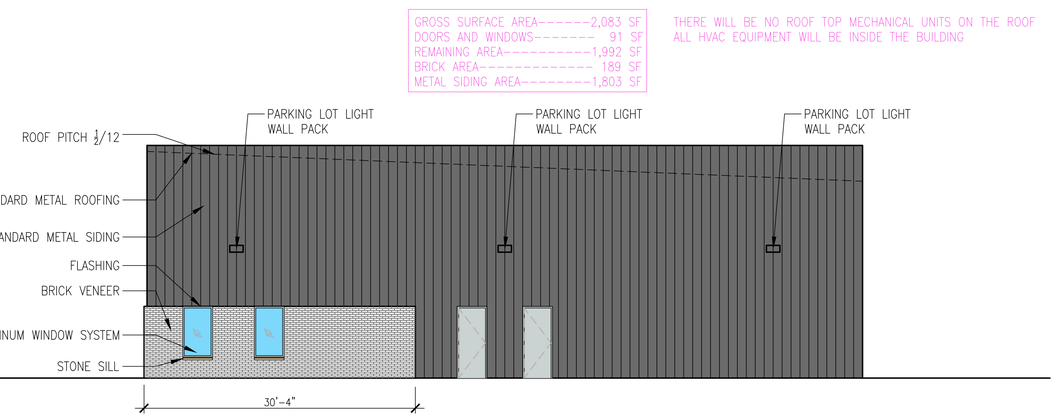
Summary



1 A2.1B CONCEPTUAL NORTH ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24



2 A2.1B CONCEPTUAL WEST ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24



3 A2.1B CONCEPTUAL EAST ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

4 A2.1B CONCEPTUAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

The Design Partnership, LLP
Architects + Planners

ACCURATE COMMERCIAL

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ISSUED / REVISION	DATE
PRELIMINARY PLAN AND ELEVATIONS	9-23-2025
ISSUED TO CITY PLANNING STAFF	10-16-2025
REVISED WIDTH TO 150'	11-18-2025

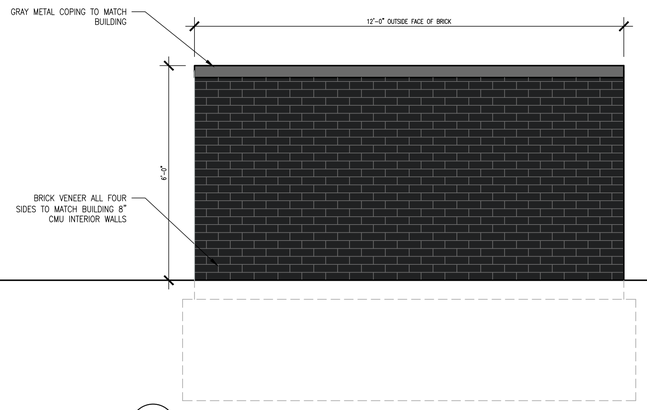
REVISED TO 150' 11-20-2025

United Masonry
Flex Warehouse Building
1305 SE 25th Street
Grimes, Iowa 50111

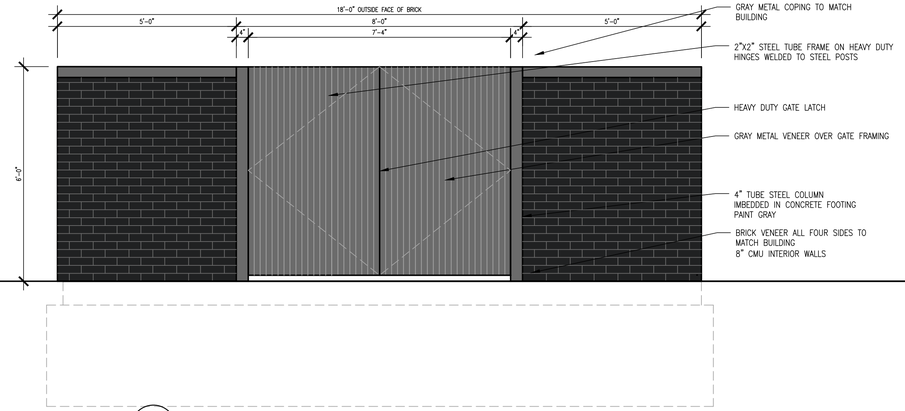
JOB NO. 250046-5

TITLE EXTERIOR ELEVATIONS

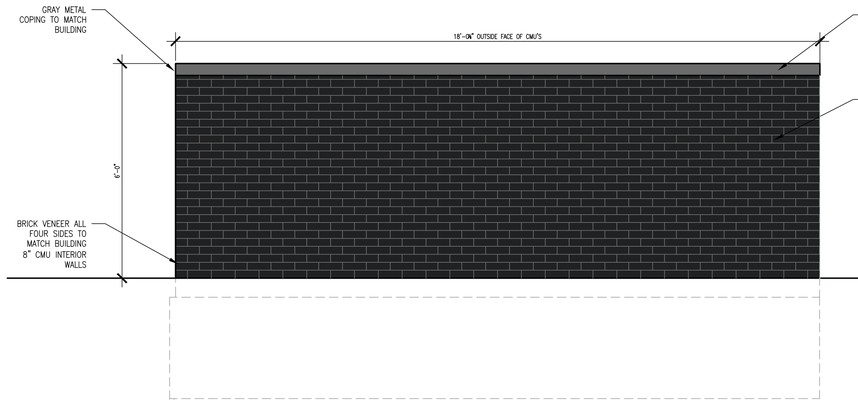
SHEET A2.1B



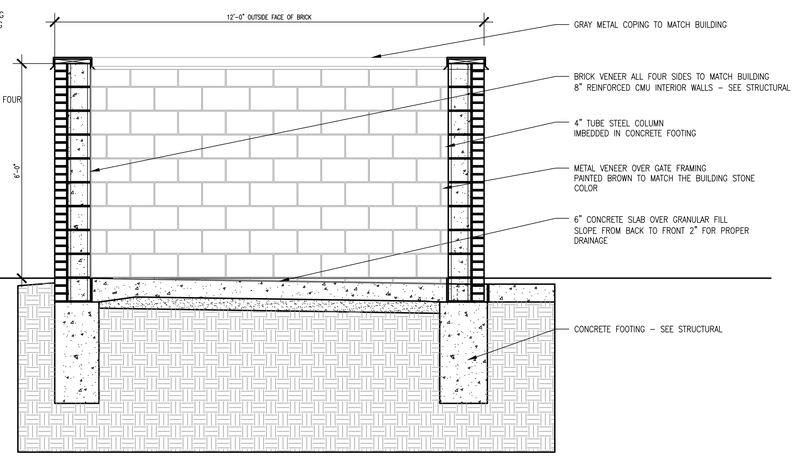
1 A2.2 TRASH ENCLOSURE SIDE ELEVATIONS
SCALE: 1/8" = 1'-0" @ 36X24



2 A2.2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24



3 A2.2 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0" @ 36X24



4 A2.2 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0" @ 36X24

The Design Partnership, LLP
Architects + Planners

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REVISED TO 150' 11-20-2025

United Masonry
Flex Warehouse Building
1305 SE 25th Street
Grimes, Iowa 50111

JOB NO. 250046-5

TITLE TRASH ENCLOSURE ELEVATIONS

SHEET A2.2

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

December 2, 2025

PROJECT NAME

Public Administration Building Site Plan

APPLICANT

City of Grimes

REQUESTED ACTION

Approval of site plan to construct a 18,289 sf building, trash enclosure, parking lot, and detention basin; and to remove the 6,344 sf building, playground structures/ equipment, and baseball diamond equipment on the 6.64-acre lot.

LOCATION

100 N James Street

ZONING

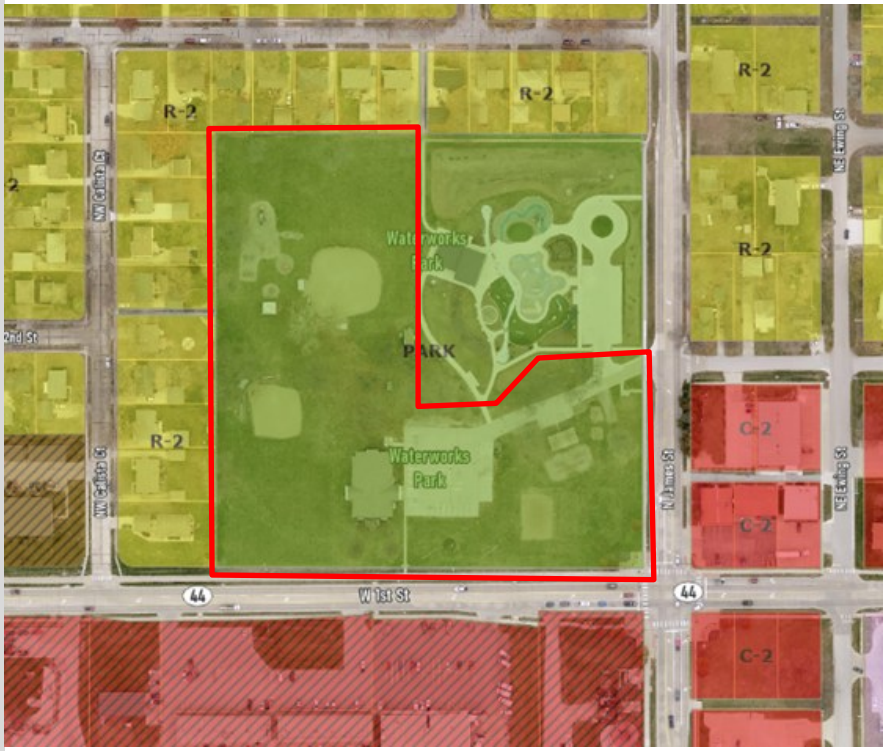
R-2 (Single and Two-Family Dwelling)

PLANNER

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

Location Map

Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Civic and Park	Civic and Existing Park	R-2 (Single and Two-Family Dwelling)
North	Single Family Residential	Low Density Residential	R-2
South	General Commercial	Light Industrial / Public Facility	C-2 (General and Highway Service Commercial) and Transportation Corridor Mixed Use Development
East	Single Family Residential / General Commercial	Downtown/Governors District / Low Density Residential	C-2 and R-2
West	Single Family Residential	Low Density Residential	R-2

PARKS

This site is currently within the property known as Water Works Park.

The expansion of City facilities within Waterworks Park is referenced as a unique opportunity in the Parks and Trails Master Plan.

The proposed site plan includes improvements that works towards accomplishing the following goals of the Parks and Trails Master Plan:

- Improve pedestrian circulation
- Expand parking
- Increased landscaping

No parkland dedication is required for the project.

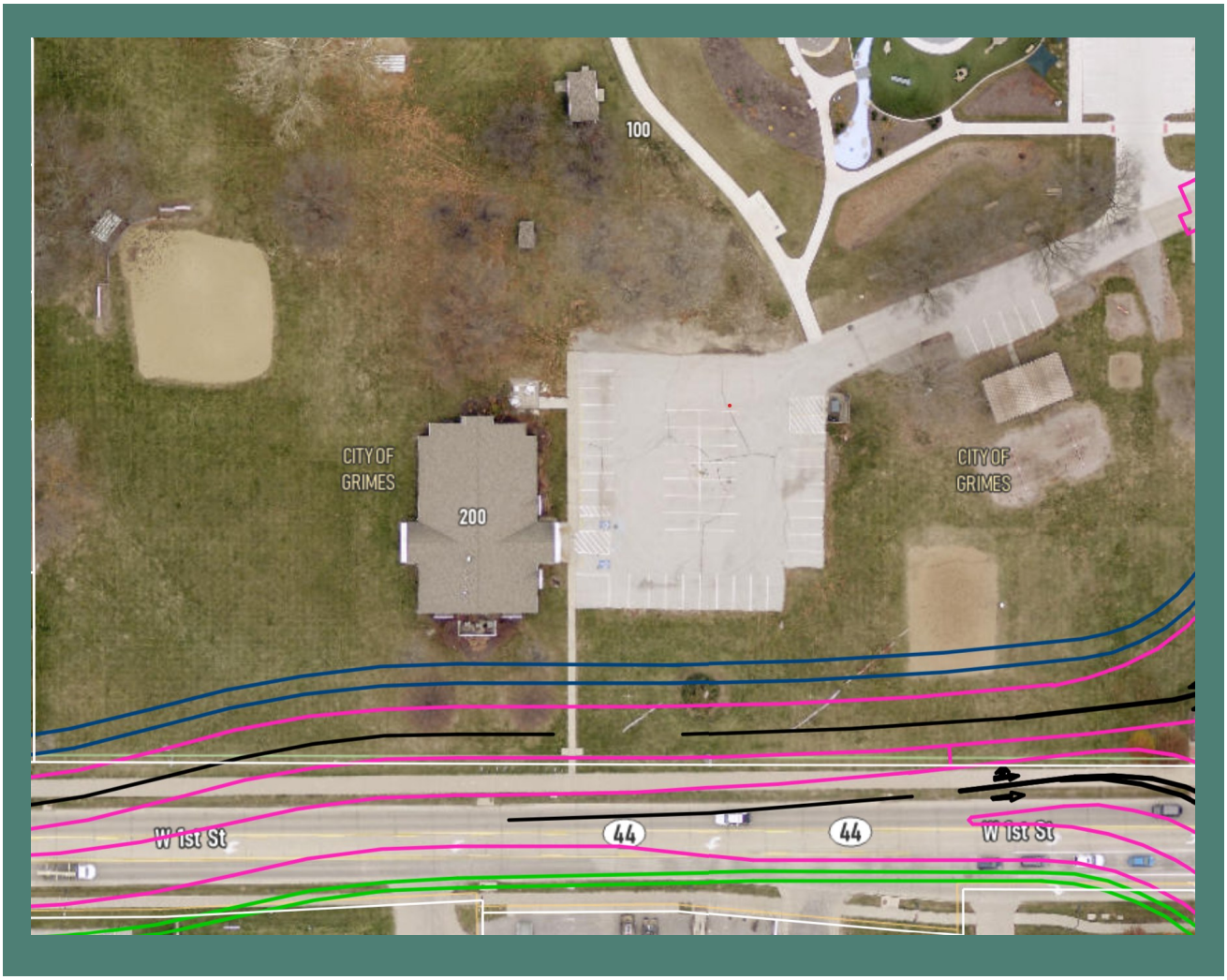
Future Land Use Map

FUTURE LAND USE

The proposed project will function as a civic use. The civic designation on the future land use map corresponds to the former library facility, which has since been decommissioned from its original purpose. The project will relocate the civic use within the property while providing a comparable public-serving facility intended to complement the existing park use.

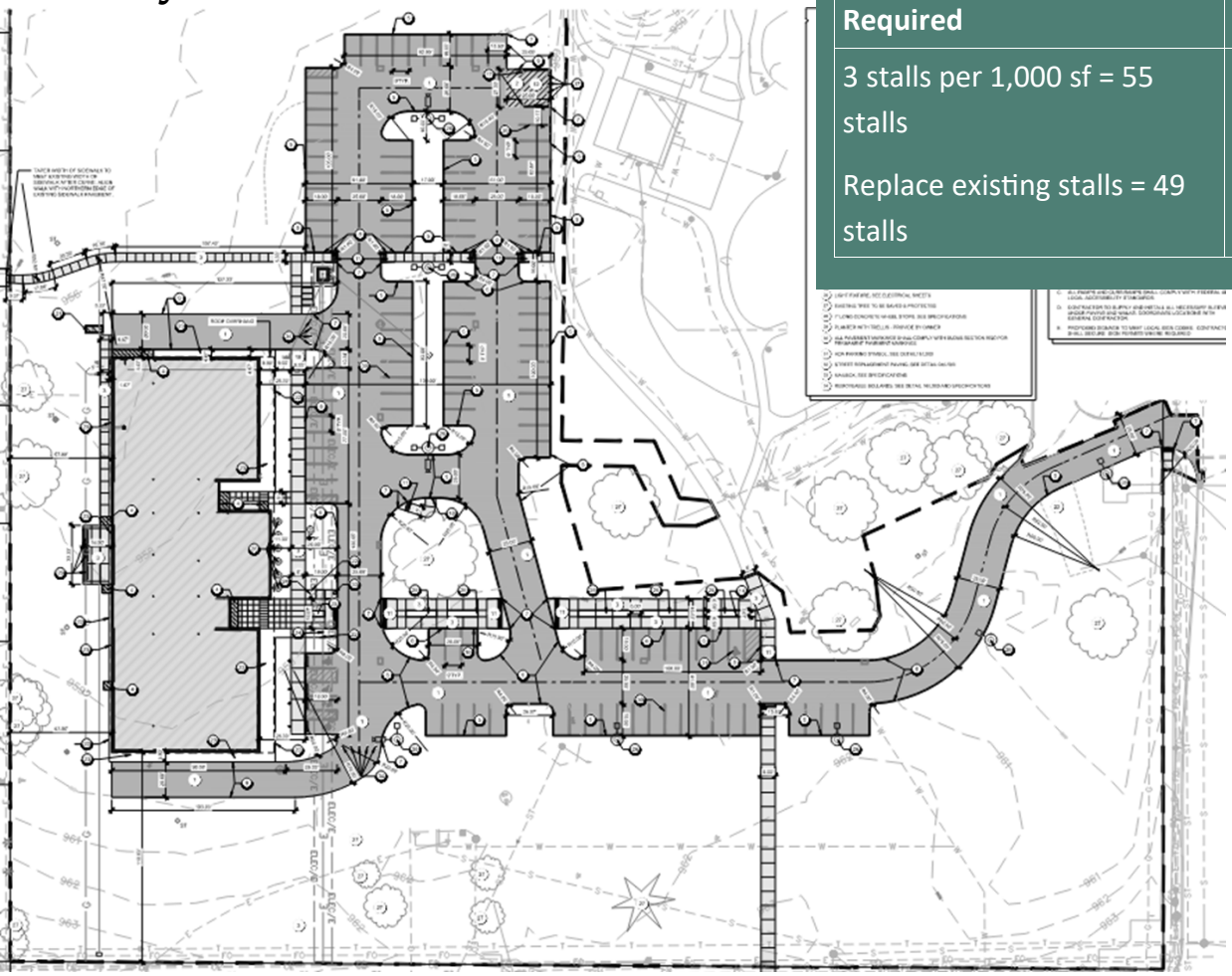
RELATION TO STUDIES

The design and siting of the Grimes Public Administration Building were intentionally coordinated with long-term transportation planning for the Highway 44 corridor. The building footprint, parking layout, and site circulation were positioned to accommodate the planned future widening of Highway 44, ensuring adequate right-of-way and preserving space for future multimodal improvements. This forward-thinking design not only prevents costly retrofits later but also aligns civic investment with regional mobility priorities, reinforcing the City's commitment to strategic growth and infrastructure coordination.



Site Layout

Site Layout



Parking Calculation Table

Required	Proposed
3 stalls per 1,000 sf = 55 stalls Replace existing stalls = 49 stalls	121 total stalls 5 ADA stalls

PARKING:

16.3 % more parking is proposed than required. The proposed parking is intended to be utilized by City staff, building visitors, and Splashpad visitors.

ACCESS:

Access to the site will be from an existing full access drive off of North James Street. This access drive will be repaved and is shared with the Waterworks Splashpad.

PEDESTRIAN CONNECTIVITY

Public sidewalks and trails will connect the site with the existing Splashpad park area and the surrounding neighborhoods. Specifically, there will be a repaved connection to the west, a new connection to the south, and new connections from the building to existing trail on the west side of the Splashpad.

LIGHTING

Light poles within the parking lot and along the driveway are proposed. Building-mounted wall pack lighting is proposed on the west, north, and east sides of the building. Ground-mounted accent lighting is proposed on the east side of the building near the front entry area of the building.

BUILDING SETBACKS

Front: 30 feet

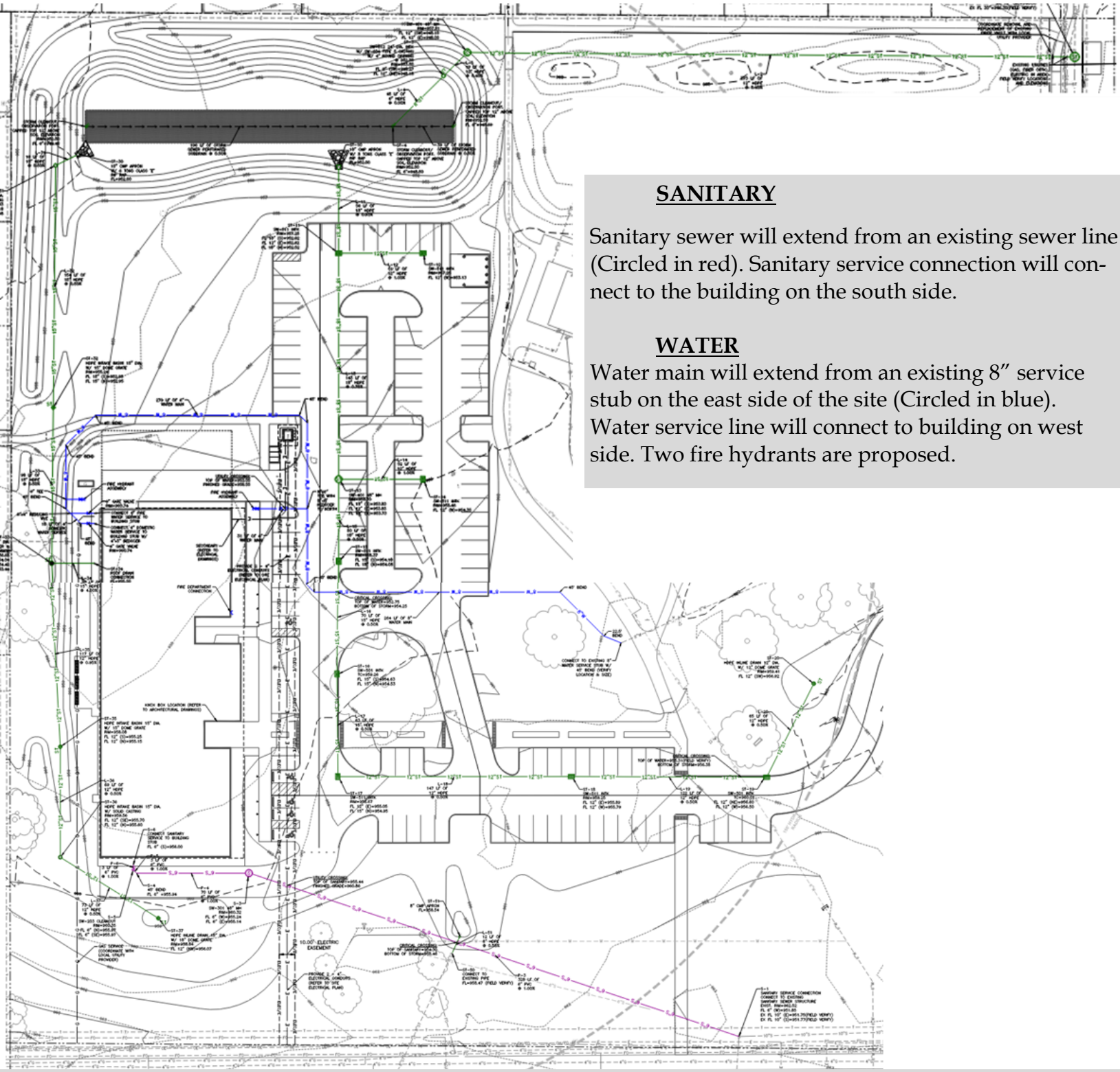
Side: 7 feet

Rear: 25 feet

Max Building Height: 35 feet

Utilities Plan

Utilities Map



SANITARY

Sanitary sewer will extend from an existing sewer line (Circled in red). Sanitary service connection will connect to the building on the south side.

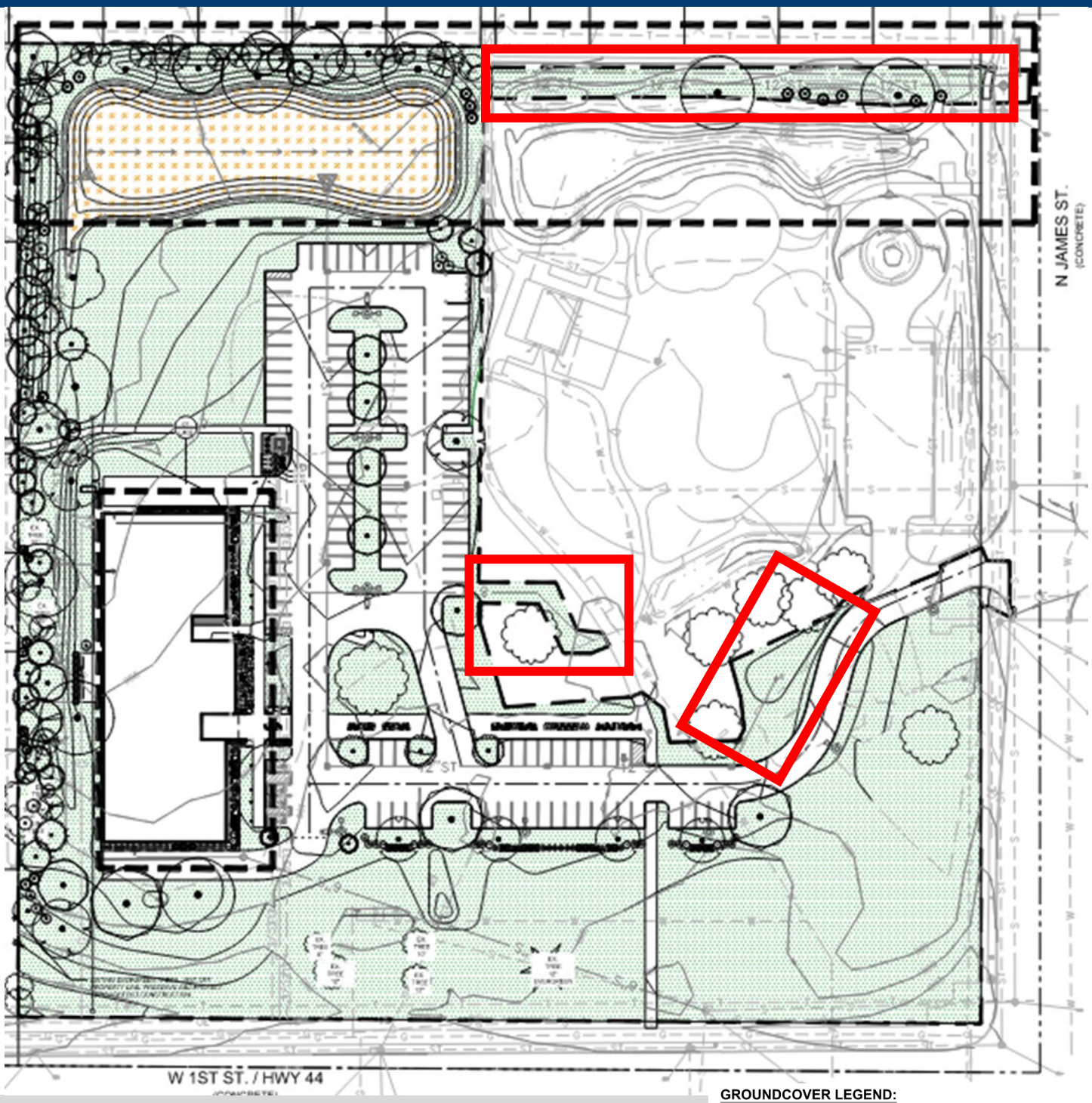
WATER

Water main will extend from an existing 8" service stub on the east side of the site (Circled in blue). Water service line will connect to building on west side. Two fire hydrants are proposed.

STORM WATER

Storm sewer infrastructure is proposed throughout the site, including intakes on the south side of the building, in the parking lot, and on the northwest side of the site. Storm sewer will discharge into the dry-bottom detention basin on the north end of the site. A storm sewer pipe will extend from the basin to an existing storm sewer in the North James Street ROW. The detention basin will be similar to the existing detention area to the east.

Landscaping Plan



Landscaping Groundcover Plan

GROUNDCOVER LEGEND:

- LAWN SEEDING AREA, SUDAS TYPE 1 LAWN MIXTURE
- NATIVE SEEDING AREA, SUDAS WETLAND GRASS SEED MIXTURE
- TRAP ROCK, SEE DETAIL 11/L501 AND SPECIFICATIONS

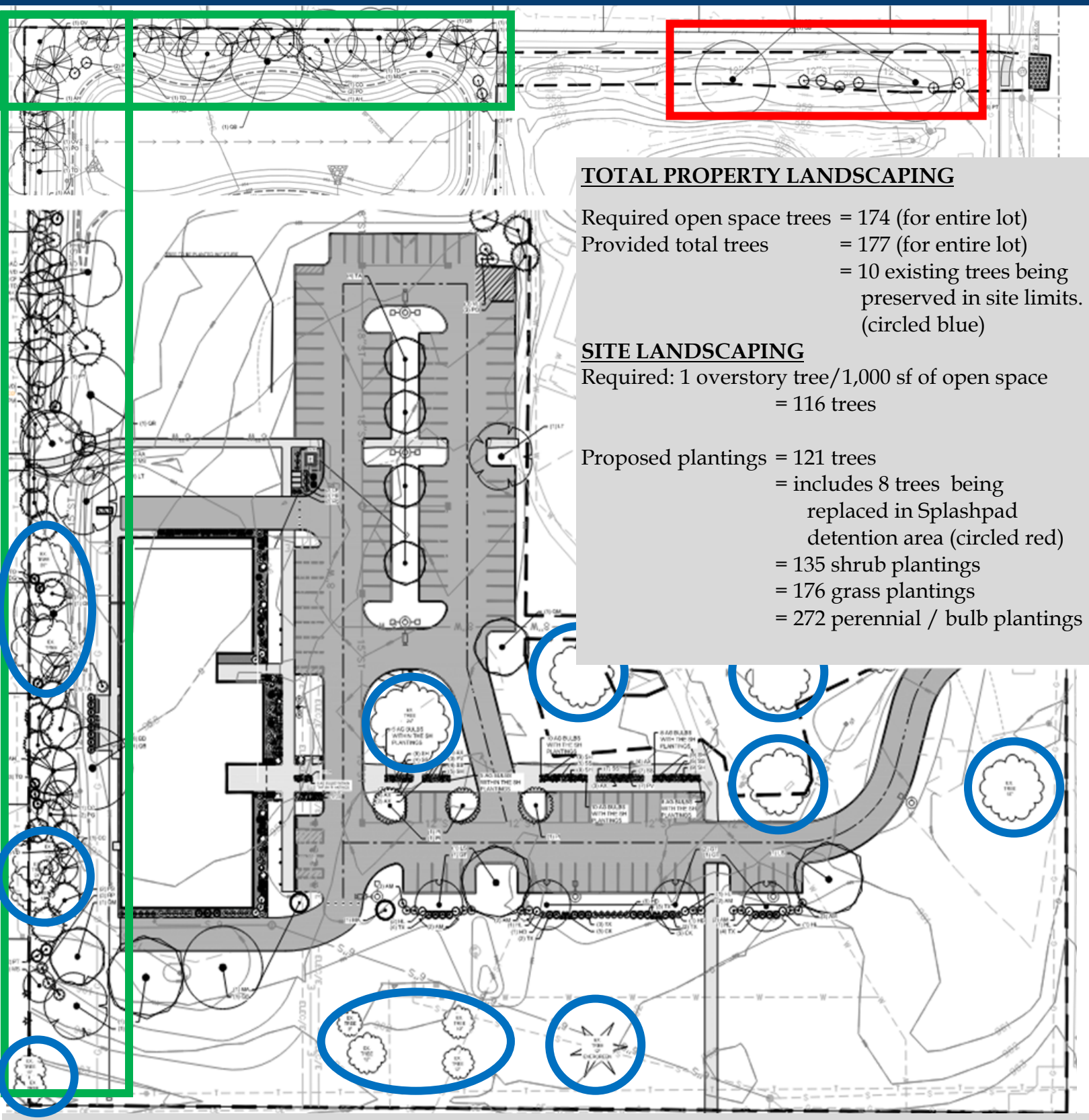
LANDSCAPING GROUNDCOVER

Most areas within the site boundary will be seeded, as shown in green. Portions of the Splashpad site will be reseeded due to utility improvements that occur in those specific areas (highlighted in red).

The detention basin will have a native seeding mix that will be similar to the Splashpad detention area to the east.

Planting beds will have a rock bedding surrounding the plantings.

Landscaping Plan



TOTAL PROPERTY LANDSCAPING

Required open space trees = 174 (for entire lot)
Provided total trees = 177 (for entire lot)
= 10 existing trees being preserved in site limits. (circled blue)

SITE LANDSCAPING

Required: 1 overstory tree/1,000 sf of open space
= 116 trees

Proposed plantings = 121 trees
= includes 8 trees being replaced in Splashpad detention area (circled red)
= 135 shrub plantings
= 176 grass plantings
= 272 perennial / bulb plantings

LANDSCAPING BUFFERS

Proposed landscaping buffers, matching the standard buffer requirements, are included in the site plan (circled in green).
Standard landscape buffer requirements = 1 overstory tree, 2 understory trees, and 1 evergreen tree per 50 lineal feet

Demolition Plan

DEMOLITION OF FORMER LIBRARY FACILITY

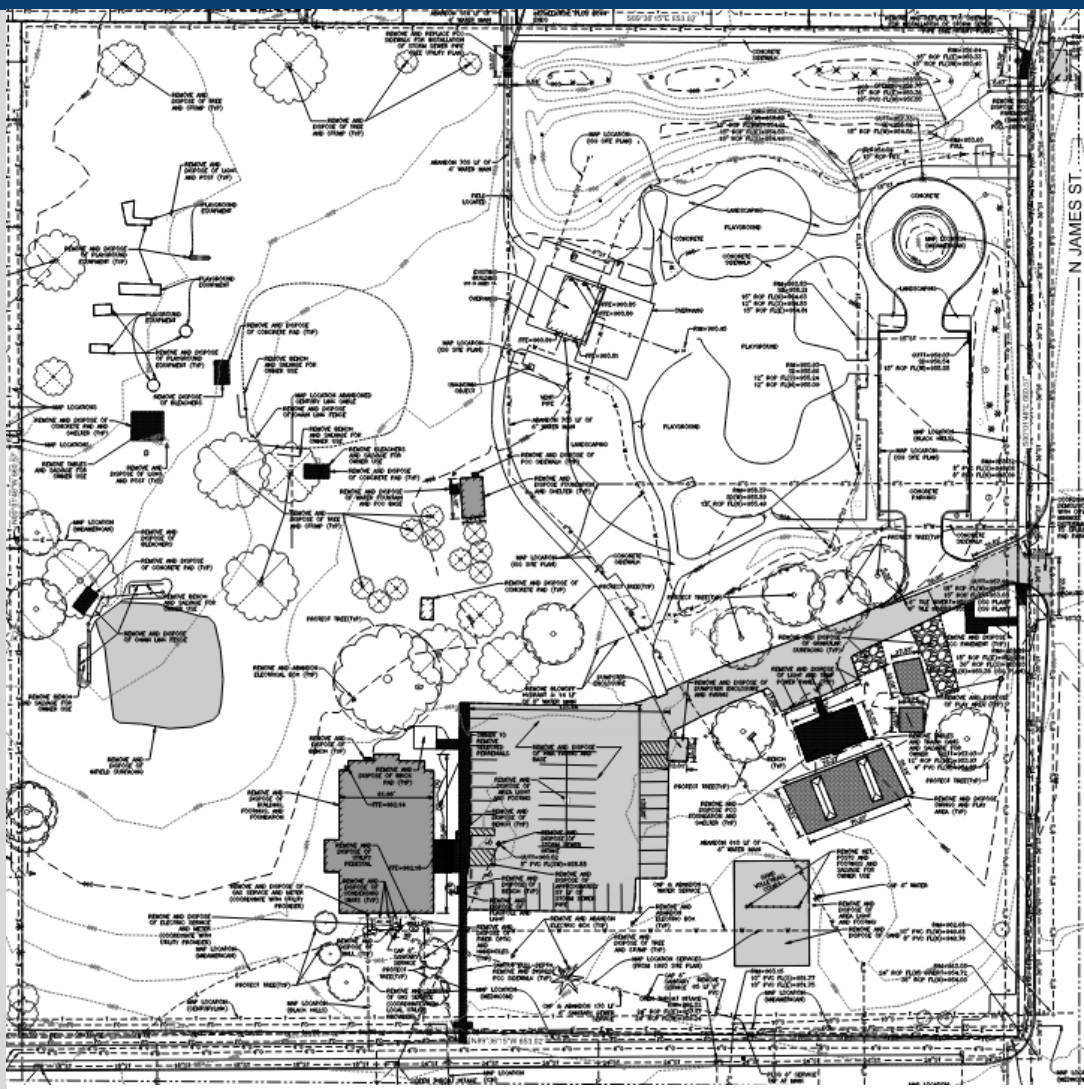
The vacated library building will be removed with the project. The building was analyzed and it was determined that due to the age and condition of the building, as well as future Highway 44 improvements, that investing in the existing structure would not be practical. The parking lot is also being removed and new spaces for the splash pad will be incorporated into the proposed parking lot.

REMOVAL AND SALVAGE OF EQUIPEMENT AND STRUCTURES

Baseball diamonds, volleyball court, 2 shelter houses, and various equipment will be removed from the site and either disposed of or salvaged for repurposing by the Parks and Recreation Department. The city previously invested in new playground and play structures with the splash pad improvements, so no neighborhood park impact is expected.

REMOVAL AND PRESERVATION OF EXISTING TREES

There are 44 total existing trees within the project site area. A total of 23 trees will be removed from the site and a total of 21 trees will be protected throughout construction and preserved on site. Please refer to the landscaping plan to understand the preserved trees that are circled in blue.



Reconstruction of Existing Infrastructure

SPLASHPAD TRAIL CONNECTION

The southern Splashpad trail connection will be reconstructed to include a sidewalk connection to extend west towards the proposed building.

TRAIL CONNECTION TO W 1ST STREET/ HWY 44 TRAIL

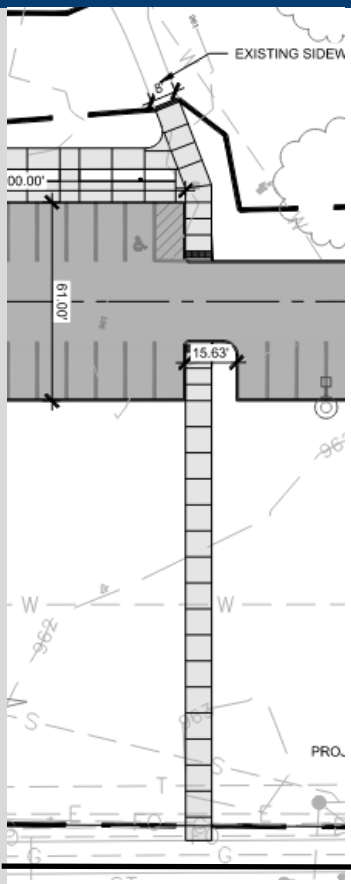
The existing trail connection near the former library will be removed. A new trail connection will replace the connection in an altered location.

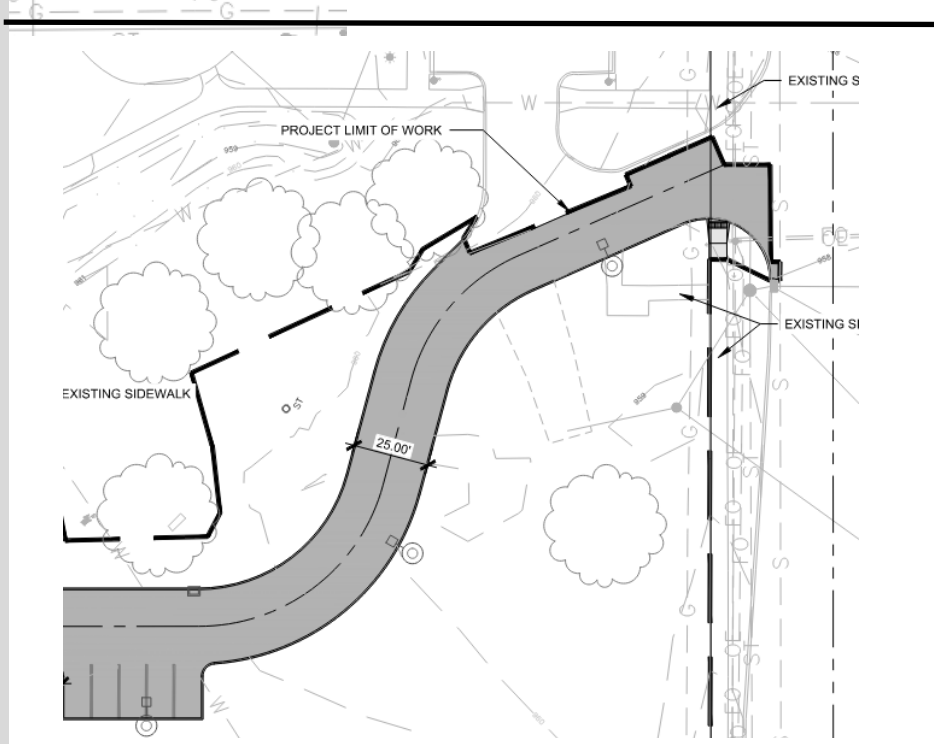
WATERWORKS PARK ACCESS DRIVEWAY

The existing Waterworks Park access drive will be replaced with a realigned PCC driveway. The proposed access drive does not alter the access to the splash pad. The reconstruction of the driveway is anticipated to occur during off-seasons of the Splashpad to minimize impacts to Splashpad visitors.

TRAIL CONNECTION FROM NORTH SIDE OF PROPERTY

Two sections of trail, one on the west side of the Splashpad and one between the Splashpad and North James Street, will be replaced after the installing a storm sewer pipe that will connect from the proposed basin to existing storm sewer pipe in the North James Street Right-of-Way.





BUILDING & ELEVATIONS

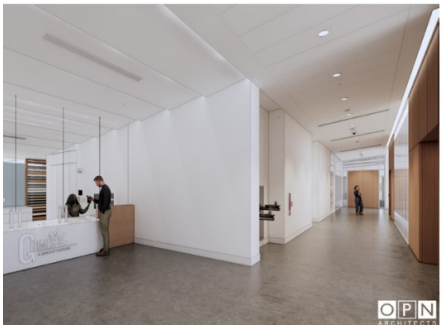
The building will be primarily constructed out of precast, with a feature wall on the eastern (front) elevation constructed with a high pressure laminate system. Significant glazing is provided along all building elevations.

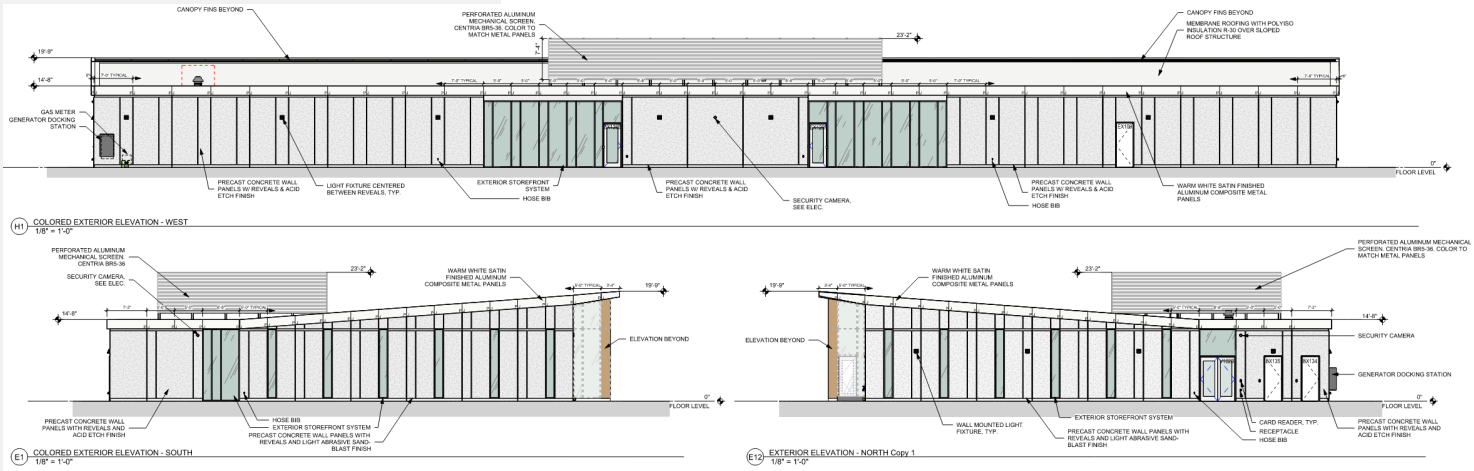
DUMPSTER ENCLOSURE

The dumpster enclosure will match the principal building.

LIGHTING

The building provides accent lighting along the eastern elevation. Additional building mounted lighting is provided for pedestrian pathway. Park ing lot lights are provided, and will match the existing parking lot lights in the splash pad park ing lot.





Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the site plan for the Grimes Public Administration Building

Conclusion

The applicant is requesting approval of a site plan for a 18,289 square foot office building, with associated parking lots, landscaping, and outdoor seating. The building will be a single story structure, with deep overhangs and a central feature wall.

The building was positioned in a manner that does not impact future plans to widen Highway 44. Due to those improvements, and the age/condition of the vacant library building, the recommendation is to demolish the structure and parking areas.

GRIMES PUBLIC ADMINISTRATION FACILITY

CITY OF GRIMES

100 N JAMES STREET
GRIMES, IOWA

ANTICIPATED PROJECT SCHEDULE

- 3/16/26 - START CONSTRUCTION
- 4/27/26 - START SUBSTRUCTURE
- 5/18/26 - START STRUCTURE
- 8/05/26 - START ENCLOSURE
- 9/02/26 - START INTERIOR
- 3/31/27 - SUBSTANTIAL COMPLETION
- 6/31/27 - FINAL COMPLETION

PROJECT SUMMARY

ALL AREAS LISTED BELOW ARE WITHIN PROJECT LIMITS AND ARE ESTIMATES OF PROPOSED SITE FEATURES. CONTRACTOR SHOULD VERIFY ALL AREAS AND QUANTITIES BASED ON DIMENSIONS.

TOTAL SITE AREA:	6.64 ACRES (289,220 SF)
TOTAL HARD SURFACE:	1.98 ACRES (89,697 SF)
Type 1 Paving (6" PCC)	55,651 sf
Type 2 Paving (8" PCC)	773 sf
Type 3 Paving (5" PCC)	10,570 sf
Building	18,289 sf
TOTAL OPEN SPACE:	4.82 ACRES (209,808 SF)
TOTAL GREEN SPACE:	4.58 ACRES (199,523 SF)

PARKING REQUIREMENTS:

EXISTING PARKING STALLS: **49 STALLS (47+2 ADA SPACES)**

REQUIRED PARKING STALLS: **104 STALLS**

CIVIC BUILDING (FLEXIBLE OFFICE) USE:
6 STALL PER 1000 SF
18,289 SF BUILDING/3 STALLS PER 1,000 SF= **55 STALLS**
REPLACE EXISTING STALLS: **49 STALLS**

TOTAL PARKING STALLS PROVIDED: **121 (116+5 ADA SPACES)***
ACCESSIBLE STALLS REQUIRED: **5**
ACCESSIBLE STALLS PROVIDED: **5 (2 ARE VAN ACCESSIBLE)**

*16.3% MORE PARKING THAN REQUIRED. REQUESTS TO EXCEED THE MINIMUM SURFACE PARKING REQUIREMENT BY MORE THAN 25% MUST DEMONSTRATE NEED. IF PARKING EXCEEDS MINIMUM REQUIREMENTS BY OVER 25% ADDITIONAL OPEN SPACE MUST BE PROVIDED IN ADDITION TO THE MINIMUM OPEN SPACE REQUIRED FOR THE SITE.

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 289,220 SF (6.64 ACRES)

40% REQUIRED OPEN SPACE (115,688 SF)
72% PROVIDED OPEN SPACE (209,808 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

174 TREES REQUIRED ACROSS ALL 10 ACRES OF THE SITE(INCLUDING SPLASH PAD PARK)

TOTAL TREES PLANNED ACROSS ALL 10 ACRES OF SITE: 177**

**** AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.**

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
115,688 SF / 1,000 SF = **116 TREES REQUIRED**

TREES PLANNED: 121**

* **INCLUDES 8 TREES BEING REPLACED IN WATERWORKS PARK BIOWSAWLE AS NECESSARY FOR UTILITY CONNECTIONS AND AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.**

SITE SUMMARY
SITE AREA: 289,220 SF (6.64 ACRES)

LEGAL DESCRIPTION
W 653F E 693F N 660F S 693F E 1/2 SE 1/4 SEC 31-80-25

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: CIVIC & PARK
FUTURE LAND USE: CIVIC & PARK
PROPOSED USE: CIVIC & PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 18,289 SF
BUILDING TYPE: PUBLIC ADMINISTRATION
BUILDING HEIGHT: 19'-9"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
ROGER SILVER
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: RSILVER@THINKCONFLUENCE.COM
CONTACT: ROGER SILVER

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047

City of Grimes Administration Building

Aerial March 2024

CITY OF GRIMES

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	CIVIL SHEETS
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C2.3	EROSION & SEDIMENT CONTROL PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
	LANDSCAPE SHEETS
L200	SITE OVERVIEW
L201	SITE LAYOUT PLAN
L202	SITE LAYOUT PLAN ENLARGEMENTS
L202	PAVING & JOINTING PLAN
L400	LANDSCAPE OVERVIEW
L401	PLANTING PLAN
L402	PLANTING PLAN ENLARGEMENTS
L500	DETAIL
L501	SITE PLANTING DETAILS
	ELECTRICAL SHEETS
EL001	SIGHT LIGHTING PLAN
EL002	SIGHT LIGHTING CUTSHEETS

VICINITY MAP

ISSUED FOR

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COVER SHEET

CONFLUENCE PROJECT # 20XXX

G100

File Location: N:\2026\26209_Grimes Public Admin\26209_WORKING\AUTOCAD\SHEETS\26209_G100 COVER SHEET | Drawn by: XX | Checked by: XX

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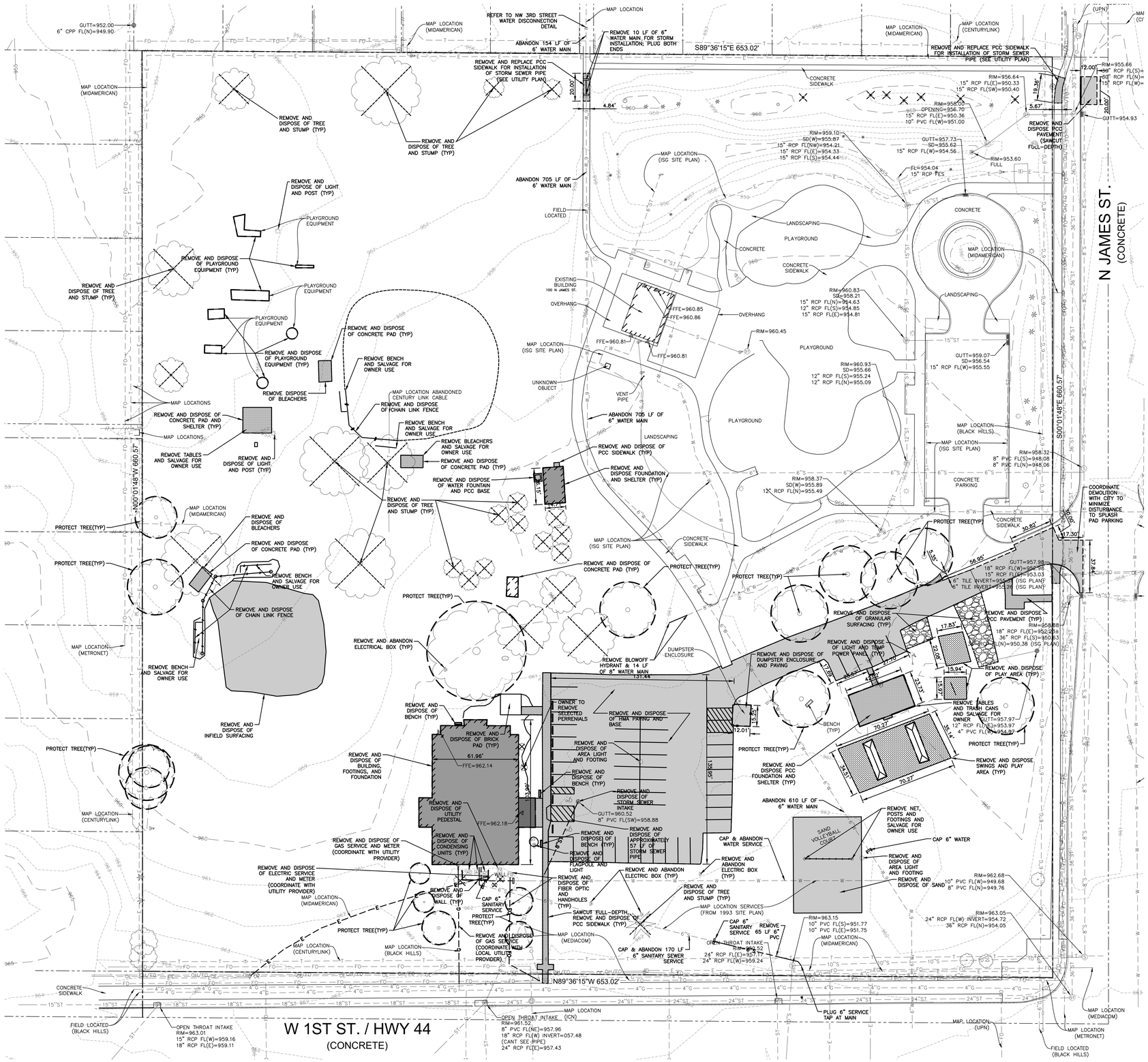

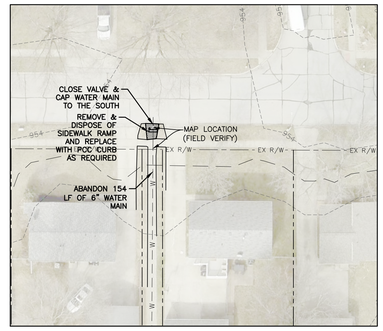

1 NW 3RD STREET WATER DISCONNECTION DETAIL

DEMOLITION NOTES

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

N

SCALE
0' 15' 30' 60'

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
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Urbandale, IA 50322
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Structural Engineer
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DES MOINES, IA 50312
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Mechanical & Electrical Engineer
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Omaha, NE 68164
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525 17th Street
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P. 515-288-4875

Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

Sheet Number
C1.1

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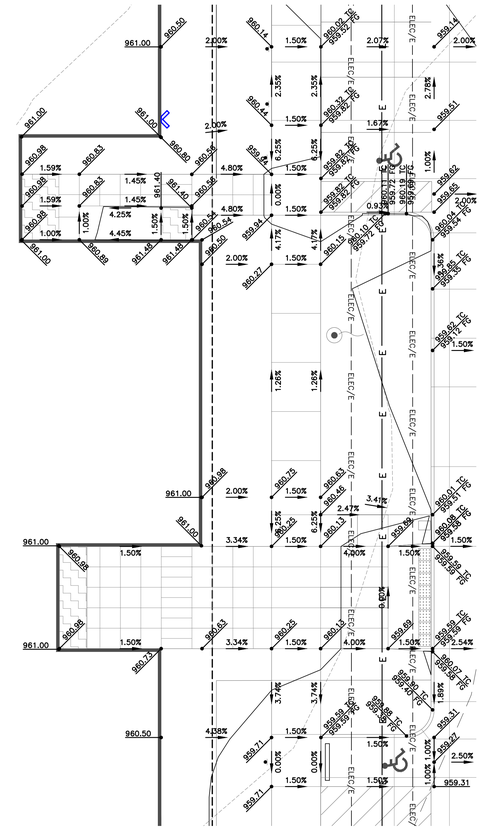

1 GRADING ENLARGEMENT #1

GENERAL NOTES

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

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. 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.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
5. 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.
6. 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.
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.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

N

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0' 10' 20' 40'

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Civil Engineer
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4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
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DES MOINES, IA 50312
P. 515-277-0275

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Key Plan

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24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
GRADING PLAN

Sheet Number
C2.1

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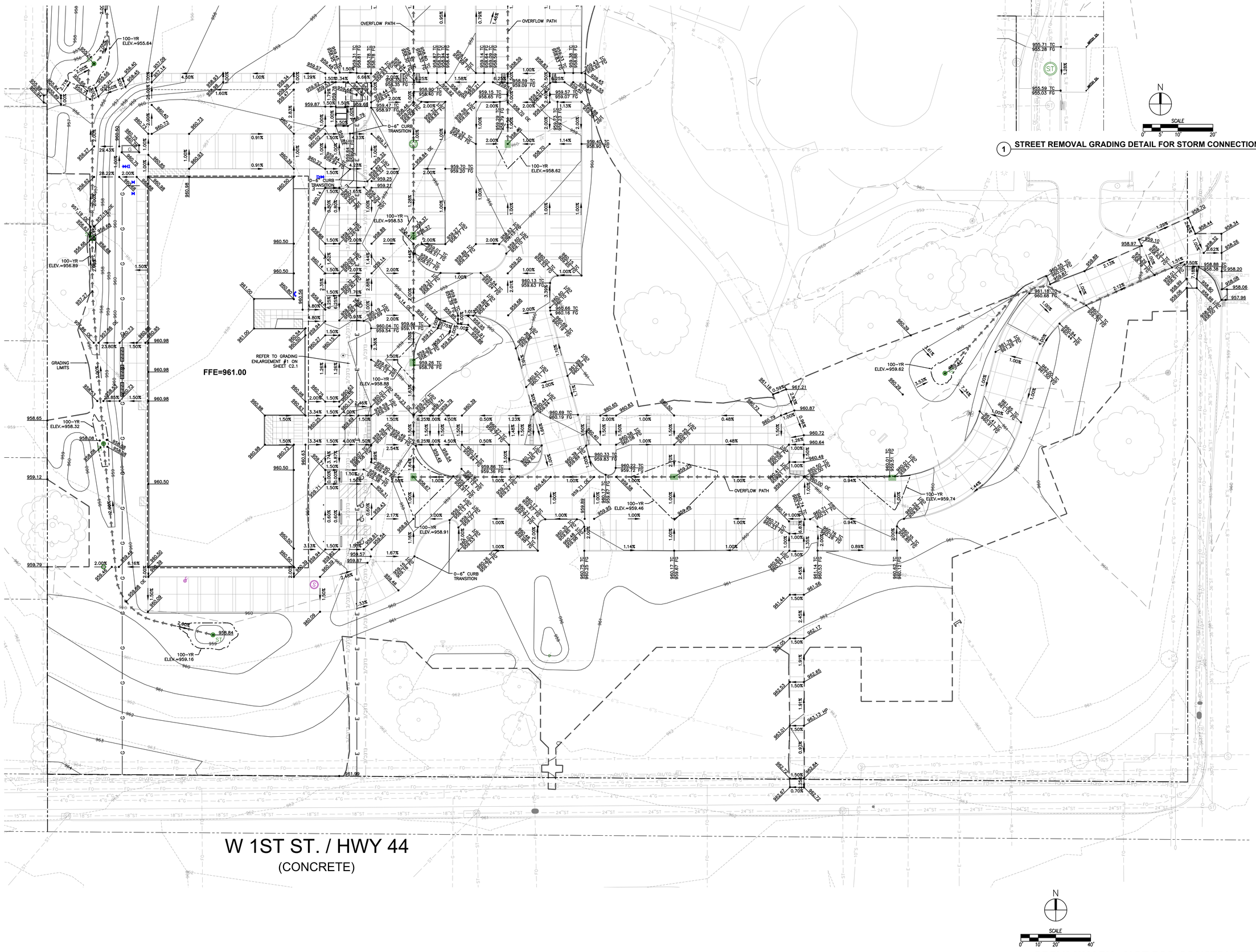

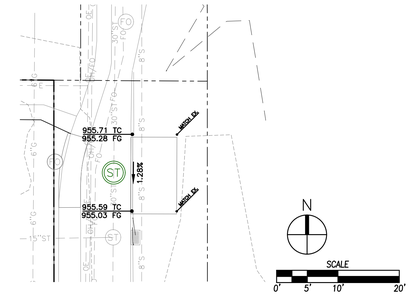

1 STREET REMOVAL GRADING DETAIL FOR STORM CONNECTION

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Owner

CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project

PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager

The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer

Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer

Raker Rhodes Engineering
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Mechanical & Electrical Engineer

Morrissey Engineering
4940 North 118th Street
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Landscape Architect

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525 17th Street
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Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
GRADING PLAN

Sheet Number
C2.2

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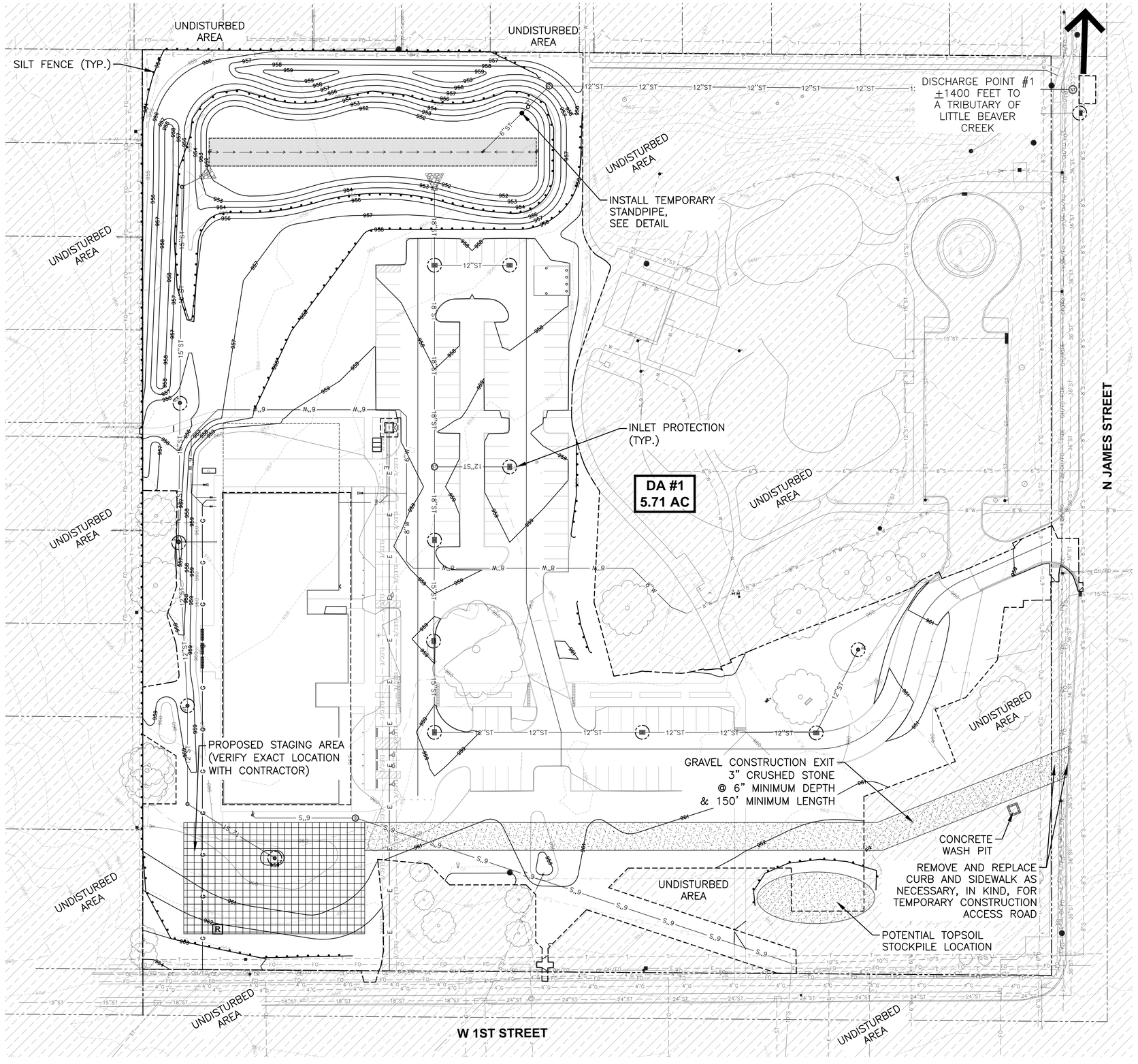


SWPPP LEGEND

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			

STABILIZATION QUANTITIES

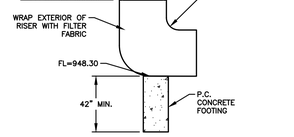
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,529
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.2
4	INLET PROTECTION DEVICES	EA	13
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STANDPIPE	EA	1

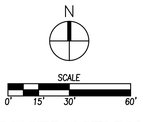
NOTES:

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.

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE





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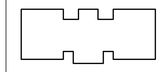

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OPN Project No.
24826000

Sheet Issue Date

BID SET	**11/10/2025**

Sheet Name

EROSION & SEDIMENT CONTROL PLAN

Sheet Number

C2.3

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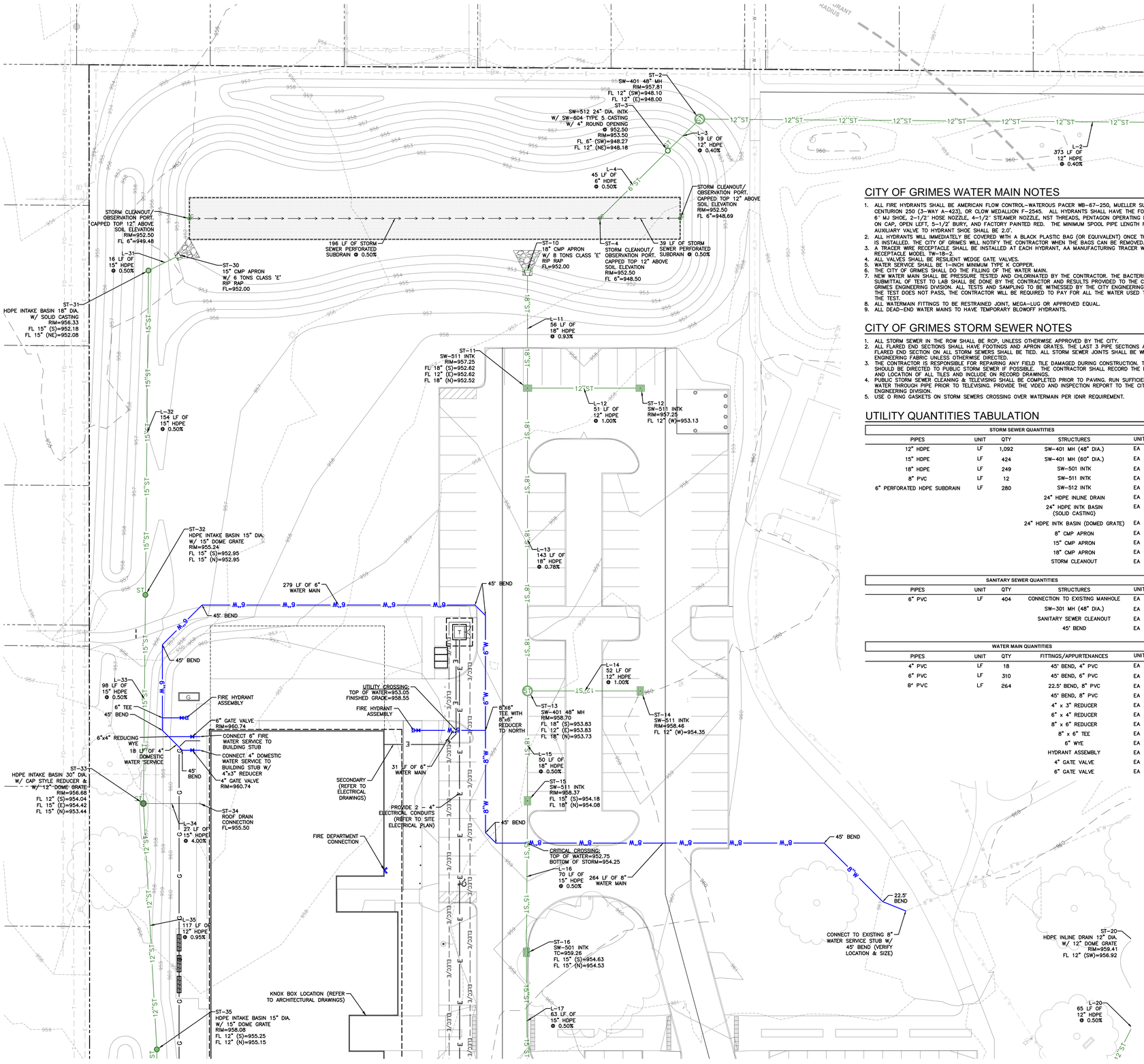


CITY OF GRIMES WATER MAIN NOTES

1. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL–WATEROUS PACER WB–67–250, MUELLER SUPER CENTURION 250 (3–WAY A–423), OR CLOW MEDALLION F–2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2–1/2" HOSE NOZZLE, 4–1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5–1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
2. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW–18–2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1–INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA–LUG OR APPROVED EQUAL.
9. ALL DEAD–END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
4. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES TABULATION

STORM SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
12" HDPE	LF	1,092	SW–401 MH (48" DIA.)	EA	2
15" HDPE	LF	424	SW–401 MH (60" DIA.)	EA	1
18" HDPE	LF	249	SW–501 INTK	EA	1
8" PVC	LF	12	SW–511 INTK	EA	7
6" PERFORATED HDPE SUBDRAIN	LF	280	SW–512 INTK	EA	1
			24" HDPE INLINE DRAIN	EA	2
			24" HDPE INTK BASIN (SOLID CASTING)	EA	3
			24" HDPE INTK BASIN (DOMED GRATE)	EA	3
			8" CMP APRON	EA	1
			15" CMP APRON	EA	1
			18" CMP APRON	EA	1
			STORM CLEANOUT	EA	3

SANITARY SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
6" PVC	LF	404	CONNECTION TO EXISTING MANHOLE	EA	1
			SW–301 MH (48" DIA.)	EA	1
			SANITARY SEWER CLEANOUT	EA	1
			45° BEND	EA	2

WATER MAIN QUANTITIES

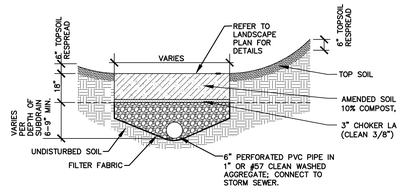
PIPES	UNIT	QTY	FITTINGS/APPURTENANCES	UNIT	QTY
4" PVC	LF	18	45° BEND, 4" PVC	EA	1
6" PVC	LF	310	45° BEND, 6" PVC	EA	5
8" PVC	LF	264	22.5° BEND, 8" PVC	EA	2
			45° BEND, 8" PVC	EA	5
			4" x 3" REDUCER	EA	1
			6" x 4" REDUCER	EA	1
			8" x 6" REDUCER	EA	1
			8" x 6" TEE	EA	1
			6" WYE	EA	1
			HYDRANT ASSEMBLY	EA	1
			4" GATE VALVE	EA	1
			6" GATE VALVE	EA	1

GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS.
2. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP 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'S 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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
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'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. FGH=FINISH GRADE AT HYDRANT.
18. ALL SANITARY SEWER WITH LESS THAN 5.5' OF COVER SHALL BE INSULATED WITH 4" OF RIGID BOARD INSULATION. INSULATION SHALL BE HIGH DENSITY EXTRUDED POLYSTYRENE, MINIMUM 60 PSI, EQUIVALENT TO R–20 PER 4" THICK INSULATION.

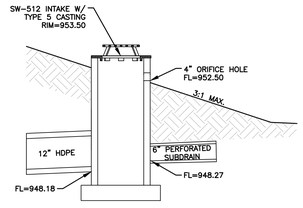
CITY OF GRIMES SANITARY SEWER NOTES

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



NOTE:
1. REFER TO IOWA STORMWATER MANAGEMENT MANUAL FOR FURTHER DETAILS.
2. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO–RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
3. REFER TO LANDSCAPE PLAN FOR DETAILED INFORMATION.
4. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO–RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
5. ENSURE THAT THE BOTTOM OF THE BIO–RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

2 BIORETENTION CELL DETAIL
NOT TO SCALE



1 BASIN OUTLET (ST-3)
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N

SCALE 0' 10' 20' 40'

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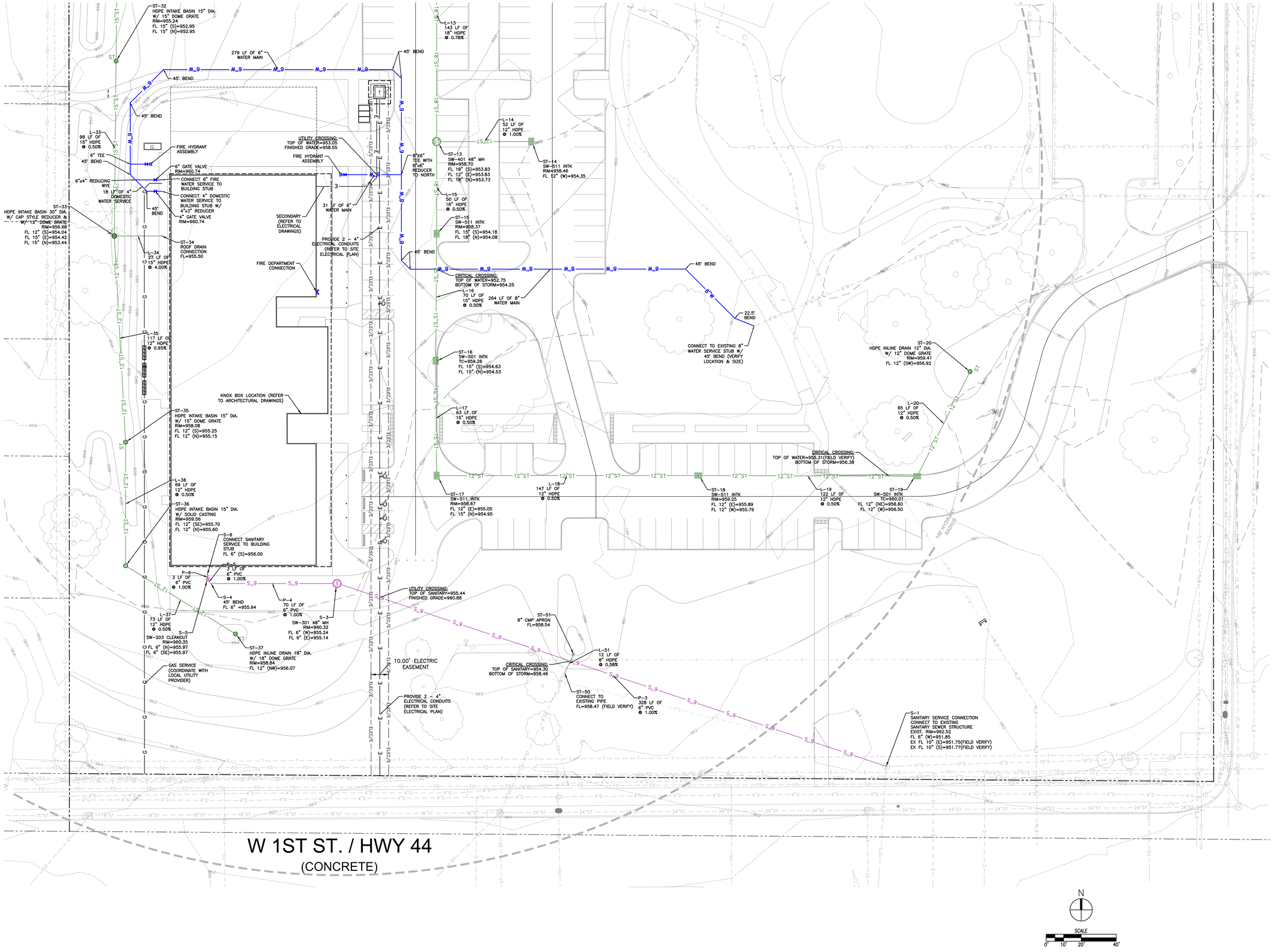

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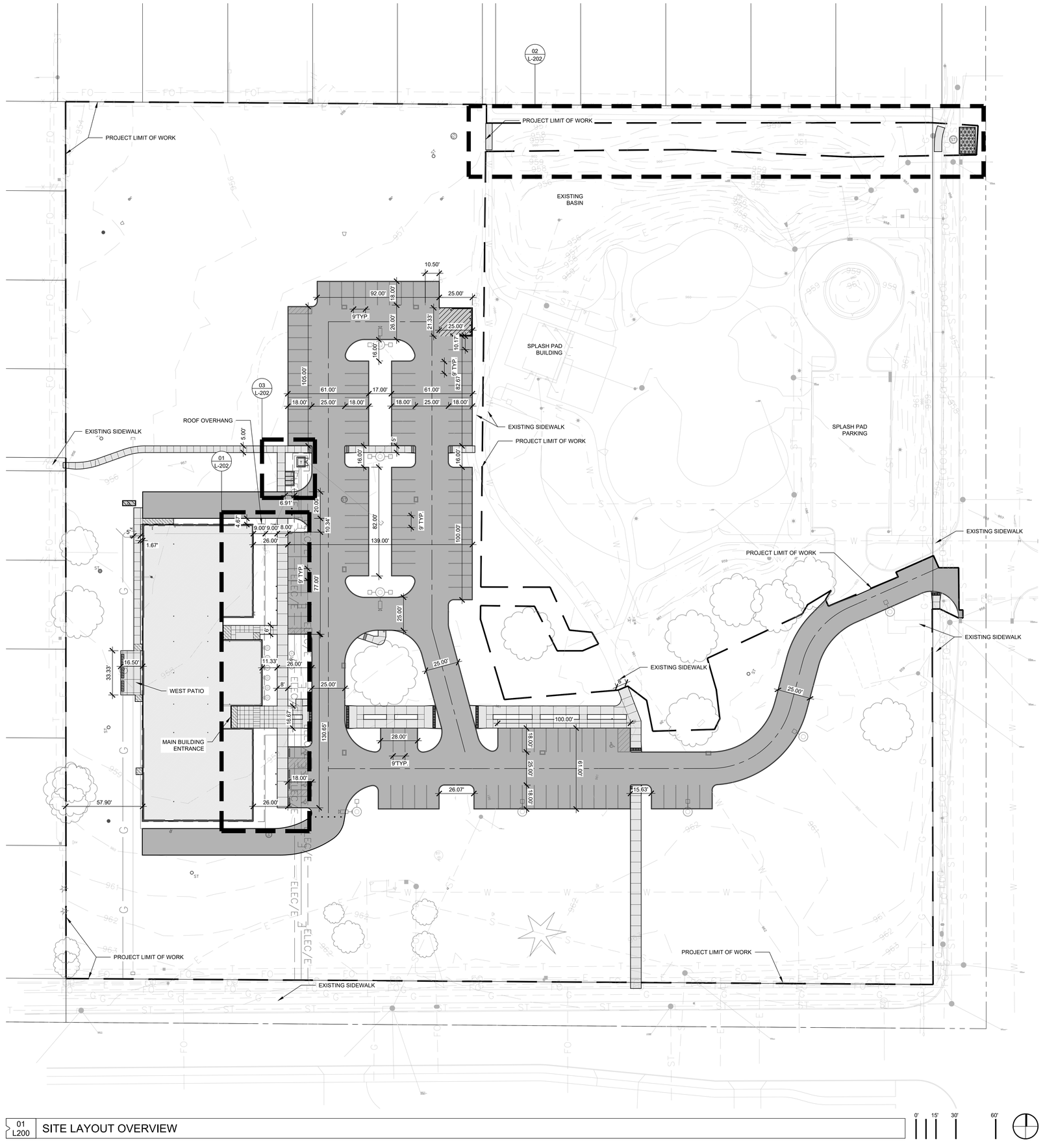

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

G. STOOP FOUNDATION REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. REFER TO STRUCTURAL PLANS FOR DETAILS. PROVIDE ISOLATION JOINT (SEE DETAIL 06 / L5010) WHERE SITE PAVING ABUTS STOOP FOUNDATION.

COORDINATION NOTE

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
- TYPE 2 PAVING - 8" P.C.C. TRASH ENCLOSURE RE: 02/L500
- TYPE 3 PAVING - 5" P.C.C. SIDEWALK RE: 03/L500
- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

01 L200 SITE LAYOUT OVERVIEW

0' 15' 30' 60'

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Civil Engineer
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Structural Engineer
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Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
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P. 515-288-4875

Key Plan

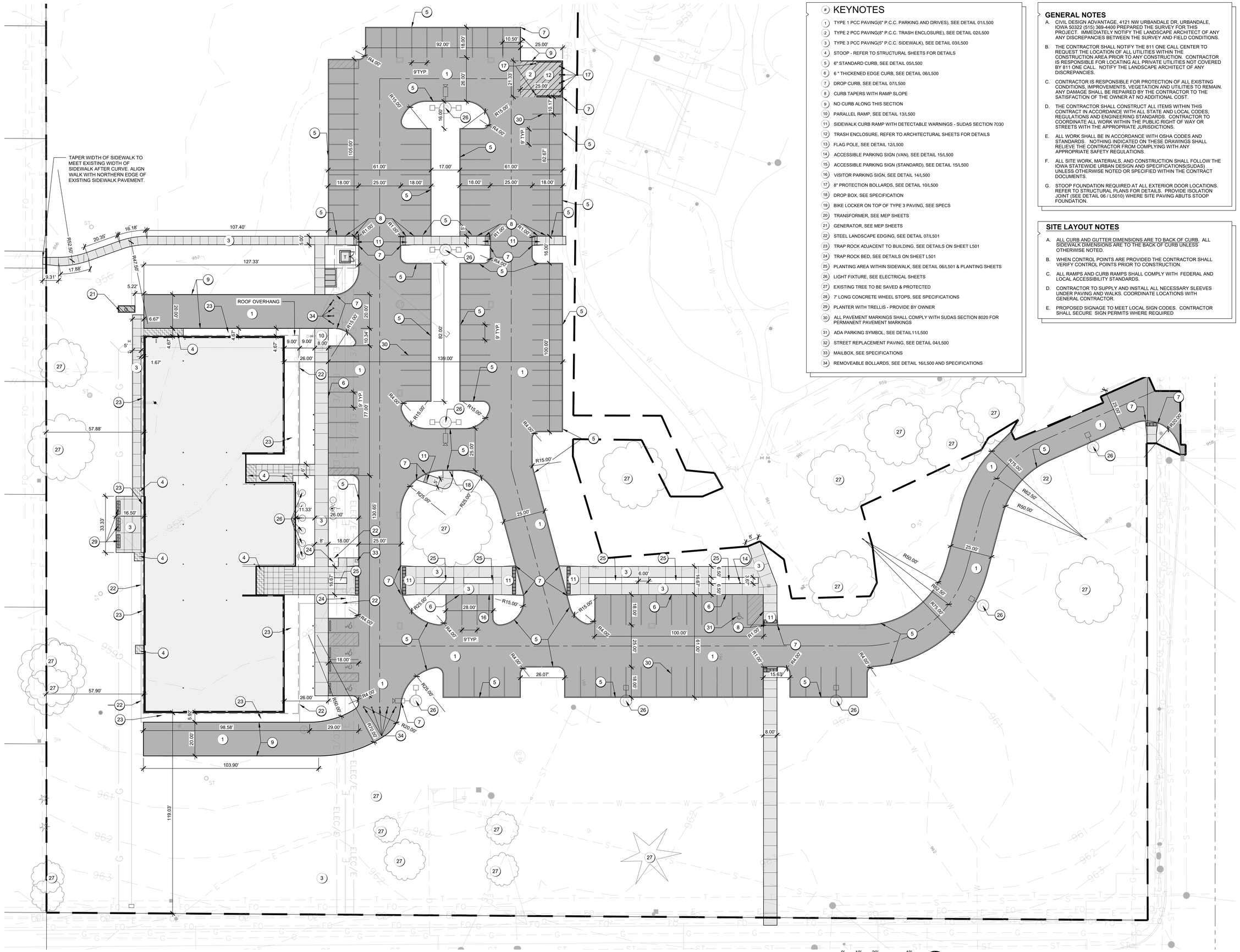
Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LAYOUT OVERVIEW

Sheet Number
L200



KEYNOTES

1. TYPE 1 PCC PAVING(6" P.C.C. PARKING AND DRIVES), SEE DETAIL 01/L500
2. TYPE 2 PCC PAVING(8" P.C.C. TRASH ENCLOSURE), SEE DETAIL 02/L500
3. TYPE 3 PCC PAVING(5" P.C.C. SIDEWALK), SEE DETAIL 03/L500
4. STOOP - REFER TO STRUCTURAL SHEETS FOR DETAILS
5. 6" STANDARD CURB, SEE DETAIL 05/L500
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7. DROP CURB, SEE DETAIL 07/L500
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9. NO CURB ALONG THIS SECTION
10. PARALLEL RAMP, SEE DETAIL 13/L500
11. SIDEWALK CURB RAMP WITH DETECTABLE WARNINGS - SUDAS SECTION 7030
12. TRASH ENCLOSURE, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
13. FLAG POLE, SEE DETAIL 12/L500
14. ACCESSIBLE PARKING SIGN (VAN), SEE DETAIL 15/L500
15. ACCESSIBLE PARKING SIGN (STANDARD), SEE DETAIL 15/L500
16. VISITOR PARKING SIGN, SEE DETAIL 14/L500
17. 8" PROTECTION BOLLARDS, SEE DETAIL 10/L500
18. DROP BOX, SEE SPECIFICATION
19. BIKE LOCKER ON TOP OF TYPE 3 PAVING, SEE SPECS
20. TRANSFORMER, SEE MEP SHEETS
21. GENERATOR, SEE MEP SHEETS
22. STEEL LANDSCAPE EDGING, SEE DETAIL 07/L501
23. TRAP ROCK ADJACENT TO BUILDING. SEE DETAILS ON SHEET L501
24. TRAP ROCK BED, SEE DETAILS ON SHEET L501
25. PLANTING AREA WITHIN SIDEWALK, SEE DETAIL 06/L501 & PLANTING SHEETS
26. LIGHT FIXTURE, SEE ELECTRICAL SHEETS
27. EXISTING TREE TO BE SAVED & PROTECTED
28. 7' LONG CONCRETE WHEEL STOPS, SEE SPECIFICATIONS
29. PLANTER WITH TRELLIS - PROVIDE BY OWNER
30. ALL PAVEMENT MARKINGS SHALL COMPLY WITH SUDAS SECTION 8020 FOR PERMANENT PAVEMENT MARKINGS
31. ADA PARKING SYMBOL, SEE DETAIL11/L500
32. STREET REPLACEMENT PAVING, SEE DETAIL 04/L500
33. MAILBOX, SEE SPECIFICATIONS
34. REMOVEABLE BOLLARDS, SEE DETAIL 16/L500 AND SPECIFICATIONS

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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G. STOOP FOUNDATION REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. REFER TO STRUCTURAL PLANS FOR DETAILS. PROVIDE ISOLATION JOINT (SEE DETAIL 06 / L5010) WHERE SITE PAVING ABUTS STOOP FOUNDATION.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

01 L201 SITE LAYOUT - SOUTH

0' 10' 20' 40'

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Key Plan

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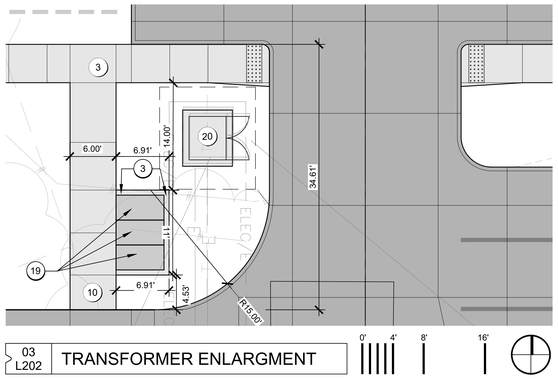
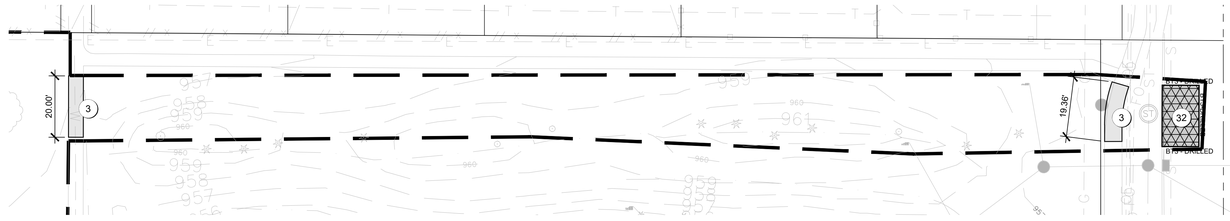
L201



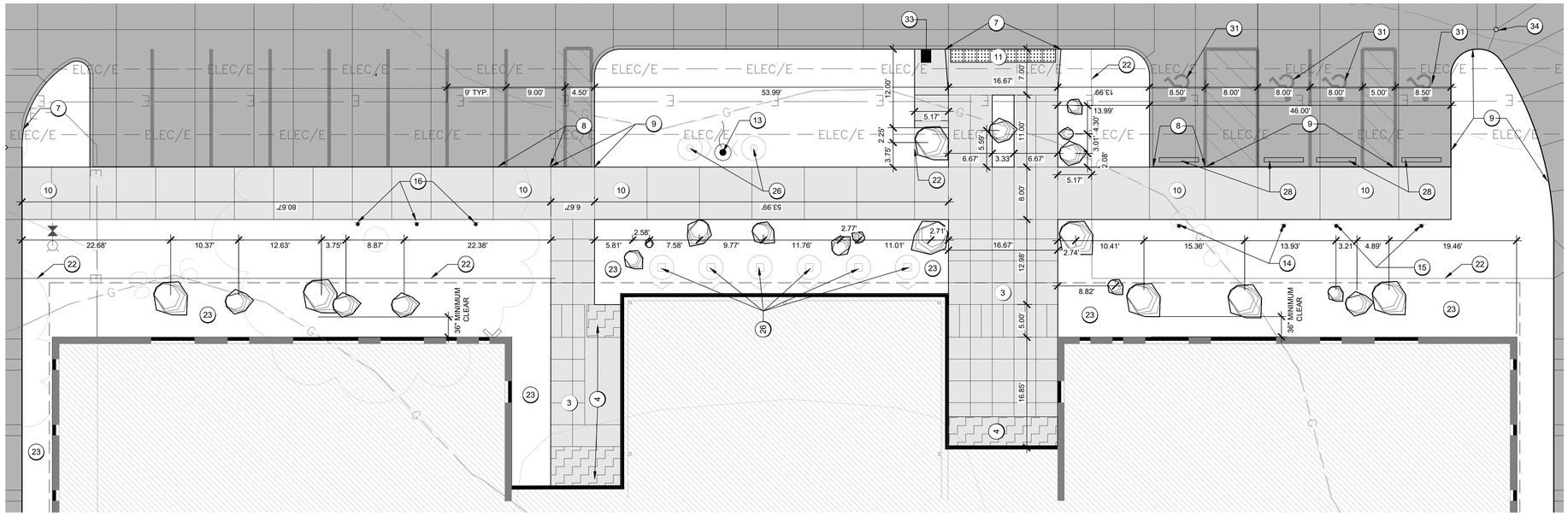
03 L202 TRANSFORMER ENLARGMENT

0' 4' 8' 16'



02 L202 NORTHEAST PARK ENLARGMENT

0' 10' 20' 40'



01 L202 FOUNDATION PLANTING ENLARGMENT

0' 4' 8' 16'

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
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- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

GENERAL NOTES

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COORDINATION NOTE

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

KEYNOTES

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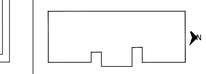


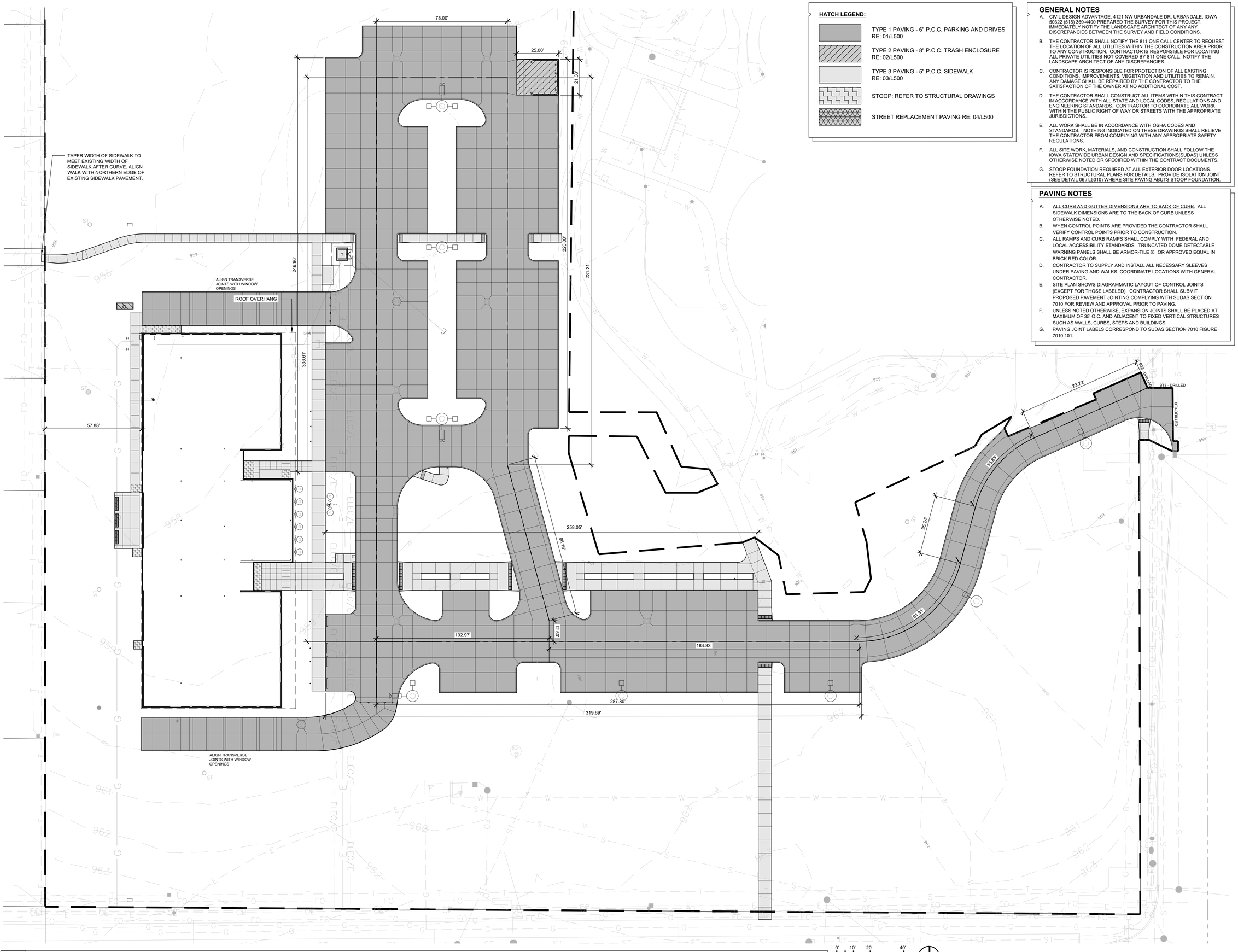
Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LAYOUT PLAN ENLARGMENTS

Sheet Number
L202



01 L203 PAVING AND JOINTING PLAN

0' 10' 20' 40'

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
- TYPE 2 PAVING - 8" P.C.C. TRASH ENCLOSURE RE: 02/L500
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- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

GENERAL NOTES

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PAVING NOTES

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B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS. TRUNCATED DOME DETECTABLE WARNING PANELS SHALL BE ARMOR-TILE ® OR APPROVED EQUAL IN BRICK RED COLOR.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS (EXCEPT FOR THOSE LABELED). CONTRACTOR SHALL SUBMIT PROPOSED PAVEMENT JOINTING COMPLYING WITH SUDAS SECTION 7010 FOR REVIEW AND APPROVAL PRIOR TO PAVING.

F. UNLESS NOTED OTHERWISE, EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

G. PAVING JOINT LABELS CORRESPOND TO SUDAS SECTION 7010 FIGURE 7010.101.

OPN ARCHITECTS

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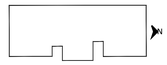


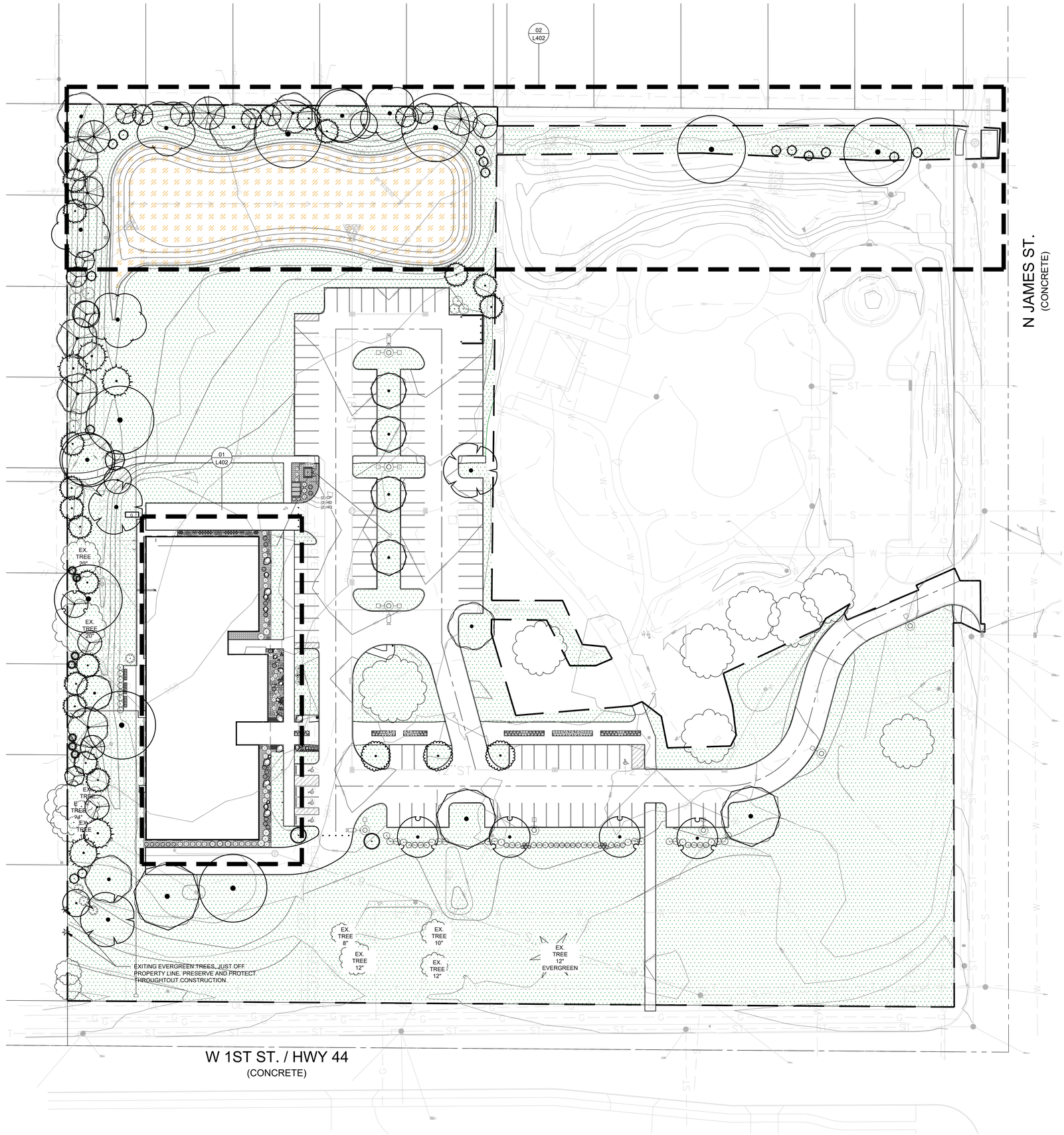
Revison Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
PAVING & JOINTING PLAN

Sheet Number
L203



01 L400 LANDSCAPE OVERVIEW

0' 15' 30' 60'

GENERAL NOTES

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LANDSCAPE OVERVIEW NOTES

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

B. ALL PLANTING SOIL SHALL COMPLY WITH SUDAS SECTION 2010 PART 2.01A FOR ON SITE TOPSOIL.

GROUNDCOVER LEGEND:

LAWN SEEDING AREA, SUDAS TYPE 1 LAWN MIXTURE

NATIVE SEEDING AREA, SUDAS WETLAND GRASS SEED MIXTURE

TRAP ROCK, SEE DETAIL 11/L501 AND SPECIFICATIONS

OVERALL PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AS	1	Acer saccharum	SUGAR MAPLE	2.0" CAL.	B&B	
CO	2	Celtis occidentalis	COMMON HACKBERRY	2.0" CAL.	B&B	
GT	4	Gleditsia triacanthos inermis 'Skycole'	SKYLINE HONEYLOCUST	2.0" CAL.	B&B	
LS	2	Liquidambar styraciflua	SWEETGUM	1.5" CAL.	B&B	
LT	3	Liriodendron tulipifera	TULIP TREE	2.0" CAL.	B&B	
QB	8	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL	B&B	
QM	4	Quercus macrocarpa	BUR OAK	2.0" CAL.	B&B	
TD	4	Taxodium distichum	BALD CYPRESS	2.0" CAL.	B&B	
TA	5	Tilia americana 'McKSentry'	AMERICAN SENTRY LINDEN	2.0" CAL.	B&B	
UNDERSTORY TREES						
AA	3	Amelanchier arborea	DOWNY SERVICEBERRY	1.5" CAL.	B&B	
AC	7	Amelanchier canadensis	CANADIAN SERVICEBERRY	1.5" CAL.	B&B	MULTI-TRUNK
AH	5	Carpinus caroliniana	AMERICAN HORNBEAM	1.5" CAL.	B&B	
CC	5	Cercis canadensis	EASTERN REDBUD	1.5" CAL.	B&B	
DG	1	Cornus alternifolia	PAGODA DOGWOOD	1.5" CAL.	B&B	
CF	1	Cornus florida	FLOWERING DOGWOOD	1.5" CAL.	B&B	
MS	3	Magnolia x soulangeana	SAUCER MAGNOLIA	1.5" CAL.	B&B	
MA	2	Malus x 'Adirondack'	ADIRONDACK CRABAPPLE	1.5" CAL.	B&B	
OV	4	Ostrya virginiana	AMERICAN HOPHORNBEAM	1.5" CAL.	B&B	
PI	3	Pistacia chinensis	CHINESE PISTACHE	1.5" CAL.	B&B	
EVERGREEN TREES						
PG	3	Picea glauca	WHITE SPRUCE	8' HT	B&B	
PO	7	Picea omorika	SERBIAN SPRUCE	8' HT	B&B	
PT	15	Pinus parviflora 'Tempelhof'	JAPANESE WHITE PINE	4' HT	B&B	
PS	5	Pinus strobus	WHITE PINE	8' HT.	B&B	
PM	7	Pseudotsuga menziesii	DOUGLAS FIR	8' HT	B&B	
TO	7	Thuja occidentalis 'Baljohn'	TECHNITO ARBORVITE	#5	CONT.	
DECIDUOUS SHRUBS						
AM	14	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK CHOKEBERRY			
BD	8	Buddleja Davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	#3	CONT.	
FG	15	Fothergilla Gardenii	DWARF FOTHERGILLA	#3	CONT.	
HL	11	Hamamelis virginiana 'Little Suzie'	LITTLE SUZIE WITCHHAZEL	#3	CONT.	
HP	4	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	
HD	11	Hydrangea paniculata 'SMNHPH'	LITTLE LIME PUNCH HYDRANGEA			
HQ	9	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	
SX	6	Syringa x 'SMNSDTP'	BABY KIM LILAC	#3	CONT.	
VD	8	Viburnum dentatum 'Ralph Senior'	ARROWWOOD VIBURNUM	#5	CONT.	
VL	3	Viburnum lantana 'Mohican'	MOHICAN VIBURNUM	#5	CONT.	
WM	9	Weigela 'Minuet'	MINUET WEIGELA	#2	CONT.	
EVERGREEN SHRUBS						
CP	16	Chamaecyparis pisifera 'Golden Mop'	GOLDEN MOP CHAMAECYPARIS	#3	CONT.	
PP	3	Picea pungens 'Glauca Globosa'	GLOBE BLUE SPRUCE	#3	CONT.	
TX	18	Taxus x media 'Taunton'	TAUNTON YEW	#3	CONT.	
GRASSES						
CK	10	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	
FE	45	Festuca flauca 'Elijah Blue'	ELIJAH BLUE FESCUE	#1	CONT.	
PV	13	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	#1	CONT.	
LB	24	Schizachyrium scoparium 'Chameleon'	CHAMELON LITTLE BLUESTEM	#1	CONT.	
SS	32	Schizachrylum scoparium 'Twilight Zone'	TWILIGHT ZONE LITTLE BLUESTEM	#1	CONT.	
SH	52	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	
PERENNIALS						
AX	13	Allium x 'Serendipity'	SERENDIPITY ORNAMENTAL ONION/ALLIUM	#1	CONT.	
AV	46	Astilbe Chinensis 'Visions'	VISIONS CHINESE ASTILBE			
CM	11	Calamintha nepeta 'Montrose White'	MONTROSE WHITE LESSER CALAMINT	#1	CONT.	
PC	20	Echinacea pallia	PALE PURPLE CONEFLOWER	#1	CONT.	
EP	7	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	
HC	14	Heuchera x 'Citronelle'	CITRONELLE YELLOW CORAL BELLS			
HO	13	Heuchera x 'Obsidian'	OBSIDIAN CORAL BELLS			
LI	7	Liatris spicata	BLAZING STAR	#1	CONT.	
MB	7	Monarda fistulosa	BERGAMOT (BEE BALM)	#1	CONT.	
NB	6	Nepta racemosa 'Blue Wonder'	BLUE WONDER CATMINT	#1	CONT.	
PA	7	Perovskia abrotanoides	RUSSIAN SAGE	#1	CONT.	
SM	6	SALVIA X SYLVESTRIS 'MAINACHT'	MAIN NACHT SAGE	#1	CONT.	
SE	51	SEDUM X 'SAPHIRE TUFFET'	SAPHIRE TUFFET SEDUM SUN SPARKER	#1	CONT.	
VH	4	VERBENA HASTATA	BLUE VERVAIN	#1	CONT.	
VW	8	VERBENA HASTATA 'ALBA'	WHITE VERVAIN	#1	CONT.	
BULBS						
AG	52	ALLIUM X 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION/ALLIUM	SINGULAR	BULB	

EXISTING TREE SCHEDULE

QTY.	TYPE OF TREE	SPACING AND REMARKS
1	8" DECIDUOUS TREE	LABELED ON PLAN
1	10" DECIDUOUS TREE	LABELED ON PLAN
3	12" DECIDUOUS TREE	LABELED ON PLAN
1	18" DECIDUOUS TREE	LABELED ON PLAN
2	20" DECIDUOUS TREE	LABELED ON PLAN
1	24" DECIDUOUS TREE	LABELED ON PLAN
1	12" EVERGREEN TREE	LABELED ON PLAN

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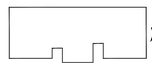
Key Plan



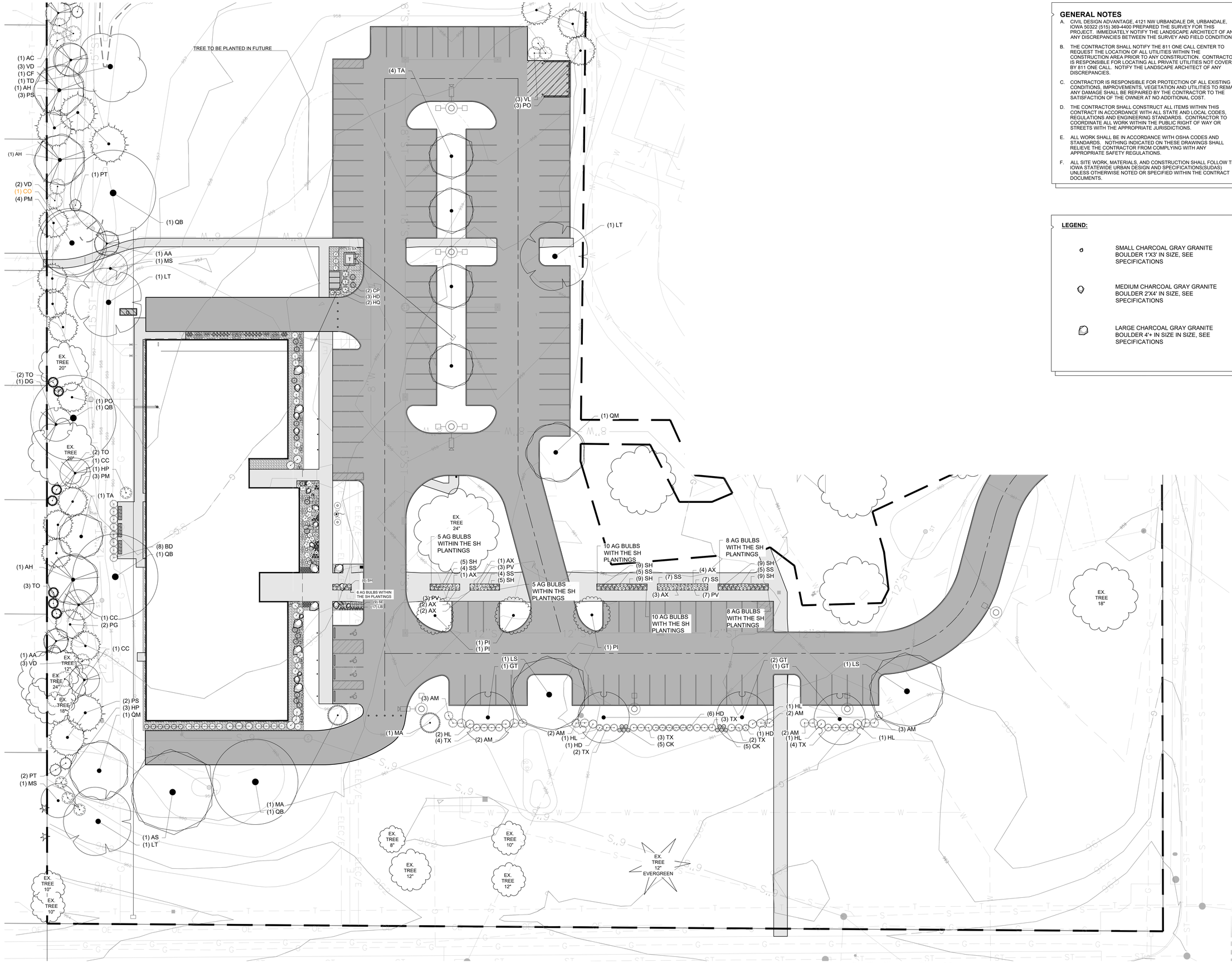
Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
LANDSCAPE OVERVIEW

Sheet Number
L400



01 L301 PLANTING PLAN

0' 10' 20' 40'

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR. URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

LEGEND:

SMALL CHARCOAL GRAY GRANITE BOULDER 1'X3' IN SIZE, SEE SPECIFICATIONS

MEDIUM CHARCOAL GRAY GRANITE BOULDER 2'X4' IN SIZE, SEE SPECIFICATIONS

LARGE CHARCOAL GRAY GRANITE BOULDER 4'+ IN SIZE IN SIZE, SEE SPECIFICATIONS

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Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
PLANTING PLAN

Sheet Number
L401

LEGEND:

- SMALL CHARCOAL GRAY GRANITE BOULDER 1'X3' IN SIZE, SEE SPECIFICATIONS
- MEDIUM CHARCOAL GRAY GRANITE BOULDER 2'X4' IN SIZE, SEE SPECIFICATIONS
- LARGE CHARCOAL GRAY GRANITE BOULDER 4'+ IN SIZE IN SIZE, SEE SPECIFICATIONS

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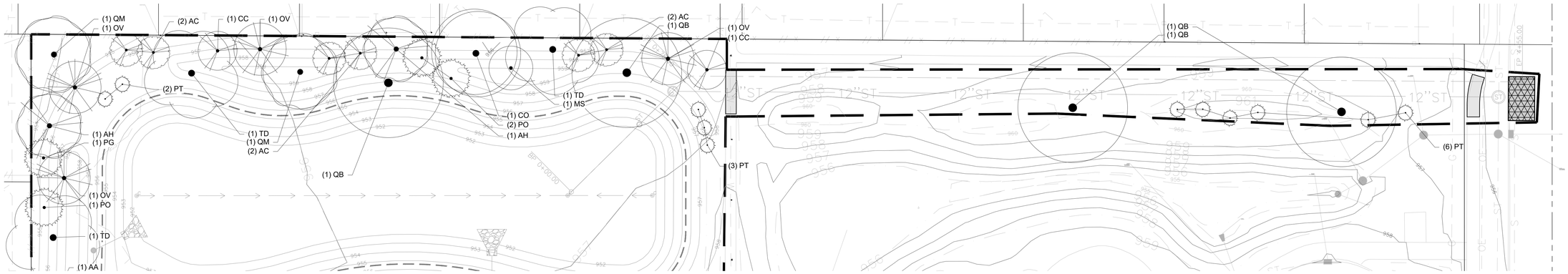
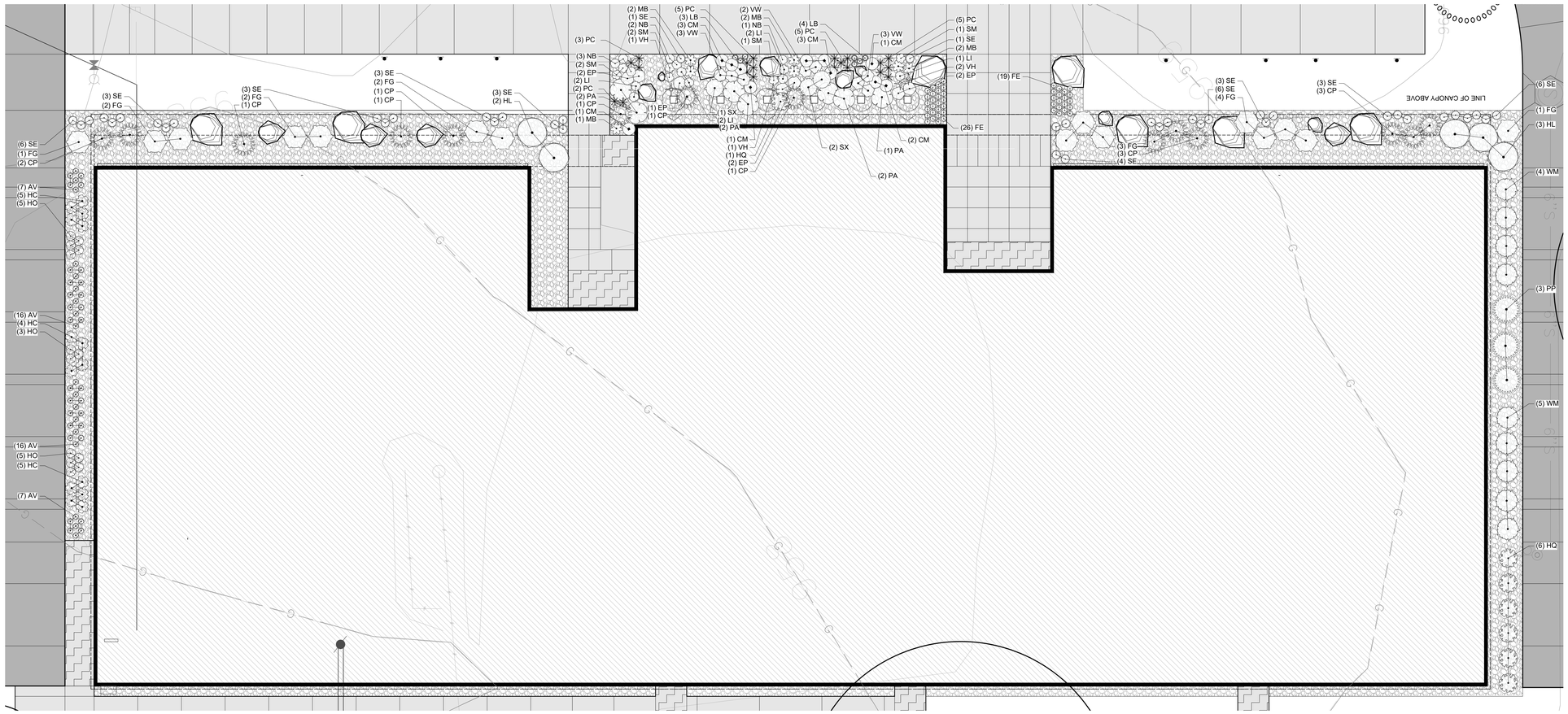


02 L402 PLANTING PLAN ENLARGEMENTS

0' 10' 20' 40'



01 L402 FOUNATION PLANTING ENLARGMENT

0' 4' 8' 16'

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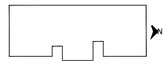


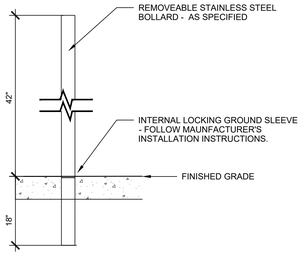
Revision	Description	Date

OPN Project No.
24826000

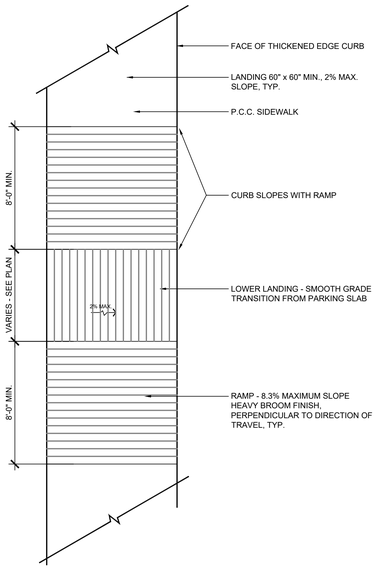
Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
PLANTING PLAN ENLARGEMENTS

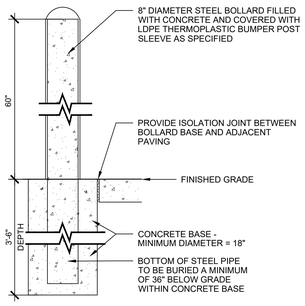
Sheet Number
L402



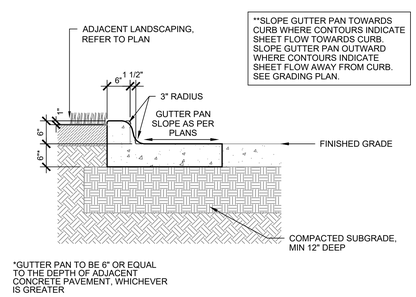
16 L500 SECTION: REMOVABLE BOLLARD SCALE: 3/4" = 1'-0"



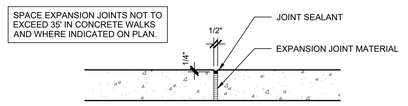
13 L500 PLAN: ADA RAMP, PARALLEL TYP. NOT TO SCALE



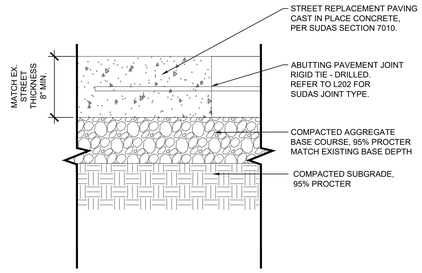
10 L500 SECTION: 8" PROTECTION BOLLLARD SCALE: 3/4" = 1'-0"



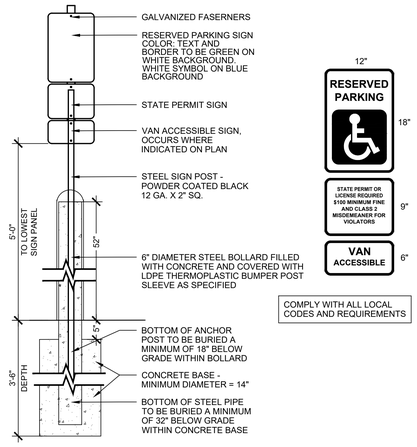
05 L500 SECTION: 6" STANDARD CURB SCALE" 3/4" = 1'-0"



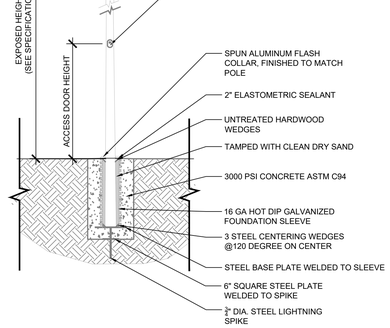
09 L500 SECTION: SIDEWALK EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



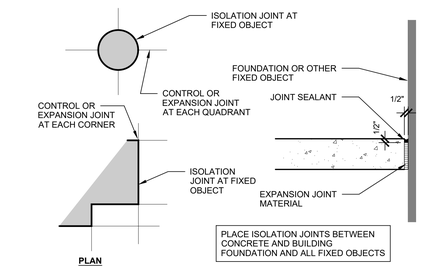
04 L500 STREET REPLACEMENT PAVING



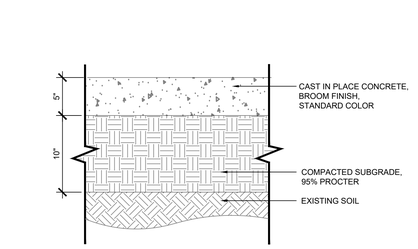
15 L500 SECTION: ACCESSIBLE PARKING SIGN SCALE: 3/4" = 1'-0"



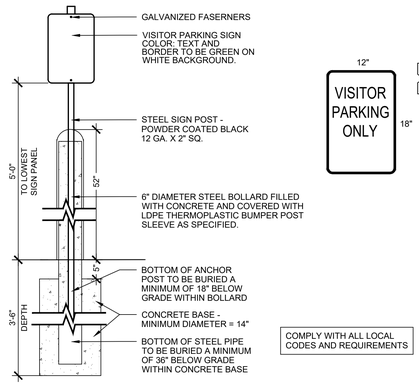
12 L500 SECTION: FLAG POLE N.T.S.



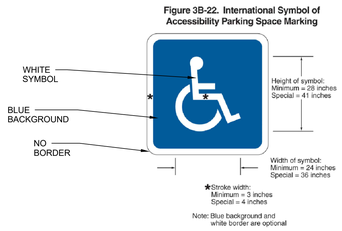
08 L500 SECTION: EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



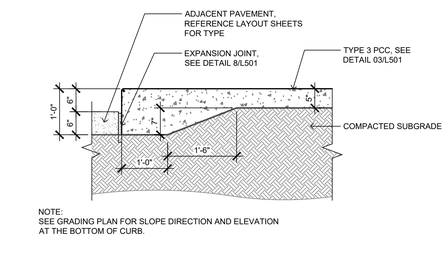
03 L500 SECTION: TYPE 3 PAVING (SIDEWALK) SCALE" 1 1/2" = 1'-0"



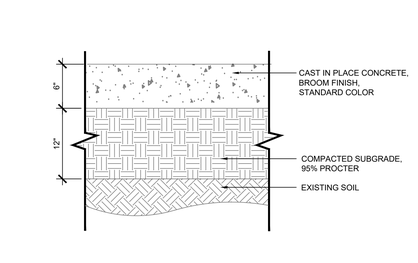
14 L500 SECTION: VISITOR PARKING SIGN SCALE: 3/4" = 1'-0"



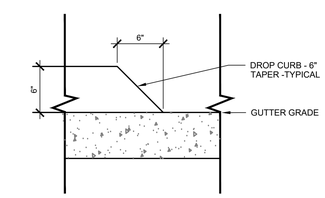
11 L500 PLAN: ADA PARKING SYMBOL SCALE: 3/8" = 1'-0"



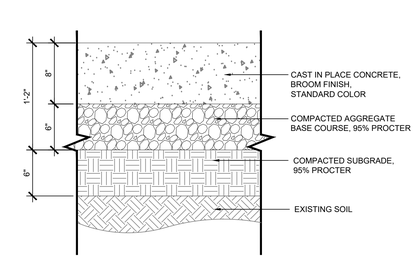
06 L500 SECTION: THICKENED EDGE CURB SCALE: 3/4" = 1'-0"



01 L500 SECTION: TYPE 1 PAVING (PARKING & DRIVES) SCALE: 1 1/2" = 1'-0"



07 L500 ELEVATION: DROP CURB SCALE" 1 1/2" = 1'-0"



02 L500 SECTION: TYPE 2 PAVING (TRASH ENCLOSURE) SCALE: 1 1/2" = 1'-0"

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Sheet Name
DETAILS

Sheet Number
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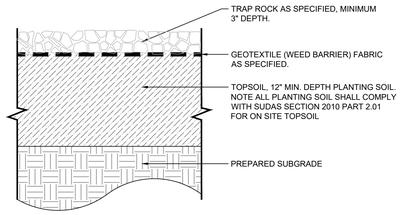
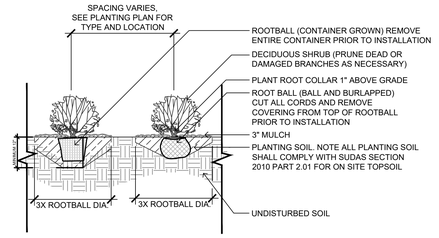
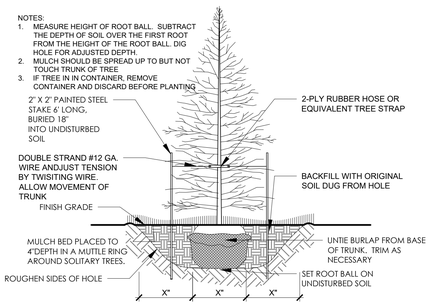


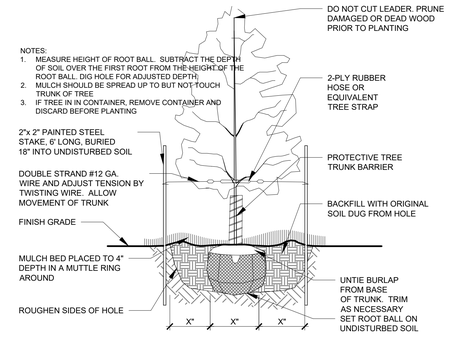
11 L501 SECTION: TRAP ROCK, TYP. N.T.S



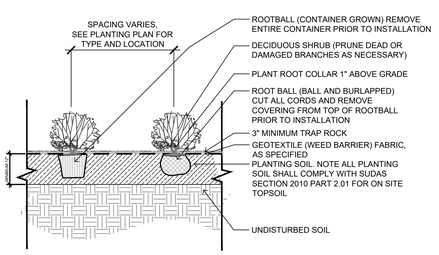
04 L501 SECTION: SHRUB PLANTING IN LANDSCAPE N.T.S.



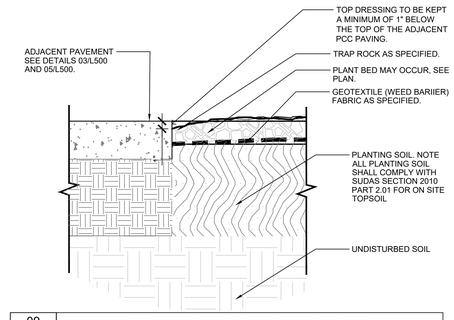
10 L501 SECTION: EVERGREEN TREE PLANTING N.T.S.



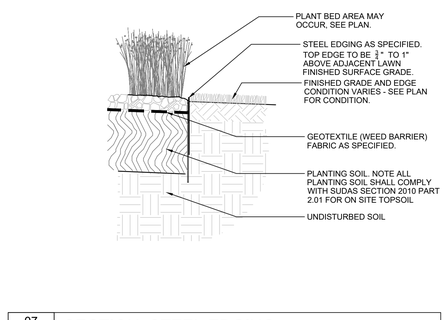
08 L501 SECTION: DECIDUOUS TREE PLANTING N.T.S



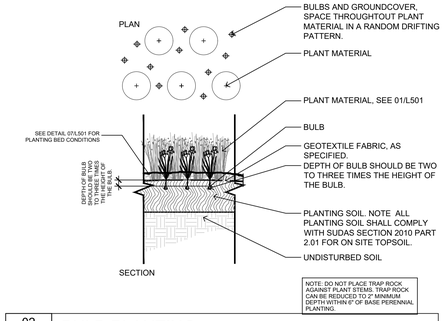
03 L501 SECTION: SHRUB PLANTING IN TRAP ROCK N.T.S.



09 L501 SECTION: TRAP ROCK @ PCC EDGE SCALE: 1 1/2" = 1'-0"

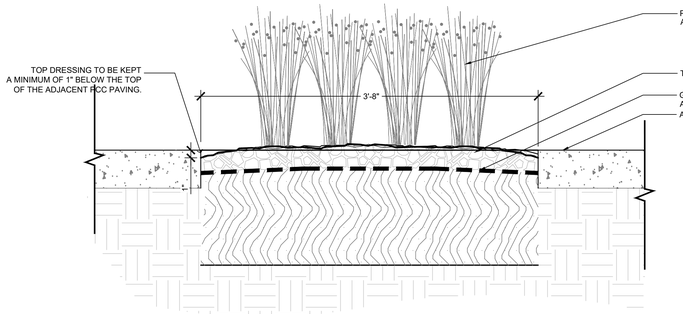


07 L501 SECTION: STEEL EDGING SCALE: 1" = 1'-0"



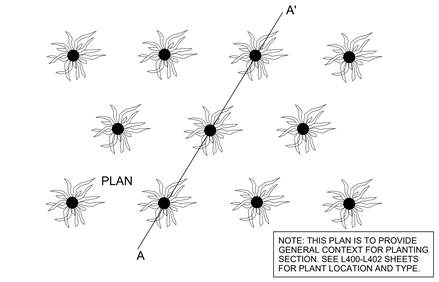
NOTE: DO NOT PLACE TRAP ROCK AGAINST PLANT STEMS. TRAP ROCK CAN BE REDUCED TO 2" MINIMUM DEPTH WITHIN 6" OF BASE PERENNIAL PLANTING.

02 L501 BULB PLANTING N.T.S.

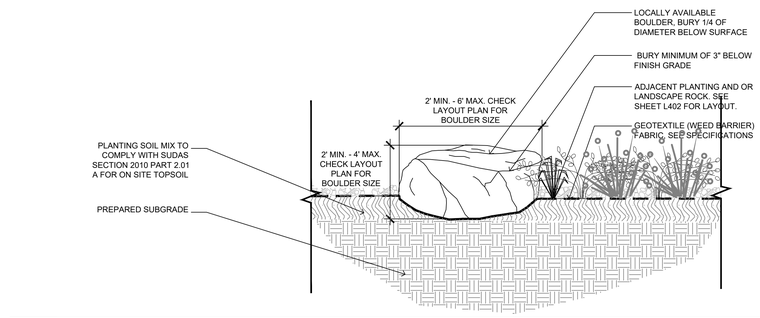


NOTE: DO NOT PLACE TRAP ROCK AGAINST PLANT STEMS. TRAP ROCK CAN BE REDUCED TO 2" MINIMUM DEPTH WITHIN 6" OF BASE PERENNIAL PLANTING.

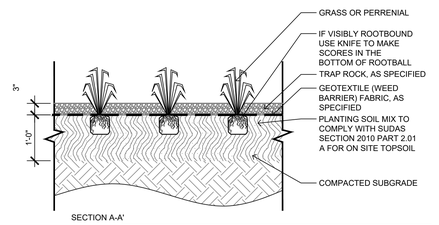
06 L501 SECTION: PLANTING AREA WITHING SIDEWALK SCALE: 1 1/2" = 1'-0"



NOTE: THIS PLAN IS TO PROVIDE GENERAL CONTEXT FOR PLANTING SECTION. SEE L400-L402 SHEETS FOR PLANT LOCATION AND TYPE.



05 L501 SECTION: BOULDER SCALE: 3/4" = 1'-0"



NOTES:
1. REMOVE ALL POTS AND CONTAINERS BEFORE PLANTING
2. REMOVE DAMAGED STEMS AND SPENT BLOOMS AFTER PLANTING
3. WATER IMMEDIATELY AFTER PLANTING

01 L501 SECTION: PERENNIAL & GRASS PLANTING SCALE: 3/4" = 1'-0"

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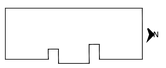
Key Plan



Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE PLANTING DETAILS

Sheet Number
L501

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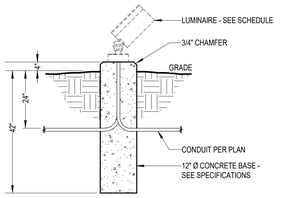
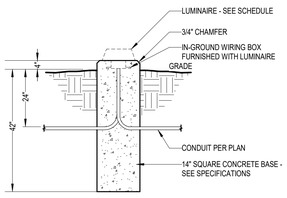
EXTERIOR LUMINAIRE SCHEDULE

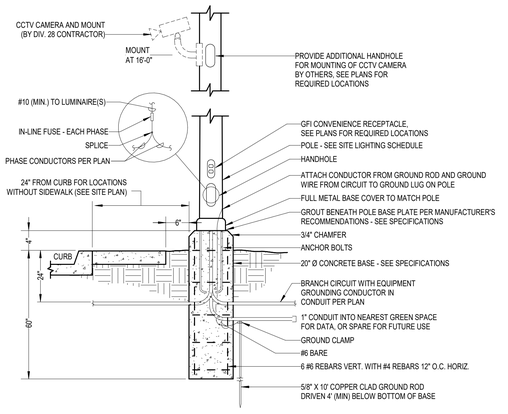
MARK	DESCRIPTION	LENGTH	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE			ELECTRICAL			FINISH	MOUNTING	ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS	DIMMING				
EX1	EXTERIOR 4" DIA. ADJ. DOWNLIGHT (DRYWALL)		USAI	B4RAL 25 24C3 35KS T50 S AC NC UNV D6E	1,750 LM	3500K	LED	24 W	120 V	0-10V	WHITE	RECESSED	NOTE 2	MUD-IN TRIMLESS
EX2	EXTERIOR WALLPACK		LITHONIA	WDGE1 LED P2 35K 80CRI VW MVOLT AWS DMG DNAXD	2,000 LM	3500K	LED	15 W	120 V	0-10V	ALUMINUM	WALL	LIGMAN, BEGA	-
EX3	EXTERIOR FLEXIBLE TAPELIGHT	VARIES	LUMINII	KBX W HB ## 44HO 30 SF NA WH IMB	437 LM/FT	3000K	LED	VARIES	120 V	0-10V	ALUMINUM	RECESSED	QTL	NOTE 8
EX4	EXTERIOR 10'x30' LINEAR GRAZE	60'-0"	LUMENPULSE	LFP CR UL 120-277 ## 3.75W 35K 80 10x30 HFR RF DIM NVR WM6 XD BKTX SH(MOD)	400 LM/FT	3500K	LED	259 W	120 V	0-10V	BLACK	WALL	INSIGHT, GVA	NOTE 7



3 FLOODLIGHT BASE DETAIL 'A'
NOT TO SCALE



4 FLOODLIGHT BASE DETAIL 'B'
NOT TO SCALE



2 4" POLE BASE DETAIL
NOT TO SCALE

SITE LIGHTING CALCULATION STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
PROPERTY LINE	0.19	1.4	0.0	N/A	N/A
PARKING	1.2	3.5	0.4	3.0	8.75

NOTES:

1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

RED HATCHING / FILL INDICATES LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT

KEYNOTES

E324 PROVIDE 1" CONDUIT WITH PULL STRING TO DATA CENTER FOR CAMERA CABLING.

SITE LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
S1	AREA LIGHT - TYPE 4 - TWIN HEAD	LITHONIA	DSX0 LED P6 35K 80CRI T4M MVOLT SPA NLTAIR2 PIRHN DBLBXD	IV	16,000 LM	3500K	LED	274 W	208 V	TEXTURED BLACK	2	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S2	AREA LIGHT - TYPE 2 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T2M MVOLT SPA NLTAIR2 PIRHN DBLBXD	II	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S3	AREA LIGHT - TYPE 3 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T3M MVOLT SPA NLTAIR2 PIRHN DBLBXD	III	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S4	FLOODLIGHT - FLAG	BEGA	84 527 K35 BLK + B19593	22°	3,700 LM	3500K	LED	38 W	120 V	BLACK	-	-		WE-EF, ERCO	-
S5	FLOODLIGHT - BUILDING	BEGA	84 174 K3 BLK	WW	4,100 LM	3000K	LED	34 W	120 V	BLACK	-	-		ELUPTPAR	-

GENERAL REQUIREMENTS:

A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.

B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL; STS = SQUARE TAPERED STEEL; RSS = ROUND STRAIGHT STEEL; RTS = ROUND TAPERED STEEL; SSA = SQUARE STRAIGHT ALUMINUM; STS = SQUARE TAPERED STEEL; RSA = ROUND STRAIGHT ALUMINUM; RTA = ROUND TAPERED ALUMINUM

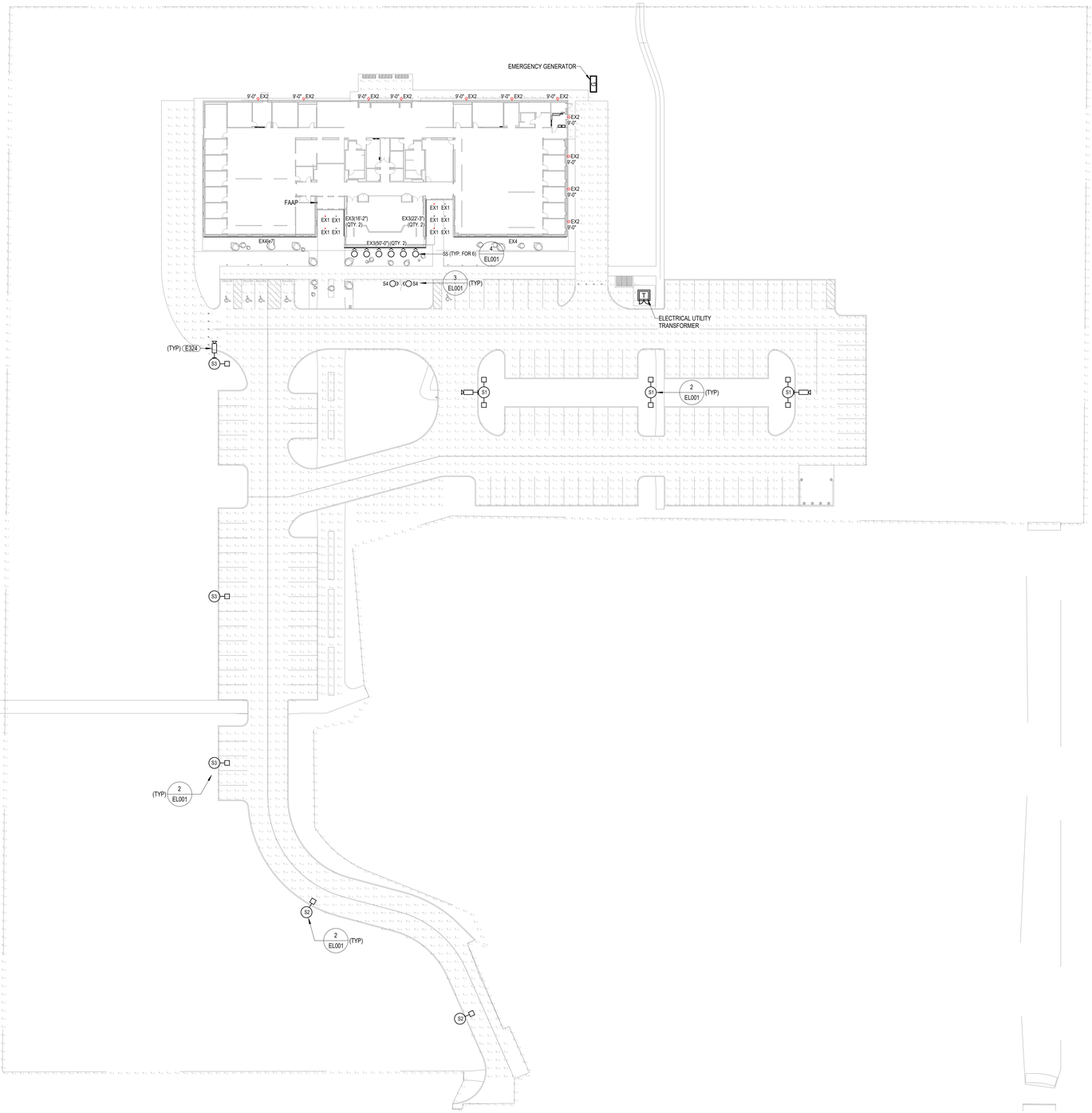
C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.

D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

E. PROVIDE POLES WITH INTEGRAL RECEPTACLES AND ADDITIONAL HANDHOLES FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.

SITE LUMINAIRE SCHEDULE NOTES:

1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.



1 SITE LIGHTING PLAN
1" = 30'-0"

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MEI PROJECT #:25017
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note:
do not scale drawings. verify all dimensions and clearances from architectural, structural, shop and other appropriate drawings or at site. lay out and coordinate all work prior to installation to provide clearances required for operation, maintenance, and codes and verify non-interference with other work. do not fabricate prior to verification of clearance for all trades.

Key Plan

Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LIGHTING PLAN

Sheet Number
EL001

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Ground mounted luminaires · Wall washer

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
The design of this on-ground floodlight makes it possible to fully illuminate a vertical surface from the ground level to the lower edge of the roof. These luminaires should be installed in landscaped areas where foot traffic is not common. Minimal installation effort and cost is required in comparison to in-grade luminaires.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Fully potted waterstopper cable
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel mounting plate
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 67
Weight: 11.5 lbs.

Electrical

Operating voltage	120V or 277V AC
Minimum start temperature	-10° C
LED module wattage	29.1W
System wattage	34.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	4160lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

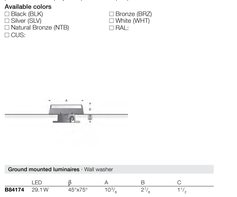
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ 70896 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Included (available for pre-shipment)
☐ 597089LED Installation housings



Ground mounted luminaires · Wall washer

	LED	β	A	B	C
B84174	29.1 W	45°x75°	10 5/16	2 1/16	1 1/16

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Performance floodlight · Narrow beam

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Compact performance floodlight with 1/2" I.P.S. nipple for use with a variety of mounting accessories. Designed to illuminate architectural features, landscaping, signage, and for general illumination of a space. Pair with a variety of optical accessories.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
BEGA Hybrid Optics®
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 12.1 lbs.
EPA (Effective projection area): 0.5 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	37.5W
System wattage	43.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 90
Luminaire lumens	3742lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

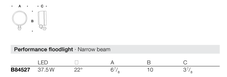
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ B71112 Concentric ring louver
☐ B71113 Elliptical spread lens (Not compatible with internal louver)
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Available accessories
☐ B19583 Surface mount conduit wiring box
☐ B19584 Direct burial wiring box
☐ B70204 Earth spike
☐ B70249 Pole cap - 3" O.D. pole tenon
☐ B70252 Wood screw
☐ B70280 Tube clamp
☐ B70283 Screw anchor
☐ B70379 Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71042 Pole coupler
☐ B71111 Glare shield - 180°
☐ B79511 Mounting block
☐ B79830 Glare shield - 360°

See individual accessory spec sheet for details.



Performance floodlight · Narrow beam

	LED	β	A	B	C
B84527	37.5 W	22°	6 1/4	10	3 1/4

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (19.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering time for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1] (Blin section 70CRI only)	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 P12 P11 P13[2]	30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4] XVOLT (277V-480V)[4]	**Shipped included** SPA Square pole mounting (4) drilling, 3.5" min. SQ pole) RPA Round pole mounting (4) drilling, 3" min. RND pole) SPA90 Square pole mounting (4) drilling, 3" min. SQ pole) RPA90 Round pole mounting (4) drilling, 3" min. RND pole)[5] SPA90N Square narrow pole mounting (4) drilling, 3" min. SQ pole) WBA Wall bracket[6] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)[7]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[8,9,10,11] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[8,9,10,11] PER NEMA twist-lock receptacle only (controls ordered separately)[12] PERS Five-pin receptacle only (controls ordered separately)[8,12]	PE/PEIR Seven-pin receptacle only (controls ordered separately)[8,12] FAO Field adjustable output[13,14] BL30 Bi-level switched dimming, 30%[8,15] BL50 Bi-level switched dimming, 50%[8,15] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] **Shipped separately** BS Bird spikes (field install required) EGR External Glare Shield (reversible, field install required, matches housing finish) HS Horizontal shield (black finish standard)[16] LVO Left rotated optics[17] RVO Right rotated optics[17] CCE Coastal Construction[18] HA 50°C ambient operation[19] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[20] DF Double fuse (208, 240, 480V)[20] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSX0 LED
Rev. 04/29/25
Page 1 of 9

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Type S5 - Bega 84174
Grimes Public Administration
MEI #25017

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Type S4 - Bega 84527
Grimes Public Administration
MEI #25017

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Type S1 - Lithonia DSX0
Grimes Public Administration
MEI #25017

Specification Sheet

Lumenfacade
Pure
Continuous Run
LFC-C3
WHITE

Project Name _____ Qty. _____

Type _____ Catalog / Part Number _____

Photometric Summary (17 W/ft)

Symmetric

	Delivered Output (lm)[1]	Intensity (Peak cd)
8"x8"	6,692	231,840
10"x10"	6,643	155,860
10"x30"	6,504	46,823
10"x60"	7,249	30,034
10"x90"	6,709	14,617
30"x30"	6,379	18,213
30"x60"	6,345	9,593
30"x90"	5,858	6,689
60"x60"	6,295	5,715
90"x90"	6,147	3,812
30"x10"	6,184	40,706
60"x10"	6,422	25,552
60"x30"	6,309	10,824
90"x10"	6,116	14,815
W (120°)	4,950	1,702

Asymmetric

NAS	6,183	82,064
WW	5,906	10,126
CAS	4,935	9,542

[1] Based on 4000K, 4ft (121.8mm)
[2] Photometric performance is measured in compliance with IESNA Lm-79-08.
[3] 8x8, 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10, W and CAS optics tested with CL lens. NAS and WW optics tested with HFR lens.

Description

The Lumenfacade Pure Continuous Run is the purest expression of Lumenpulse form, design, quality, and performance. Designed from the inside out to be a cutting-edge expression of Lumenpulse quality, the Lumenfacade Pure possesses simplified control options, integrated accessories, and cohesive mounting options. Rethink everything you've thought about white light: think Lumenpulse.

Features

Length	**12:** 12 in. **24:** 24 in. **36:** 36 in. **48:** 48 in
Color and Color Temperature	**22K:** 2200K **27K:** 2700K. **30K:** 3000K. **35K:** 3500K. **40K:** 4000K
Vibration Rating	**NVR:** Buildings and Fixed Structures **VRN:** Pole-Mounts **VRBG:** Bridges and Overpasses
Fixed Mounting Options	**FX:** Fixed Mounting (0° Pivot Limit)
Continuously Adjustable Mounting Options	**SM:** Slim Adjustable Mounting Continuously Adjustable (110° Pivot Limit) **WMC3:** Wall Mounting Continuously Adjustable, 3.5 in to Optical Center (140° Pivot Limit) **WMC12:** Wall Mounting Continuously Adjustable, 12 in to Optical Center (180° Pivot Limit) **WMC24:** Wall Mounting Continuously Adjustable, 24 in to Optical Center (180° Pivot Limit) **WMC1:** Wall Mounting Continuously Adjustable, 1.5 in to Optical Center (180° Pivot Limit) **WMC6:** Wall Mounting Continuously Adjustable, 6 in to Optical Center (180° Pivot Limit) **WMC18:** Wall Mounting Continuously Adjustable, 18 in to Optical Center (180° Pivot Limit)

lumenpulse
1220 Hodge Victoria Blvd., Longueuil, QC, J4G 0H9, CAN | 855-657-8800 | 1-877-657-8800 | info@lumenpulse.com
www.lumenpulse.com www.lumenpulse.com/products/61185

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AT - R13

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Type EX4 - Lumenpulse Lumenfacade Pure
Grimes Public Administration
MEI #25017

Kurba Max Horizontal and Vertical Dynamic Color | Field Bendable 24V System

optic arts by lumini

Features

Kurba Large is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 0" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

- **Output Options**
  - 24 V Fine Warm-Dim gradually warms the color temperature as you dim down the brightness
  - Tunable White allows individual control of CCT and output

Average Life (L70)
50,000 hours

Approvals
24VDC, Class 2 wet listed, IP68

Warranty
3 years

Finish Options (see page 2 for additional information)
Base ☐ White

RoHS Declared
Warm Dimming Tunable White IP65

Technical Information

Bending Direction	Horizontal		Vertical	
Output	**WS095Q**	**TW315O**	**WS095Q**	**TW315O**
Light Output (all channels full on) 80 CRI	160 lm/ft	167 lm/ft	204 lm/ft	208 lm/ft
Average Power Consumption at 4'	3.66 W/ft	3.66 W/ft	3.66 W/ft	3.66 W/ft
Efficacy	44 lm/W	46 lm/W	56 lm/W	57 lm/W
Ordering Increment	2.46'	3.28'	2.46'	3.28'
Maximum Run Length (In Series)	26'	26'	26'	26'
Operating Temperature Range	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F
Control/Dimming Protocol	Phase & 0-10V	0-10V, DMX	Phase & 0-10V	0-10V, DMX

TUNABLE WHITE CCT INFO / LUMEN MULTIPLIER

CRI	80 CRI	90 CRI
2200K - 5700K	1.00	0.80

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION (LFT)	FEED POSITION (RGHT)
KBX-W Kurba Max Wet	HB Horizontal bending VB Vertical Bending	SEE PCC CHART ON PAGES 7 & 8	WS095Q Warm Dim, Standard Output TW315O Tunable White, Standard Output	22K57K 2200K-5700K	90 80 CRI 90 CRI	SF Silicone Frosted	NA See Page 6 for orderable mounting accessories	WH White	INJECTION MOLD IME End Feed 1 IMEA Side A Feed IMEB Side B Feed IMEF Flip Power Feed[2]	INJECTION MOLD IME End Feed 1 IMEA Side A Feed IMEB Side B Feed IMEF Flip Power Feed[2]

Feeds come with 118" wire leads

1 - **IMSB** - Side B Feed not available with **HB** - Horizontal Bending 2 - **NPFHP** for Feed Position 1&2 is not a valid configuration option

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Type EX3 - Luminii Kurba Max
Grimes Public Administration
MEI #25017

WDGE1 LED
Architectural Wall Sconce

DLC DLC PREMIUM ETL CSA US FSTC 20

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs

Catalog Number
Notes
Type

Specify top of luminaire over the page to see all orderable elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering time for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[1] **Shipped separately** AWS 4 Block Architectural wall spacer * PBBW Surface-mounted back box (top, left, right conduit entry) (Use when there is no junction box available.*

Options		Finish	
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)*		DDBXD Dark bronze	DDBTXD Textured dark bronze
PE Photocell, Button type*		DBLXD Black	DBLBXD Textured black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*		DNAXD Natural aluminum	DNATXD Textured natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DWHXD White	DWHGXD Textured white
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD Sandstone	DSSTXD Textured sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)			
CCE Coastal Construction*			

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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WDGE1 LED
Rev. 04/02/25

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Type EX2 - Lithonia WDGE1
Grimes Public Administration
MEI #25017

TIER 3

BeveLED® 2.2 Complete
4.5" Round Adjustable - B4RA

USAI Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B4RAF

Trimless - B4RAL

Millwork - B4RAM

usailighting.com/beveled

FEATURES

- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard = more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up to 2" thick

COMPANION FAMILY PRODUCTS

Deep Regress - B4RC
usailighting.com/B4RC

Adjustable - B4RD
usailighting.com/B4RD

Wall Wash - B4RW
usailighting.com/B4RW

ADJUSTABLE PERFORMANCE DATA

See Page 6-7 for details

LED COLOR CHOICES	Classic White					Warm Glow Dimming		Color Select	
DELIVERED* PERFORMANCE:	**9W**	**12W**	**16W**	**24W**	**33W**	**36W**	**16W**	**32W**	**16W**	**32W**
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075
Delivered Lumens:	625 - 1050	725 - 1175	650 - 1575	1325 - 2200	1675 - 2750	2475 - 2875	875 - 1000	1475 - 1675	825	1350

*Based on 3000K, 80+ CRI.

THE COMPLETE BEVELED FAMILY PLATFORM

More Ceiling Applications			More Sizes and Shapes			Armstrong® Ceiling Solutions Compatible		
Sloped Ceiling	BeveLED Block	Cylinders	BeveLED Micro	BeveLED Mini	BeveLED 5.0	Trimless Acoustical	Connect TechZone	BeveLED Connect

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Revised: 02/14/2020

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Type EX1 - USAI B4RA
Grimes Public Administration
MEI #25017

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Key Plan

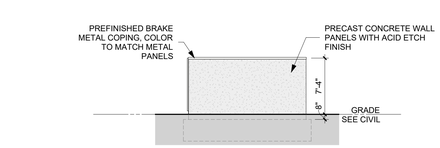
Revision	Description	Date

OPN Project No.
24826000

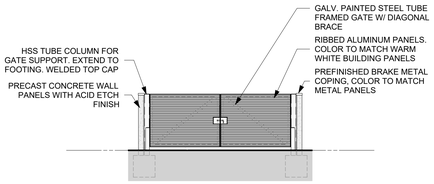
Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LIGHTING CUTSHEETS

Sheet Number
EL002



S1 COLORED TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



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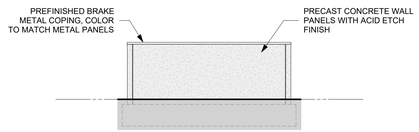

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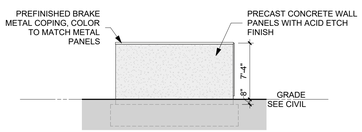

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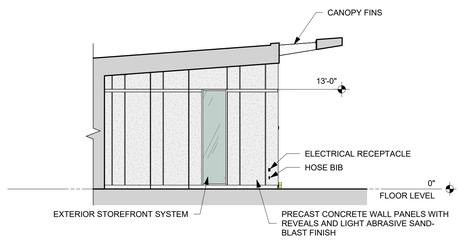

M1 COLORED EXTERIOR ELEVATION - NORTH INSET - NORTH
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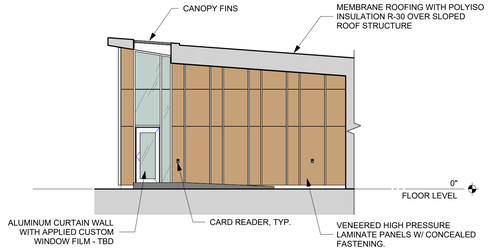

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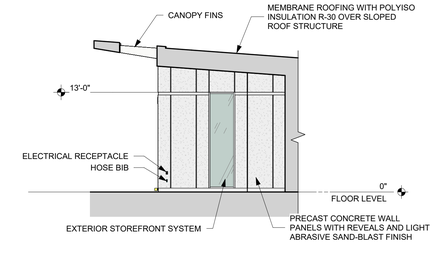

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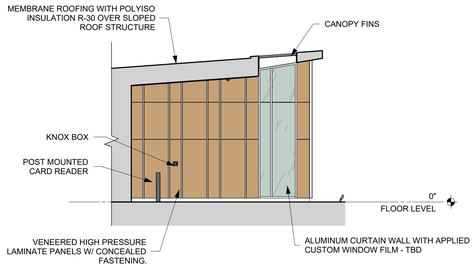

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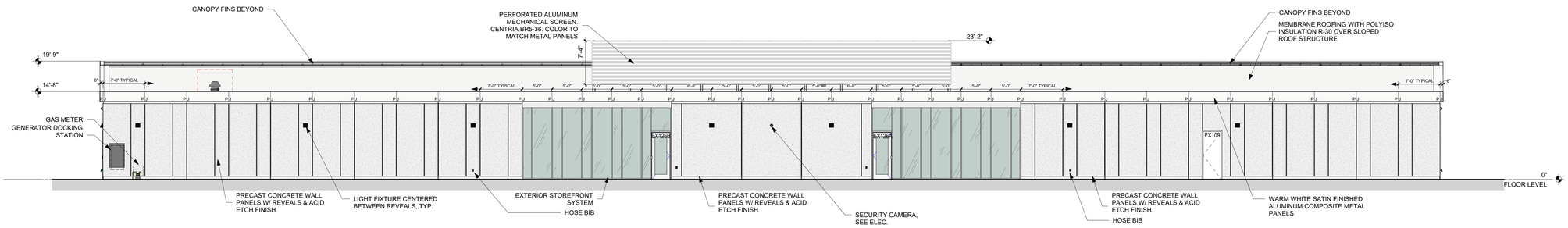

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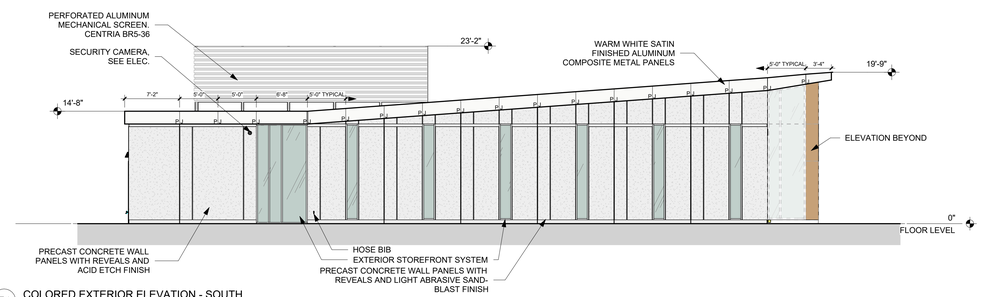

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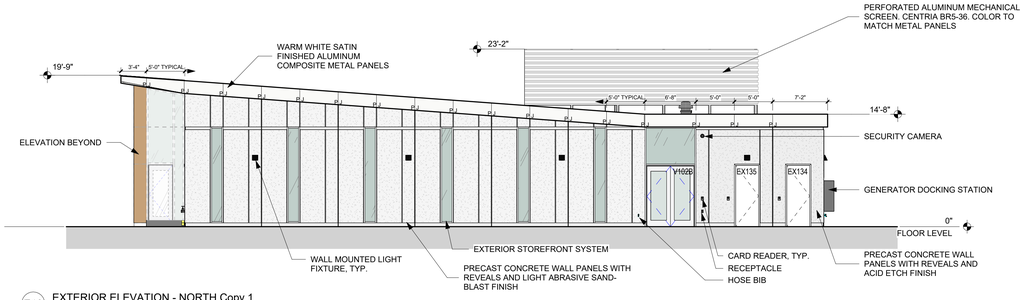

E12 EXTERIOR ELEVATION - NORTH Copy 1
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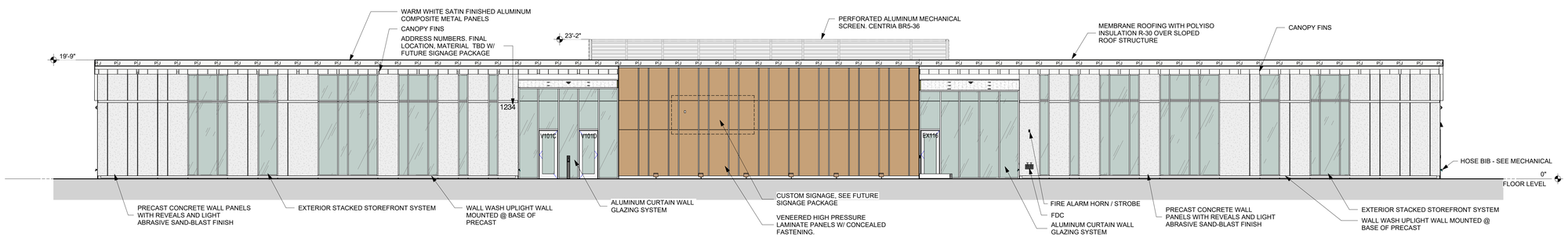

A1 COLORED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

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Key Plan

Revision Description Date

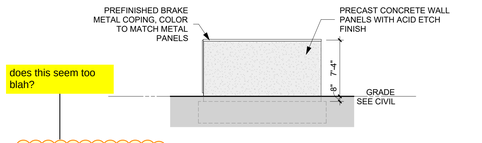
OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **11/12/2025**

Sheet Name
EXTERIOR ELEVATIONS

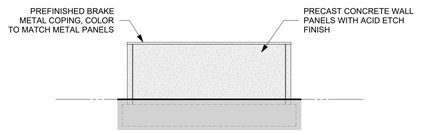
Sheet Number
A201

PRINTED: 10/27/2025 10:32:09 AM

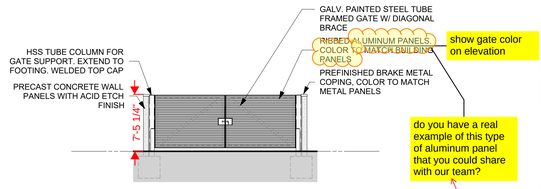


does this seem too blah?

S1 COLORED TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



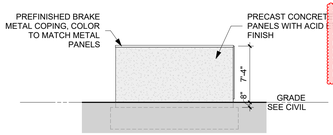
Q1 COLORED TRASH ENCLOSURE - EAST
1/8" = 1'-0"



show gate color on elevation

do you have a real example of this type of aluminum panel that you could share with our team?

S7 COLORED TRASH ENCLOSURE - WEST
1/8" = 1'-0"



YES. IMAGES TO THE RIGHT ARE OF SIMILAR DESIGN. THE SCALE OF THE ENCLOSURE OF THIS PROJECT IS LARGER IN LENGTH BUT SIMILAR HEIGHT, AND THE COLOR IS INTENDED TO BE WARM WHITE TO MATCH THE METAL PANELS ON THE BUILDING AND NOT STAND OUT STARKLY AGAINST THE INTEGRALLY COLORED PRECAST CONCRETE PANELS

Q7 COLORED TRASH ENCLOSURE - NORTH
1/8" = 1'-0"

VIEW DISTANCE: 25 FEET

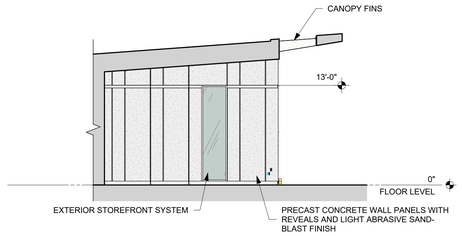
VIEW DISTANCE: VARIES

VIEW DISTANCE: 5 FEET

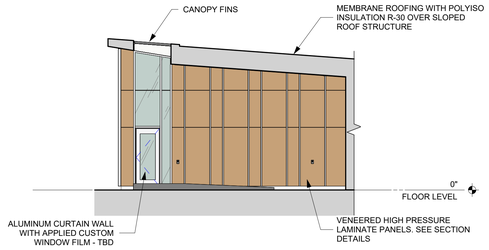
Q13 PARKLEX-PRODEMA EXPOSED FASTENER SAMPLE PHOTOS
3" = 1'-0"

is there a concealed fastener option? Concealed is the more preferred route. If concealed is not an option, I am assuming the exposed fasteners have a cap on them? Are there maintenance responsibilities and/or issues if the caps fall off or need to be replaced?

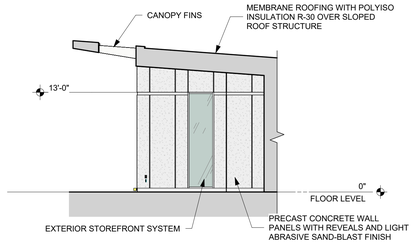
PER DIRECTION FROM CITY, THE VENEERED PANELS WILL BE INSTALLED WITH CONCEALED FASTENERS



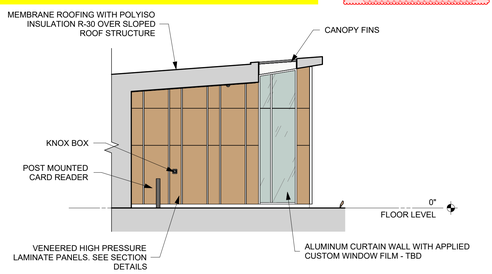
M1 COLORED EXTERIOR ELEVATION - NORTH INSET - NORTH
1/8" = 1'-0"



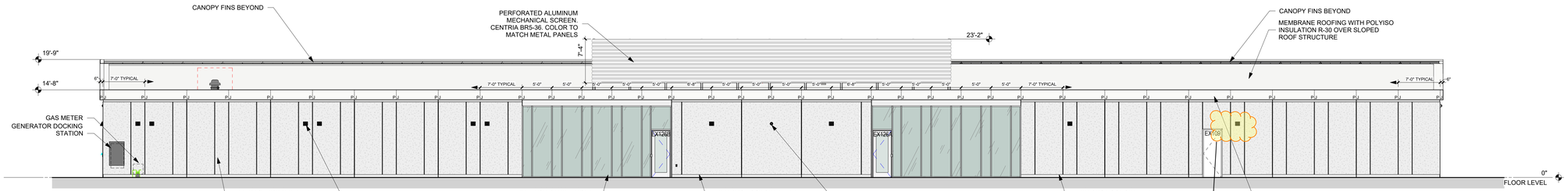
M7 COLORED EXTERIOR ELEVATION - NORTH INSET - SOUTH
1/8" = 1'-0"



M13 COLORED EXTERIOR ELEVATION - SOUTH INSET - SOUTH
1/8" = 1'-0"



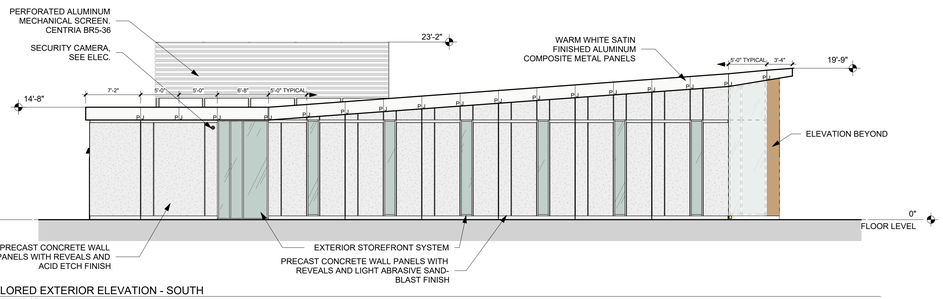
M18 COLORED EXTERIOR ELEVATION - SOUTH INSET - NORTH
1/8" = 1'-0"



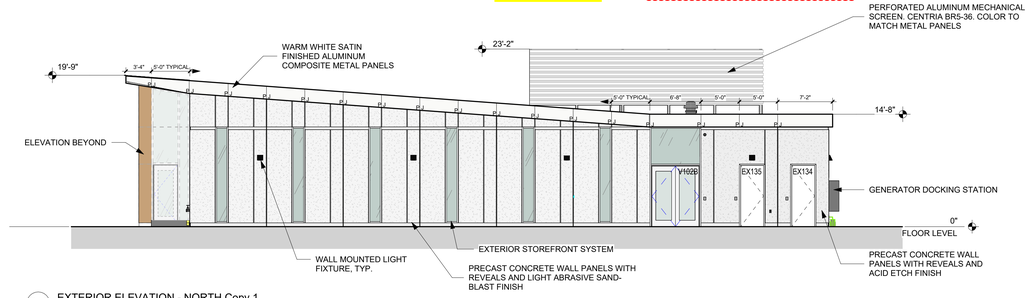
ensure that this light can efficiently light the egress path. Light may need to move closer to the door.

THIS IS NOT A REQUIRED EXIT AND DOES NOT REQUIRE AN ILLUMINATED EGRESS PATH

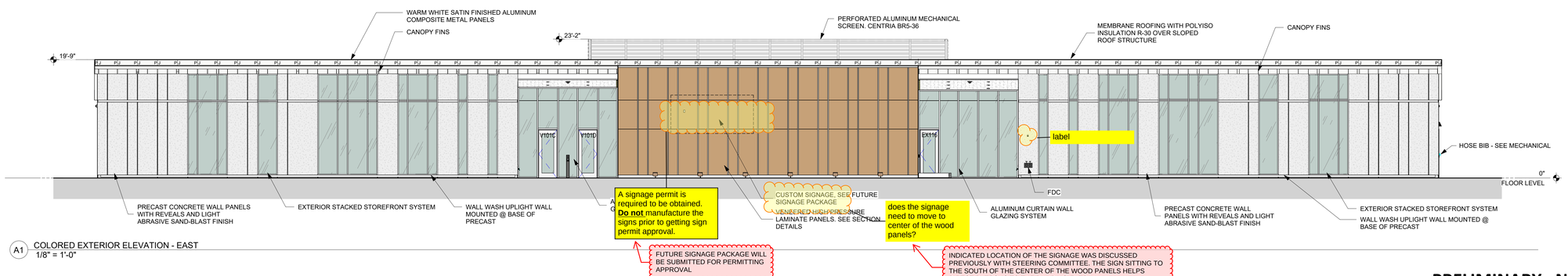
H1 COLORED EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



E1 COLORED EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



E12 EXTERIOR ELEVATION - NORTH Copy 1
1/8" = 1'-0"



A signage permit is required to be obtained. **Do not** manufacture the signs prior to getting sign permit approval.

FUTURE SIGNAGE PACKAGE WILL BE SUBMITTED FOR PERMITTING APPROVAL

does the signage need to move to center of the wood panels?

INDICATED LOCATION OF THE SIGNAGE WAS DISCUSSED PREVIOUSLY WITH STEERING COMMITTEE. THE SIGN SITTING TO THE SOUTH OF THE CENTER OF THE WOOD PANELS HELPS DIRECT PATRONS TO THE BUILDING ENTRY.

A1 COLORED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

Planner Comments Complete

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
101 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **10/07/2025**

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201 (1)

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

~~August 29, 2025~~
November 4, 2025

Confluence
Attn: Roger Silver
525 17th Street
Des Moines, IA 50309

RE: Grimes Public Administration Facility Site Plan

Dear Mr. Silver:

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

General Comments:

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

2. Note that as-builts are required to be provided after construction is complete.

3. 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

~~4. Provide overall site plan/dimension sheet. Include labels and dimensions. It would also be helpful to have a sheet showing overlap of new site construction with the existing infrastructure (pavement, baseball diamonds, playground, etc) and structures (buildings, other built structure locations, etc.) shown.~~

~~5. Provide a SWPPP for review.~~

~~6. Provide a photometric plan and lighting cut sheets for review.~~

~~7. Provide updated elevations~~

SWPPP

8. 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.
9. On the operator's log, please update the SWPPP Contact

SWMP

10. Report refers to possible expansion of the building. Please provide general information on size and location of the expansion on the site plan and watershed map.

11. Drainage Basin Summary: 100-yr allowable release rate should be held to the existing 5-yr release rate, not 100-yr release rate.

12. Run the proposed hydrograph with an exfiltration rate. Using the rate that was used for the design of the bioretention basin. Detention times seem abnormally high, most likely due to no modeled outlet at the bottom of the basin.

13. Provide storm sewer design spreadsheet for the 100-yr event.

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: November 12, 2025

PLANNING & ZONING: December 2, 2025, at 5:30 PM; Grimes Council Chambers

COUNCIL MEETING: December 16, 2025, at 5:30 PM; Grimes Council Chambers

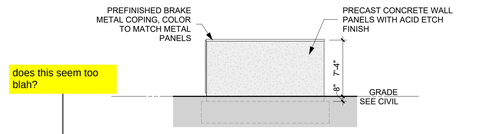
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner

PRINTED: 10/27/2025 10:32:09 AM

Planner Comments Complete



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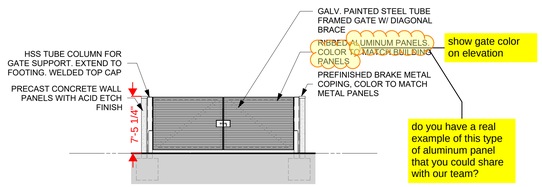

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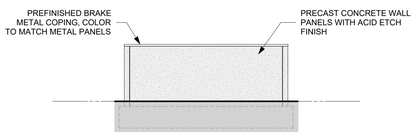

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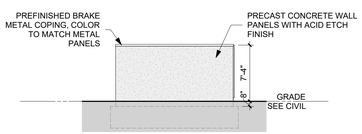

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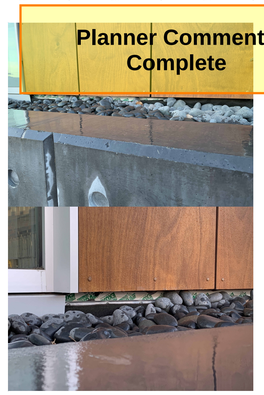
VIEW DISTANCE: VARIES



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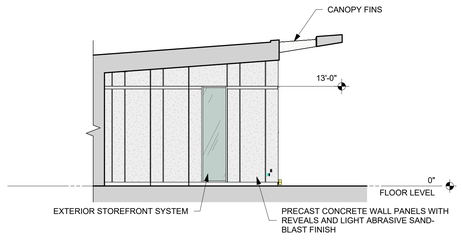

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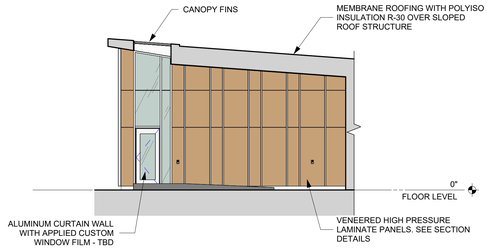

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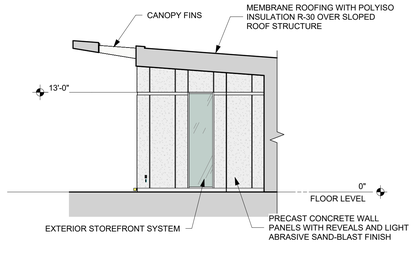

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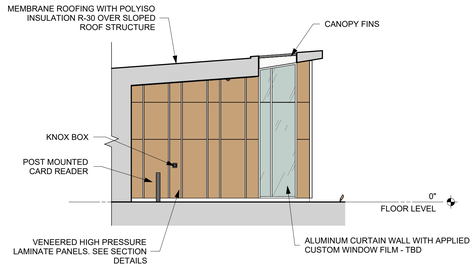

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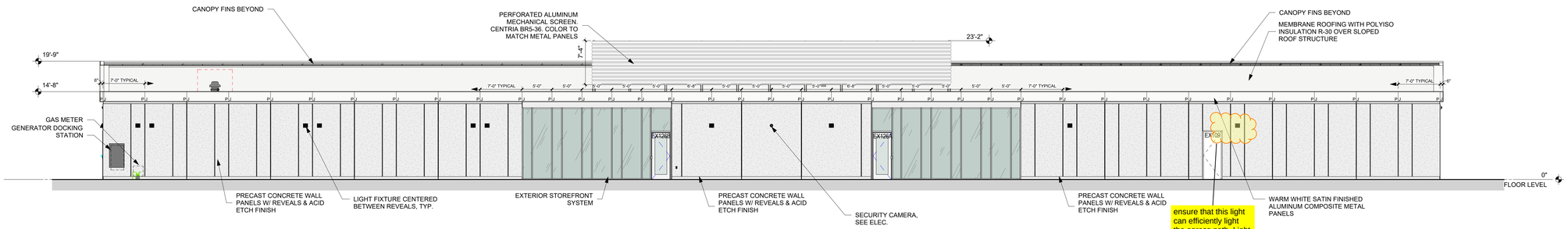

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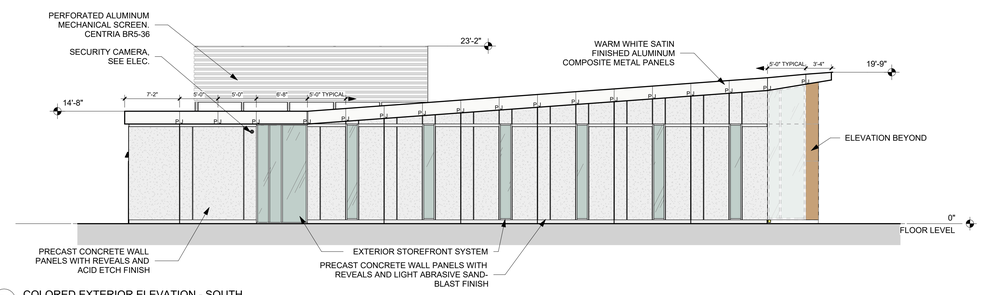

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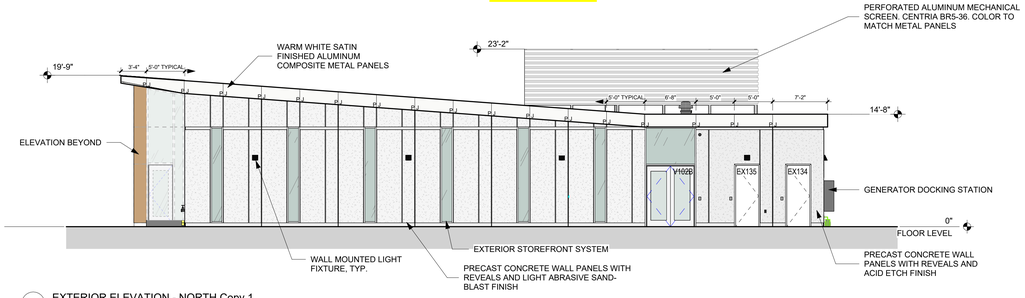
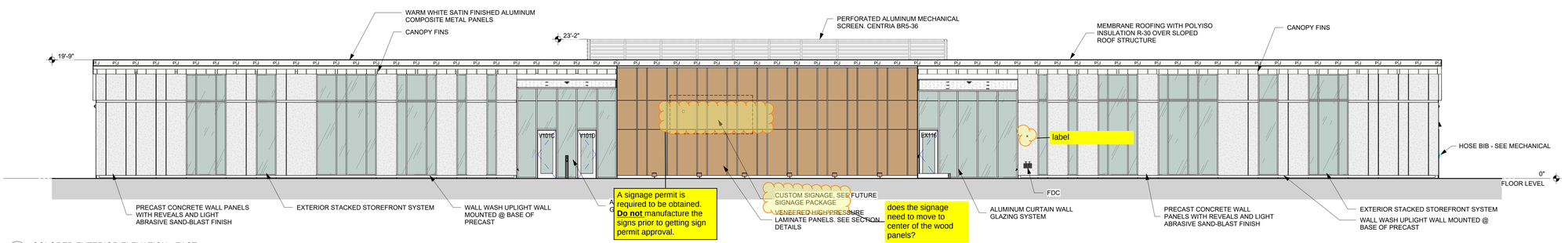


E12 EXTERIOR ELEVATION - NORTH Copy 1
1/8" = 1'-0"



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Owner
CITY OF GRIMES
101 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
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P. 515-277-0275

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Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Key Plan

Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **10/07/2025**

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201 (1)

GRIMES PUBLIC ADMINISTRATION FACILITY

CITY OF GRIMES

100 N JAMES STREET
GRIMES, IOWA

ANTICIPATED PROJECT SCHEDULE

- 3/16/26 - START CONSTRUCTION
- 4/27/26 - START SUBSTRUCTURE
- 5/18/26 - START STRUCTURE
- 8/05/26 - START ENCLOSURE
- 9/02/26 - START INTERIOR
- 3/31/27 - SUBSTANTIAL COMPLETION
- 6/31/27 - FINAL COMPLETION

PROJECT SUMMARY

ALL AREAS LISTED BELOW ARE WITHIN PROJECT LIMITS AND ARE ESTIMATES OF PROPOSED SITE FEATURES. CONTRACTOR SHOULD VERIFY ALL AREAS AND QUANTITIES BASED ON DIMENSIONS.

TOTAL SITE AREA:	6.64 ACRES (289,220 SF)
TOTAL HARD SURFACE:	1.98 ACRES (89,697 SF)
Type 1 Paving (6" PCC)	55,651 sf
Type 2 Paving (8" PCC)	773 sf
Type 3 Paving (5" PCC)	10,570 sf
Building	18,289 sf
TOTAL OPEN SPACE:	4.82 ACRES (209,808 SF)
TOTAL GREEN SPACE:	4.58 ACRES (199,523 SF)

UPDATED

i think it should be 3/1000

and add the existing 49 into the required parking (total required 104)

UPDATED maybe add a note that these will be reinstalled? to make it more clear?

PARKING REQUIREMENTS:

EXISTING PARKING STALLS: **49 STALLS (47+2 ADA SPACES)**

REQUIRED PARKING STALLS:
CIVIC BUILDING (FLEXIBLE OFFICE) USE:
6 STALL PER 1000 SF
18,289 SF BUILDING/6 STALLS PER 1,000 SF= **110 STALLS**

TOTAL PARKING STALLS PROVIDED: **126 (121+5 ADA SPACES)***
ACCESSIBLE STALLS REQUIRED: **5**
ACCESSIBLE STALLS PROVIDED: **5 (2 ARE VAN ACCESSIBLE)**

*12.7% MORE PARKING THAN REQUIRED. REQUESTS TO EXCEED THE MINIMUM SURFACE PARKING REQUIREMENT BY MORE THAN 25% MUST DEMONSTRATE NEED. IF PARKING EXCEEDS MINIMUM REQUIREMENTS BY OVER 25% ADDITIONAL OPEN SPACE MUST BE PROVIDED IN ADDITION TO THE MINIMUM OPEN SPACE REQUIRED FOR THE SITE.

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 289,220 SF (6.64 ACRES)

40% REQUIRED OPEN SPACE (115,688 SF)
72% PROVIDED OPEN SPACE (209,808 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

174 TREES REQUIRED ACROSS ALL 10 ACRES OF THE SITE(INCLUDING SPLASH PAD PARK)

TOTAL TREES PLANNED ACROSS ALL 10 ACRES OF SITE: 177**

** AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
115,688 SF / 1,000 SF = **116 TREES REQUIRED**

provide 116

TREES PLANNED: 101*

* INCLUDES 8 TREES BEING REPLACED IN WATERWORKS PARK BIOWSAWLE AS NECESSARY FOR UTILITY CONNECTIONS.

** AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.

update to match landscaping plan

the 101 does not include the existing trees. label existing trees and include in planting schedule

SITE SUMMARY
SITE AREA: 289,220 SF (6.64 ACRES)

LEGAL DESCRIPTION
W 653F E 693F N 660F S 693F E 1/2 SE 1/4 SEC 31-80-25

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: CIVIC & PARK
FUTURE LAND USE: CIVIC & PARK
PROPOSED USE: CIVIC & PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 18,289 SF
BUILDING TYPE: PUBLIC ADMINISTRATION
BUILDING HEIGHT: 19'-9"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
ROGER SILVER
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: RSILVER@THINKCONFLUENCE.COM
CONTACT: ROGER SILVER

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047

City of Grimes Administration Building

Aerial March 2024

CHANGE LOGO TO NEW ONE

Alivia to provide Roger with new logo via email

Planner Comments Complete

Building Comments Complete

Engineering Comments Completed

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	CIVIL SHEETS
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
	LANDSCAPE SHEETS
L200	SITE OVERVIEW
L201	SITE DIMENSIONS
L202	PAVING & JOINTING
L400	LANDSCAPE OVERVIEW
L401	PLANTING PLAN
L402	PLANTING PLAN ENLARGEMENTS
L501	DETAILS
	ELECTRICAL SHEETS
EL001	SIGHT LIGHTING PLAN
EL002	SIGHT LIGHTING CUTSHEETS

VICINITY MAP

ISSUED FOR

Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 20XXX

G100

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File Location: N:\2026\26269 Grimes Public Admin\26269_WORKING\AUTOCAD\SHEETS\26269_G100 COVER SHEET / Drawn by: XX / Checked by: XX

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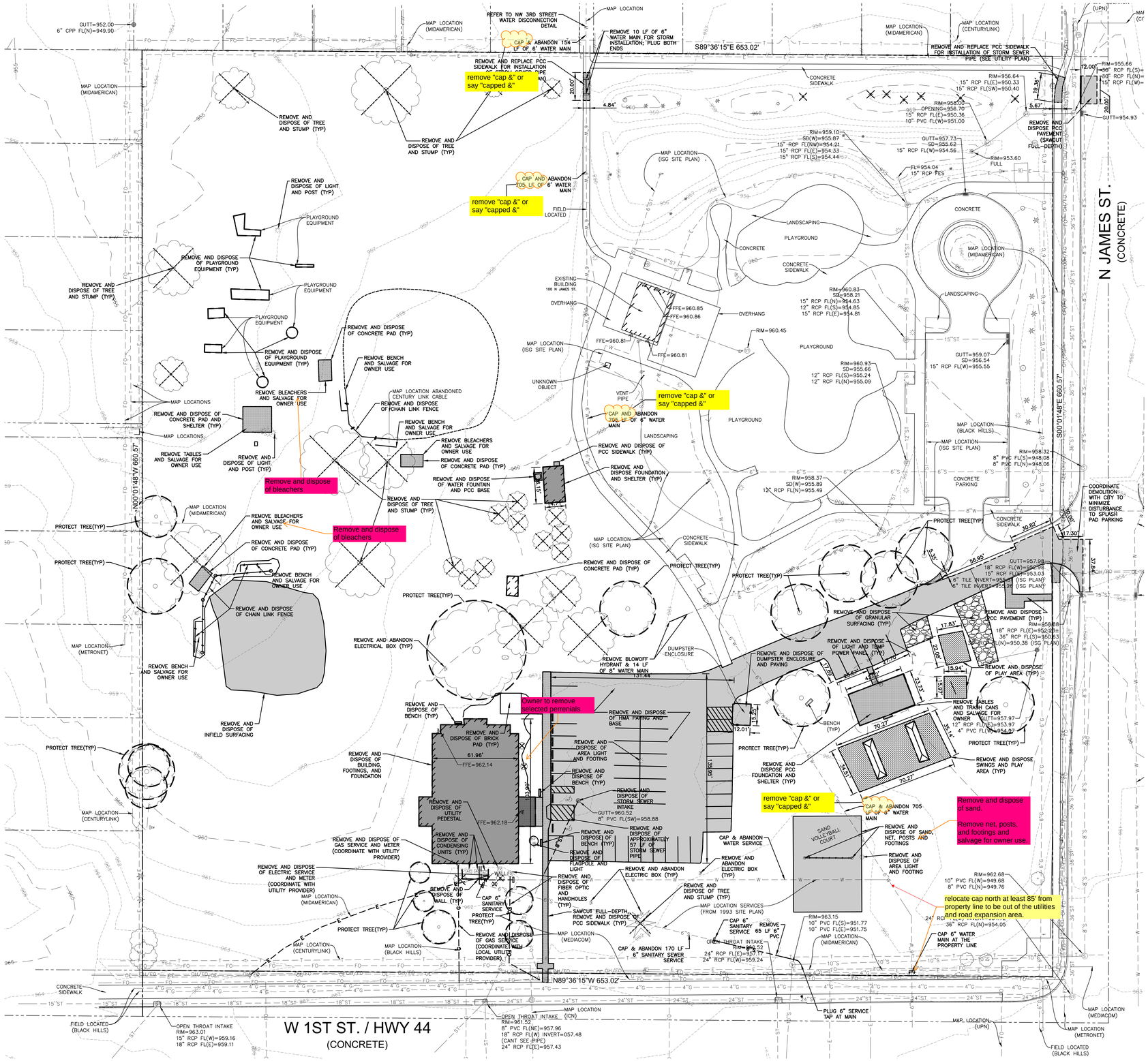
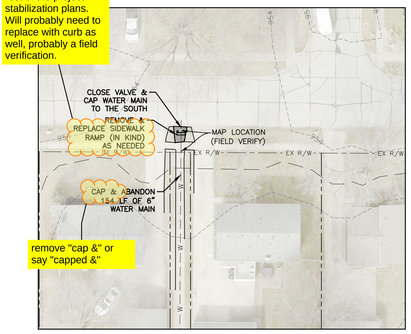


do not need to replace sidewalk ramp. replace with type 1 seed, same as rest of the project stabilization plans. Will probably need to replace with curb as well, probably a field verification.



1 NW 3RD STREET WATER DISCONNECTION DETAIL

DEMOLITION NOTES

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

N

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CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager
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611 5th Ave, Suite 300
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P. 515-698-4260

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Civil Design Advantage
4121 NW Urbandale Drive
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Morrissey Engineering
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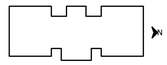
Key Plan



Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

Sheet Number
C1.1

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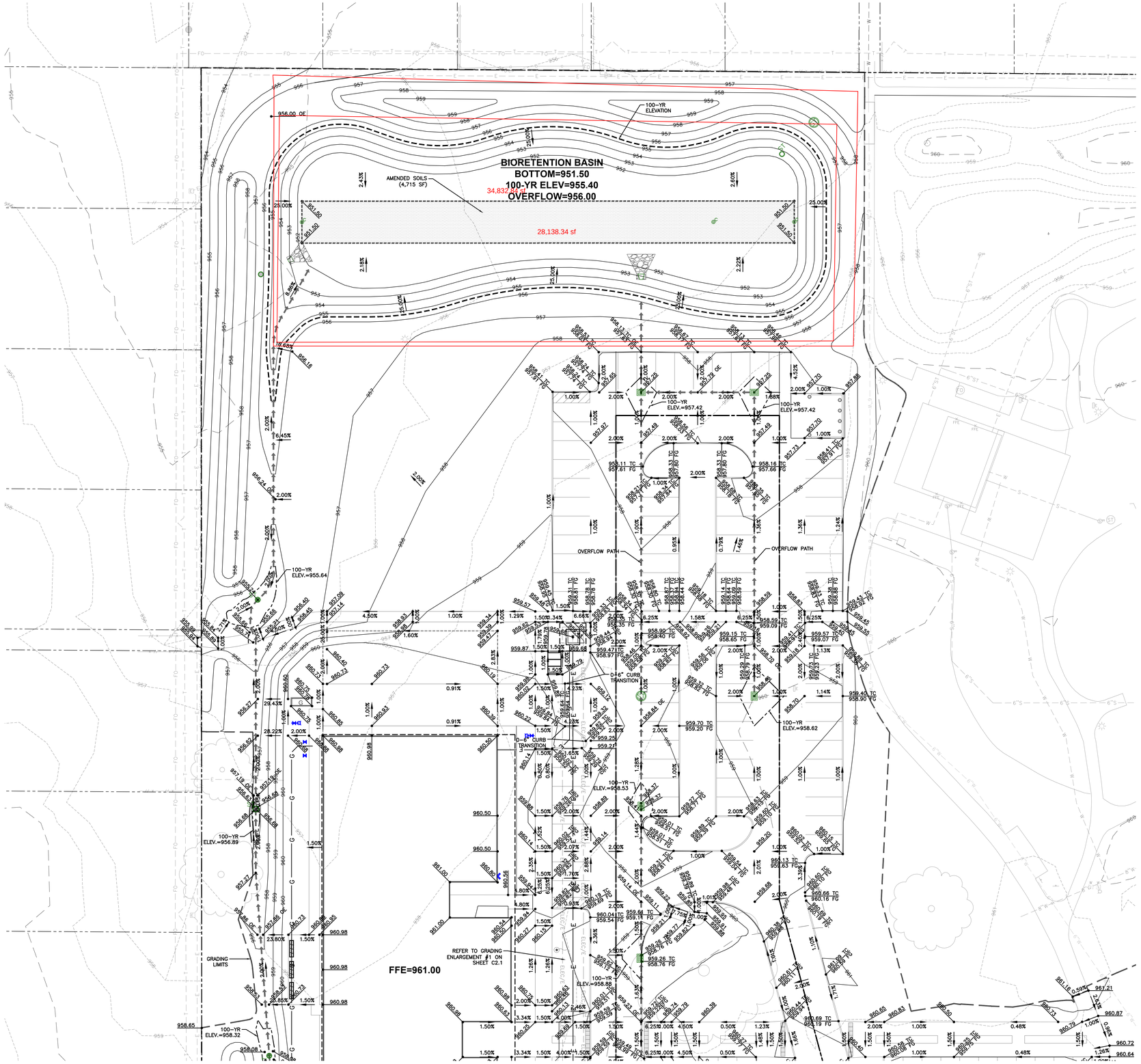

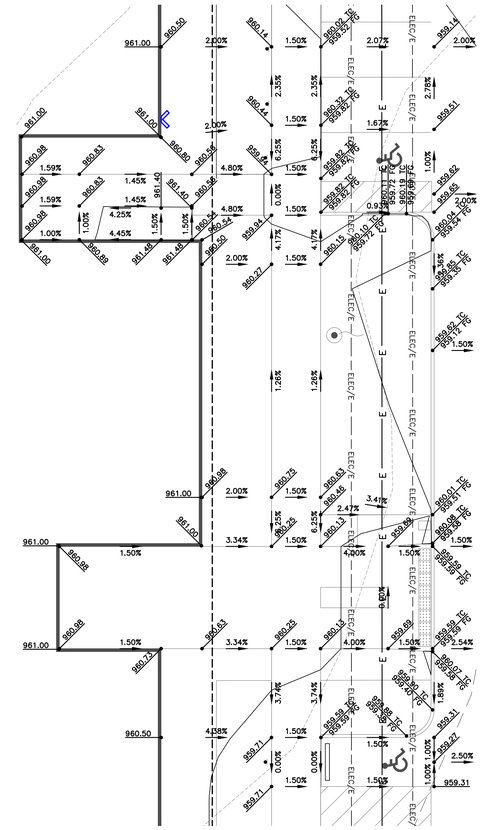

1 **GRADING ENLARGEMENT #1**

GENERAL NOTES

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

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. 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.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
5. 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.
6. 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.
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.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

N

SCALE
0' 10' 20' 40'

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager
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611 5th Ave, Suite 300
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Key Plan

Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
GRADING PLAN

Sheet Number
C2.1

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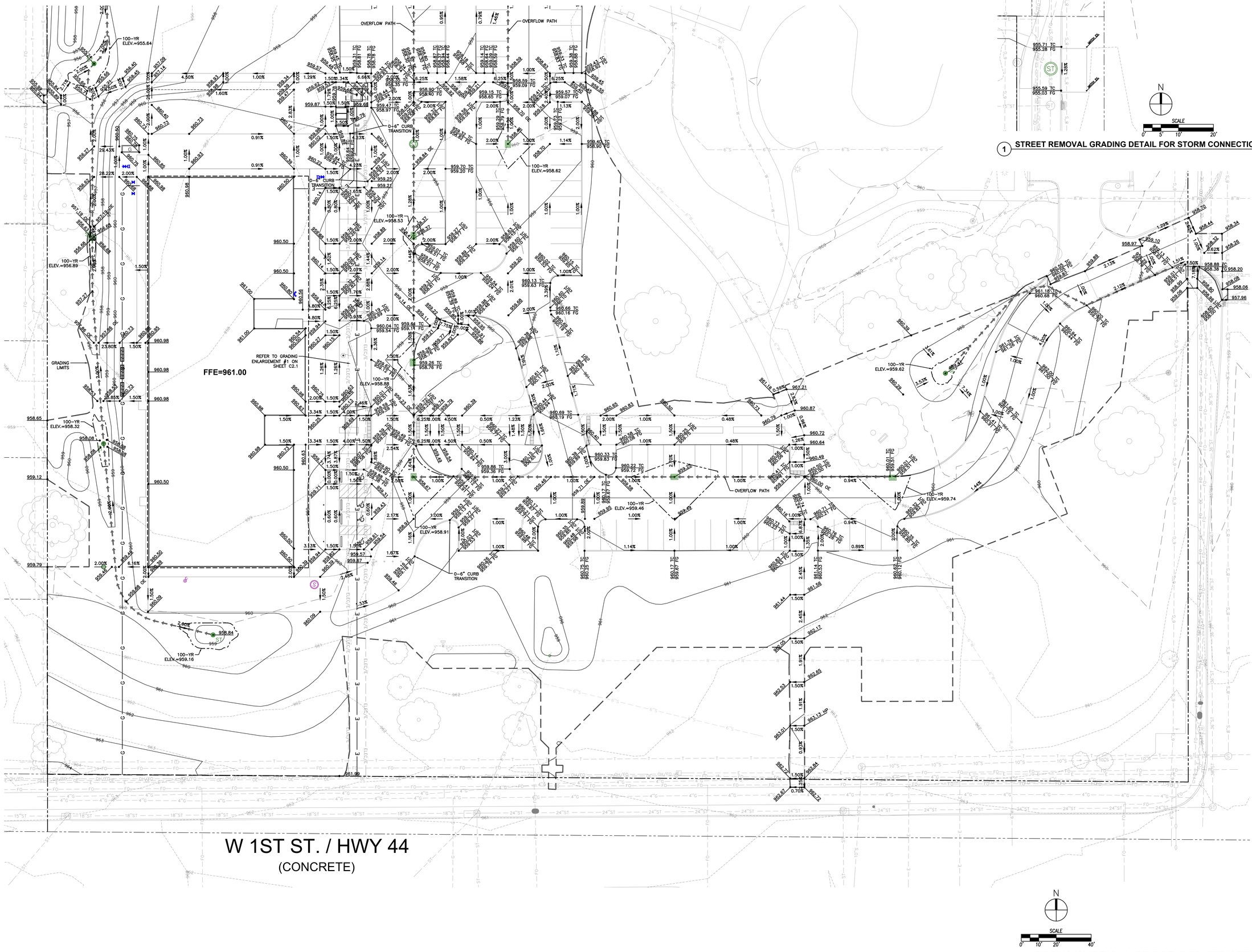

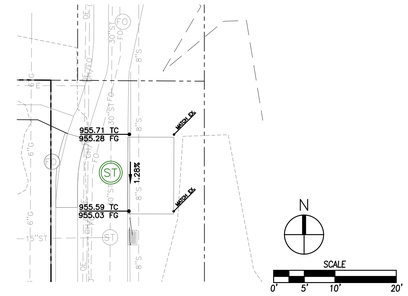

1 STREET REMOVAL GRADING DETAIL FOR STORM CONNECTION

N

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REVISED SITE PLAN SUBMITTAL	**10/02/2025**

Sheet Name

GRADING PLAN

Sheet Number

C2.2

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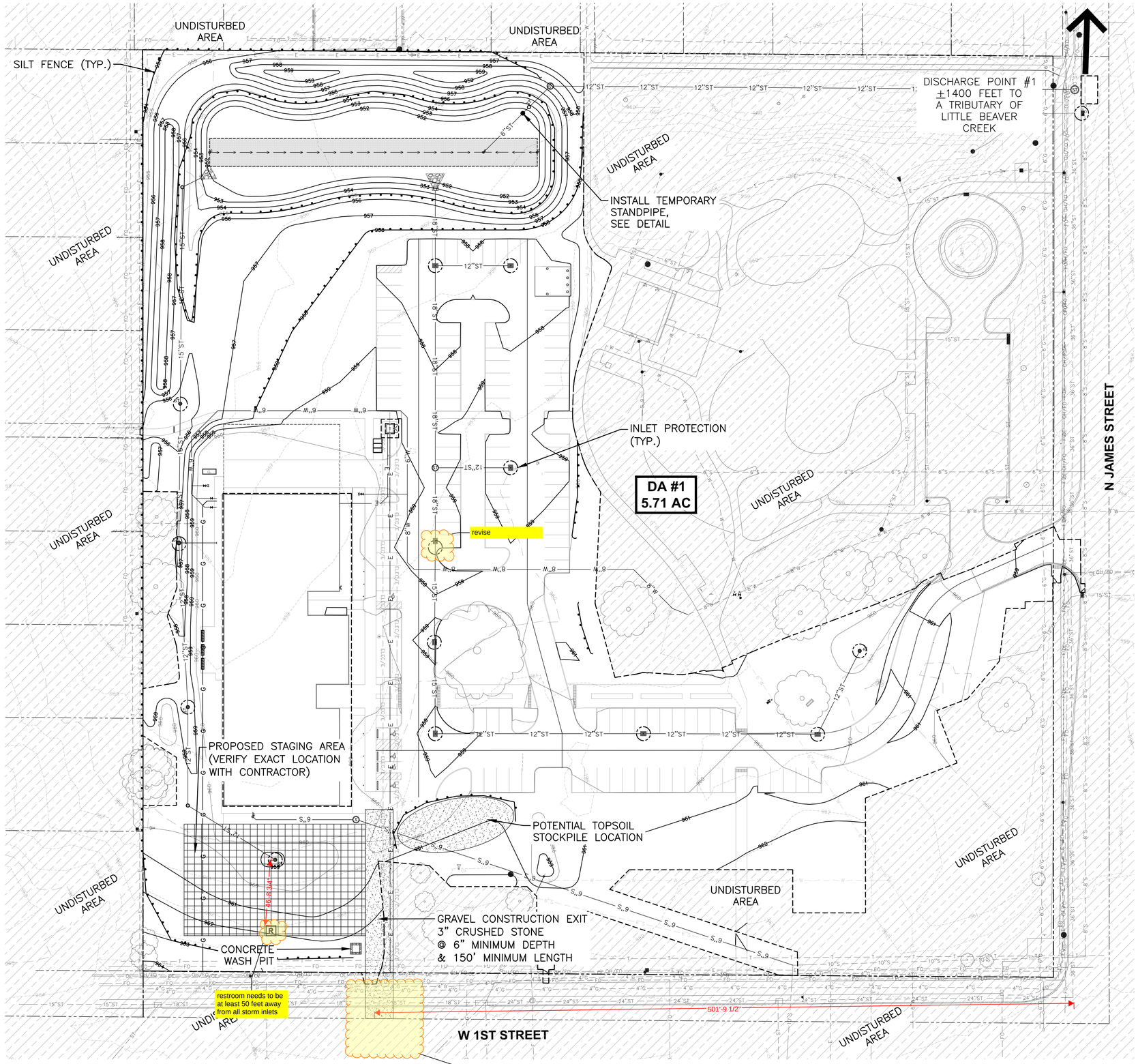


SWPPP LEGEND

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			

STABILIZATION QUANTITIES

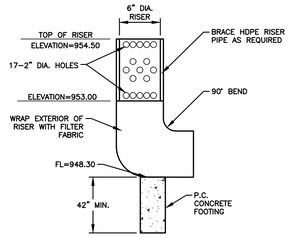
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,529
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.2
4	INLET PROTECTION DEVICES	EA	13
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STANDPIPE	EA	1

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.

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



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Sheet Name
EROSION & SEDIMENT CONTROL PLAN

Sheet Number
C2.3

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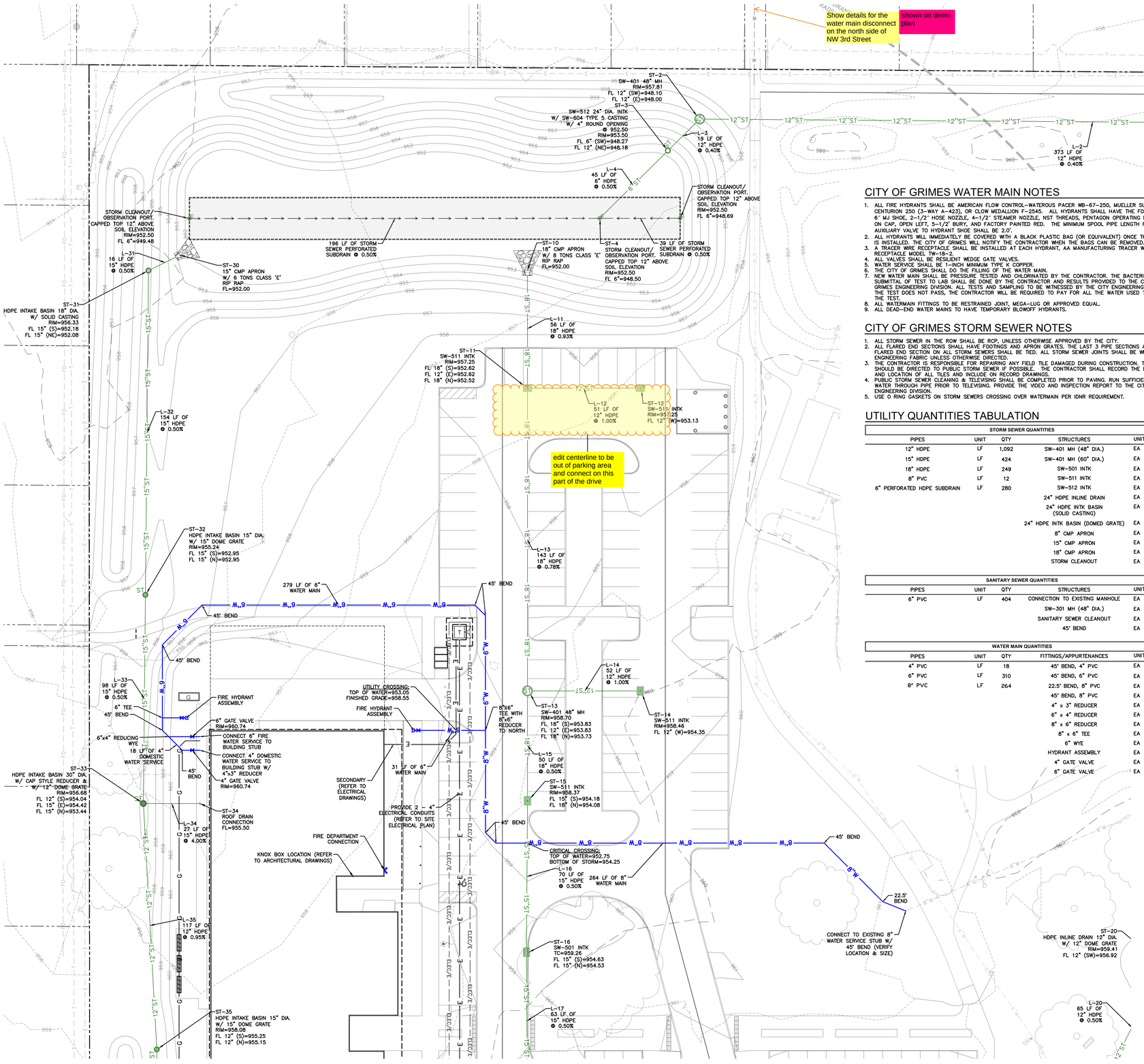


CITY OF GRIMES WATER MAIN NOTES

1. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL–WATEROUS PACER WB–67–250, MUELLER SUPER CENTURION 250 (3–WAY A–423), OR CLOW MEDALLION F–2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2–1/2" HOSE NOZZLE, 4–1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5–1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
2. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW–18–2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1–INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA–LUG OR APPROVED EQUAL.
9. ALL DEAD–END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION WITHIN ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE CONNECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
4. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES TABULATION

STORM SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
12" HDPE	LF	1,092	SW–401 MH (48" DIA.)	EA	2
15" HDPE	LF	424	SW–401 MH (60" DIA.)	EA	1
18" HDPE	LF	249	SW–501 INTK	EA	1
8" PVC	LF	12	SW–511 INTK	EA	7
6" PERFORATED HDPE SUBDRAIN	LF	280	SW–512 INTK	EA	1
			24" HDPE INLINE DRAIN	EA	2
			24" HDPE INTK BASIN (SOLID CASTING)	EA	3
			24" HDPE INTK BASIN (DOMED GRATE)	EA	3
			8" CMP APRON	EA	1
			15" CMP APRON	EA	1
			18" CMP APRON	EA	1
			STORM CLEANOUT	EA	3

SANITARY SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
6" PVC	LF	404	CONNECTION TO EXISTING MANHOLE	EA	1
			SW–301 MH (48" DIA.)	EA	1
			SANITARY SEWER CLEANOUT	EA	1
			45° BEND	EA	2

WATER MAIN QUANTITIES

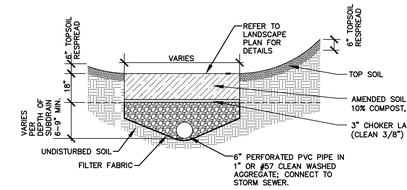
PIPES	UNIT	QTY	FITTINGS/APPURTENANCES	UNIT	QTY
4" PVC	LF	18	45° BEND, 4" PVC	EA	1
6" PVC	LF	310	45° BEND, 6" PVC	EA	5
8" PVC	LF	264	22.5° BEND, 8" PVC	EA	2
			45° BEND, 8" PVC	EA	5
			4" x 3" REDUCER	EA	1
			6" x 4" REDUCER	EA	1
			8" x 6" REDUCER	EA	1
			8" x 6" TEE	EA	1
			6" WYE	EA	1
			HYDRANT ASSEMBLY	EA	1
			4" GATE VALVE	EA	1
			6" GATE VALVE	EA	1

GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS.
2. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP 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'S 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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
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'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. FGH=FINISH GRADE AT HYDRANT.
18. ALL SANITARY SEWER WITH LESS THAN 5.5' OF COVER SHALL BE INSULATED WITH 4" OF RIGID BOARD INSULATION. INSULATION SHALL BE HIGH DENSITY EXTRUDED POLYSTYRENE, MINIMUM 60 PSI, EQUIVALENT TO R–20 PER 4" THICK INSULATION.

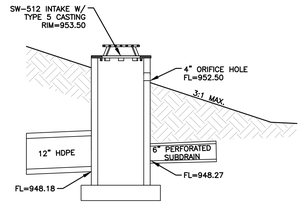
CITY OF GRIMES SANITARY SEWER NOTES

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



NOTE:
1. REFER TO IOWA STORMWATER MANAGEMENT MANUAL FOR FURTHER DETAILS.
2. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO–RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
3. REFER TO LANDSCAPE PLAN FOR DETAILED INFORMATION.
4. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO–RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
5. ENSURE THAT THE BOTTOM OF THE BIO–RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

2 BIORETENTION CELL DETAIL
NOT TO SCALE



1 BASIN OUTLET (ST-3)
NOT TO SCALE

N

SCALE
0' 10' 20' 40'

PRELIMINARY. NOT FOR CONSTRUCTION.

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10 NE Harvey Street
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PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

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Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
UTILITY PLAN

Sheet Number
C3.1

PRINTED: 2/14/2025 9:44:54 AM

ST-32
HDPE INTAKE BASIN 15" DIA. W/ 15" DOME GRATE
RIM=955.24
FL 15" (S)=952.95
FL 15" (N)=952.95

279 LF OF 6" WATER MAIN

45° BEND

45° BEND

45° BEND

L-33
98 LF OF 15" HDPE @ 0.50%

6" TEE
45° BEND

FIRE HYDRANT ASSEMBLY

6" GATE VALVE
RIM=960.74

6"x4" REDUCING WYE

18 LF OF 4" DOMESTIC WATER SERVICE

CONNECT 6" FIRE WATER SERVICE TO BUILDING STUB

CONNECT 4" DOMESTIC WATER SERVICE TO BUILDING STUB W/ 4"x3" REDUCER

4" GATE VALVE
RIM=960.74

45° BEND

ST-33
HDPE INTAKE BASIN 30" DIA. W/ CAP STYLE REDUCER & W/ 12" DOME GRATE
RIM=956.68
FL 12" (S)=954.04
FL 15" (E)=954.42
FL 15" (N)=953.44

ST-34
ROOF DRAIN CONNECTION
FL=955.50

L-34
27 LF OF 15" HDPE @ 4.00%

FIRE DEPARTMENT CONNECTION

KNOX BOX LOCATION (REFER TO ARCHITECTURAL DRAWINGS)

L-35
117 LF OF 12" HDPE @ 0.95%

ST-35
HDPE INTAKE BASIN 15" DIA. W/ 15" DOME GRATE
RIM=958.08
FL 12" (S)=955.25
FL 12" (N)=955.15

L-36
69 LF OF 12" HDPE @ 0.50%

ST-36
HDPE INTAKE BASIN 15" DIA. W/ SOLID CASTING
RIM=959.56
FL 12" (SE)=955.70
FL 12" (N)=955.60

S-6
CONNECT SANITARY SERVICE TO BUILDING STUB
FL 6" (S)=956.00

S-5
3 LF OF 6" PVC @ 1.00%

P-6
3 LF OF 6" PVC @ 1.00%

S-4
45° BEND
FL 6" =955.94

L-37
73 LF OF 12" HDPE @ 0.50%

S-5
SW-203 CLEANOUT
RIM=960.35
FL 6" (N)=955.97
FL 6" (SE)=955.97

P-4
70 LF OF 6" PVC @ 1.00%

S-3
SW-301 48" MH
RIM=960.32
FL 6" (W)=955.24
FL 6" (E)=955.14

ST-37
HDPE INLINE DRAIN 18" DIA. W/ 18" DOME GRATE
RIM=958.84
FL 12" (NW)=956.07

GAS SERVICE (COORDINATE WITH LOCAL UTILITY PROVIDER)

UTILITY CROSSING:
TOP OF WATER=953.05
FINISHED GRADE=958.55

FIRE HYDRANT ASSEMBLY

31 LF OF 6" WATER MAIN

SECONDARY (REFER TO ELECTRICAL DRAWINGS)

PROVIDE 2 - 4" ELECTRICAL CONDUITS (REFER TO SITE ELECTRICAL PLAN)

8"x6" TEE WITH 8"x6" REDUCER TO NORTH

L-13
143 LF OF 18" HDPE @ 0.78%

L-14
52 LF OF 12" HDPE @ 1.00%

ST-13
SW-401 48" MH
RIM=958.70
FL 18" (S)=953.83
FL 12" (E)=953.83
FL 18" (N)=953.73

ST-14
SW-511 INTK
RIM=958.46
FL 12" (W)=954.35

L-15
50 LF OF 18" HDPE @ 0.50%

ST-15
SW-511 INTK
RIM=958.37
FL 15" (S)=954.18
FL 18" (N)=954.08

45° BEND

CRITICAL CROSSING:
TOP OF WATER=952.75
BOTTOM OF STORM=954.25

L-16
70 LF OF 15" HDPE @ 0.50%

264 LF OF 8" WATER MAIN

45° BEND

22.5° BEND

CONNECT TO EXISTING 8" WATER SERVICE STUB W/ 45° BEND (VERIFY LOCATION & SIZE)

ST-18
SW-501 INTK
TC=959.26
FL 15" (S)=954.63
FL 15" (N)=954.53

L-17
63 LF OF 15" HDPE @ 0.50%

ST-17
SW-511 INTK
RIM=958.67
FL 12" (E)=955.05
FL 15" (N)=954.95

L-18
147 LF OF 12" HDPE @ 0.50%

ST-18
SW-511 INTK
RIM=959.25
FL 12" (E)=955.89
FL 12" (W)=955.79

CRITICAL CROSSING:
TOP OF WATER=955.31(FIELD VERIFY)
BOTTOM OF STORM=956.38

L-19
122 LF OF 12" HDPE @ 0.50%

ST-19
SW-501 INTK
TC=960.01
FL 12" (NE)=956.60
FL 12" (W)=956.50

ST-20
HDPE INLINE DRAIN 12" DIA. W/ 12" DOME GRATE
RIM=959.41
FL 12" (SW)=956.92

L-20
65 LF OF 12" HDPE @ 0.50%

UTILITY CROSSING:
TOP OF SANITARY=955.44
FINISHED GRADE=960.86

10.00' ELECTRIC EASEMENT

PROVIDE 2 - 4" ELECTRICAL CONDUITS (REFER TO SITE ELECTRICAL PLAN)

ST-51
8" CMP APRON
FL=958.54

L-51
12 LF OF 8" HDPE @ 0.58%

CRITICAL CROSSING:
TOP OF SANITARY=954.30
BOTTOM OF STORM=958.46

ST-50
CONNECT TO EXISTING PIPE
FL=958.47 (FIELD VERIFY)

P-3
328 LF OF 6" PVC @ 1.00%

S-1
SANITARY SERVICE CONNECTION
CONNECT TO EXISTING SANITARY SEWER STRUCTURE
EXIST. RIM=962.52
FL 6" (W)=951.85
EX FL 10" (E)=951.75(FIELD VERIFY)
EX FL 10" (S)=951.77(FIELD VERIFY)

W 1ST ST. / HWY 44
(CONCRETE)

show details of the disconnect water main south of E 1st Street road

going to be capped on the property. do not need detail

N

SCALE
0' 10' 20' 40'

PRELIMINARY. NOT FOR CONSTRUCTION.

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10 NE Harvey Street
Grimes, Iowa 50111

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STREET NAME
CITY, IA ZIP CODE

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Key Plan

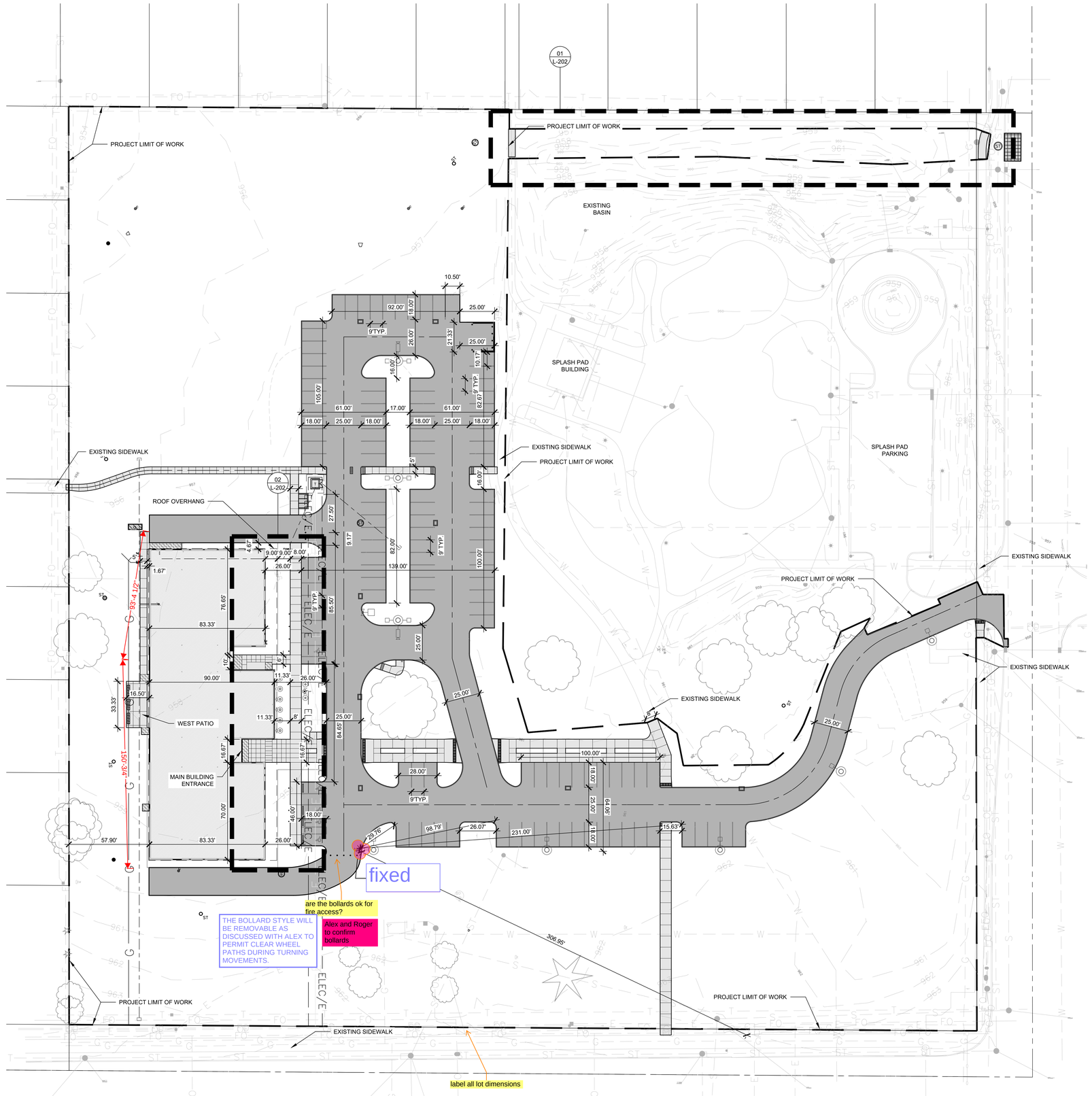
Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
UTILITY PLAN

Sheet Number
C3.2



01 L200 SITE LAYOUT OVERVIEW

0' 15' 30' 60'

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

G. STOOP FOUNDATION REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. REFER TO STRUCTURAL PLANS FOR DETAILS. PROVIDE ISOLATION JOINT (SEE DETAIL 06 / L5010) WHERE SITE PAVING ABUTS STOOP FOUNDATION.

COORDINATION NOTE

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
- TYPE 2 PAVING - 8" P.C.C. TRASH ENCLOSURE RE: 02/L500
- TYPE 3 PAVING - 5" P.C.C. SIDEWALK RE: 03/L500
- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

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24826000

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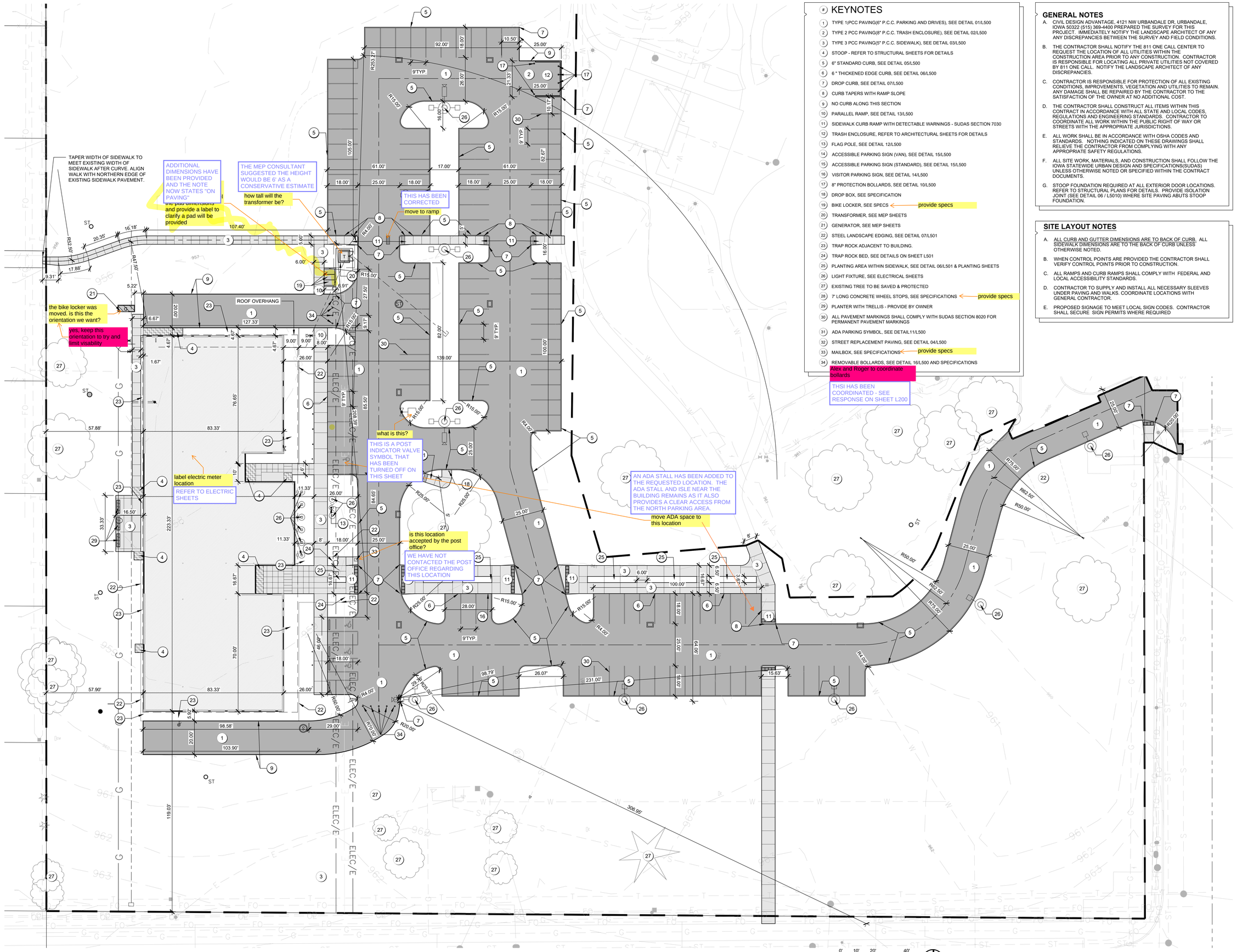
SITE LAYOUT OVERVIEW

Sheet Number
L200



KEYNOTES

1. TYPE 1\PCC PAVING(6" P.C.C. PARKING AND DRIVES), SEE DETAIL 01/L500
2. TYPE 2 PCC PAVING(8" P.C.C. TRASH ENCLOSURE), SEE DETAIL 02/L500
3. TYPE 3 PCC PAVING(5" P.C.C. SIDEWALK), SEE DETAIL 03/L500
4. STOOP - REFER TO STRUCTURAL SHEETS FOR DETAILS
5. 6" STANDARD CURB, SEE DETAIL 05/L500
6. 6 " THICKENED EDGE CURB, SEE DETAIL 06/L500
7. DROP CURB, SEE DETAIL 07/L500
8. CURB TAPERS WITH RAMP SLOPE
9. NO CURB ALONG THIS SECTION
10. PARALLEL RAMP, SEE DETAIL 13/L500
11. SIDEWALK CURB RAMP WITH DETECTABLE WARNINGS - SUDAS SECTION 7030
12. TRASH ENCLOSURE, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
13. FLAG POLE, SEE DETAIL 12/L500
14. ACCESSIBLE PARKING SIGN (VAN), SEE DETAIL 15/L500
15. ACCESSIBLE PARKING SIGN (STANDARD), SEE DETAIL 15/L500
16. VISITOR PARKING SIGN, SEE DETAIL 14/L500
17. 8" PROTECTION BOLLARDS, SEE DETAIL 10/L500
18. DROP BOX, SEE SPECIFICATION
19. BIKE LOCKER, SEE SPECS ← provide specs
20. TRANSFORMER, SEE MEP SHEETS
21. GENERATOR, SEE MEP SHEETS
22. STEEL LANDSCAPE EDGING, SEE DETAIL 07/L501
23. TRAP ROCK ADJACENT TO BUILDING.
24. TRAP ROCK BED, SEE DETAILS ON SHEET L501
25. PLANTING AREA WITHIN SIDEWALK, SEE DETAIL 06/L501 & PLANTING SHEETS
26. LIGHT FIXTURE, SEE ELECTRICAL SHEETS
27. EXISTING TREE TO BE SAVED & PROTECTED
28. 7' LONG CONCRETE WHEEL STOPS, SEE SPECIFICATIONS ← provide specs
29. PLANTER WITH TRELLIS - PROVIDE BY OWNER
30. ALL PAVEMENT MARKINGS SHALL COMPLY WITH SUDAS SECTION 8020 FOR PERMANENT PAVEMENT MARKINGS
31. ADA PARKING SYMBOL, SEE DETAIL11/L500
32. STREET REPLACEMENT PAVING, SEE DETAIL 04/L500
33. MAILBOX, SEE SPECIFICATIONS ← provide specs
34. REMOVABLE BOLLARDS, SEE DETAIL 16/L500 AND SPECIFICATIONS

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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SITE LAYOUT NOTES

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C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

01 L201 SITE LAYOUT - SOUTH

0' 10' 20' 40'

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Key Plan

Revison Description Date

OPN Project No.
24826000

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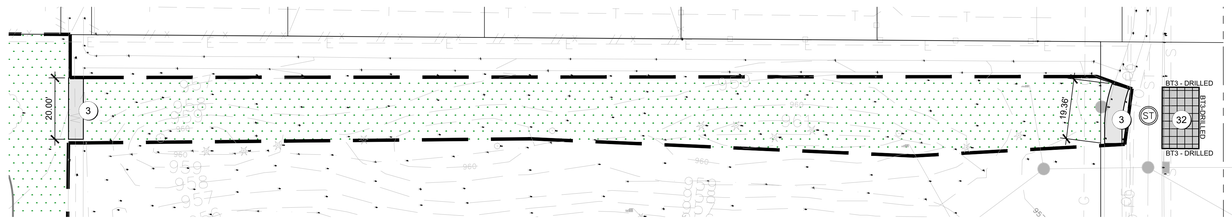
REVISED SITE PLAN SUBMITTAL **10/02/2025**

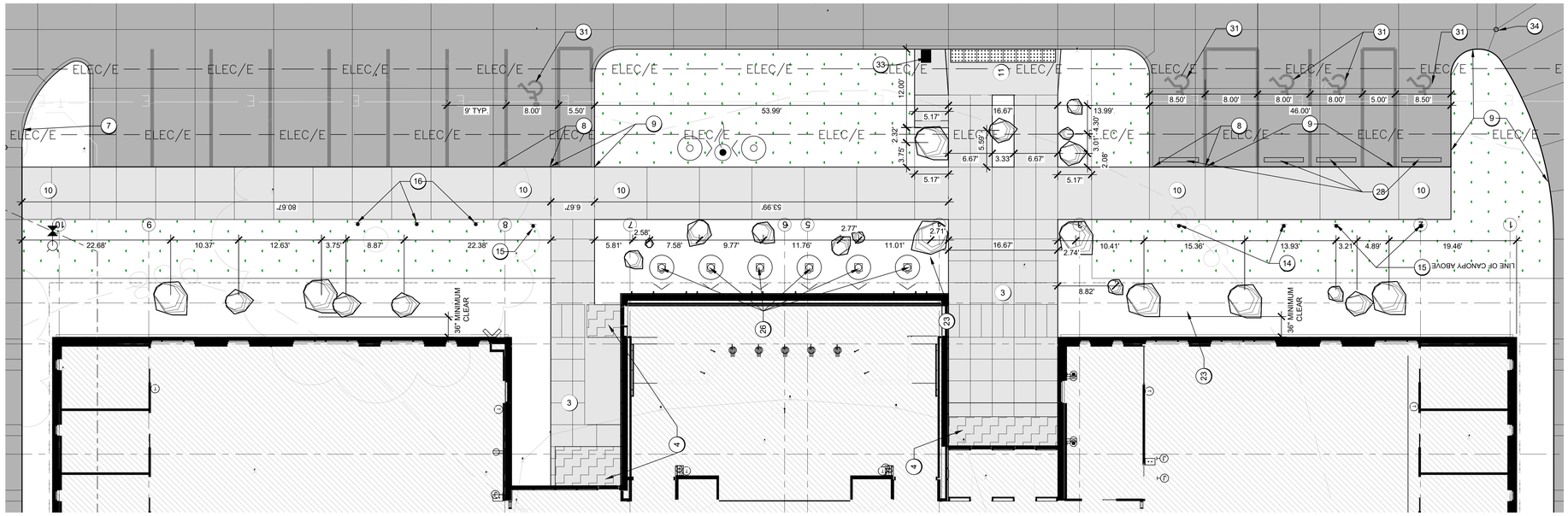
Sheet Name
SITE LAYOUT PLAN

Sheet Number
L201



01 L202 NORTHEAST PARK ENLARGMENT

0' 10' 20' 40'



02 L202 FOUNDATION PLANTING ENLARGMENT

0' 4' 8' 16'

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COORDINATION NOTE

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

PROJECT SUMMARY

ALL AREAS LISTED BELOW ARE WITHIN PROJECT LIMITS AND ARE ESTIMATES OF PROPOSED SITE FEATURES. CONTRACTOR SHOULD VERIFY ALL AREAS AND QUANTITIES BASED ON DIMENSIONS.

TOTAL SITE AREA:	6.64 ACRES (289,097 SF)
TOTAL HARD SURFACE:	1.98 ACRES (86,002 SF)
Type 1 Paving (6" PCC)	55,651 sf
Type 2 Paving (8" PCC)	533 sf
Type 3 Paving (5" PCC)	11,242 sf
Type 4 Paving (Specialty Paving)	314 sf
Building	18,262 sf
TOTAL OPEN SPACE:	4.90 ACRES (214,337 SF)
TOTAL GREEN SPACE:	4.64 ACRES (203,095 SF)

KEYNOTES

1. TYPE 1|PCC PAVING(6" P.C.C. PARKING AND DRIVES), SEE DETAIL 01/L500
2. TYPE 2 PCC PAVING(8" P.C.C. TRASH ENCLOSURE), SEE DETAIL 02/L500
3. TYPE 3 PCC PAVING(5" P.C.C. SIDEWALK), SEE DETAIL 03/L500
4. STOOP - REFER TO STRUCTURAL SHEETS FOR DETAILS
5. 6" STANDARD CURB, SEE DETAIL 05/L500
6. 6 " THICKENED EDGE CURB, SEE DETAIL 06/L500
7. DROP CURB, SEE DETAIL 07/L500
8. CURB TAPERS WITH RAMP SLOPE
9. NO CURB ALONG THIS SECTION
10. PARALLEL RAMP, SEE DETAIL 13/L500
11. SIDEWALK CURB RAMP WITH DETECTABLE WARNINGS - SUDAS SECTION 7030
12. TRASH ENCLOSURE, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
13. FLAG POLE, SEE DETAIL 12/L500
14. ACCESSIBLE PARKING SIGN (VAN), SEE DETAIL 15/L500
15. ACCESSIBLE PARKING SIGN (STANDARD), SEE DETAIL 15/L500
16. VISITOR PARKING SIGN, SEE DETAIL 14/L500
17. 8" PROTECTION BOLLARDS, SEE DETAIL 10/L500
18. DROP BOX, SEE SPECIFICATION
19. BIKE LOCKER, SEE SPECS
20. TRANSFORMER, SEE MEP SHEETS
21. GENERATOR, SEE MEP SHEETS
22. STEEL LANDSCAPE EDGING, SEE DETAIL 07/L501
23. TRAP ROCK ADJACENT TO BUILDING.
24. TRAP ROCK BED, SEE DETAILS ON SHEET L501
25. PLANTING AREA WITHIN SIDEWALK, SEE DETAIL 06/L501 & PLANTING SHEETS
26. LIGHT FIXTURE, SEE ELECTRICAL SHEETS
27. EXISTING TREE TO BE SAVED & PROTECTED
28. 7' LONG CONCRETE WHEEL STOPS, SEE SPECIFICATIONS
29. PLANTER WITH TRELLIS - PROVIDE BY OWNER
30. ALL PAVEMENT MARKINGS SHALL COMPLY WITH SUDAS SECTION 8020 FOR PERMANENT PAVEMENT MARKINGS
31. ADA PARKING SYMBOL, SEE DETAIL11/L500
32. STREET REPLACEMENT PAVING, SEE DETAIL 04/L500
33. MAILBOX, SEE SPECIFICATIONS
34. REMOVABLE BOLLARDS, SEE DETAIL 16/L500 AND SPECIFICATIONS

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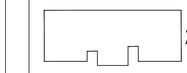


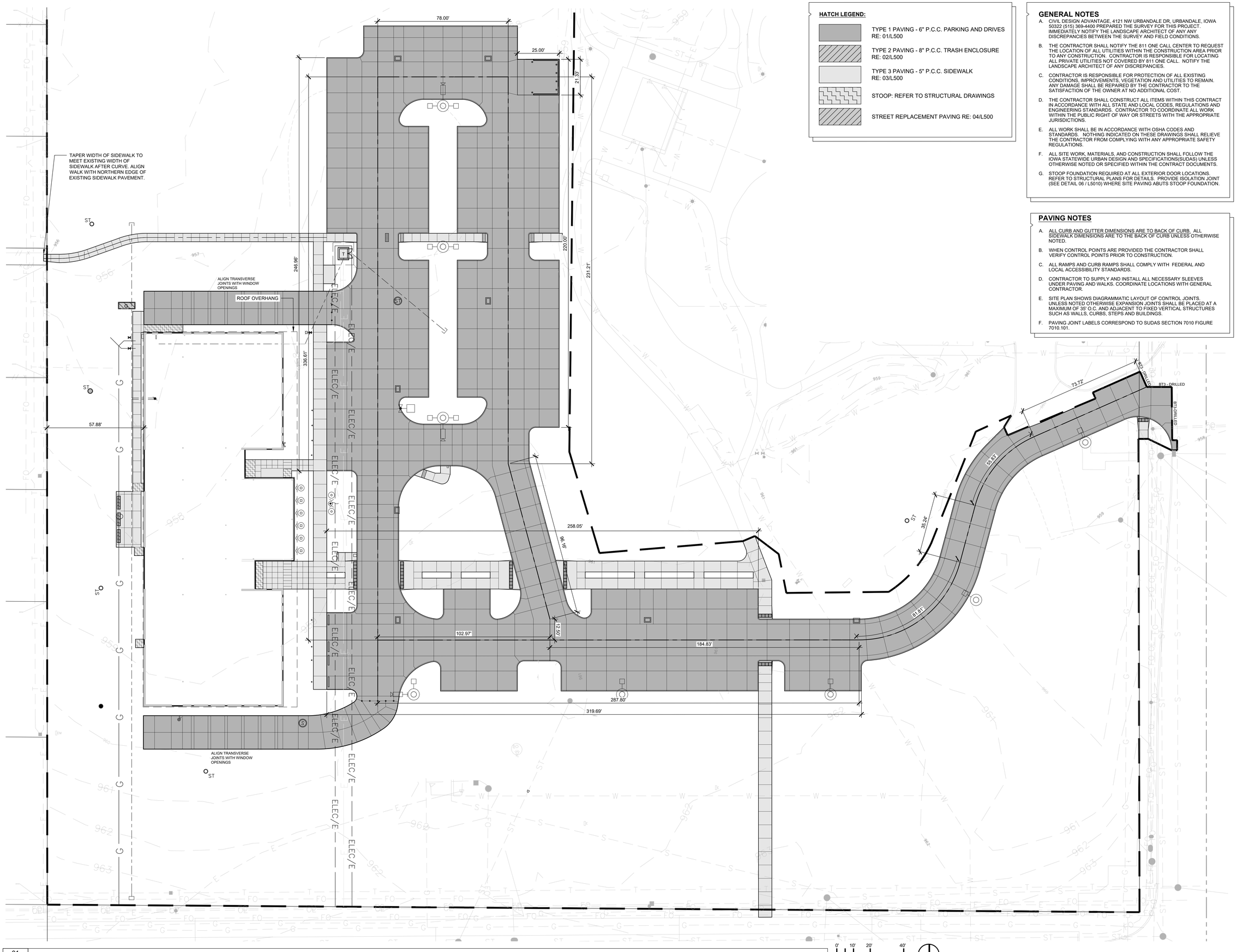
Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
SITE LAYOUT PLAN ENLARGMENTS

Sheet Number
L202



01 L203 PAVING AND JOINTING PLAN

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
- TYPE 2 PAVING - 8" P.C.C. TRASH ENCLOSURE RE: 02/L500
- TYPE 3 PAVING - 5" P.C.C. SIDEWALK RE: 03/L500
- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

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E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PAVING JOINT LABELS CORRESPOND TO SUDAS SECTION 7010 FIGURE 7010.101.

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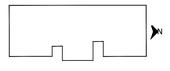

Revision	Description	Date

OPN Project No.
24826000

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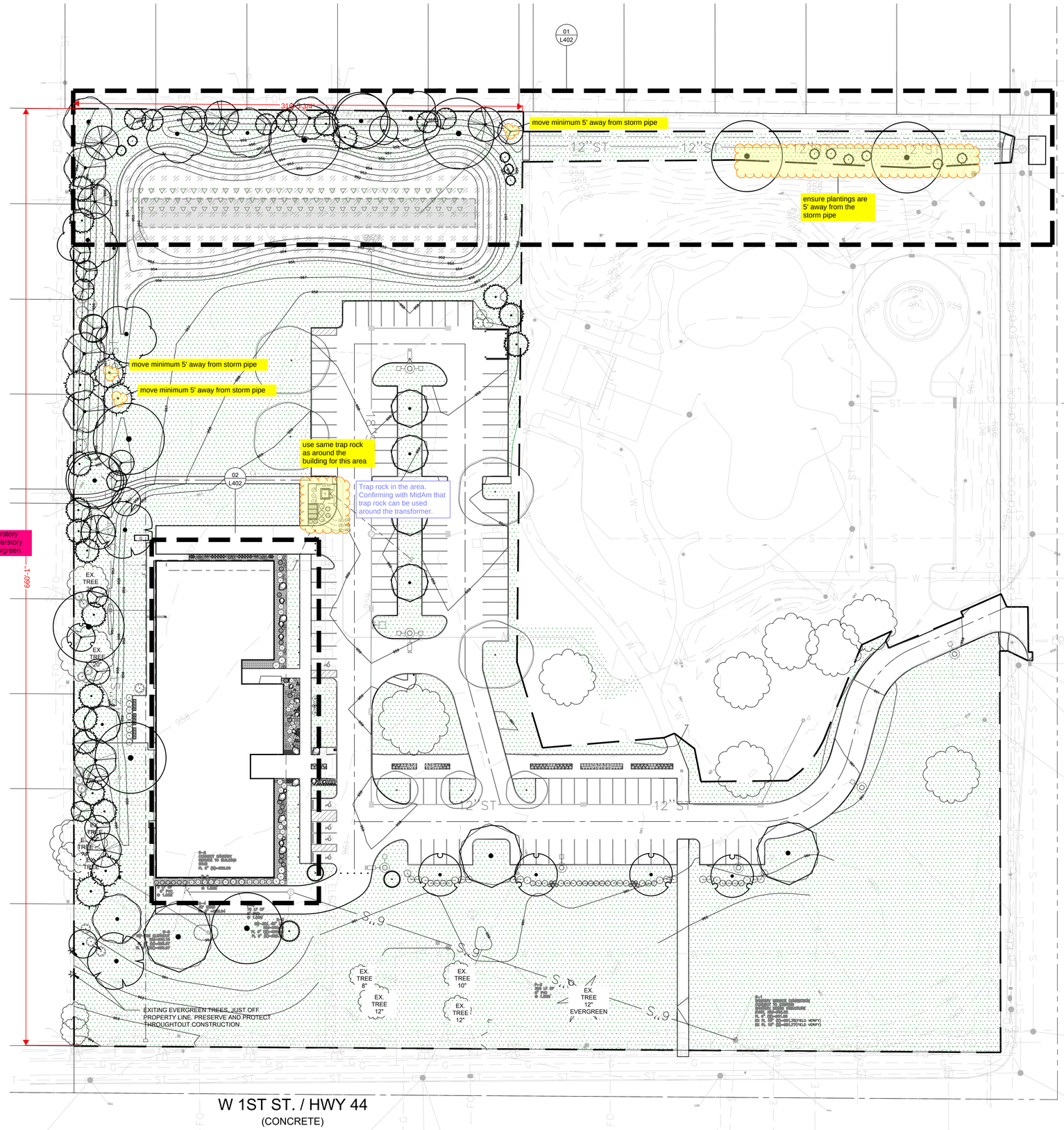
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name

PAVING & JOINTING PLAN

Sheet Number

L203



AL TREES HAVE BEEN MOVED AT LESAT 5' FROM STORM PIPE

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LANDSCAPE OVERVIEW NOTES

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

B. ALL PLANTING SOIL SHALL COMPLY WITH SUDAS SECTION 2010 PART 2.01A FOR ON SITE TOPSOIL.

GROUNDCOVER LEGEND:

- LAWN SEEDING AREA, SUDAS TYPE 1 LAWN MIXTURE
- NATIVE SEEDING AREA, SUDAS WETLAND GRASS SEED MIXTURE
- MULCH PLANTING BED — if no mulch proposed in plan, remove from legend.
- TRAP ROCK, SEE DETAIL AND SPECIFICATIONS

OVERALL PLANT SCHEDULE

	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
			OVERSTORY TREES				
	AS	1	Acer saccharum	SUGAR MAPLE	2.0" CAL.	B&B	
1	CO	2	Celtis occidentalis	COMMON HACKBERRY			
	GT	4	Gleditsia triacanthos inermis 'Skycole'	SKYLINE HONEYLOCUST	2.0" CAL.	B&B	
	LS	2	Liquidambar styraciflua	SWEETGUM	1.5" CAL.	B&B	
	LT	2	Liriodendron tulipifera	TULIP TREE	2.0" CAL.	B&B	
6	QB	8	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL	B&B	
2	QM	3	Quercus macrocarpa	BUR OAK			
2	TD	4	Taxodium distichum	BALD CYPRESS	2.0" CAL.	B&B	
	TA	5	Tilia americana 'McKSentry'	AMERICAN SENTRY LINDEN	2.0" CAL.	B&B	
			UNDERSTORY TREES				
3	AA	4	Amelanchier arborea	DOWNY SERVICEBERRY			
4	AC	8	Amelanchier canadensis	CANADIAN SERVICEBERRY			MULTI-TRUNK
3	AH	5	Carpinus caroliniana	AMERICAN HORNBEAM			
	CC	6	Cercis canadensis	EASTERN REDBUD	1.5" CAL.	B&B	
	DG	1	Cornus alternifolia	PAGODA DOGWOOD			
	CF	1	Cornus florida	FLOWERING DOGWOOD			
2	MS	3	Magnolia x soulangeana	SAUCER MAGNOLIA			
	MA	2	Malus x 'Adirondack'	ADIRONDACK CRABAPPLE	1.5" CAL.	B&B	
4	OV	6	Ostrya virginiana	AMERICAN HOPHORNBEAM			
	SR	1	Syringa reticulta 'Ivory Silk'	JAPANESE TREE LILAC	1.5" CAL.	B&B	
			EVERGREEN TREES				
2	PG	3	Picea glauca	WHITE SPRUCE	8' HT	B&B	
6	PO	7	Picea omorika	SERBIAN SPRUCE	8' HT	B&B	
	PT	11	Pinus parviflora 'Tempelhof'	JAPANESE WHITE PINE	4' HT	B&B	
5	PS	5	Pinus strobus	WHITE PINE	8' HT.	B&B	
	PM	7	Pseudotsuga menziesii	DOUGLAS FIR	8' HT	B&B	
			DECIDUOUS SHRUBS				
	AM	14	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK CHOKEBERRY			
	BD	8	Buddleja Davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	#3	CONT.	
	FG	15	Fothergilla Gardenii	DWARF FOTHERGILLA	#3	CONT.	
	HL	11	Hamamelis virginiana 'Little Suzie'	LITTLE SUZIE WITCHHAZEL	#3	CONT.	
	HP	4	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	
	HD	11	Hydrangea paniculata 'SMNHPH'	LITTLE LIME PUNCH HYDRANGEA			
	HQ	9	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	
	SX	6	Syringa x 'SMNSDTP'	BABY KIM LILAC	#3	CONT.	
	VD	6	Viburnum dentatum 'Ralph Senior'	ARROWWOOD VIBURNUM	#5	CONT.	
	VL	3	Viburnum lantana 'Mohican'	MOHICAN VIBURNUM	#5	CONT.	
	WM	9	Weigela 'Minuet'	MINUET WEIGELA	#2	CONT.	
			EVERGREEN SHRUBS				
	CP	16	Chamaecyparis pisifera 'Golden Mop'	GOLDEN MOP CHAMAECYPARIS	#3	CONT.	
	PP	3	Picea pungens 'Glauca Globosa'	GLOBE BLUE SPRUCE	#3	CONT.	
	TX	18	Taxus x media 'Tauntoni'	TAUNTON YEW	#3	CONT.	
	TO	7	Thuja occidentalis 'Bailjohn'	TECHNITO ARBORVITE	#5	CONT.	
			GRASSES				
	CK	10	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	
	FE	45	Festuca flauca 'Elijah Blue'	ELIJAH BLUE FESCUE	#1	CONT.	
	PV	13	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	#1	CONT.	
	LB	24	Schizachyrium scoparium 'Chameleon'	CHAMELON LITTLE BLUESTEM	#1	CONT.	
	SS	32	Schizachyrium scoparium 'Twilight Zone'	TWILIGHT ZONE LITTLE BLUESTEM	#1	CONT.	
	SH	52	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	
			PERENNIALS				
	AX	13	Allium x 'Serendipity'	SERENDIPITY ORNAMENTAL ONION/ALLIUM	#1	CONT.	
	AV	48	Astilbe Chinensis 'Visions'	VISIONS CHINESE ASTILBE			
	CM	11	Calamintha nepeta 'Montrose White'	MONTROSE WHITE LESSER CALAMINT	#1	CONT.	
	PC	20	Echinacea pallia	PALE PURPLE CONEFLOWER	#1	CONT.	
	EP	7	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	
	HC	14	Heuchera x 'Citronelle'	CITRONELLE YELLOW CORAL BELLS			
	HO	13	Heuchera x 'Obsidian'	OBSIDIAN CORAL BELLS			
	LI	7	Liatris spicata	BLAZING STAR	#1	CONT.	
	MB	7	Monarda fistulosa	BERGAMOT (BEE BALM)	#1	CONT.	
	NB	6	Nepta racemosa 'Blue Wonder'	BLUE WONDER CATMINT	#1	CONT.	
	PA	7	Perovskia abrotanoides	RUSSIAN SAGE	#1	CONT.	
	SM	6	SALVIA X SYLVESTRIS 'MAINACHT'	MAIN NACHT SAGE	#1	CONT.	
	SE	51	SEDUM X 'SAPHIRE TUFFET'	SAPHIRE TUFFET SEDUM SUN SPARKER	#1	CONT.	
	VH	4	VERBENA HASTATA	BLUE VERVAIN	#1	CONT.	
	VW	6	VERBENA HASTATA 'ALBA'	WHITE VERVAIN	#1	CONT.	
			BULBS				
	AG	62	ALLIUM X 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION/ALLIUM	SINGULAR	BULB	

Move to evergreen trees

the 101 does not include the existing trees. label existing trees and include quantity in planting schedule

01 L400 LANDSCAPE OVERVIEW

0' 15' 30' 60'

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Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
GRIMES, IA 50111

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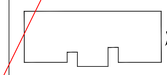
Key Plan



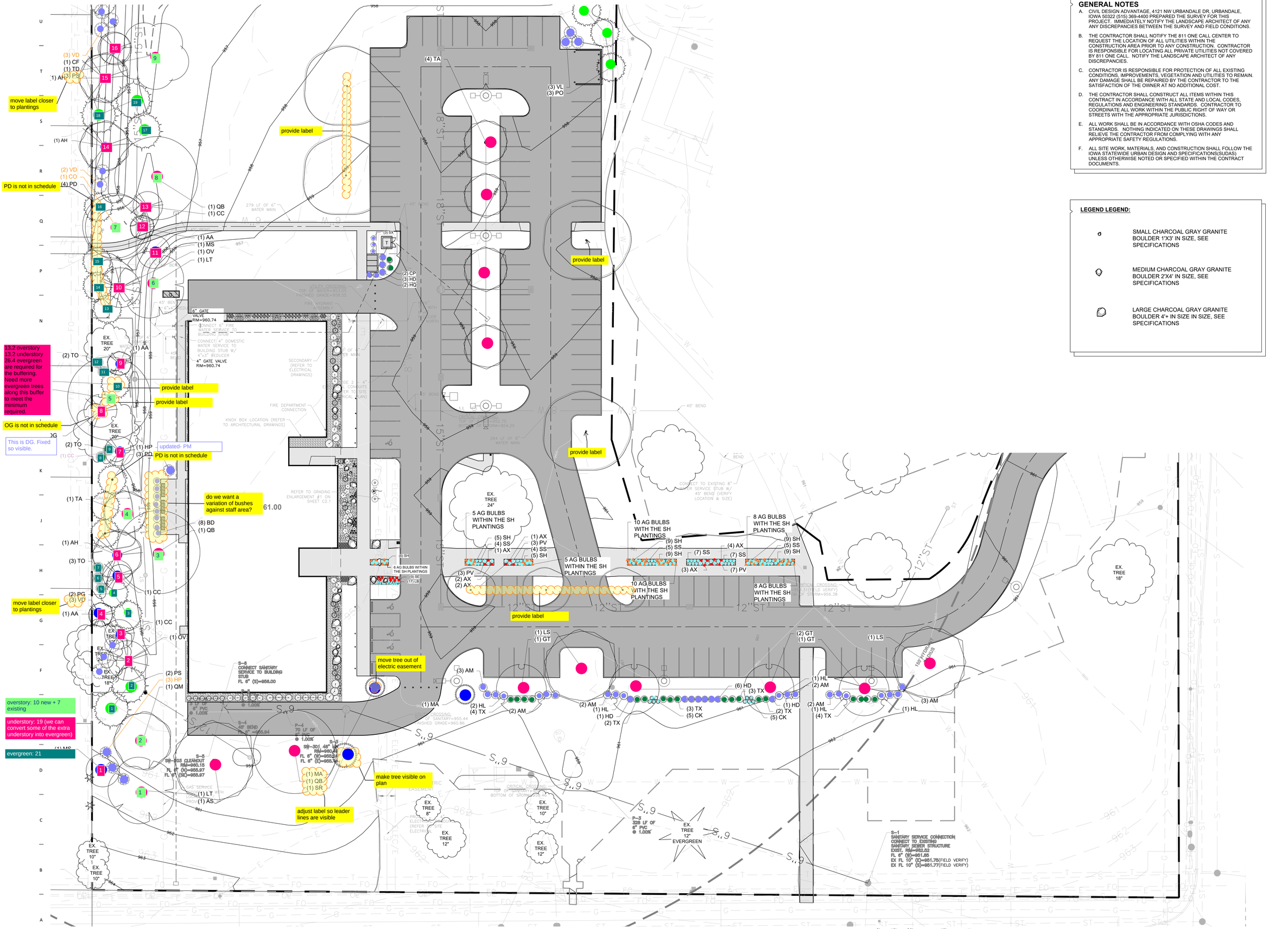
Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
LANDSCAPE OVERVIEW

Sheet Number
L400


(3) VD
(1) CF
(1) TD
(3) PS
(1) AH
move label closer to plantings
(1) AH
(2) VD
(1) CO
(4) PD
PD is not in schedule
(1) QB
(1) CC
(1) AA
(1) MS
(1) OV
(1) LT
provide label
(4) TA
(3) VL
(3) PO
provide label
provide label
(2) CP
(3) HD
(2) HQ
6" GATE VALVE RIM=960.74
CONNECT 6" FIRE WATER SERVICE TO BUILDING STUB
CONNECT 4" DOMESTIC WATER SERVICE TO BUILDING STUB W/ 4"x3" REDUCER
4" GATE VALVE RIM=960.74
EX. TREE 20"
(1) AA
(2) TO
13.2 overstory 13.2 understory 26.4 evergreen are required for the buffering. Need more evergreen trees along this buffer to meet the minimum required.
provide label
provide label
OG is not in schedule
OG
This is DG. Fixed so visible.
EX. TREE 20"
(2) TO
(1) CC
(1) HP
(3) PD
updated- PM
PD is not in schedule
(1) TA
do we want a variation of bushes against staff area?
61.00
(8) BD
(1) QB
(1) AH
(3) TO
(2) PG
(3) VD
(1) AA
move label closer to plantings
(1) CC
(1) CC
(1) OV
EX. TREE 10"
EX. TREE 20"
EX. TREE 18"
(2) PS
(3) HP
(1) QM
overstory: 10 new + 7 existing
understory: 19 (we can convert some of the extra understory into evergreen)
evergreen: 21
S-6 CONNECT SANITARY SERVICE TO BUILDING STUB FL 6" (S)=956.00
S-4 45° BEND FL 6" =953.94
S-5 SW-303 CLEANOUT RIM=960.15 FL 8" (D)=955.97 FL 6" (SE)=955.97
S-3 SW-301 48" MH RIM=960.45 FL 6" (W)=952.95 FL 6" (E)=955.34
P-4 70 LF OF 6" PVC @ 1.00%
move tree out of electric easement
(3) AM
(1) MA
(2) HL
(4) TX
(2) AM
(2) AM
(1) HL
(1) HD
(2) TX
(3) TX
(5) CK
(6) HD
(3) TX
(1) HD
(2) TX
(5) CK
(1) HL
(2) AM
(1) HL
(4) TX
(1) HL
(3) AM
(1) MA
(1) QB
(1) SR
make tree visible on plan
adjust label so leader lines are visible
(1) LT
(1) AS
(1) LS
(1) GT
(2) GT
(1) GT
(1) LS
150" HYDRANT W/ 2 OUTLETS
EX. TREE 8"
EX. TREE 12"
EX. TREE 10"
EX. TREE 12"
EX. TREE 12" EVERGREEN
EX. TREE 10"
EX. TREE 10"
EX. TREE 18"
5 AG BULBS WITHIN THE SH PLANTINGS
(5) SH
(4) SS
(1) AX
(3) PV
(1) AX
(5) SH
6 AG BULBS WITHIN THE SH PLANTINGS
(6) SH
(9) SE
(17) LB
10 AG BULBS WITH THE SH PLANTINGS
(9) SH
(5) SS
(9) SH
(7) SS
(4) AX
(3) AX
(7) PV
8 AG BULBS WITH THE SH PLANTINGS
(9) SH
(5) SS
(9) SH
(7) SS
(3) PV
(2) AX
(2) AX
provide label
S-1 SANITARY SERVICE CONNECTION CONNECT TO EXISTING SANITARY SEWER STRUCTURE EXIST. RIM=962.52 FL 6" (W)=951.85 EX FL 10" (E)=951.75(FIELD VERIFY) EX FL 10" (S)=951.77(FIELD VERIFY)
279 LF OF 6" WATER MAIN
264 LF OF 8" WATER MAIN
328 LF OF 6" PVC @ 1.00%
45° BEND
UTILITY CROSSING: TOP OF WATER=953.05 FINISHED GRADE=958.55
CRITICAL CROSSING: TOP OF SANITARY=955.44 FINISHED GRADE=960.86
CRITICAL CROSSING: TOP OF SANITARY=952.95 BOTTOM OF STORM=954.25
CRITICAL CROSSING: TOP OF SANITARY=956.38 BOTTOM OF STORM=956.38
FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
KNOX BOX LOCATION (REFER TO ARCHITECTURAL DRAWINGS)
SECONDARY (REFER TO ELECTRICAL DRAWINGS)
REFER TO GRADING ENLARGEMENT #1 ON SHEET C2.1
GAS SERVICE (REFER TO GAS PROVIDER PLANS)
ELECTRIC EASEMENT
CONNECT TO EXISTING 8" SEWER SERVICE STUB W/ 45° BEND (VERIFY LOCATION & SIZE)
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overstory, understory, and evergreen counted to match the numbers outlined in city comments.

The northern and western edge of the property aim to account for the buffer plantings. The NW corner has overlap of roughly 17' on the north and 10' on the west. This overlap may be why there appear to be less than necessary.

overstory: 7

understory: 13

evergreen: 7

316'-11 3/4"

6.34 overstory = 7
12.68 understory = 13
6.34 evergreen = 7

it appears there are not enough plantings to provide 1 overstory, 2 understory, and 1 evergreen per 50 ft

provide label

BIORETENTION BASIN
BOTTOM=951.50
100-YR ELEV=955.40
OVERFLOW=956.00

AMENDED SOILS (4,715 SF)

(2) AC (1) CC (1) OV (1) QM (2) AC (2) PO (1) OV (1) CC (1) QB (1) QB (2) PT (1) PG (1) TD (1) QB (1) PO (3) PT (6) PT

12''ST

COORDINATE REMOVAL AND REPLACEMENT OF EXISTING FIBER VAULT WITH LOCAL UTILITY PROVIDER

01 L402 PLANTING PLAN ENLARGEMENTS

0' 10' 20' 40'

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR. URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

(2) MB (1) SE (2) NB (2) SM (1) VH (3) PC (5) PC (3) LB (3) CM (3) VW (2) VW (2) MB (1) NB (2) LI (1) SM (4) LB (5) PC (3) CM (3) VW (1) CM (5) PC (1) SM (1) SE (2) MB (1) LI (2) VH (2) EP (19) FE (26) FE (3) NB (2) SM (2) EP (2) LI (2) PC (2) PA (1) CM (1) MB (1) EP (1) CP (1) SX (2) LI (2) PA (1) CM (1) VH (1) HQ (2) EP (1) CP (2) SX (1) PA (2) CM (1) PA (2) PA (3) SE (2) FG (1) CP (3) SE (2) HL (6) SE (1) FG (2) CP (7) AV (5) HC (5) HQ (16) AV (4) HC (3) HO (16) AV (5) HO (5) HC (7) AV (3) SE (6) SE (4) FG (3) FG (3) CP (4) SE (3) SE (3) CP (6) SE (1) FG (3) HL (4) WM (3) PP (5) WM (6) HQ

LINE OF CANOPY ABOVE

FFE=961.00

FIRE DEPARTMENT CONNECTION

KNOX BOX LOCATION (REFER TO ARCHITECTURAL DRAWINGS)

SECONDARY (REFER TO ELECTRICAL DRAWINGS)

REFER TO GRADING ENLARGEMENT #1 SHEET C2.1

CONNECT 6" FIRE WATER SERVICE TO BUILDING STUB

CONNECT 4" DOMESTIC WATER SERVICE TO BUILDING STUB W/ 4"x3" REDUCER

6" GATE VALVE RIM=960.74

4" GATE VALVE RIM=960.74

S-6 CONNECT SANITARY SERVICE TO BUILDING STUB FL 6" (S)=956.00

3 LF OF 6" PVC @ 1.00%

S-9 S-9 S-9

02 L402 FOUNATION PLANTING ENLARGMENT

0' 4' 8' 16'

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner

CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project

PUBLIC ADMINISTRATION BUILDING
STREET NAME
GRIMES, IA 50111

Construction Manager

The Weitz Company
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DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer

Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer

Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer

Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect

Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

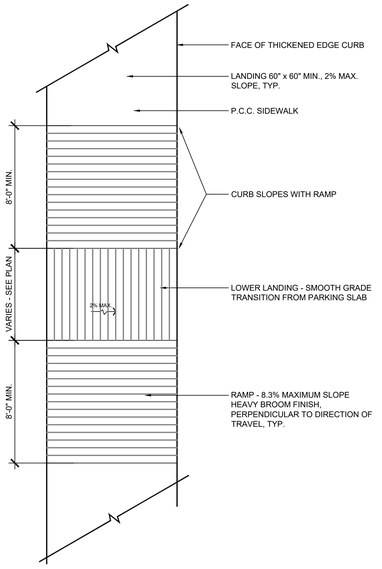
Revision	Description	Date

OPN Project No.
24826000

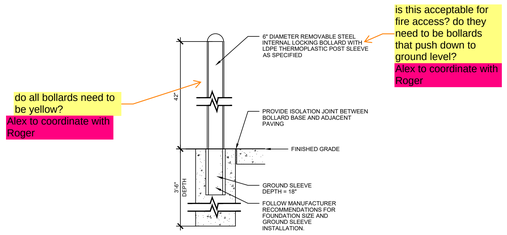
Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
PLANTING PLAN ENLARGEMENTS

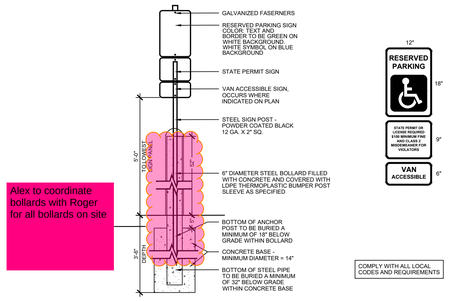
Sheet Number
L402



13 L500 PLAN: ADA RAMP, PARALLEL TYP. NOT TO SCALE

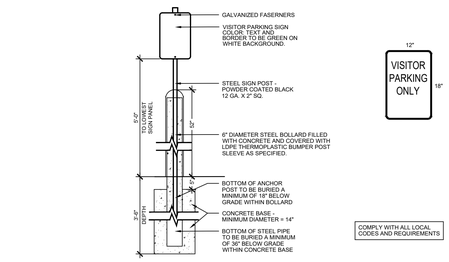


16 L500 SECTION: REMOVABLE BOLLARD SCALE: 1/2" = 1'-0"

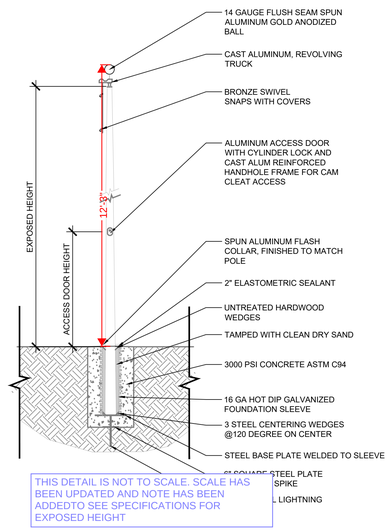


Alex to coordinate bollards with Roger for all bollards on site

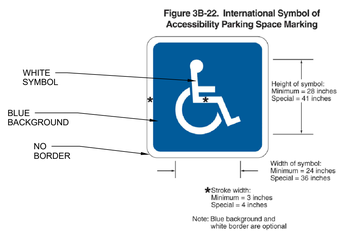
15 L500 SECTION: ACCESSIBLE PARKING SIGN SCALE: 1/2" = 1'-0"



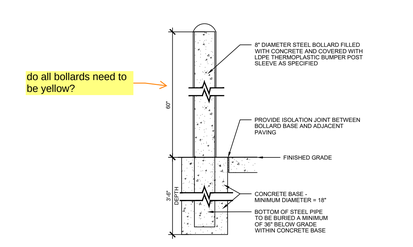
14 L500 SECTION: VISITOR PARKING SIGN SCALE: 1/2" = 1'-0"



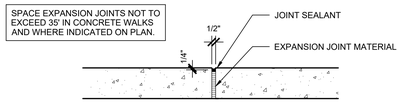
12 L500 SECTION: FLAG POLE SCALE: 3/8" = 1'-0"



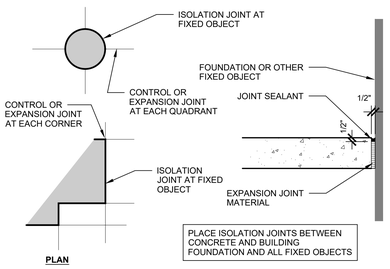
11 L500 PLAN: ADA PARKING SYMBOL SCALE: 3/8" = 1'-0"



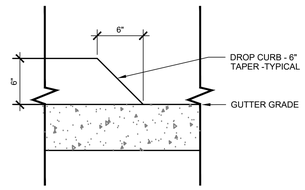
10 L500 SECTION: 8" PROTECTION BOLLLARD SCALE: 1/2" = 1'-0"



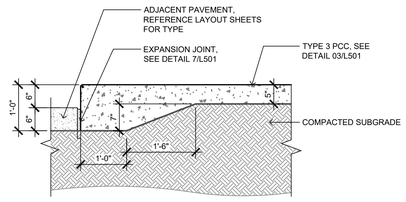
09 L500 SECTION: EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



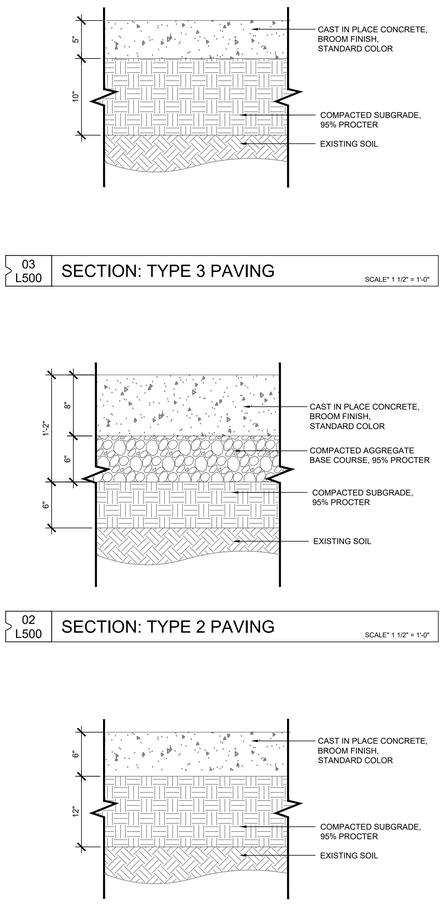
08 L500 SECTION: EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



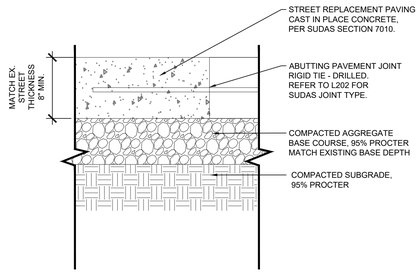
07 L500 ELEVATION: DROP CURB SCALE" 1 1/2" = 1'-0"



06 L500 SECTION: THICKENED EDGE CURB SCALE: 3/4" = 1'-0"

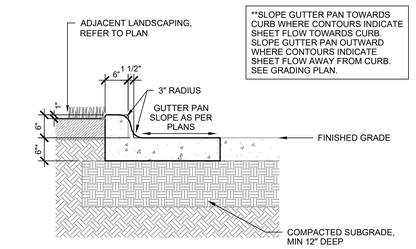


03 L500 SECTION: TYPE 3 PAVING SCALE" 1 1/2" = 1'-0"



04 L500 STREET REPLACEMENT PAVING

02 L500 SECTION: TYPE 2 PAVING SCALE" 1 1/2" = 1'-0"



01 L500 SECTION: TYPE 1 PAVING SCALE: 1 1/2" = 1'-0"

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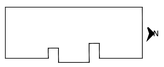
Key Plan



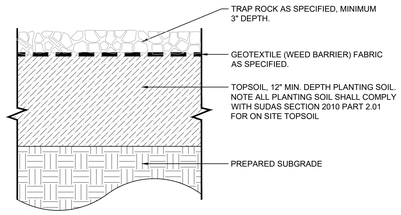
Revision Description Date

OPN Project No.
24826000

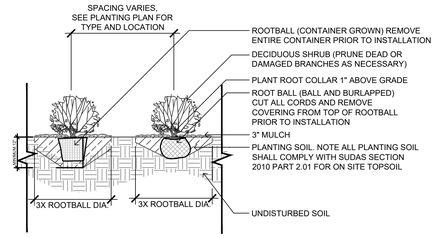
Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
DETAILS

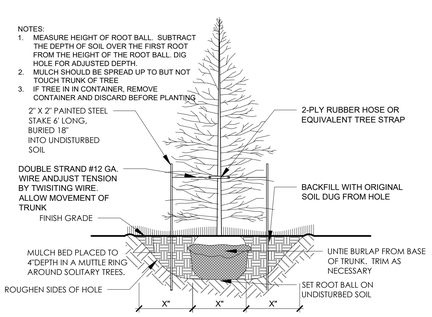
Sheet Number
L500



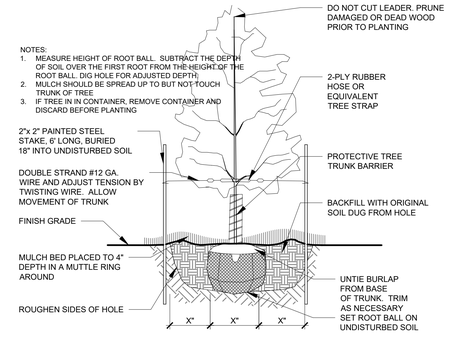
11 L501 SECTION: TRAP ROCK, TYP. N.T.S



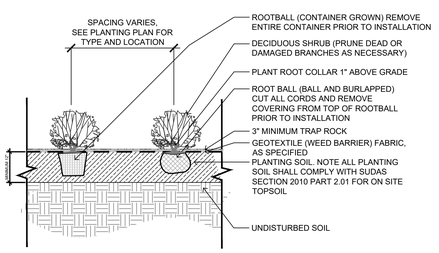
04 L501 SECTION: SHRUB PLANTING IN LANDSCAPE N.T.S.



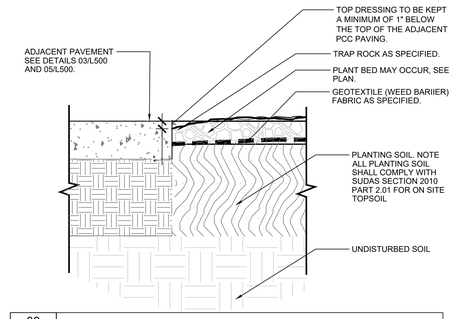
10 L501 SECTION: EVERGREEN TREE PLANTING N.T.S.



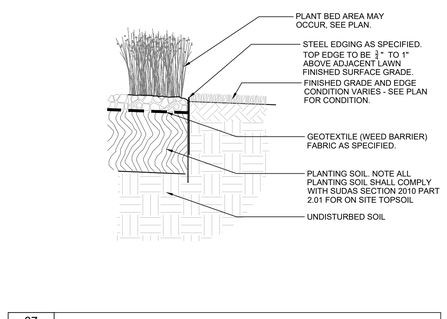
08 L501 SECTION: DECIDUOUS TREE PLANTING N.T.S



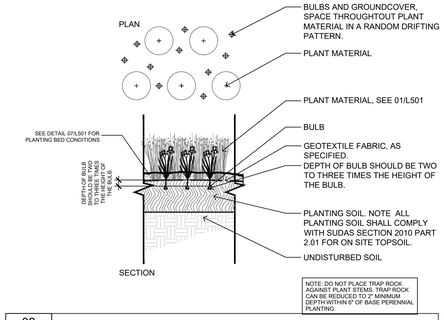
03 L501 SECTION: SHRUB PLANTING IN TRAP ROCK N.T.S.



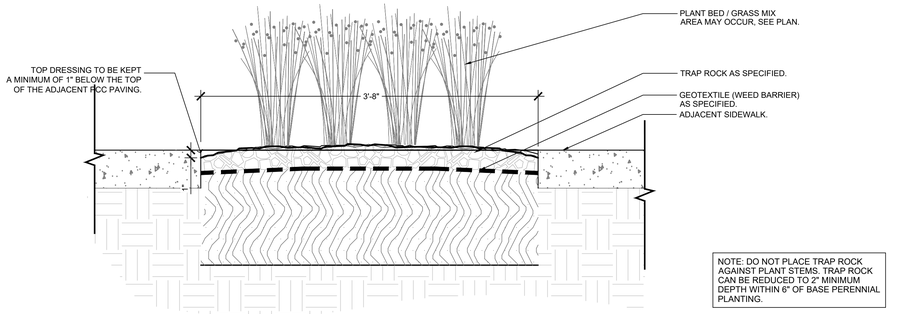
09 L501 SECTION: TRAP ROCK @ PCC EDGE SCALE: 1 1/2" = 1'-0"



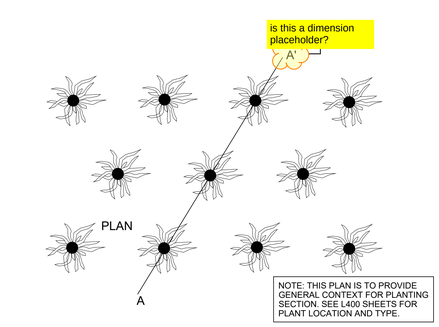
07 L501 SECTION: STEEL EDGING SCALE: 1" = 1'-0"

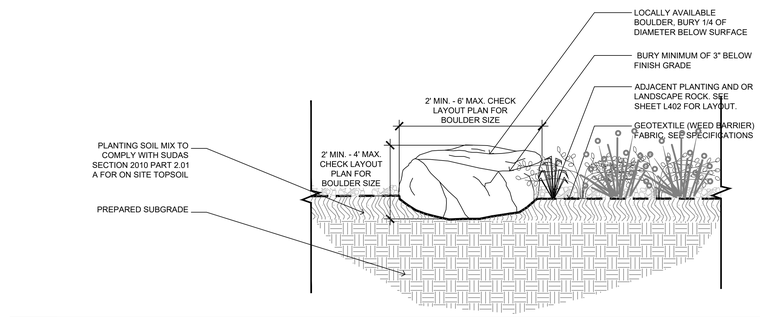


02 L501 BULB PLANTING N.T.S.

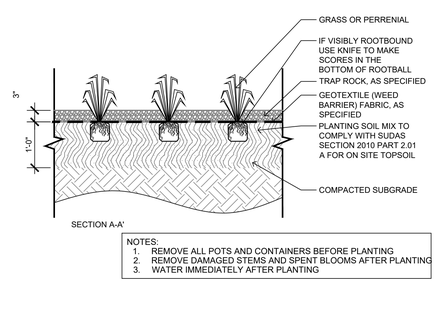


06 L501 SECTION: PLANTING AREA WITHING SIDEWALK SCALE: 1 1/2" = 1'-0"





05 L501 SECTION: BOULDER SCALE: 3/4" = 1'-0"



NOTES:
1. REMOVE ALL POTS AND CONTAINERS BEFORE PLANTING
2. REMOVE DAMAGED STEMS AND SPENT BLOOMS AFTER PLANTING
3. WATER IMMEDIATELY AFTER PLANTING

01 L501 SECTION: PERENNIAL & GRASS PLANTING SCALE: 3/4" = 1'-0"

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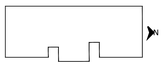


Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **10/02/2025**

Sheet Name
SITE PLANTING DETAILS

Sheet Number
L501

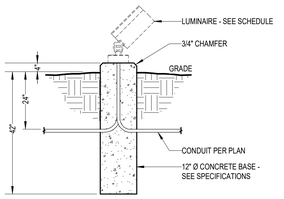
PRINTED: 10/2/2025 8:29:00 AM

EXTERIOR LUMINAIRE SCHEDULE

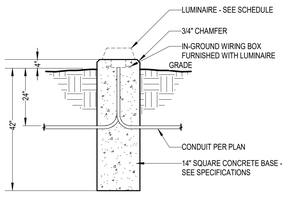
MARK	DESCRIPTION	LENGTH	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE			ELECTRICAL			FINISH	MOUNTING	ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS	DIMMING				
EX1	EXTERIOR 4" DIA. ADJ. DOWNLIGHT (DRYWALL)		USAI	B4RAL 25 24C3 35KS T50 S AC NC UNV D6E	1,750 LM	3500K	LED	24 W	120 V	0-10V	WHITE	RECESSED	NOTE 2	MUD-IN TRIMLESS
EX2	EXTERIOR WALLPACK		LITHONIA	WDGE1 LED P2 35K 80CRI VW MVOLT AWS DMG DNAXD	2,000 LM	3500K	LED	15 W	120 V	0-10V	ALUMINUM	WALL	LIGMAN, BEGA	-
EX3	EXTERIOR FLEXIBLE TAPELIGHT	VARIES	LUMINII	KBX W HB ## 44HO 30 SF NA WH IMB	437 LM/FT	3000K	LED	VARIES	120 V	0-10V	ALUMINUM	RECESSED	QTL	NOTE 8
EX4	EXTERIOR 10'x30' LINEAR GRAZE	60'-0"	LUMENPULSE	LFP CR UL 120-277 ## 3.75W 35K 80 10x30 HFR RF DIM NVR WM6 XD BKTX SH(MOD)	400 LM/FT	3500K	LED	259 W	120 V	0-10V	BLACK	WALL	INSIGHT, GVA	NOTE 7

SITE LUMINAIRE SCHEDULE

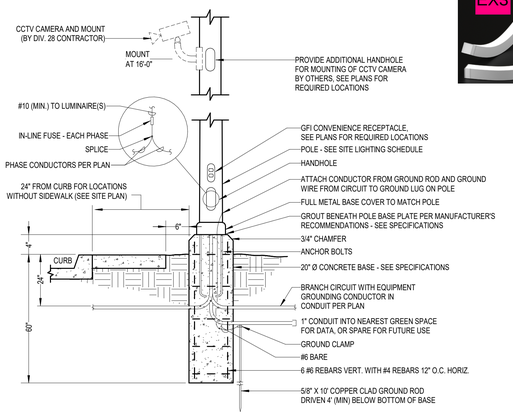
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
S1	AREA LIGHT - TYPE 4 - TWIN HEAD	LITHONIA	DSX0 LED P6 35K 80CRI T4M MVOLT SPA NLTAIR2 PIRHN DBLBXD	IV	16,000 LM	3500K	LED	274 W	208 V	TEXTURED BLACK	2	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S2	AREA LIGHT - TYPE 2 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T2M MVOLT SPA NLTAIR2 PIRHN DBLBXD	II	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S3	AREA LIGHT - TYPE 3 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T3M MVOLT SPA NLTAIR2 PIRHN DBLBXD	III	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S4	FLOODLIGHT - FLAG	BEGA	84 527 K35 BLK + B19593	22°	3,700 LM	3500K	LED	38 W	120 V	BLACK	-	-		WE-EF, ERCO	-
S5	FLOODLIGHT - BUILDING	BEGA	84 174 K3 BLK	WW	4,100 LM	3000K	LED	34 W	120 V	BLACK	-	-		ELUPTPAR	-



3 FLOODLIGHT BASE DETAIL 'A'
NOT TO SCALE



4 FLOODLIGHT BASE DETAIL 'B'
NOT TO SCALE



2 4" POLE BASE DETAIL
NOT TO SCALE

SITE LIGHTING CALCULATION STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
PROPERTY LINE	0.19	1.4	0.0	N/A	N/A
PARKING	1.2	3.5	0.4	3.0	8.75

NOTES:

1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

RED HATCHING / FILL INDICATES LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT

KEYNOTES

E324 PROVIDE 1" CONDUIT WITH PULL STRING TO DATA CENTER FOR CAMERA CABLING.

GENERAL REQUIREMENTS:

A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.

B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL STS = SQUARE TAPERED STEEL RSS = ROUND STRAIGHT STEEL RTS = ROUND TAPERED STEEL SSA = SQUARE STRAIGHT ALUMINUM STS = SQUARE TAPERED STEEL RSA = ROUND STRAIGHT ALUMINUM RTA = ROUND TAPERED ALUMINUM

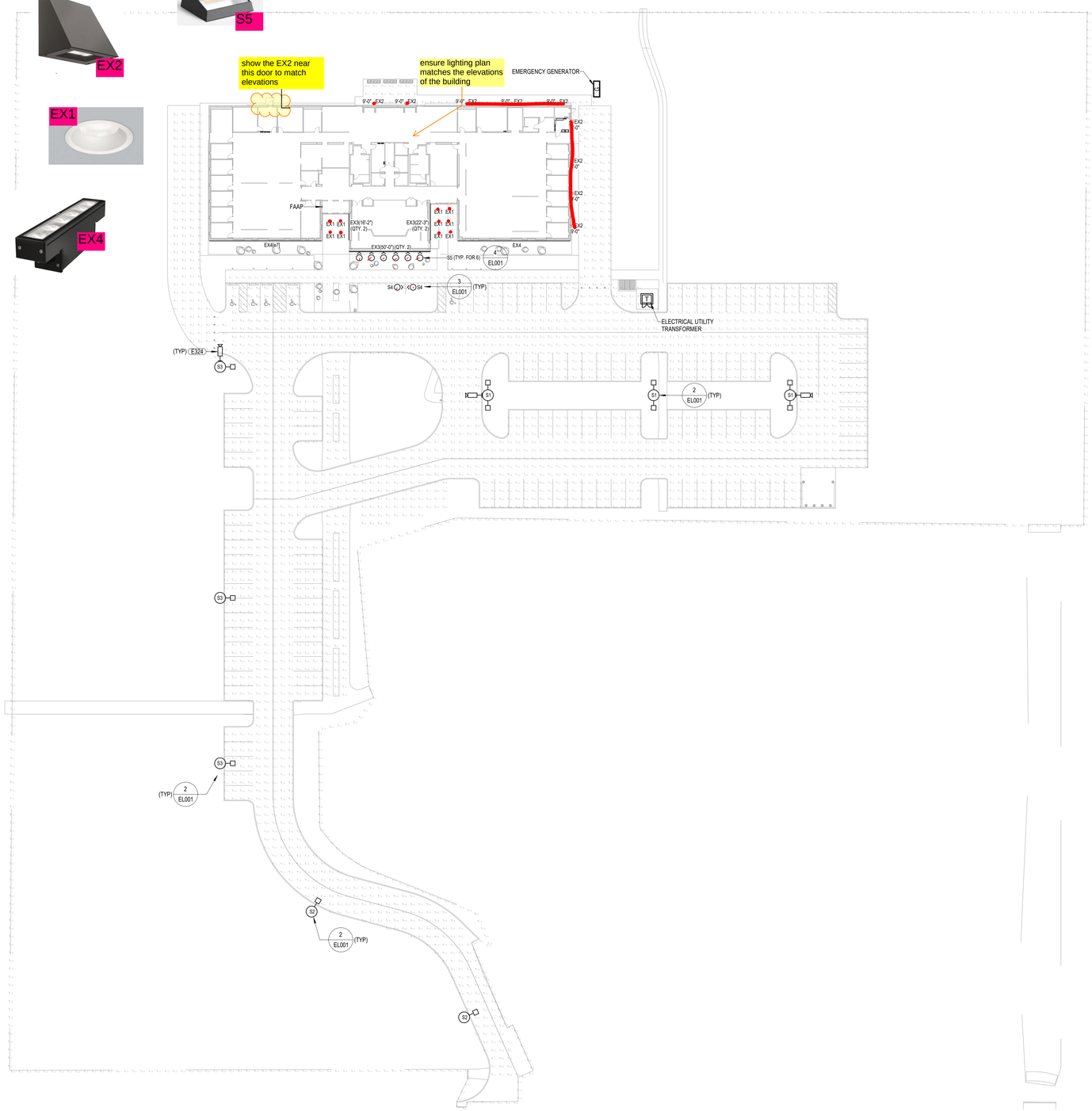
C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.

D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

E. PROVIDE POLES WITH INTEGRAL RECEPTACLES AND ADDITIONAL HANDHOLES FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.

SITE LUMINAIRE SCHEDULE NOTES:

1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.



1 SITE LIGHTING PLAN
1" = 30'-0"

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Civil Design Advantage
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Confluence Landscape Architecture, Planning + Urban Design
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MEI PROJECT #:25017

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note:
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Key Plan

Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
Revised Site Plan Submittal **10/02/2025**

Sheet Name
SITE LIGHTING PLAN

Sheet Number
EL001

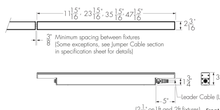
PRINTED: 10/2/2025 8:29:02 AM

Specification Sheet

Lumenfacade Pure Continuous Run LFC-C8 WHITE

Project Name _____ Qty. _____

Type _____ Catalog / Part Number _____



Photometric Summary (17 W/ft)

Symmetric

	Delivered Output (lm)[1]	Intensity (Peak cd)
8"x8"	6,692	231,840
10"x10"	6,643	155,860
10"x30"	6,504	46,823
10"x60"	7,249	30,034
10"x90"	6,709	14,617
30"x30"	6,379	18,213
30"x60"	6,345	9,593
30"x90"	5,858	6,689
60"x60"	6,295	5,715
90"x90"	6,147	3,812
30"x10"	6,184	40,706
60"x10"	6,422	25,359
60"x30"	6,309	10,824
90"x10"	6,116	14,815
W (120°)	4,950	1,702

Asymmetric

NAS	6,183	82,064
WW	5,906	10,126
CAS	4,935	9,542

[1] Based on 4000K, 4ft (121.8mm)

[2] Photometric performance is measured in compliance with IESNA Lm-79-08.

[3] 8x8, 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10, W and CAS optics tested with CL lens. NAS and WW optics tested with HFR lens.

Description

The Lumenfacade Pure Continuous Run is the purest expression of Lumenpulse form, design, quality, and performance. Designed from the inside out to be a cutting-edge expression of Lumenpulse quality, the Lumenfacade Pure possesses simplified control options, integrated accessories, and cohesive mounting options. Rethink everything you've thought about white light: think Lumenpulse.

Features

Length **12:** 12 in, **24:** 24 in, **36:** 36 in, **48:** 48 in

Color and Color Temperature **22K:** 2200K, **27K:** 2700K, **30K:** 3000K, **35K:** 3500K, **40K:** 4000K

Vibration Rating **NVR:** Buildings and Fixed Structures
VRN: Pole-Mounts
VRBG: Bridges and Overpasses

Fixed Mounting Options **FX:** Fixed Mounting (0° Pivot Limit)

Continuously Adjustable Mounting Options
SM: Slim Adjustable Mounting Continuously Adjustable (110° Pivot Limit)
WMC3: Wall Mounting Continuously Adjustable, 3.5 in to Optical Center (140° Pivot Limit)
WMC12: Wall Mounting Continuously Adjustable, 12 in to Optical Center (180° Pivot Limit)
WMC24: Wall Mounting Continuously Adjustable, 24 in to Optical Center (180° Pivot Limit)
WMC1: Wall Mounting Continuously Adjustable, 1.5 in to Optical Center (180° Pivot Limit)
WMC4: Wall Mounting Continuously Adjustable, 6 in to Optical Center (180° Pivot Limit)
WMC18: Wall Mounting Continuously Adjustable, 18 in to Optical Center (180° Pivot Limit)

lumenpulse
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www.lumenpulse.com www.lumenpulse.com/products/61185

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Type EX4 - Lumenpulse Lumenfacade Pure
Grimes Public Administration
MEI #25017

Ground mounted luminaires · Wall washer

BEGA

Application
The design of this on-ground floodlight makes it possible to fully illuminate a vertical surface from the ground level to the lower edge of the roof. These luminaires should be installed in landscaped areas where foot traffic is not common. Minimal installation effort and cost is required in comparison to in-grade luminaires.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Fully potted watertopper cable
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel mounting plate
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 67

Weight: 11.5 lbs.

Electrical

Operating voltage	120V or 277V AC
Minimum start temperature	-10° C
LED module wattage	29.1W
System wattage	34.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	4182lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

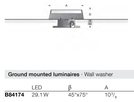
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ 70896 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Included (available for pre-shipment)
☐ 597095LED Installation housings



Ground mounted luminaires · Wall washer

	LED	β	A	B	C
84174	29.1 W	45°x75°	10 1/16	2 3/16	1 1/16

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Type S5 - Bega 84174
Grimes Public Administration
MEI #25017

Kurba Max Horizontal and Vertical Dynamic Color | Field Bendable 24V System

optic arts by lumini

Features
Kurba Large is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 0" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

- **Output Options**
  - 24 V Fine Warm Dim gradually warms the color temperature as you dim down the brightness
  - Tunable White allows individual control of CCT and output

Average Life (L70)
50,000 hours

Approvals
24VDC, Class 2 wet listed, IP68

Warranty
3 years

Finish Options (see page 2 for additional information)
Base ☐ White

RoHS Declare. UL CE cULus IP65 Warm Dimming Tunable White

Technical Information

Bending Direction	Horizontal		Vertical	
Output	**WD59SO**	**TW31SO**	**WD59SO**	**TW31SO**
Light Output (all channels full on) 80 CRI	160 lm/ft	167 lm/ft	204 lm/ft	208 lm/ft
Average Power Consumption at 4'	3.66 W/ft	3.66 W/ft	3.66 W/ft	3.66 W/ft
Efficacy	44 lm/W	46 lm/W	56 lm/W	57 lm/W
Ordering Increment	2.46'	3.28'	2.46'	3.28'
Maximum Run Length (In Series)	26'	26'	26'	26'
Operating Temperature Range	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F
Control/Dimming Protocol	Phase & 0-10V	0–10V, DMX	Phase & 0-10V	0–10V, DMX

TUNABLE WHITE CCT INFO / LUMEN MULTIPLIER

CRI	80 CRI	90 CRI
2200K - 5700K	1.00	0.80

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION (LFT)	FEED POSITION (RGHT)
KBX-W Kurba Max Wet	HB Horizontal bending VB Vertical Bending	SEE PCC CHART ON PAGES 7 & 8	WD59SO Warm Dim, Standard Output TW31SO Tunable White, Standard Output	22K57K 2200K-5700K	80 80 CRI 90 90 CRI	SF Silicone Frosted	NA See Page 6 for orderable mounting accessories	WH White	INJECTION MOLD IMF End Feed 1 IMFA Side A Feed IMFB Side B Feed IMFP Flip Power Feed*	INJECTION MOLD IMF End Feed 1 IMFA Side A Feed IMFB Side B Feed IMFP Flip Power Feed*

Feeds come with 118" wire leads

1 - **IMSB** - Side B Feed not available with **HB** - Horizontal Bending 2 - **NPP-HP** for Feed Position 1&2 is not a valid configuration option

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Type EX3 - Luminii Kurba Max
Grimes Public Administration
MEI #25017

Performance floodlight · Narrow beam

BEGA

Application
Compact performance floodlight with 1/2" I.P.S. nipple for use with a variety of mounting accessories. Designed to illuminate architectural features, landscaping, signage, and for general illumination of a space. Pair with a variety of optical accessories.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 12.1 lbs.

EPA (Effective projection area): 0.5 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	37.5W
System wattage	43.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 90
Luminaire lumens	3742lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ B71112 Concentric ring louver
☐ B71113 Elliptical spread lens (Not compatible with internal louver)
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Available accessories
☐ B19583 Surface mount conduit wiring box
☐ B19584 Direct burial wiring box
☐ B70204 Earth spike
☐ B70249 Pole cap - 3" O.D. pole tenon
☐ B70252 Wood screw
☐ B70280 Tube clamp
☐ B70283 Screw-on cap
☐ B70379 Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71042 Pole coupler
☐ B71111 Glare shield - 180°
☐ B79511 Mounting block
☐ B79830 Glare shield - 360°

See individual accessory spec sheet for details.

Performance floodlight · Narrow beam

	LED	β	A	B	C
84527	37.5 W	22°	6 1/4	10	3 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Type S4 - Bega 84527
Grimes Public Administration
MEI #25017

WDGE1 LED
Architectural Wall Sconce

DLC Premium ETL Intertek ENERGY STAR V2.0 20

Catalog Number
Notes
Type

Note: Use top of luminaire cover (the cooper fin) and set reflector downward.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering time for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)*
		40K 4000K				**Shipped separately**
		50K 5000K				AWS 6 Basic Architectural wall spacer *
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.*

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)*	DDBXD	Dark Bronze
PE	Photocell, Button Type*	DBLXD	Black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)		
CCE	Coastal Construction*		

DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DBLBXD	Textured black		
DNATXD	Textured natural aluminum		
DWHGXD	Textured white		
DSSTXD	Textured sandstone		

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WDGE1 LED Rev. 04/02/25

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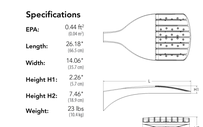
Type EX2 - Lithonia WDGE1
Grimes Public Administration
MEI #25017

D-Series Size 0
LED Area Luminaire

DLC Premium DLC Listed ETL Intertek ENERGY STAR V2.0 20



Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering time for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1] (Blu section 70CRI only)	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 P12 P11 P13	30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] T5FTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[2] BLC4 Type IV backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3] (120V-277V)[4] HVOLT (347V-480V)[4] XVOLT (277V-480V)[4] 120[5,6] 208[5,6] 240[5,6] 277[5,6] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting (4 drilling, 3.5" min. SQ pole) RPA Round pole mounting (4 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[7] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[7] SPA5IN Square narrow pole mounting (#4 drilling, 3" min. SQ pole) WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[9,10,11,12] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[9,10,11,12] PER NEMA twist-lock receptacle only (controls ordered separately)[13] PERS Five-pin receptacle only (controls ordered separately)[13,14]	PE[15] Seven-pin receptacle only (controls ordered separately)[13,14] FAO Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[18,19] BL50 Bi-level switched dimming, 50%[18,19] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[13] **Shipped installed** HS Horizontal shield (black finish standard)[20] LVO Left rotated optics[1] RHO Right rotated optics[1] CCE Coastal Construction[21] HA 50°C ambient operation[22] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[23] DF Double fuse (208, 240, 480V)[23] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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DSX0 LED Rev. 04/29/25

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Type S1 - Lithonia DSX0
Grimes Public Administration
MEI #25017

TIER 3

BeveLED® 2.2 Complete
4.5" Round Adjustable - B4RA

USAI Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B4RAF

Trimless - B4RAL

Millwork - B4RAM

usailighting.com/beveled

FEATURES

- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard = more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up to 2" thick

COMPANION FAMILY PRODUCTS

Deep Regress - B4RC
usailighting.com/B4RC

Adjustable - B4RD
usailighting.com/B4RD

Wall Wash - B4RW
usailighting.com/B4RW

ADJUSTABLE PERFORMANCE DATA

See Page 6-7 for details

	LED COLOR CHOICES									
	Classic White					Warm Glow Dimming		Color Select	
DELIVERED* PERFORMANCE:	**9W**	**12W**	**16W**	**24W**	**32W**	**36W**	**16W**	**32W**	**16W**	**32W**
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075
Delivered Lumens:	625 - 1050	725 - 1175	650 - 1575	1325 - 2200	1675 - 2750	2475 - 2875	875 - 1000	1475 - 1675	825	1350

*Based on 3000K, 80+ CRI.

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Revised 02/14/2025

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Type EX1 - USAI B4RA
Grimes Public Administration
MEI #25017

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Grimes, Iowa 50111

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Key Plan

Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
Revised Site Plan Submittal **10/02/2025**

Sheet Name
SITE LIGHTING CUTSHEETS

Sheet Number
EL002
Page 85 of 243

PLANNING AND ZONING COMMISSION COMMUNICATION
Meeting Date: 12/2/2025

AGENDA ITEM: Grimes 2050 Comprehensive Plan Adoption

BACKGROUND:

The City of Grimes adopted its current comprehensive plan in 2010 and updated it in 2018. Since that time, more than 80% of the plan's action items have been completed or are underway. With significant growth, new development trends, and evolving infrastructure and service needs, the City recognized the importance of developing a new plan to guide decision-making over the next 10–15 years.

During its 2024 strategic planning process, the City Council identified the creation of a new comprehensive plan as a top priority. In January 2025, the City engaged Confluence to lead the planning effort, working closely with City staff and community stakeholders.

To ensure the plan reflects the community's vision, the City hosted a series of engagement opportunities, including a public workshop, an open house, pop-up events, and an online feedback platform. Input gathered through these channels directly shaped the plan's goals, strategies, and implementation priorities.

A 20-member Comprehensive Plan Advisory Committee (CPAC) provided community-driven leadership throughout the process. The committee represented a broad cross-section of Grimes, including residents, business owners, development professionals, and representatives from public safety, schools, and parks and recreation. Over the course of several months, CPAC reviewed concepts, evaluated infrastructure needs, and helped refine policy direction on housing, redevelopment, transportation, community character, and quality-of-life amenities. Their input helped ensure the plan is both visionary and practical.

To further strengthen collaboration, the City hosted joint workshops with the City Council and Planning and Zoning Commission. These sessions focused on future land use, housing policy, transportation needs, redevelopment strategies, and implementation priorities. The workshops provided an opportunity to review public input, refine policy language, and confirm alignment between long-term planning goals and future budgeting and development decisions.

The Grimes 2050 Comprehensive Plan includes chapters covering:
- Introduction
- Existing Conditions
- Public Input Summary
- Future Land Use
- Economic Development
- Community Character

• Housing
• Transportation
• Community Facilities & Utilities
• Parks & Recreation

An Implementation chapter outlines specific action items to achieve the plan's goals. This chapter will guide the City Council and staff in prioritizing projects based on relative importance, impact, and feasibility. To promote transparency and community engagement, an online progress tracker will be published on the City's website, allowing residents to monitor implementation efforts.

The Grimes 2050 Comprehensive Plan is more than a policy document—it is a shared vision for how the community will grow, invest, and adapt to future needs. By aligning land use, infrastructure, economic development, and quality-of-life priorities, the plan provides a clear roadmap for responsible, sustainable, and community-focused growth. Developed through collaboration with residents, advisory committees, and City leadership, the plan reflects both where Grimes is today and what it aspires to become. Its implementation will ensure future decisions are coordinated, data-driven, financially responsible, and rooted in the values of the people who call Grimes home.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: Yes

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities _X___
*Dynamic Town/Strong Sense of Community __X__
*More Beautiful/Vibrant Community __X__

BOARD/COMMISION ACTIONS: Comprehensive Plan Advisory Committee Meeting - 01/29/2025
Comprehensive Plan Advisory Committee Meeting - 02/24/2025
Comprehensive Plan Advisory Committee Meeting - 05/15/2025
Comprehensive Plan Advisory Committee Meeting - 08/19/2025
Comprehensive Plan Advisory Committee Meeting - 09/30/2025
Comprehensive Plan Advisory Committee Meeting - 10/21/2025
Joint Planning & Zoning Commission & City Council Workshop - 02/25/2025
Joint Planning & Zoning Commission & City Council Workshop - 09/09/2025
Joint Planning & Zoning Commission & City Council Workshop - 10/14/2025
Joint Planning & Zoning Commission & City Council Workshop - 11/10/2025

STAFF RECOMMENDATION: Staff recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
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Prepared by: Evann Coffey, Senior Planner
Return to: Evann Coffey, Senior Planner

GRIMES

GROWING TOGETHER

DRAFT 11-24-2025

A Letter from the Mayor

Acknowledgments

City Council

Scott Mikkelsen, Mayor

Andy Borcherding

David Gisch

Eric Johansen

Laurie DePhillips

Ryan Burger

Planning & Zoning Commission

Abi Reiland

Adam Bunge

Craig Patterson

Russ Lickteig

Scott Almeida

Andy Borcherding, City Council Liason

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Evann Coffey | Senior Planner

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Katie Lord | Economic Development Director

Comprehensive Plan Advisory Committee (CPAC)

Abi Reiland | Planning & Zoning Commission

Alex Lynch | Greater Des Moines Partnership

Amy Bjork | Grimes Resident

Andy Borcherding | City Council

April Heitland | Park & Recreation Advisory Board

Brian Buethe | Grimes Chamber & Economic Development

Dani Frampton | Residential Real Estate Developer

David Gisch | City Council

Gary Schroder | Library Board of Trustees

Jeremy Hamp | Grimes Resident

Kirk Mikkelsen | Residential Real Estate Developer

Mark Anderson | Commercial Real Estate Developer

Scott Almeida | Planning and Zoning Commission

Scott Blum | Dallas Center-Grimes Community School District

Tim Day | Commercial Real Estate Developer

Consultant Team

CONFLUENCE

KIRKHAM MICHAEL

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2 Existing Conditions Summary XXX

3 Public Input Summary XXX

4 Future Land Use XXX

5 Economic Development XXX

6 Community Character XXX

7 Housing XXX

8 Transportation XXX

9 Community Facilities and Utilities XXX

10 Parks and Recreation XXX

11 Implementation XXX

CHAPTER 1:

Introduction

Comprehensive Plan Overview

Comprehensive Plan Purpose

Comprehensive Plans are long-range planning documents designed to help decision-making for growth and development in a community. By definition, the plans are far reaching and cover a wide reange of issues including land use, economic development, community character, housing, transportation, community facilities and utilities, and parks and recreation. Recommendations for each of these topics are crafted after a thorough analysis of existing conditions and a robust public input process.

Grimes' last full Comprehensive Plan updated was in 2010. In the fifteen years since the last update, Grimes has experienced significant growth and changes in the community. There has been considerable population and employment growth in Grimes. The Des Moines metropolitan area overall has continued to expand. Nationally, there are new issues and opportunities to consider, such as rising costs of living, sustainability and resilience, and new technologies, to name a few. All of these factors have led Grimes to update its Comprehensive Plan to foster continued success as the community grows.

Plan Horizon Year

The Horizon Year for the Grimes Comprehensive Plan is 2050, roughly 25 years into the future. This length of time allows for adequate long-range planning alongside reasonable expectations as to the validity of the projections used.

How to Use the Plan

The Grimes 2050 Comprehensive Plan identifies a vision for the community to grow together. While this Plan represents a unified vision of Grimes for the next 25 years, it is not a static document. The Plan should be regularly referenced, reviewed, and updated when necessary to keep the document relevant. Comprehensive Plans can be used to justify decision-making by city leadership because of the amount of analysis and input that went into the creation of the plan. In particular, ***Chapter 4: Future Land Use*** should be used when making decisions regarding proposed developmjents, annexations, and rezoning requests. Often the recommendations within the Comprehensive Plan will lead to additional projects or programs whose purpose can be explained by referencing relevant chapters in the planning document. Overall, the City should regularaly reference the Comprehensive Plan in the routine functioning of government.

Legal Basis for Comprehensive Plans

The Grimes Comprehensive Plan has been developed in line with the authority granted by the State of Iowa, which requires cities to base their zoning decisions on a comprehensive plan, as outlined in Chapter 414 of the Iowa Code. This plan provides the essential data, narratives, and maps that guide City leadership in making informed decisions regarding zoning, annexation, and development patterns.

Project Scope

The Grimes Comprehensive Plan was completed over four phases, as seen in Figure 1.1.

Phase 1 - Research + Analysis

Phase 1 included an inventory of existing conditions ranging from demographics to physical conditions of the community today. ***Chapter 2: Existing Conditions Summary*** details these findings.

Phase 2 - Public + Stakeholder Engagement

Phase 2 included the public input activities with the residents and stakeholders to create a community vision to guide the development of the Plan's recommendations. ***Chapter 3: Public Input Summary*** summarized these events, engagement opportunities, and results.

Phase 3 - Draft Plan + Evaluation

Phase 3 took all the findings from Phase 1 and 2 to inform and guide the development of the Plan's recommendations. This process included a series of input review meetings with City staff and the CPAC.

Phase 4 - Final Plan + Adoption

Phase 4 included the formal public hearings and meetings needed to formally adopt an updated comprehensive plan from the Planning and Zoning Commission and City Council.

CHAPTER 1:

Introduction

Comprehensive Plan Advisory Committee

The Grimes 2050 Comprehensive Plan relied upon the use of a Comprehensive Plan Advisory Committee (CPAC) throughout the planning process. This CPAC was comprised of community stakeholders and leaders throughout Grimes. The role of the CPAC was to serve as an advisory body to the consultant team by providing feedback on the plan's direction and priorities, identifying areas of concern and opportunties, and evalue and consider public input. The Committee was also asked to review the draft chapters of the plan and to deliver final recommendations for consideration. The CPAC further serves as a community ambassador for the plan update; promoting awareness of events and encouraging participation.

Schedule

The CPAC met six times throughout the planning process. These meetings were held in-person to review progress to-date on the Comprehensive Plan. The Consultant team, with the aid of City staff, conducted the meetings, prepared materials, and presentations to summarize progress.

Denotes total number of months completed in project timeline

Phase 1: Research + Analysis	
Pre-Kick-Off Meeting with City Staff	December 19, 2024
Kick-Off Meeting with Advisory Committee (AC)	January 29, 2025
Public Outreach Plan + Project Branding	Winter 2025
Existing Conditions Review + Analysis	January - February 2025
Existing Conditions Analysis Review Meeting with AC	Febuary 24, 2025
Existing Conditions Analysis Review Joint Workshop with PC and CC	Febuary 25, 2025
Phase 2: Public and Stakeholder Engagement	
Online Engagement	March - November 2025
Stakeholder Interviews	May 2025
Public Visioning Workshop	April 15, 2025
Other Public Engagement (Pop-Up Events, Box City)	April - June 2025
Public & Stakeholder Engagement Review Meeting with AC	May 15, 2025
Phase 3: Draft Plan and Evaluation	
Scenario planning + Draft Plan	July - November 2025
Draft Plan Review Sessions with AC	August 19, September 30, and October 21, 2025
Draft Plan Public Open House	November 6, 2025
Draft Plan Joint Workshop with PC & CC	November 10, 2025
Phase 3: Draft Plan and Evaluation	
Final Draft Plan	December 2025
Planning Commission Public Hearing	December 2, 2025
City Council Public Hearing	December 16, 2024
Online Playbook Tracker	January 2025

AC Advisory Committee **CC** City Council **PC** Planning & Zoning Commission

CHAPTER 1:

Introduction

Growing Together

Grimes Comprehensive Plan Logo

The Grimes Comprehensive Plan logo symbolizes the City's history, identity, and trajectory as a blossoming community in the Des Moines Metro. The logo features the city's name with the 'G' shaped as an arrow symbolizing the upward trajectory of the community and a tagline of "growing together" which represents the City's focus on prioritizing engagement and building community among residents. The logo also intentionally pulls in characteristics of the City's logo with the tree leaves symbolizing Grimes as a place that fosters growth in residents, families, business owners, and budding professionals looking to plant roots and invest their time and energy in the community.

GRIMES
GROWING TOGETHER

FIGURE 1.2 GRIMES COMPREHENSIVE PLAN LOGO

Grimes City Logo Update

At the time of developing the Grimes Comprehensive Plan branding and logo, an additional logo was developed to update the City's logo. Recent updates to the City's branding standards and marketing schemes utilized the colors identified for the Comprehensive Plan; however, at the time, the City's logo did not reflect this. In collaboration with City staff, the newly developed city logo in Figure 1.3 has been updated and added to all marketing campaigns since the start of this planning process.

GRIMES
A BRIGHT FUTURE

FIGURE 1.3 CITY OF GRIMES NEW LOGO

CHAPTER 2:

Existing Conditions

A Glimpse of Grimes

Overview

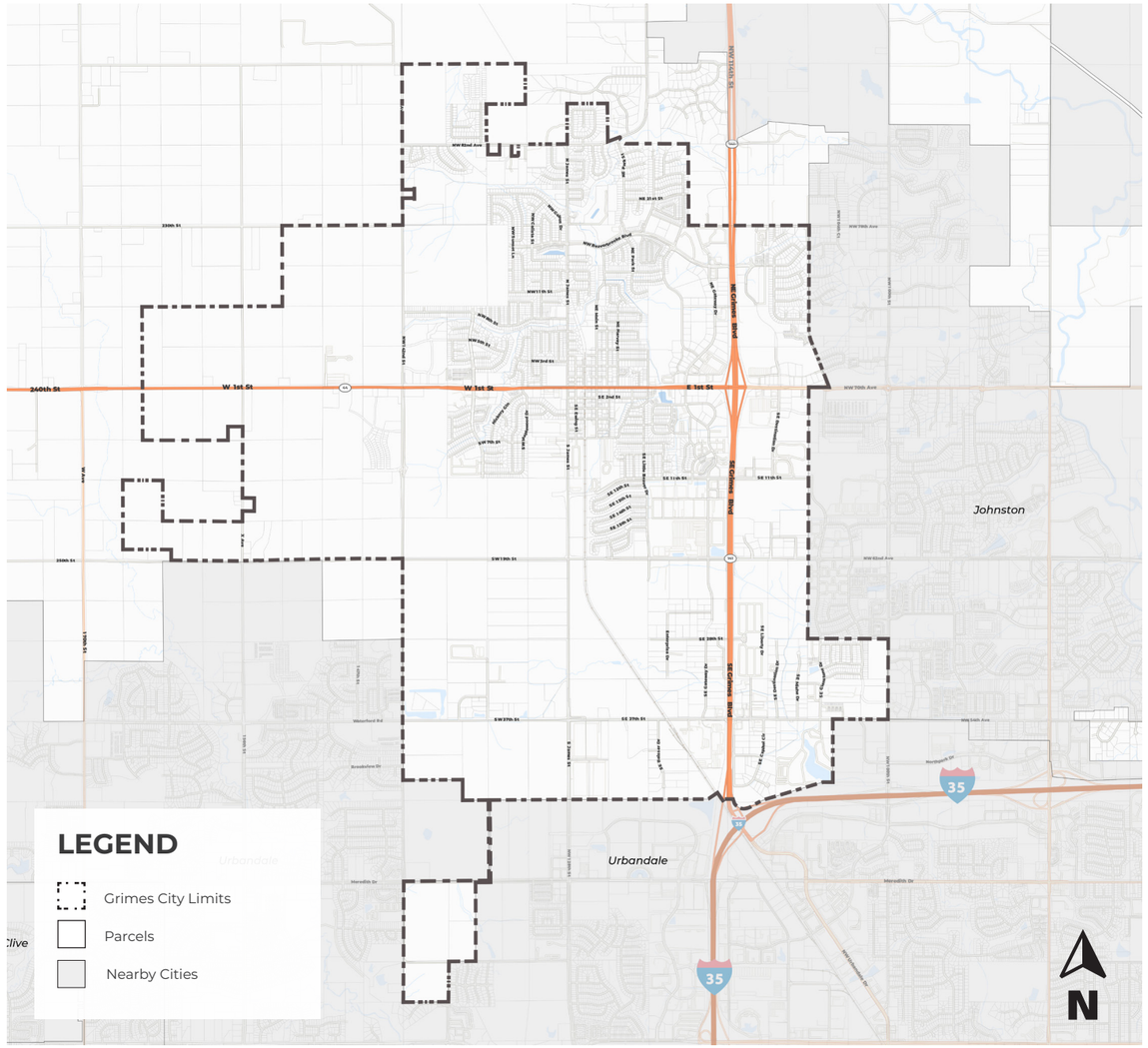
A comprehensive analysis of existing conditions was completed to more effectively plan for the future of Grimes. The analysis is divided into three main categories:

- **Physical Profile** – covering existing land use, natural resources, and infrastructure.
- **Community Profile** – covering demographic and socioeconomic data about Grimes residents.
- **Market Profile** – covering jobs, industries, and businesses.

In combination, this appendix serves as a foundational piece of the City of Grimes' planning process, offering a detailed understanding of the community's current characteristic, land use patterns, infrastructure, and environmental conditions. This will help ensure that future goals, policies, and strategies are based in practical, data-driven insights.

Base Map

Figure 2.1 on the following page shows the current city limits of Grimes. The boundary consists of approximately 13.9 square miles of land and spans two counties, Polk and Dallas. Grimes is a historic community that was first incorporated in 1894 but has seen significant growth and change starting in the 1980s. Neighboring communities include Urbandale, Waukee, Johnston, and Granger.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NW 62nd Ave
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NW 46th Ave
NW 38th Ave
NW 30th Ave
NW 22nd Ave
NW 14th Ave
NW 6th Ave
NW 1st St
NW 2nd St
NW 7th St
NW 11th St
NW 19th St
NW 27th St
NW 35th St
NW Elkhart Dr
NW Elkhart Ct
NW Elkhart Cir
NW Elkhart Pl
NW Elkhart Ln
NW Elkhart Trl
NW Elkhart Way
NW Elkhart Path
NW Elkhart Loop
NW Elkhart Run
NW Elkhart Blvd
NW Elkhart Ave
NW Elkhart St
NW Elkhart Rd

Physical Profile

Physical Profile

Existing Land Use

An existing land use analysis was completed for the City of Grimes using parcel data and aerial imagery analysis. Figure 2.3 on the following page shows the results of this analysis on a parcel-by-parcel basis. Each category is briefly described below.

Agriculture & Open Space includes agricultural uses and areas within the floodplain or floodway.

Low-Density Residential includes low-density, single-family detached homes and any associated structures.

Medium-Density Residential includes duplexes, triplexes, quadplexes, townhomes, and rowhouses.

High-Density Residential includes apartments and condominiums.

Future Residential includes all land platted for residential uses but is currently undeveloped.

Commercial includes all non-industrial commercial uses such as big box and smaller retailers, the Governor's District, and offices.

Industrial & Light Industrial includes all industrial/ light industrial uses such as warehousing, logistics, distribution, manufacturing, and storage.

Public & Semi-Public includes all publicly owned land as well as semi-public places such as fraternal/ civic organization space and churches.

Parks & Recreation includes land dedicated for park and recreation purposes including city-owned parks and facilities as well as private recreation land such as golf courses.

Summary

Currently, approximately 55% of Grimes' land area is agriculture or open space. Of the non-agricultural land, low-density residential makes up 32% of all acres followed by industrial & light industrial at 22%. Commercial is the third largest category at 15%.

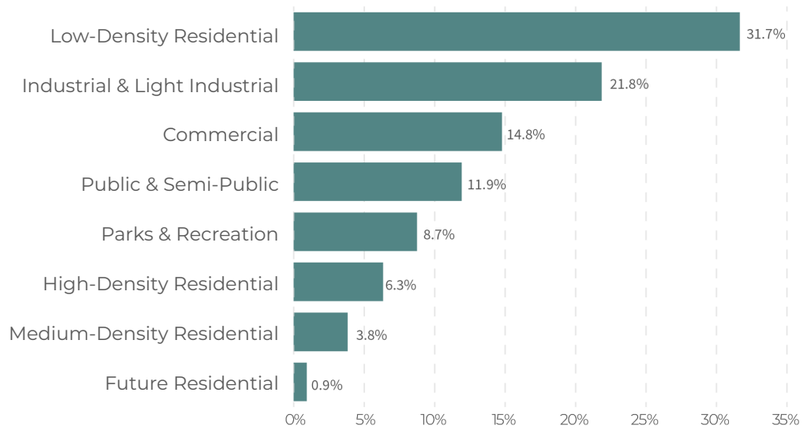


FIGURE 2.2 EXISTING LAND USE BREAKDOWN - GRIMES, IA
SOURCE: CONFLUENCE WITH INPUT FROM THE CITY OF GRIMES AND POLK/DALLAS COUNTY

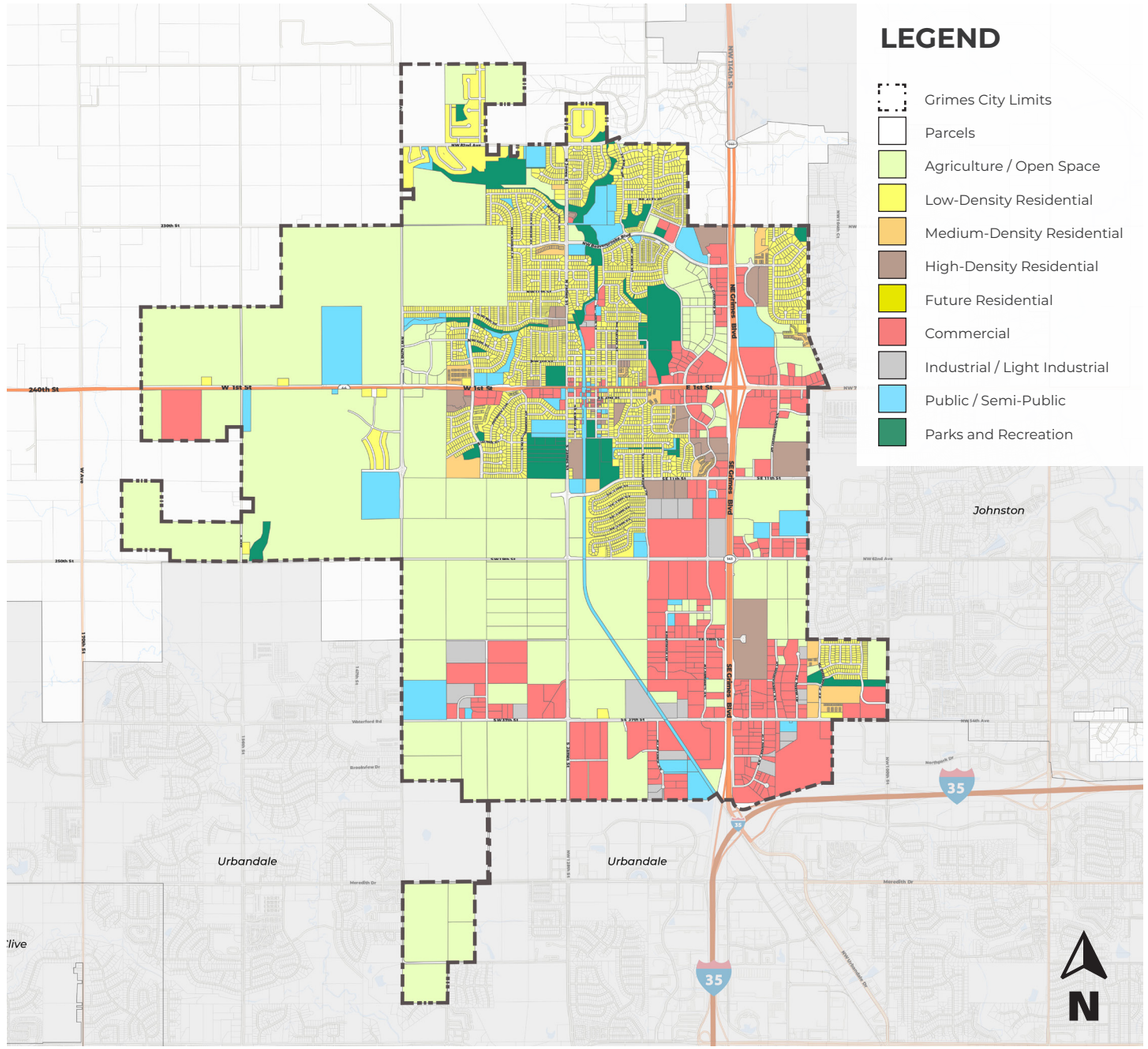


FIGURE 2.3 EXISTING LAND USE MAP - GRIMES, IOWA
SOURCE: CONFLUENCE WITH INPUT FROM THE CITY OF GRIMES AND POLK/DALLAS COUNTY

Physical Profile

Housing Types

Figure 2.4 highlights the location of residential land in Grimes color-coded by the level of density. Yellow represents low-density residential land, mainly single-family detached homes. Orange represents medium-density residential such as townhomes, row houses, or duplexes. Brown signifies higher-density residential such as apartments or condominiums.

Grimes is predominantly low-density residential with pockets of high-density residential scattered mostly along major road corridors. There are a few pockets of medium-density residential as well, mostly in the form of townhomes or rowhouses.

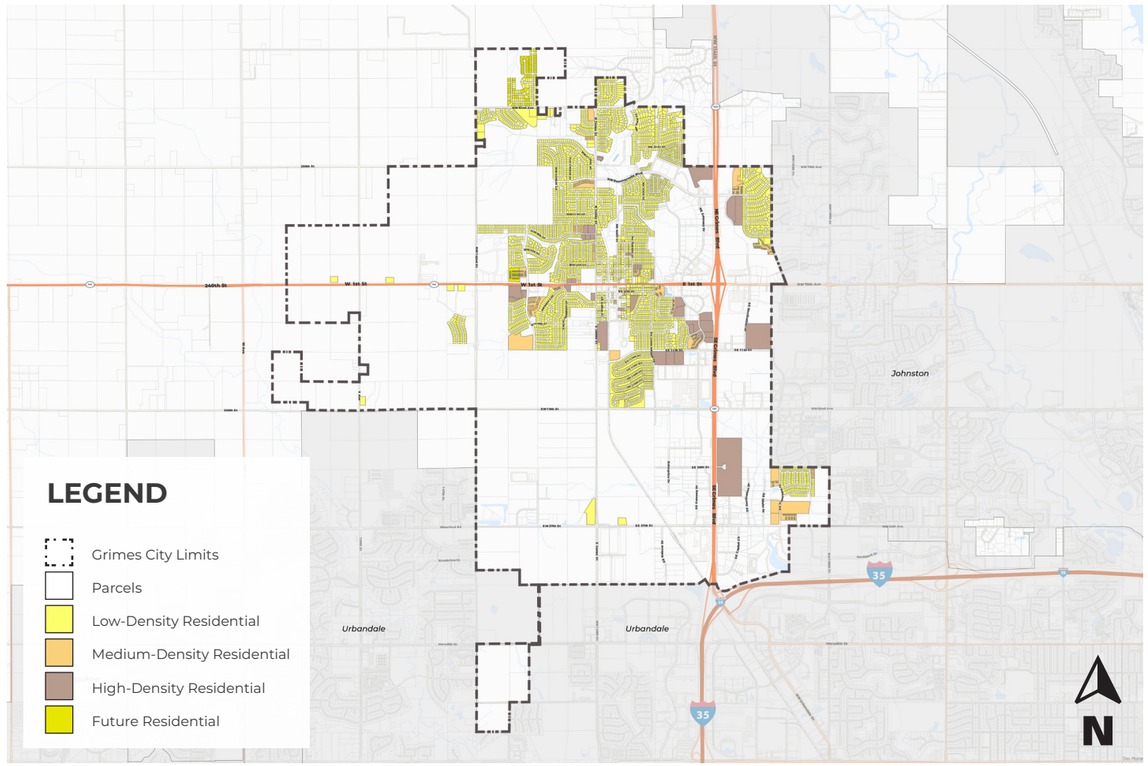


FIGURE 2.4 RESIDENTIAL LAND BY TYPE
SOURCE: CONFLUENCE WITH INPUTS FROM POLK & DALLAS COUNTY

Housing Assessed Values

Figure 2.5 below shows a thematic map of 2024 single-family residential total assessed values in Grimes. Total assessed values are used to calculate property taxes and may not reflect true market value of homes because assessed values are often lower than market value. However, this data still provides insights into the housing market of a community.

There are a few key takeaways:

- Homes in the central core of Grimes have the overall lowest total assessed values (shown in light red). The lightest red indicates a total assessed value below $250,000. The light orange color also present in the core have values between $250k and $350k.
- Home total assessed values become progressively higher on the periphery of the community, especially in the north and northeast.

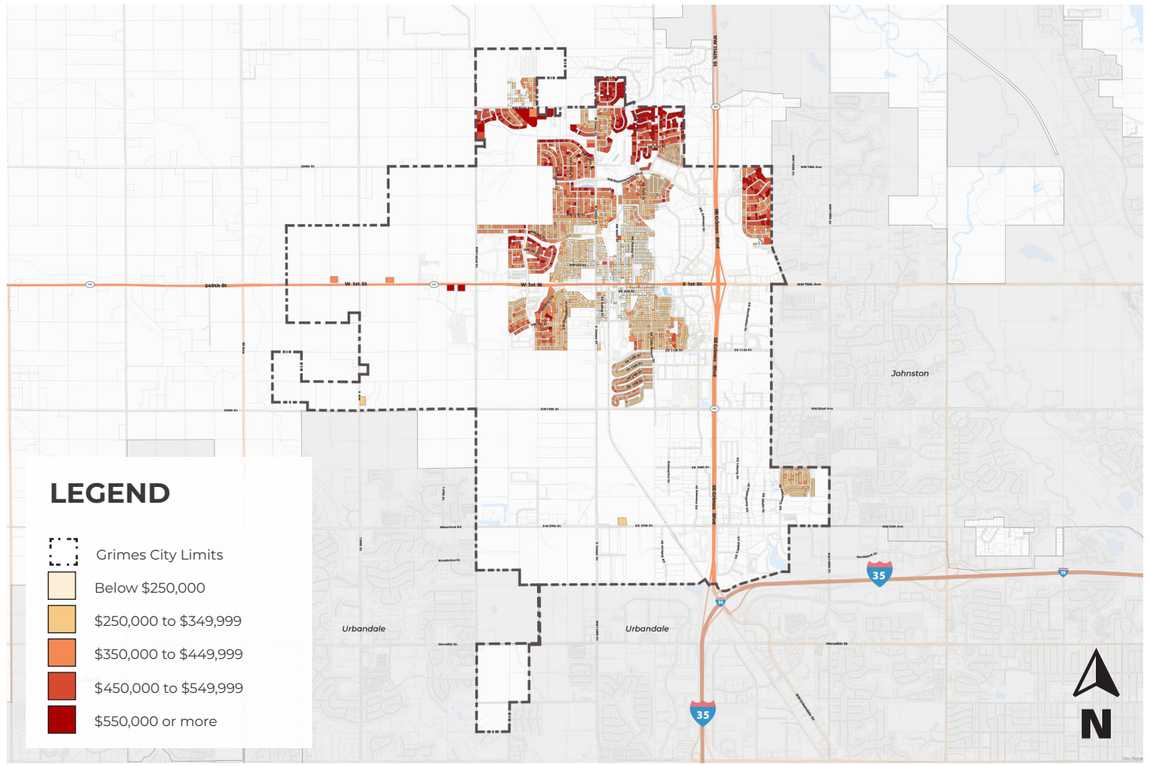


FIGURE 2.5 SINGLE FAMILY DETACHED HOMES BY TOTAL ASSESSED VALUE (2024)
SOURCE: CONFLUENCE WITH INPUTS FROM POLK & DALLAS COUNTY

Physical Profile

Housing Types

Figure 2.6 below shows a thematic map of single-family residential by year built in Grimes based on parcel data from 2024. The darker the blue, the newer the homes. There is a natural gradient that runs from the center of Grimes outward showing the history of residential growth in the community.

Homes in the central core were more likely to be built prior to 1940 or between 1940 to 1959. The large segments of dark blue parcels visualize the rapid expansion Grimes has experienced in the past few decades. The age distribution mirrors some of the total assessed value distribution suggesting a likely correlation between age and assessed value.

Parks and Open Space

Figure 2.7 below shows the location of parks and open space within the City of Grimes. In total, there are 15 parks and various open space areas spread throughout the community. Some of the largest parks have a recreation focus, which include the Hy-Vee Multiplex, the North Sports Complex, and the South Sports Complex. Park facilities are evaluated in greater detail in ***Chapter 10: Parks and Recreation.***

Grimes has a growing reputation for being a recreation-focused community. There are several large sports-oriented parks located throughout Grimes, which serve local residents as well as regional tournaments.

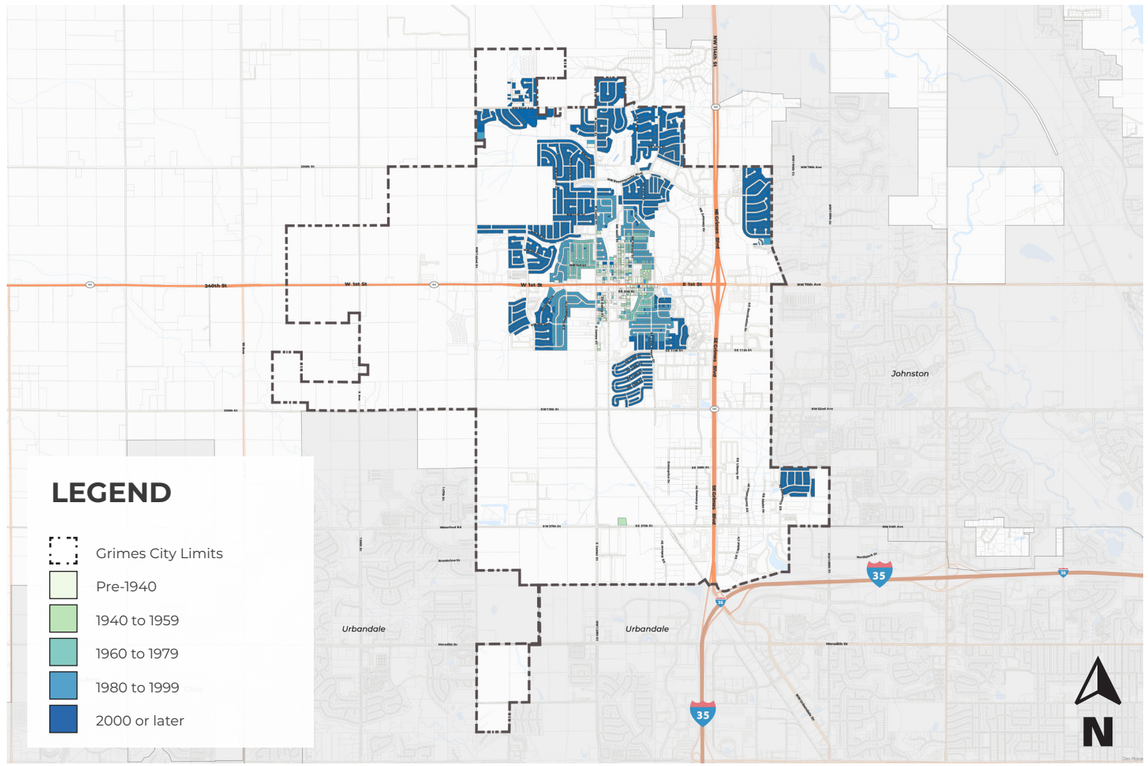


FIGURE 2.6 SINGLE-FAMILY DETACHED BY YEAR BUILT
SOURCE: CONFLUENCE WITH INPUTS FROM POLK & DALLAS COUNTY

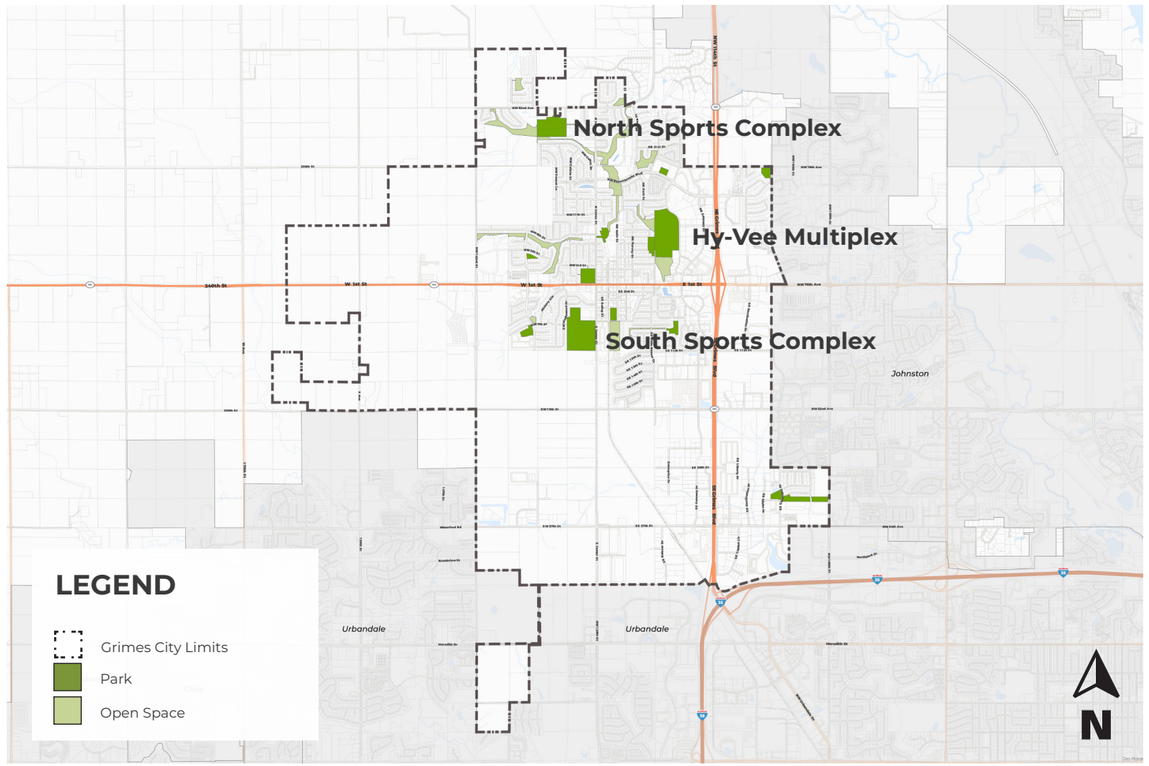


FIGURE 2.7 PARKS AND OPEN SPACE IN GRIMES
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES

Physical Profile

Floodplain & Floodway

Floodplain is typically low-lying land found near streams and other water sources that are susceptible to flooding during rain or snowmelt. Floodplain is often classified as 100- or 500-year floodplain depending on the likelihood of a flood occurring in a given year. Floodway is the actual channel or riverbed and adjacent land. Floodway should always remain undeveloped with limited obstructions. Floodplain is generally best avoided during development. Figure 2.8 shows the location of both for Grimes.

Most of the floodplain within or near Grimes is due to the presence of streams such as **Little Beaver Creek** or **Walnut Creek** and their various tributaries. **Beaver Creek** creates a larger area of floodplain east of town.

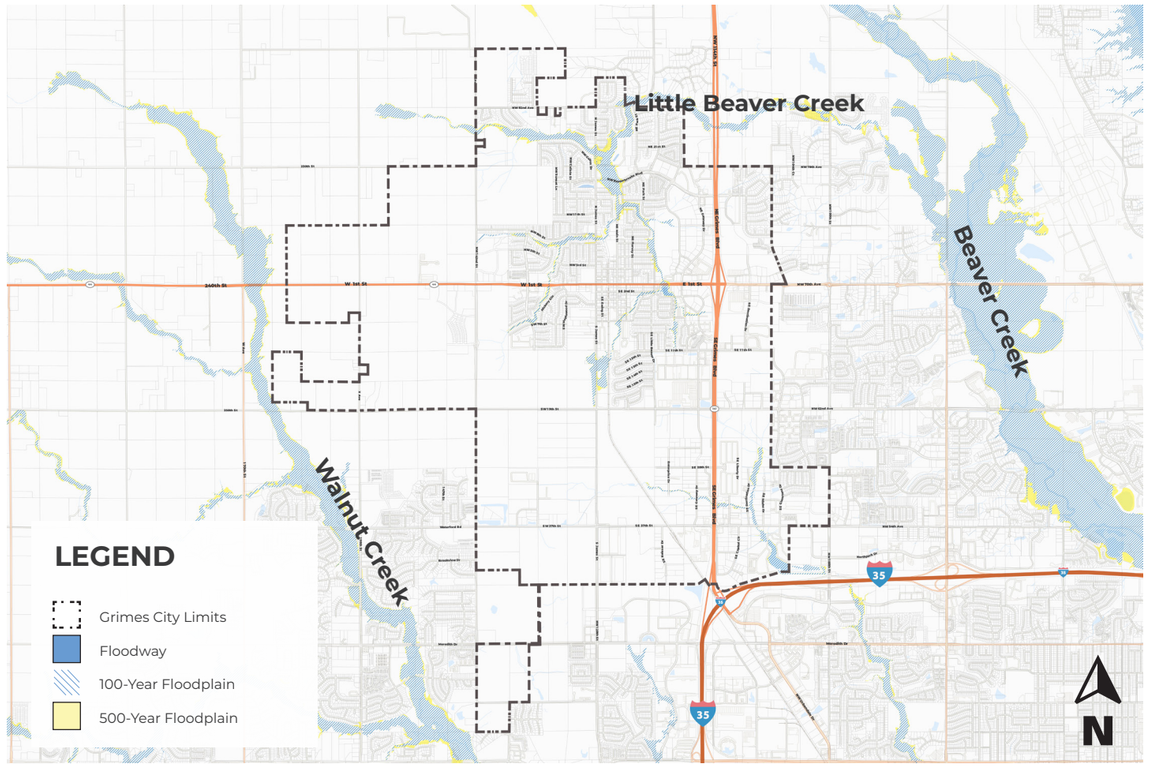


FIGURE 2.8 FLOODPLAIN AND FLOODWAY
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND FEMA

Streams by Type

Streams and rivers are often classified as Type 1 Perennial and Type 2 Intermittent streams. Type 1 Perennial streams are those with water flowing all year round except for cases of extreme drought. Type 2 Intermittent streams are those with water flowing for most of the year, especially during the wet season (roughly March-September).

Type 1 Perennial Streams in and near Grimes include segments of **Little Beaver Creek** and **Walnut Creek**. **Beaver Creek** is located east of Grimes in Johnston.

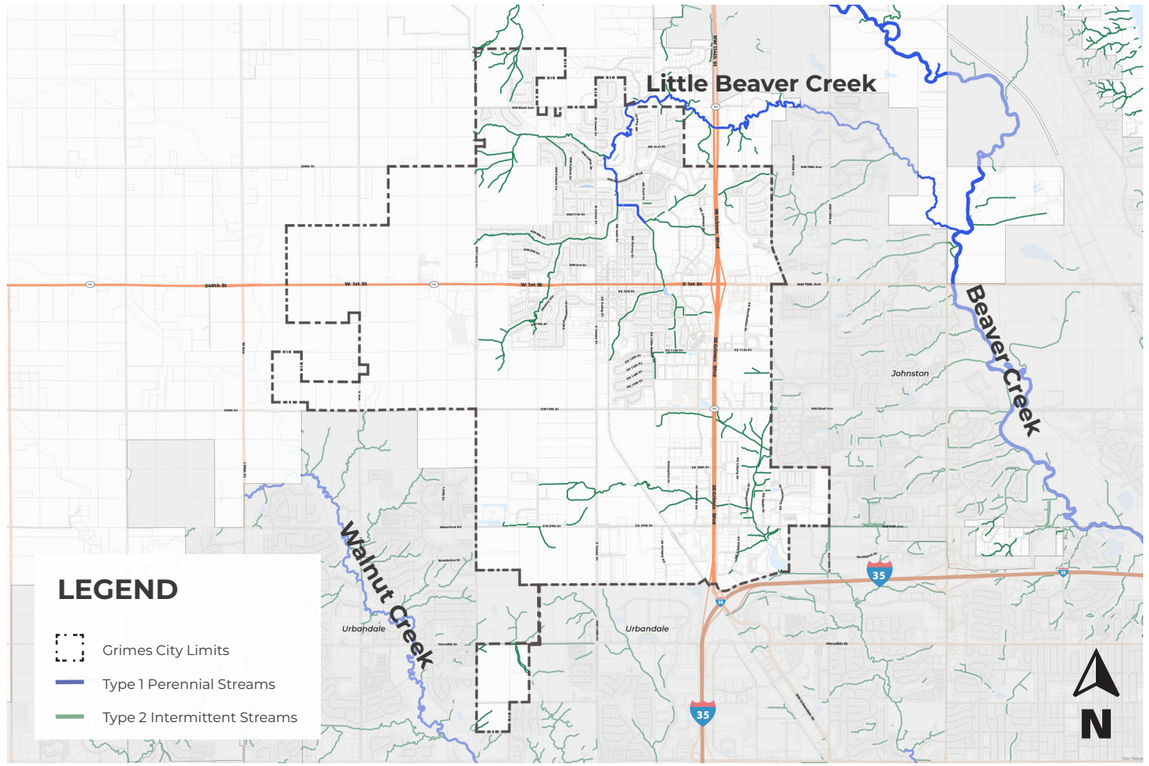


FIGURE 2.9 STREAMS BY TYPE
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND USGS

Physical Profile

Watershed Boundaries

Watersheds are the geographic boundaries in which all water within flows to a common source such as a creek or river. There are several tiers of watersheds, which can be very large and cover multiple states, as well as very small and covering portions of a city like Grimes. Figure 2.10 below shows the subwatershed boundaries in Grimes, which includes Beaver Creek, Walnut Creek, and Little Walnut Creek.

Grimes is a member of the **Beaver Creek Watershed Management Authority** and the **Walnut Creek Watershed Authority**, which focus on water quality and quantity issues through regional collaboration and education efforts.

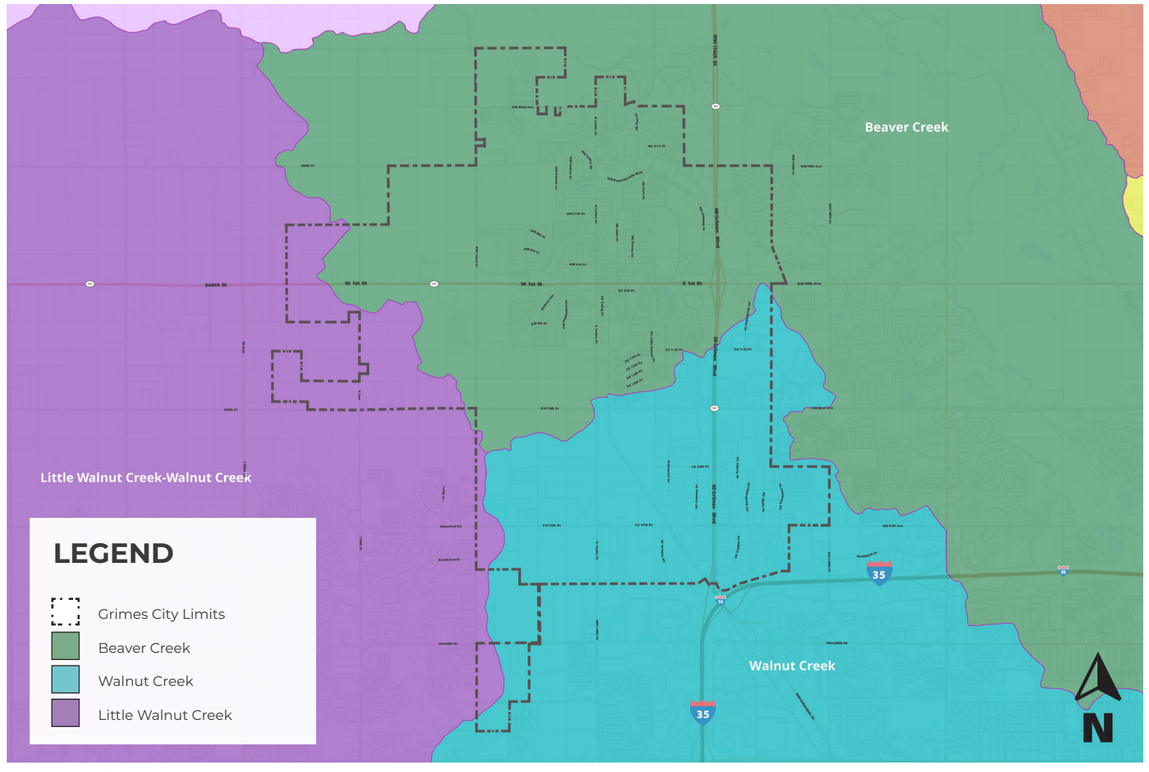


FIGURE 2.10 SUBWATERSHEDS
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND USGS

Slope Analysis

A slope map for Grimes was created using Lidar data from the U.S. Geological Survey. Figure 2.11 shows the result of this analysis. Dark and light green areas represent areas with less than 5% and 5 to 9% slope, respectively. These areas are generally considered flat and may be easier to develop as a result. The orange and red areas have steeper slopes of 15% and higher and may pose more issues with development and may also be ecologically significant.

Grimes and much of its growth area is relatively flat. The areas with more topography typically follow stream banks. While flat land may be easier to develop due to less required grading, there can be stormwater issues.

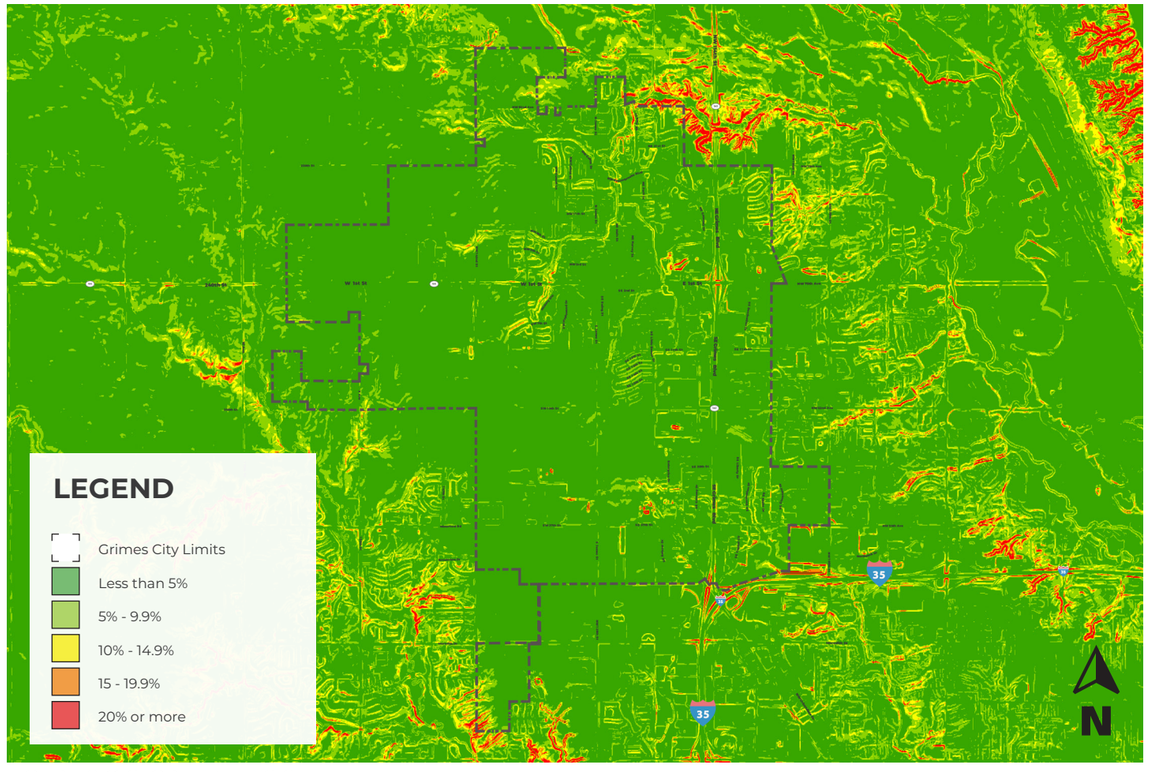


FIGURE 2.11 SLOPE ANALYSIS
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND USGS

Physical Profile

Street Classification

Grimes is serviced by a network of roadways including I-35, Highway 44, and Highway 141, which represent the backbone of Grimes' transportation network. Interstate 35 (I-35) sees about 45,000 daily drivers. Highway 44 goes directly through the heart of Grimes, accessible through main arteries such as Gateway Drive, Main Street, James Street, Brookside Drive, and several small side streets.

Highway 141 sees an average of 23,950 daily drivers. Residents access Highway 141 through four major corridors. As the primary gateway into Grimes, these roadways experience the highest traffic volumes of the local roadway network.

Three levels of government have jurisdiction over roadways in Grimes: city, state, and federal. The Federal Government oversees the interstate system, including I-35. State roadways include Highway 141. Within the City's jurisdiction, there are both public and private roadways.

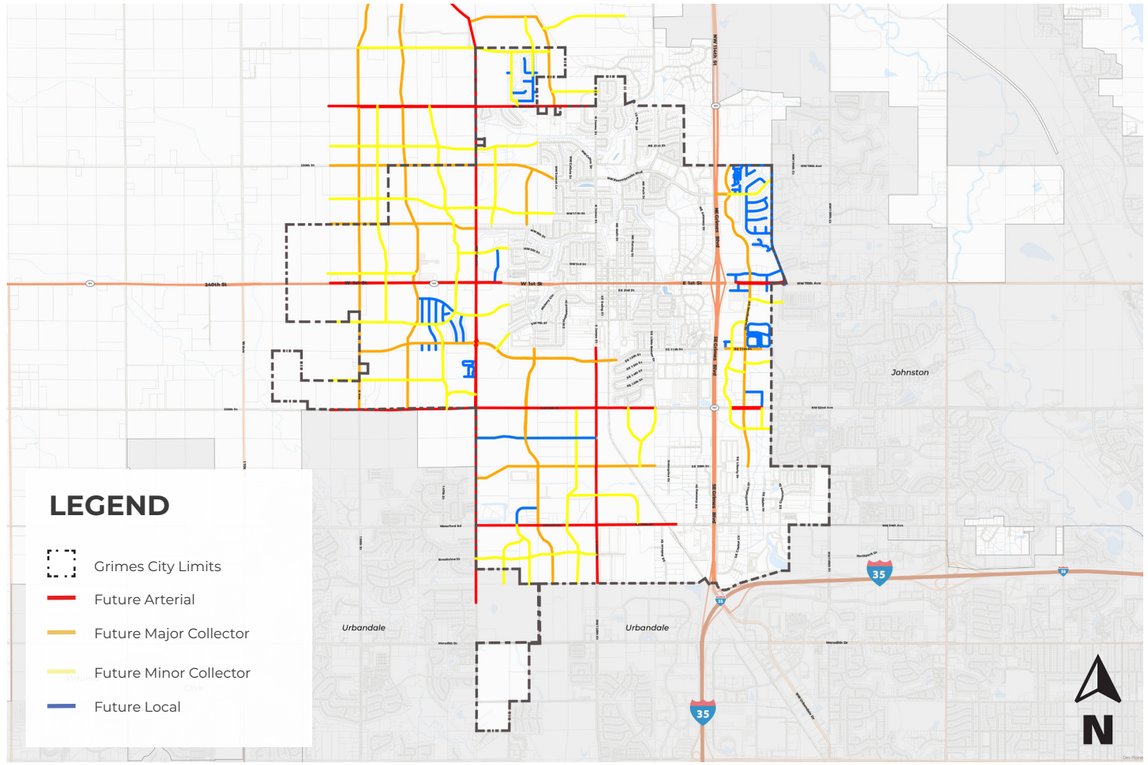


FIGURE 2.12 TRANSPORTATION ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Water System

Figure 2.13 shows the current water services provided to the City of Grimes. The Water Services Division of Public Works operates and maintains the city's water reservoirs, pump stations, and water mains to meet Grimes current and future needs. The City of Grimes operates six wells, including three shallow alluvial wells, two Jordan Aquifer deep wells, and an ASR well. From there, Grimes operates two water treatment plants, a 1.5 million gallon water tower, and booster stations across the city.

On average, the City of Grimes uses anywhere from 2.2 to 3 million gallons of water per day depending on the time of year and weather conditions.

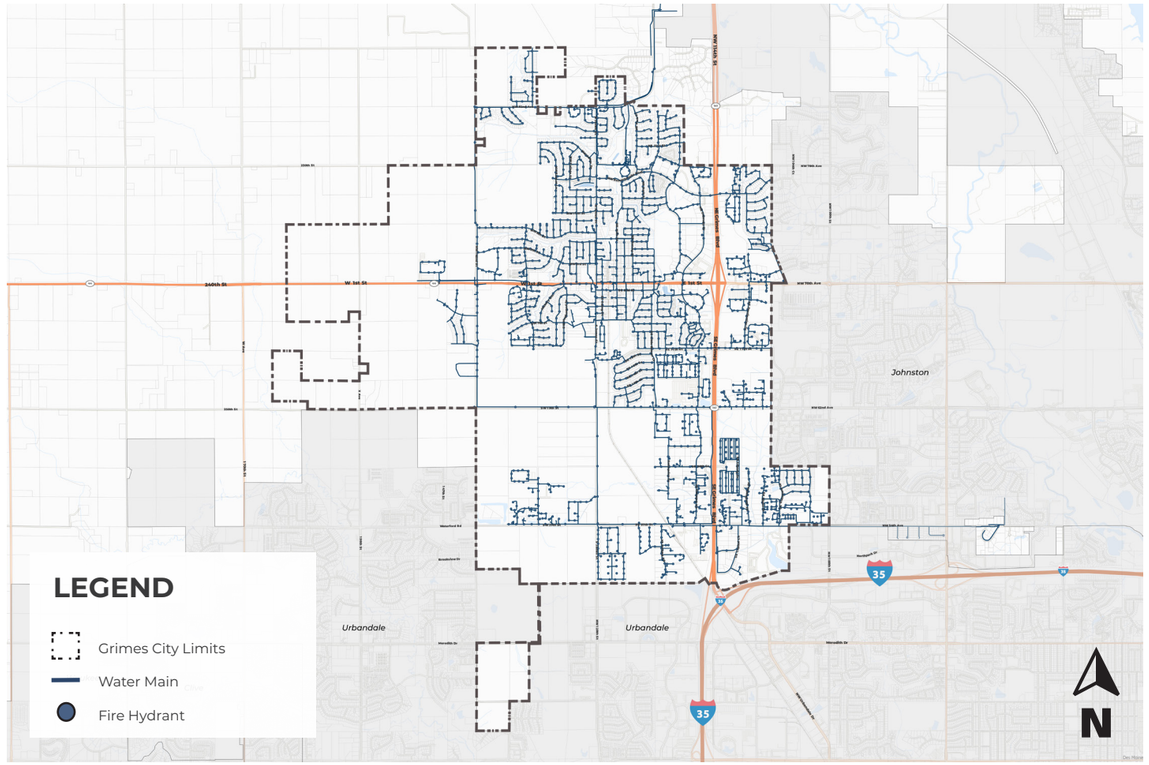


FIGURE 2.13 WATER SYSTEM ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Physical Profile

Sanitary Sewer System

The City of Grimes is a part of the Des Moines Metropolitan Wastewater Reclamation Authority (WRA). The City previously operated its own wastewater treatment plant but has since joined the WRA and taken the facility offline.

The **Des Moines Metropolitan Wastewater Reclamation Authority (WRA)** is made up of 18 cities, counties and sewer districts that work together to protect public health and to enhance the environment by recycling wastewater.

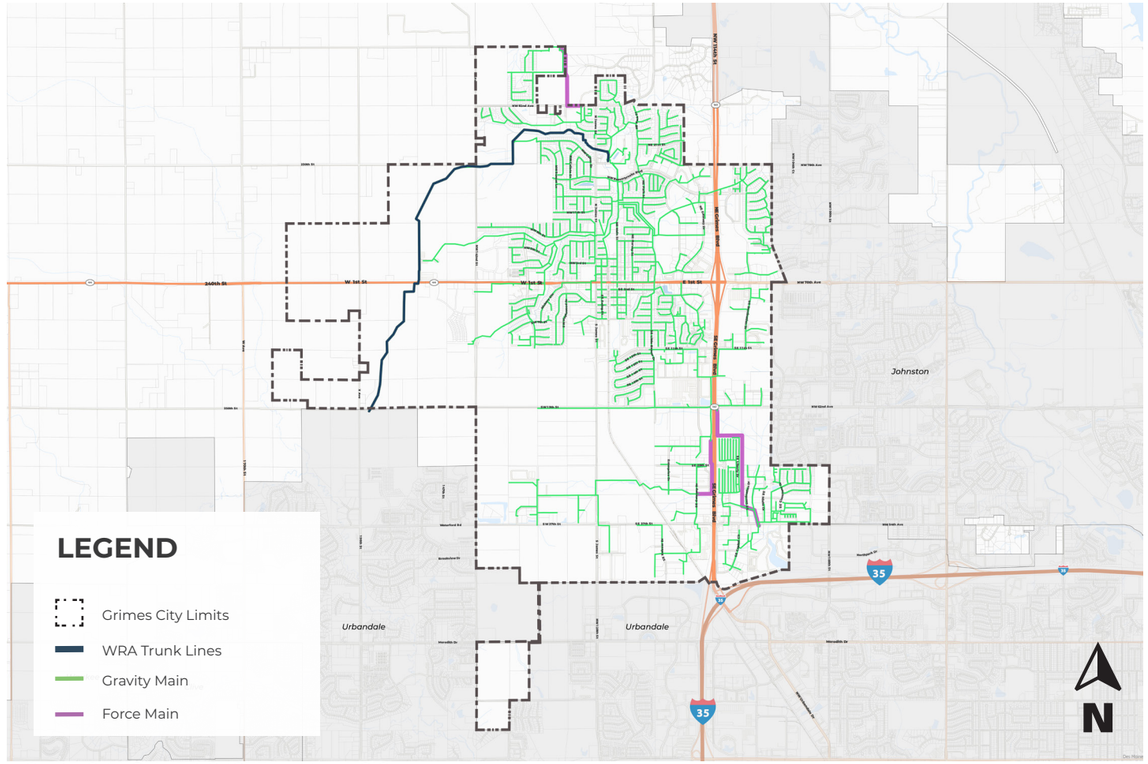


FIGURE 2.14 SEWER SYSTEM ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Stormwater System

Storm sewers are an important piece of urban infrastructure, helping to prevent flooding, protect property, and maintain the safety and functionality of roadways during storm events. The City of Grimes operates its own storm water systems, with 266 miles of network, and 580 manhole covers.

Grimes offers a **Storm Water Grant Program (SWAG)**, which partially reimburses residents for soil quality restoration projects (SQR) and rain barrels on a first-come, first-served basis.

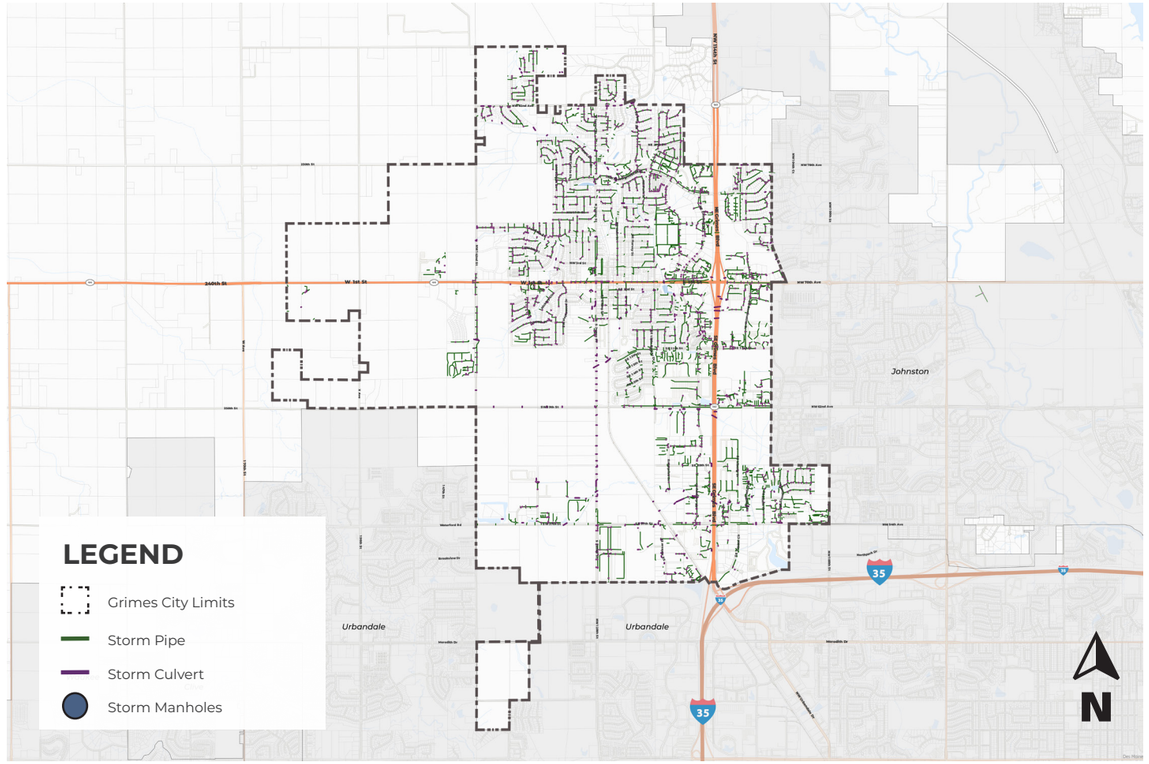


FIGURE 2.15 STORM WATER ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Community Profile

Community Profile

Regional Context

Grimes is located on the northwestern edge of the Des Moines metropolitan area, which had an estimated population of 779,048 in 2024. Grimes straddles the border of Polk and Dallas County.

Figure 2.16 shows a drive-time map for Grimes which shows how much of the metro falls within a 15-minute and 30-minute drive-time from Grimes. Nearly all of the metro area falls within this service area.

Grimes residents can expect to reach Polk City, Dallas Center, Johnston, Urbandale, Waukee, Clive, and parts of West Des Moines and Des Moines within a 15-minute drive time from the intersection of 1st Street & James Street.

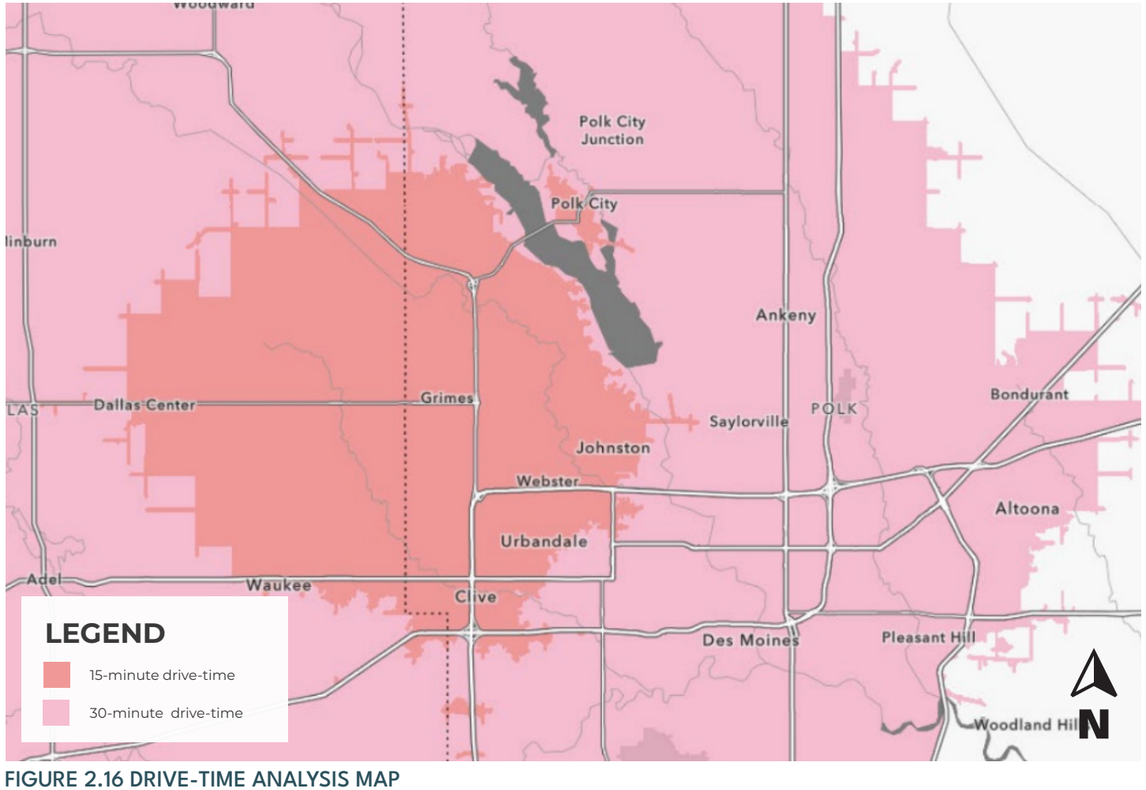


FIGURE 2.16 DRIVE-TIME ANALYSIS MAP
SOURCE: CONFLUENCE WITH INPUTS FROM ESRI

Community Profile

Population Change

Grimes, like many communities in the Des Moines metro, has experienced significant growth in recent decades. According to ACS 5-Year 2023 Estimates, Grimes has a population of 16,362 residents. Grimes' largest population boom has taken place in the last 30-40 years. The growth rate between 2000 and 2023 was 220%.

The adjusted 2024-2025 population estimate for Grimes is likely closer to somewhere between 18,000-19,000 residents based on an evaluation of parcel/building permit data and average household size in Grimes.

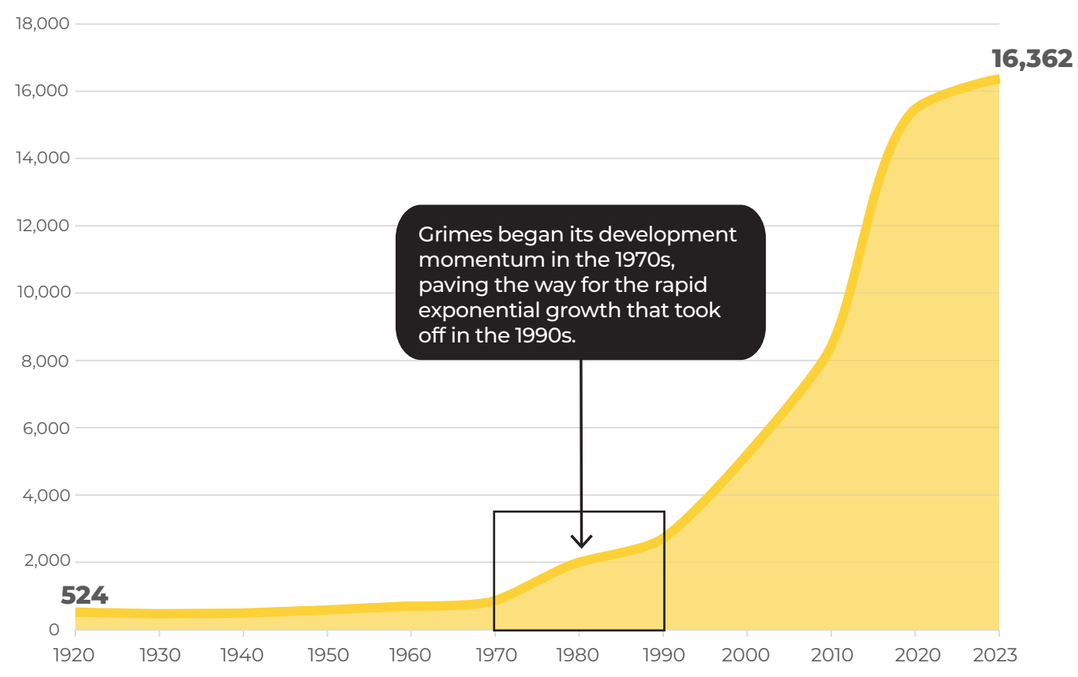


FIGURE 2.17 GRIMES POPULATION CHANGE (1920-2023)
SOURCE: U.S. CENSUS BUREAU

Community Profile

Regional Growth Trends

Grimes is one of many fast growing communities in the Des Moines metro. Figure 2.18 shows population growth between 2010-2023 in Grimes, Waukee, and Johnston, each of which has added thousands of residents with Grimes nearly doubling in size.

Figure 2.19 shows an average annual growth rate comparison in the metro area. On the selected geographies, Grimes' average annual growth (7.6%) is second only to Waukee (10.0%). Grimes continues to outpace both Dallas/Polk County and the Des Moines metro overall.

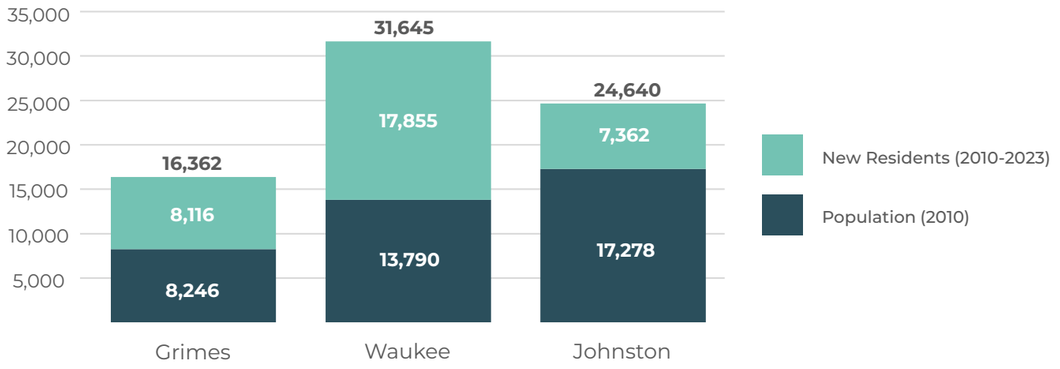


FIGURE 2.18 POPULATION ADDED TO WESTERN METRO CITIES BETWEEN 2010-2023
SOURCE: U.S. CENSUS BUREAU 2023 ACS 5-YEAR ESTIMATES

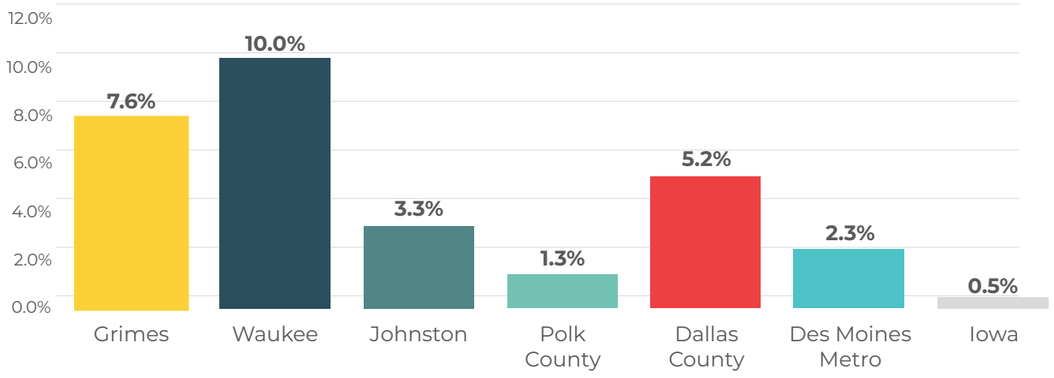


FIGURE 2.19 AVERAGE ANNUAL PERCENT GROWTH (2010-2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Population Projections

A set of population projections were completed for Grimes to give an average growth scenario for the community through 2050. Various different population projection methodologies were utilized that depicted low and high potential growth trend lines. The highest scenario was very high at over 88,000. The lowest projection put 2050 population at just over 27,000. The overall average of the projections puts the Grimes population at 45,548 by 2050. This number was used for future demand estimates in the Comprehensive Plan. Figure 2.20 shows the various projection scenarios including the average.

Several population projection scenarios were considered for Grimes. The overall average growth scenario for 2050 puts the population at over 45,000 residents, which would indiciate continued significant growth trends.

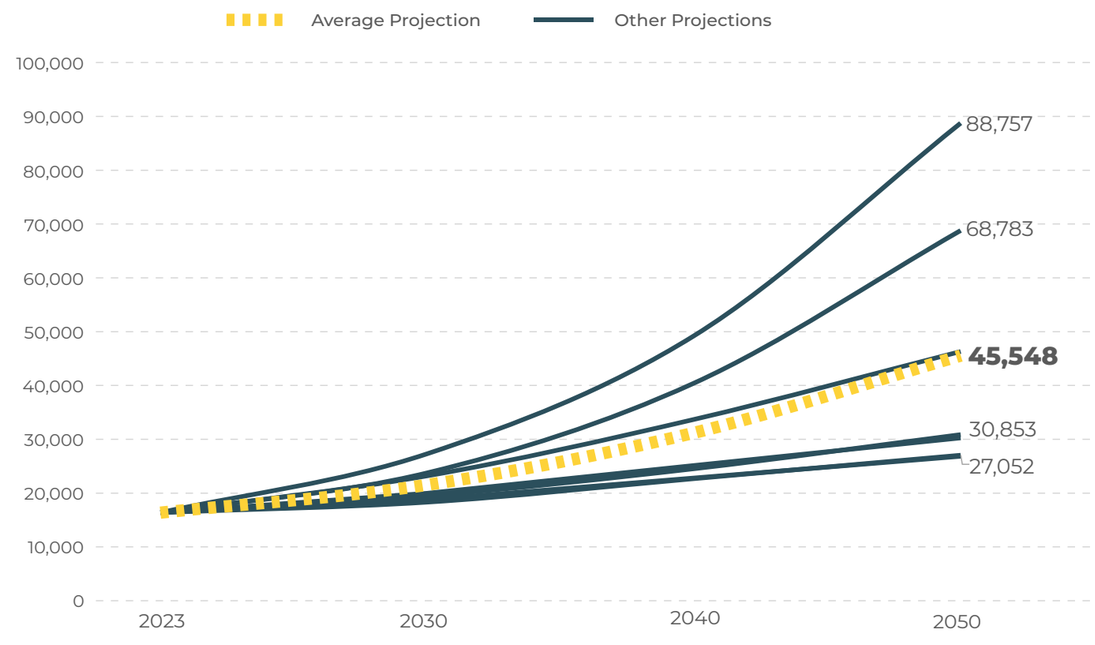


FIGURE 2.20 GRIMES POPULATION PROJECTION 2023-2050
SOURCE: CONFLUENCE WITH INPUT FROM THE U.S. CENSUS BUREAU 5-YEAR ACS

Community Profile

Age Composition

Figure 2.21 shows the age composition for Grimes and other reference geographies. Each community's population was divided into four categories: children & teens (0-19), younger adults (20-44), older adults (44-74), and seniors (75+). Grimes, Waukee, and Johnston all have significant percentages of children and teens, each with around 30%. Grimes is slightly more likely to have younger adults (39.1%) than the other communities as well as lower levels of seniors (2.8%). The age profile of Grimes suggests a strong presence of families as well as a sizeable number of younger adults.

Nearly 31% of Grimes' population is composed of children and teens and another 40% is younger adults aged 20-44 years. These percentages are higher than the peer communities of Waukee and Johnston.

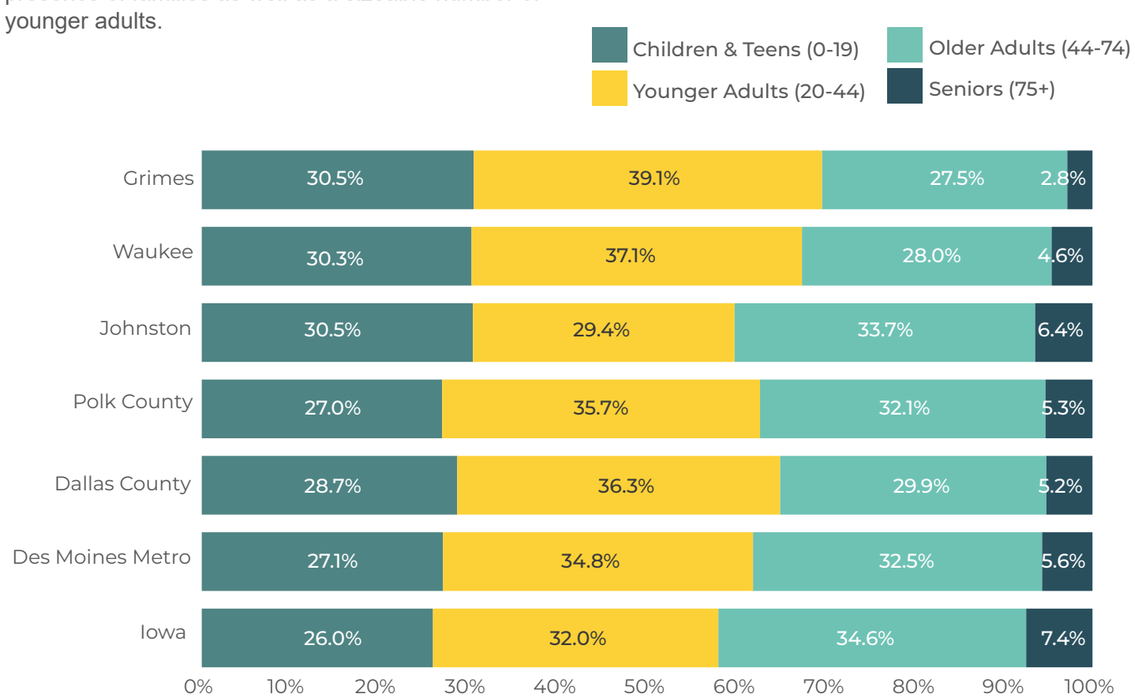


FIGURE 2.21 POPULATION BY AGE GROUP COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Median Age Comparison

Grimes is a young community with a median age of 34.3 years. This is comparable to nearby Waukee (34.4) and Dallas County (35.8) but is significantly lower than Johnston (38.4), Polk County (36.2), and the State of Iowa (38.6) overall. There are several positive economic and social benefits to having a younger median age. Younger households typically have high labor participation rates, increased rates of consumer spending, and can lead to additional population growth. Potential downsides are a higher demand on services like parks and schools that can have budget impacts.

Grimes has a young median age of 34.3 years, which is considerably lower than Johnston and the State of Iowa overall. The above-average percentage of children and teens influences this lower age.

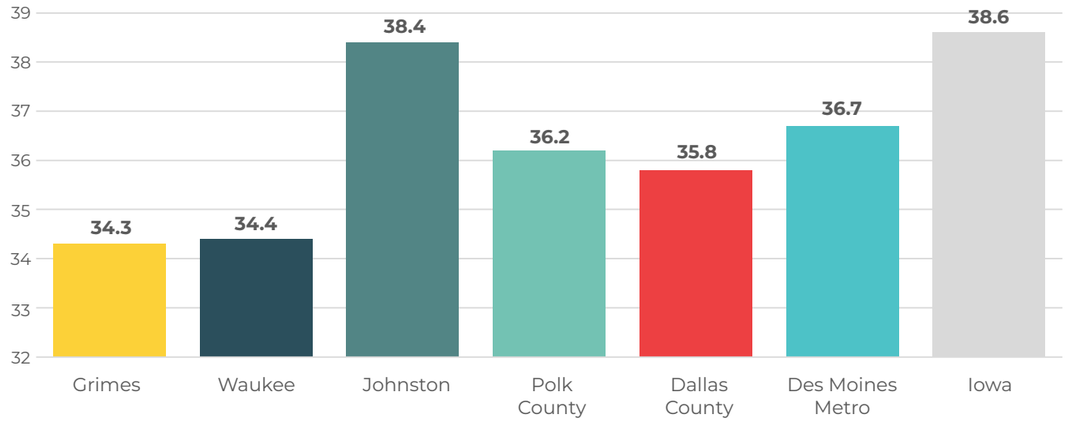


FIGURE 2.22 MEDIAN HOUSEHOLD COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Population by Race and Ethnicity

Figure 2.23 below shows the racial composition and percent Hispanic or Latino of Grimes residents. Nearly 88% of all residents identify as White Alone. The remaining 12% are predominantly composed of Two or More Races (5.2%), Asian Alone (3.6%), or Black or African American Alone (2.3%). Nearly 7% of Grimes residents identify as Hispanic or Latino, which is consistent with the State of Iowa overall.

Approximately 88% of the Grimes population is White Alone, which is higher than the state average of 83%. Grimes is generally in line with the state average for the percentage of residents who identify as Hispanic or Latino, at 6.6%.

FIGURE 2.23 GRIMES POPULATION BY RACE AND ETHNICITY (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Types of Households

Figure 2.24 shows households by type for Grimes in 2023. Household types include individuals living alone, non-families such as unrelated roommates, families with children, and families without children. The two most dominant household types in Grimes were single-member households and families with children. This is consistent with age data that showed a high prevalence of children/teens and younger adults.

Grimes has a similar percentage of single-member households as Polk County but a higher percentage of families with children than both Polk and Dallas County.

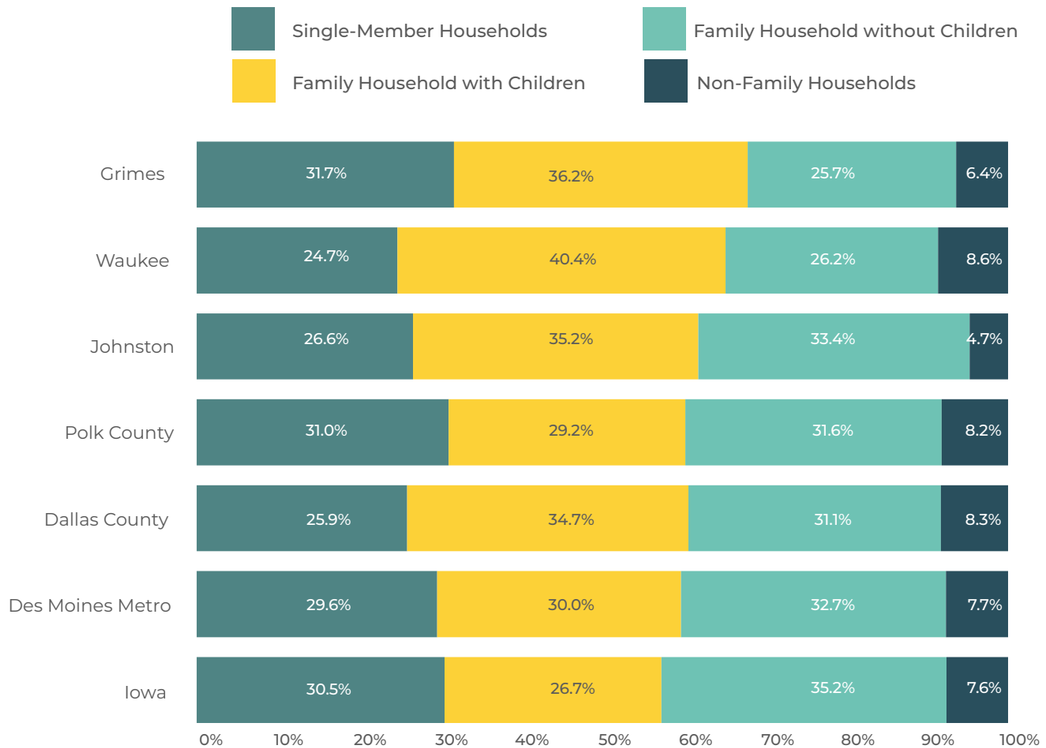


FIGURE 2.24 HOUSEHOLD TYPE COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Household Size

According to 2023 ACS 5-Year Estimates, almost 30% of households in Grimes have four or more people. This is higher than the Des Moines Metro, with Waukee, Dallas County, and Johnston closest behind at 26%, 25.9%, and 25.4%, respectively. Just over 24% of Grimes household sizes are two-person households. When compared to Waukee at 31.7%, and Johnston at 33.2%, Grimes has a lower rate of two-person households.

Grimes has a high percentage of households with four or more people (29.2%) as well as a large number of one-person households at nearly 32%. This is consistent with other data showing high numbers of people living alone and families with children.

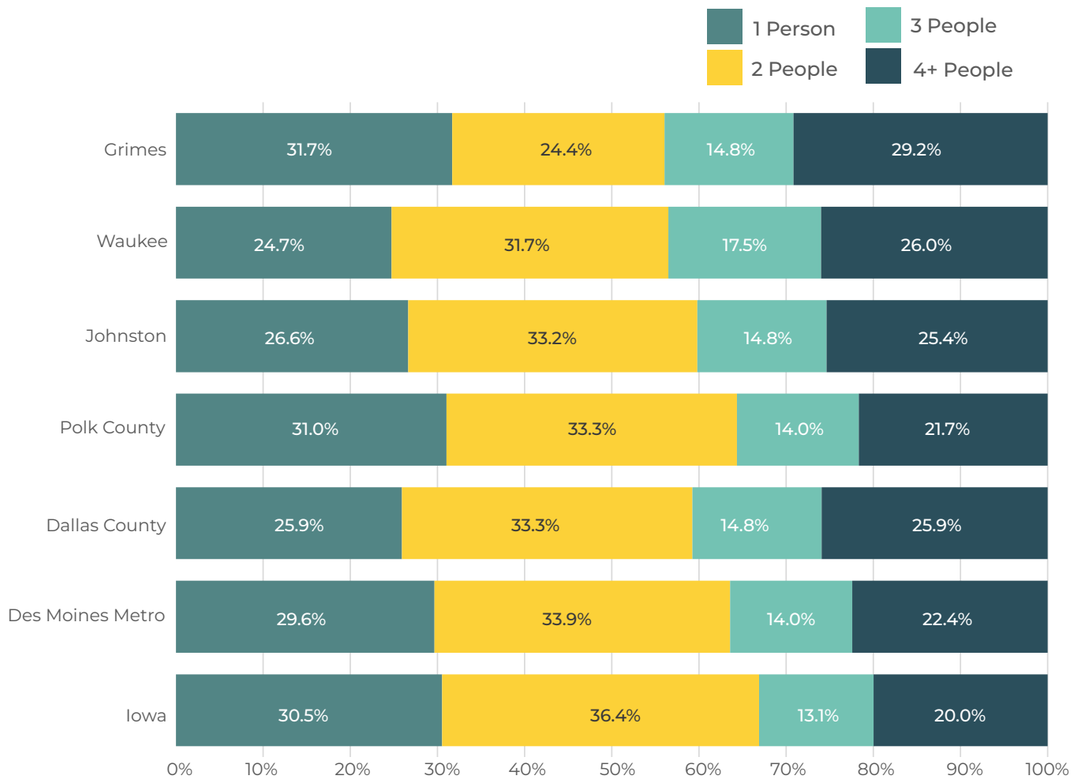


FIGURE 2.25 HOUSEHOLD SIZE COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Housing Tenure

Housing tenure refers to the financial ownership and arrangement of households. Households can be classified as owner-occupied or renter-occupied. In Grimes, an estimated 70% of households are owner-occupied. That leaves 30% of households as renter-occupied. Owner-occupied households in Grimes are on average larger at 2.85 persons per household. Renter households are smaller at 1.91 persons.

The average household size for owner-occupied units is relatively large at 2.85 persons. Rental units, which are generally smaller, have an estimated average of 1.91 persons. The overall average household size is 2.65 persons.

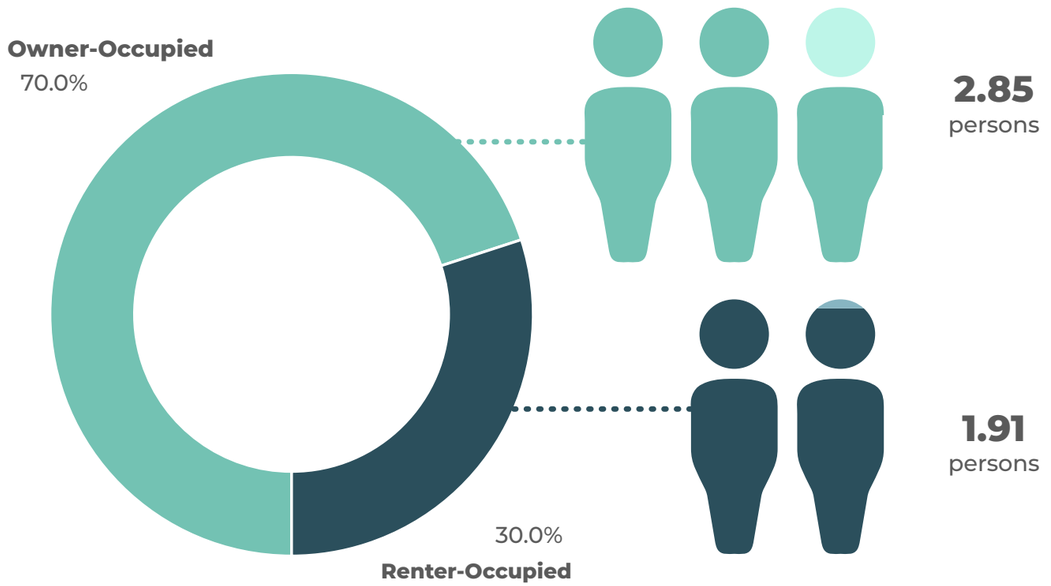


FIGURE 2.26 GRIMES HOUSING TENURE + AVERAGE HOUSEHOLD SIZE (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Household Size by Tenure

Figure 2.27 below shows how the housing tenure between percentage owner- and renter-occupied has changed over time starting in 2010. Since 2010, the percentage of rental households has increased by 10% from 20% to 30%. This change has likely been driven by an increase in apartments in the community as discussed further in this chapter.

Over time, the number of renters in Grimes has increased to the 30% of units today. This increase has been gradual over the past two decades and is representative of the diversification of housing in Grimes.

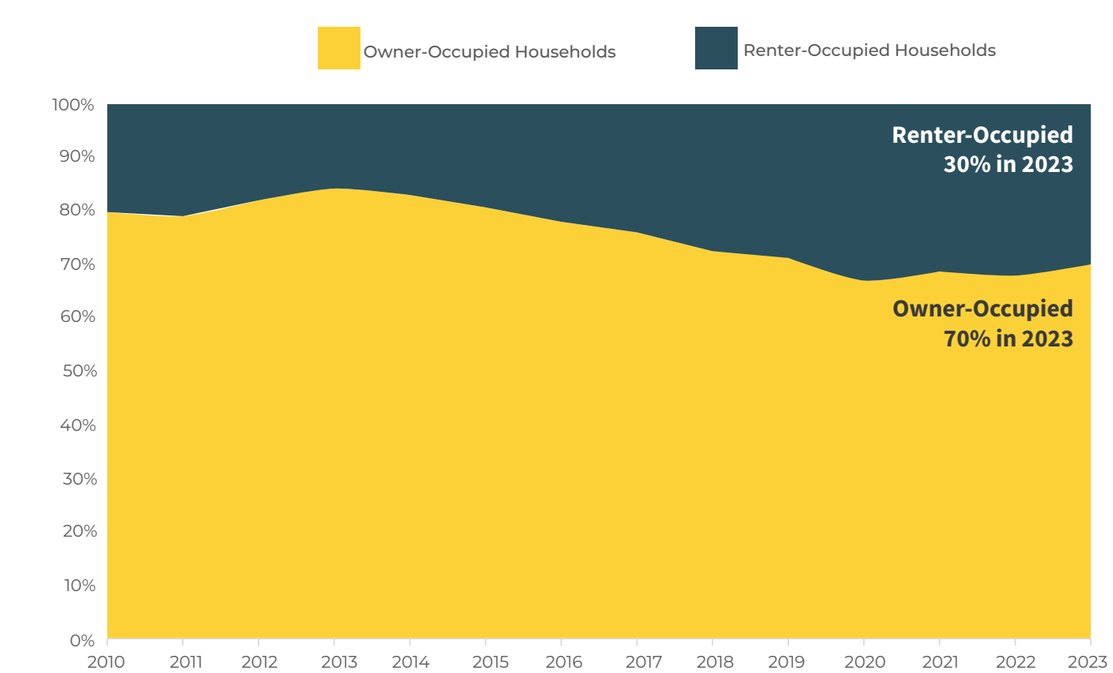


FIGURE 2.27 GRIMES HOUSING TENURE 2010-2023
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Median Household Income

The median income in Grimes is $104,497. This is significantly higher than the state average, but slightly below Waukee's average household income of $106,728. This median income far exceeds that of Polk County, at $81,621, and is closer to Dallas County's median income of $102,349.

The median household income in Grimes is over six figures at nearly $105k. While this is consistent with peer communities in the west metro, it is significantly higher than the Des Moines metro overall.

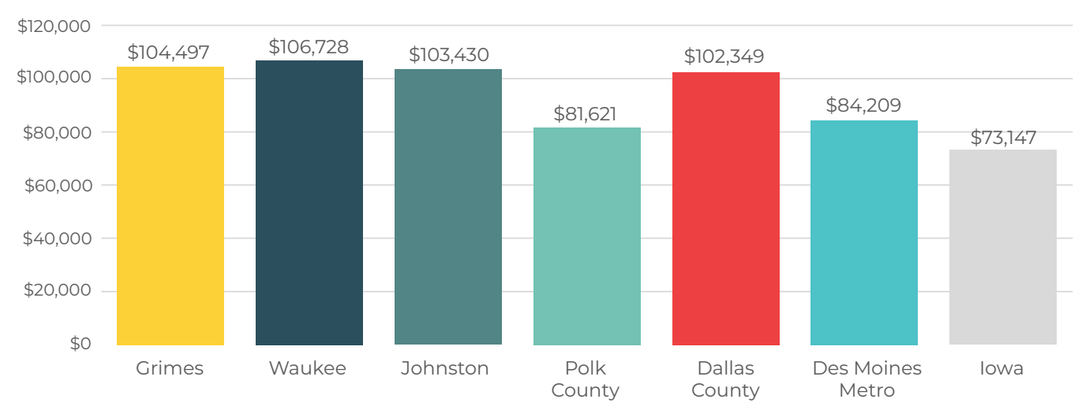


FIGURE 2.28 MEDIAN HOUSEHOLD INCOME COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Households by Income Brackets

Approximately 51.4% of households in Grimes earn six figures or higher per year. By comparison, fewer than 20% of households earn less than $50,000 per year. The largest income bracket in Grimes, at nearly 24%, represents households earning between $100,000 and $150,000.

The largest household income group in Grimes is $100,000 to $149,999, which represents nearly 24% of all households. This is consistent with the overall median income for Grimes.

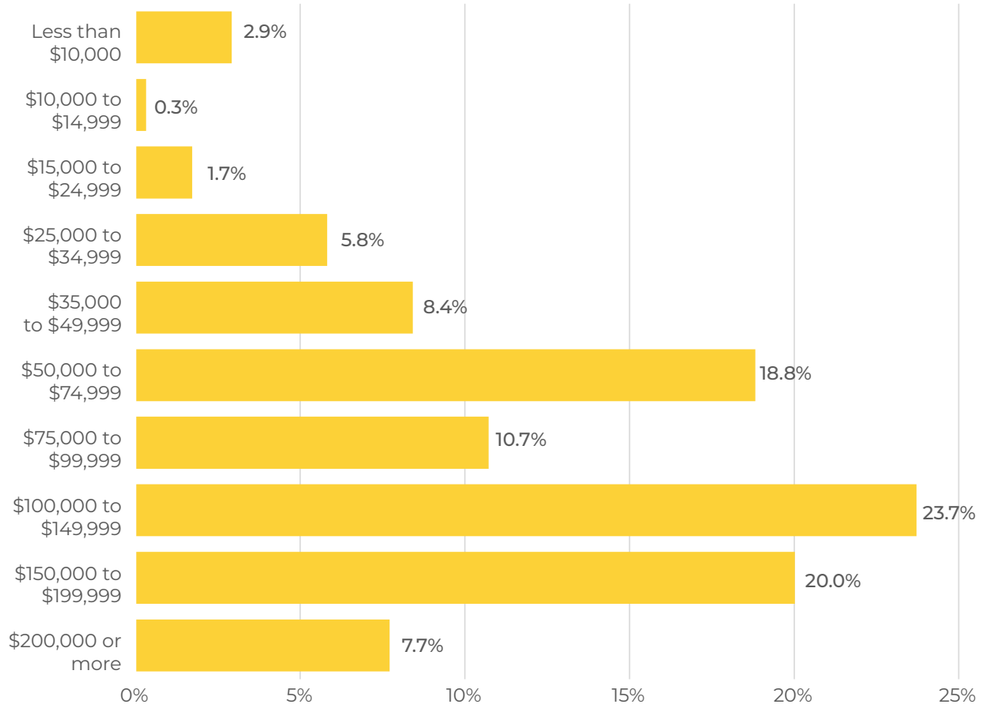


FIGURE 2.29 GRIMES HOUSEHOLDS BY INCOME BRACKETS (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Household Income by Housing Tenure

Figure 2.30 below shows household income bracket breakdown for renters, owner-occupied, and all occupied housing units in Grimes for 2023. Grimes renters, shown in light green, are more likely to fall into lower income brackets than their owner-occupied counterparts shown in dotted orange. This divide is especially clear for incomes ranging from $25,000-$50,000 and incomes $150,000 and above.

The median household income for Grimes renters is $73,705, which is considerably lower than for owner-occupied households in Grimes at $118,268. While this is not unusual, there is a considerable difference of over $44,000.

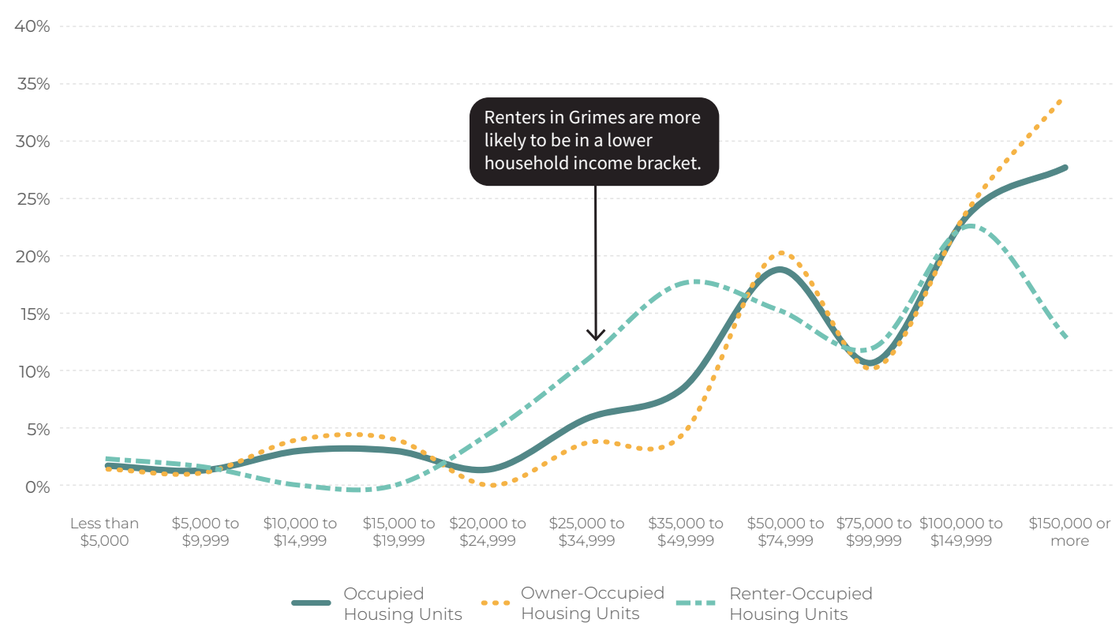


FIGURE 2.30 GRIMES HOUSEHOLD INCOME BY HOUSING TENURE (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Education Attainment Summary

Grimes has high educational attainment levels. Approximately 99% of residents over aged 25 are estimated to have obtained a high school diploma or equivalent. Almost half of all residents aged 25 or above have a bachelor's degree or higher.

Figure 2.31 shows a comparison of median earnings by educational attainment level for Grimes, Waukee, and Johnston. Generally, the higher the education level, the higher the median earnings, with graduate or professional degree holders in Grimes earning a median of $104,569. The median earnings for high school diploma holders is higher in Grimes than Waukee or Johnston as well.

99.2% obtained high school diploma or equivalent

47.6% have received a bachelor's degree or higher

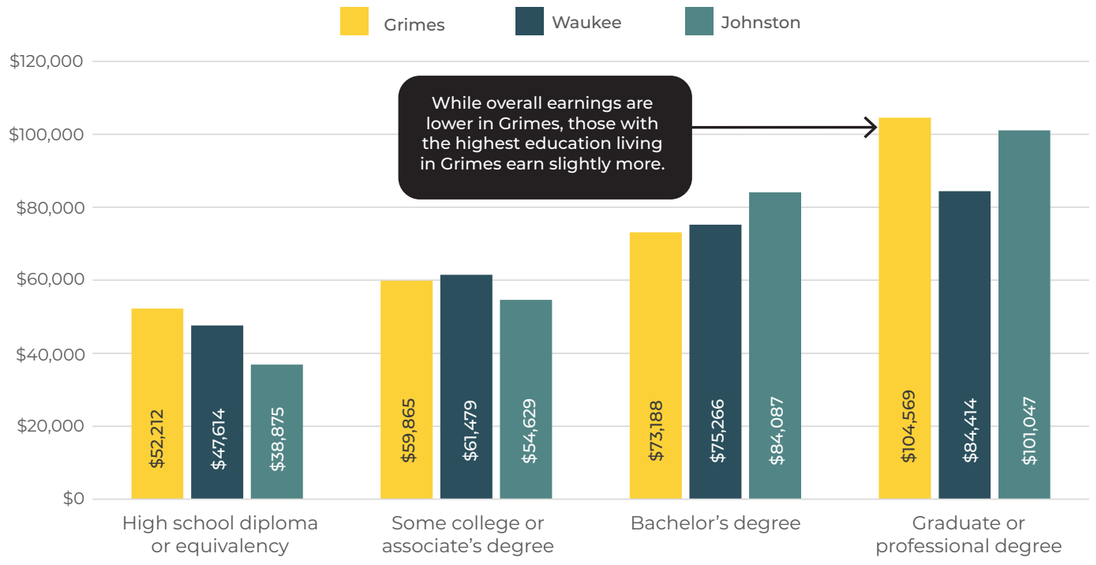


FIGURE 2.31 GRIMES MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Housing Costs - Homeowners

Figure 2.32 below shows the total monthly housing costs for Grimes homeowners with a mortgage in 2023. Monthly housing costs include the sum of payments for mortgages plus property taxes, insurance, utilities, and fuels. The largest category of costs is $1,500 to $1,999 per month. Combined, nearly 77% of these households pay between $1,000 to $,2,499 per month for housing.

The median monthly housing cost for Grimes homeowners is **$1,718**, which is lower than Waukee (**$2,153**) and Johnston (**$2,289**).

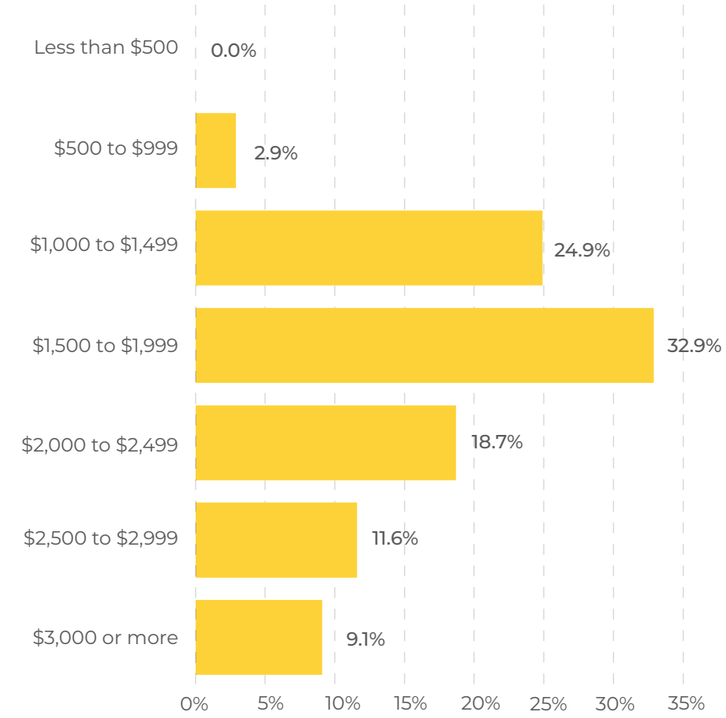


FIGURE 2.32 MONTHLY HOUSING COSTS - HOMEOWNERS WITH MORTGAGE (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Housing Costs - Renters

Figure 2.33 below shows gross rent for Grimes renters in 2023. The largest rental rate category was between $1,000 and $1,499, which accounts for 48% of Grimes renters. A cumulative 36.7% of their housing stock is under $1,000 per month. Renters do not typically pay more than $2,000 through $2,499 to live in Grimes.

The median rent for Grimes is $1,156, which is lower than Waukee ($1,290) and Johnston ($1,288).

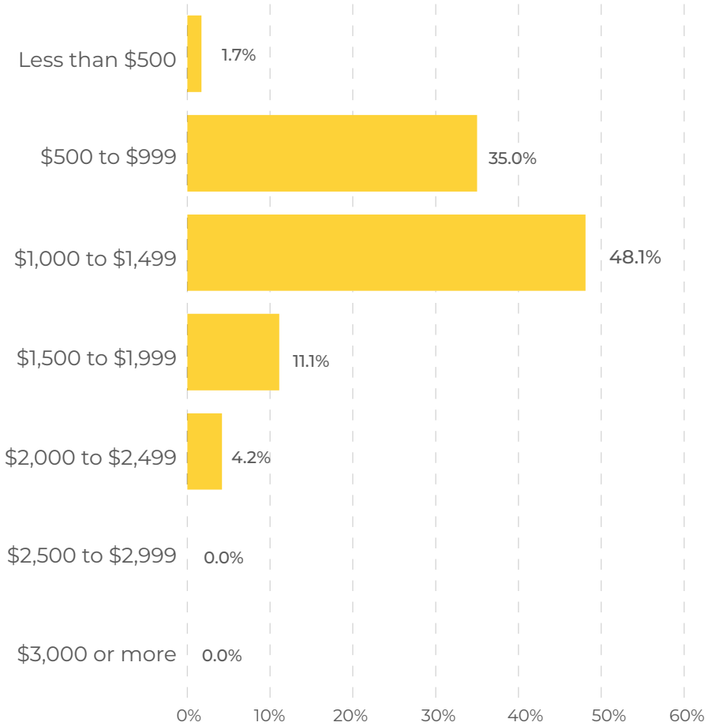


FIGURE 2.33 GROSS RENT (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Cost-Burdened Households - Homeowners with a Mortgage

The U.S. Department of Housing and Urban Development defines cost-burdened households as those that spend 30% or more of their monthly household income on housing costs. Figure 3.34 below shows the percentage of household income homeowners with a mortgage in Grimes spend on housing. Only 13% of homeowners with a mortgage are considered cost-burdened in Grimes.

Approximately 13% of homeowners with a mortgage in Grimes are considered cost-burdened for housing. This is lower than Waukee (22%) and Johnston (16%).

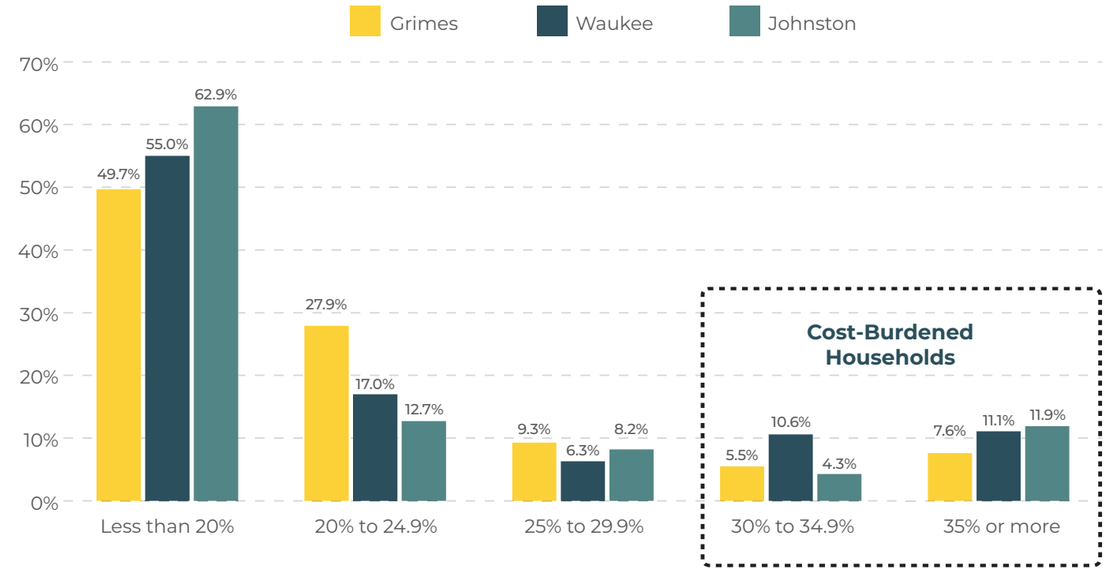


FIGURE 2.34 PERCENT OF HOUSEHOLD INCOME SPENT ON HOUSING - OWNERS/MORTGAGE 2023
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Cost-Burdened Households - Renters

Overall, renters are often more cost-burdened than homeowners and this trend is also consistent in Grimes. While 28.6% of Grimes renters are cost burdened, the percentage of cost burdened renters is much lower than Waukee or Johnston. In fact, almost 35% of Grimes renters spend less than 15% of their household income on housing each month.

While over 28% of Grimes renters are considered cost-burdened for housing, this percentage is considerably less compared to renters in Waukee (36%) and especially in Johnston (49%).

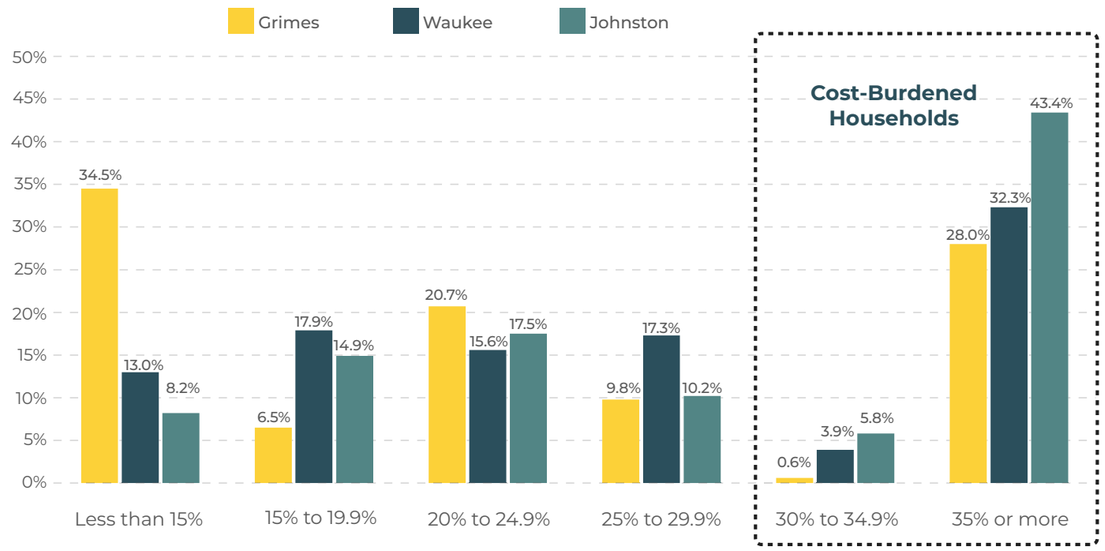


FIGURE 2.35 PERCENT OF HOUSEHOLD INCOME SPENT ON HOUSING - RENTERS (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Housing Parcel Data Summary

Figure 2.36 below shows the distribution of housing by type according to parcel data for Grimes. Nearly 60% of all units are single-family detached homes. The next largest housing type by total unit count is apartment/condominiums with 33% of all units. Duplexes and townhomes are the least represented.

Table 2.1 below shows summary statistics for housing in Grimes by unit type. In general, single-family homes have the highest total assessed value and are the largest in terms of square footage. The newest housing stock in terms of average age are townhomes/rowhouses.

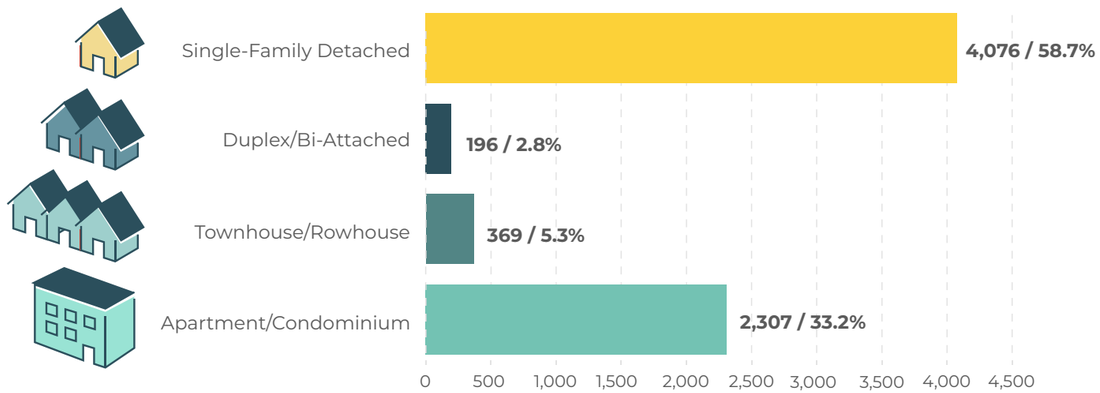


FIGURE 2.36 HOUSING BY NUMBER OF UNITS
SOURCE: POLK COUNTY PARCEL DATA

HOUSING TYPE	COUNT (UNITS)	AVERAGE TOTAL VALUE ($)	AVERAGE LIVING (SF)	AVERAGE # BATHROOMS	AVERAGE # BEDROOMS	AVERAGE YEAR BUILT
Single-Family Detached	4,076	$367,832	1,640 SF	2.3	3.0	2003
Bi-Attached/Duplex	196	$244,192	1,306 SF	2.2	2.5	2003
Townhouse/Rowhouse	369	$253,226	1,461 SF	2.3	2.4	2012
Apartments	1,839	$4,998,279	53,187 SF	N/A	N/A	1998
Condominiums	468	$194,253	1,286 SF	1.9	2.2	2006

** Note Apartments and Condominiums need to be calculated separately because of the different ways in which parcel data is collected for each. Apartments are categorized as a Commercial use and summarized by building. Condominiums are assessed as Residential on a per unit basis.*

TABLE 2.1 RESIDENTIAL PARCEL DATA SUMMARY STATISTICS (2024)
SOURCE: POLK COUNTY PARCEL DATA

Community Profile

Single-Family Detached Homes Summary

Figures 2.37 and 2.38 below show the total assessed value and year built breakdown for single-family detached homes in Grimes according to parcel data. Most homes in Grimes are newer and were built after 2000. Total assessed values are most likely to fall between $250,000 and $450,000, though market values are likely much higher.

The average total assessed value for a single-family detached home in Grimes is $367,832. The average year built for single-family detached homes is 2003, with over 70% built since 2000.

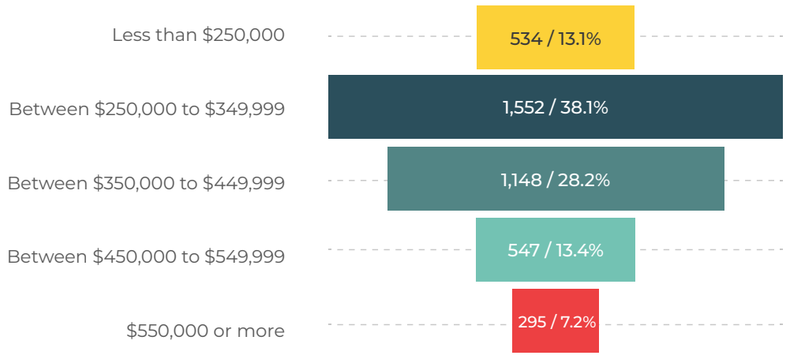


FIGURE 2.37 SINGLE-FAMILY DETACHED TOTAL ASSESSED VALUE (2024)
SOURCE: POLK COUNTY TAX ASSESSOR (2024)

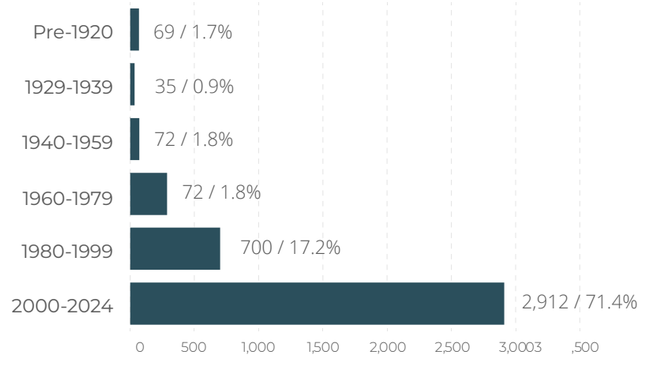


FIGURE 2.38 SINGLE-FAMILY DETACHED YEAR BUILT
SOURCE: POLK COUNTY TAX ASSESSOR (2024)

Homes for Sale Snapshot

Redfin data was pulled for February 2025 as a snapshot of real estate conditions in Grimes for single-family homes. In total, 156 homes were listed. The average asking price was $499,768 and was listed for an average of 101 days. The average home was 3.9 bedrooms and 2.8 bathrooms on 0.28 acre lots. The average year built is 2018. Figure 2.39 shows the relative location of homes for sale color-coded by asking price.

The Grimes area homes with the highest asking price are generally located on the north side of the city in a few distinct subdivisions.

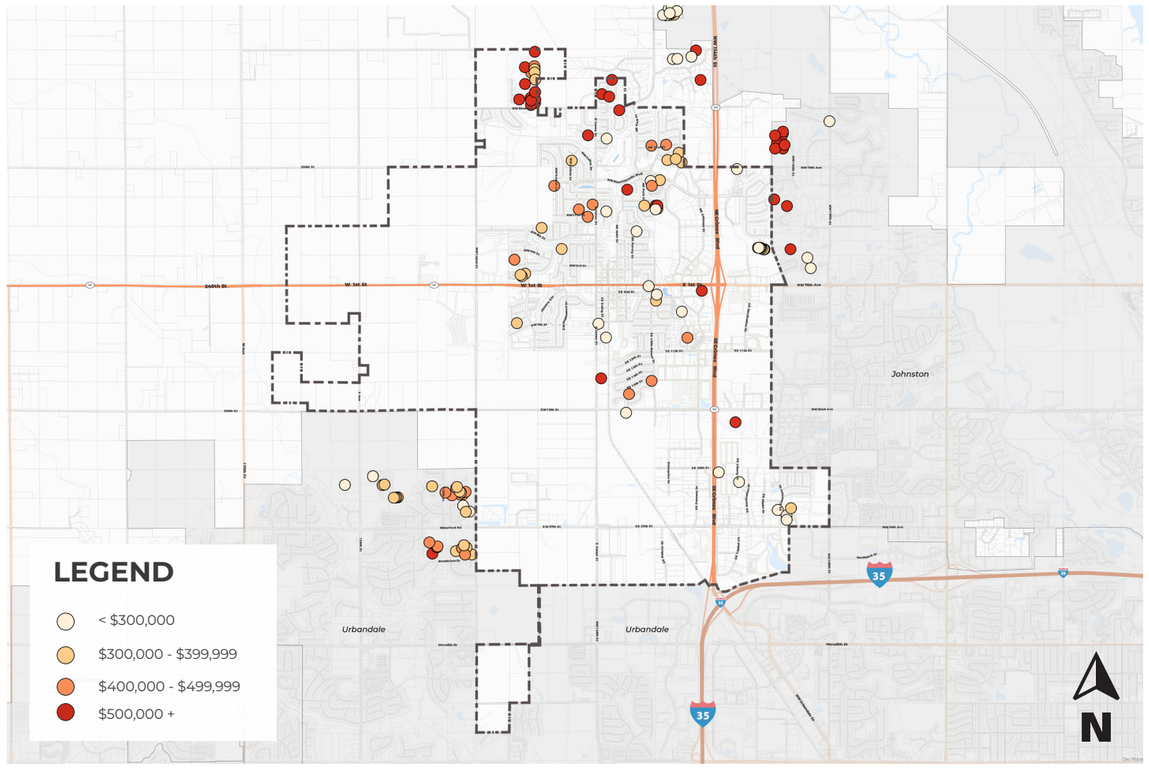


FIGURE 2.39 SINGLE-FAMILY DETACHED HOMES FOR SALE FEB. 2025 BY ASKING PRICE
SOURCE: CONFLUENCE WITH INPUT FROM REDFIN

Community Profile

Recent Home Sales Snapshot

In February 2025, Redfin home sale data for the previous 6-month period was pulled as a snapshot of real estate conditions in Grimes for single-family homes. The average sale price was $446,489. The average home had 3.9 bedrooms and 2.8 bathrooms and sat on a 0.28 acre lot. The average year built was 2011. Figure 2.40 shows the relative location of recently sold homes color-coded by the sale price.

According to Redfin data, the median sale price for the last three years in Grimes has been $392,500, which is up 23.6% year over year.

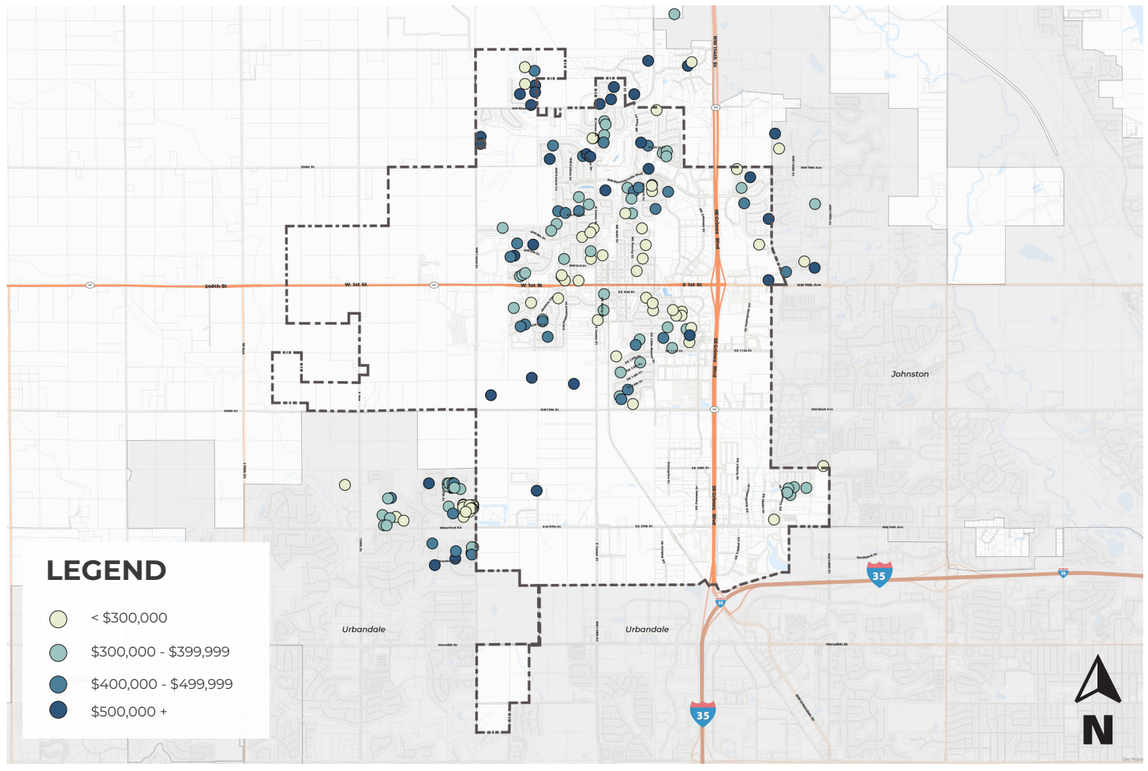


FIGURE 2.40 SINGLE-FAMILY DETACHED RECENT HOME SALES BY PRICE (SEPT 2024-FEB 2025
SOURCE: CONFLUENCE WITH INPUT FROM REDFIN

Single-Family Attached Summary

Figures 2.41 and 2.42 below show the total assessed values and year built for single-family attached homes in Grimes. A majority are assessed at less than $250,000 (51%) and most of the rest between $250,000 and $349,999 (45.2%). Almost 85% of attached single-family homes were built in 2000 or later.

The average total assessed value for single-family attached units in Grimes is over $251,330. The average year built of attached units is 2010, although most larger developments are newer.

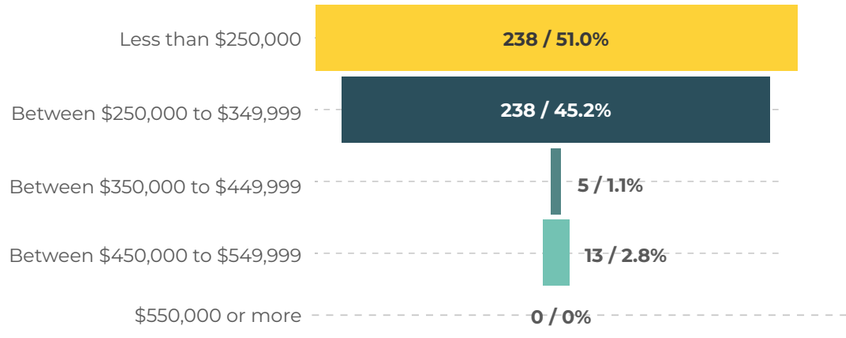


FIGURE 2.41 SINGLE-FAMILY ATTACHED TOTAL ASSESSED VALUE (2024)
SOURCE: POLK COUNTY TAX ASSESSOR

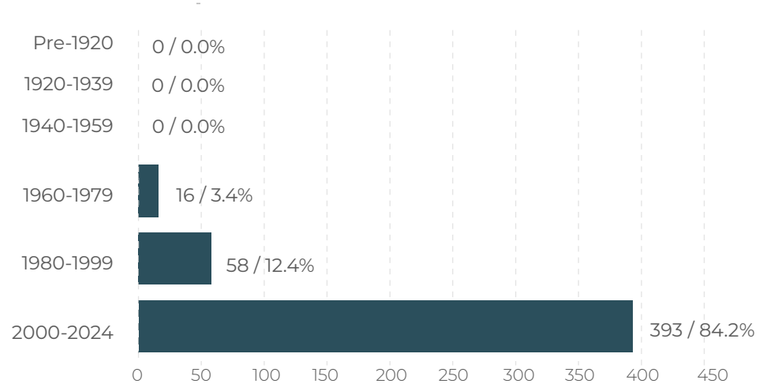


FIGURE 2.42 SINGLE-FAMILY ATTACHED YEAR BUILT
SOURCE: POLK COUNTY TAX ASSESSOR

Community Profile

Multi-Family Summary

Multi-family includes condominiums and apartment buildings. The total assessed values are much higher with an overall average of over $4.9 million. Approximately 19 multi-family developments pre-date the 2000s with an average year built of 1998. Half (50.0%) of all multi-family developments have occurred between 2000-2024 and these are considerably larger developments by unit count.

The average total assessed value for a multi-family development in Grimes is over $4.9 million. The average year built of multi-family buildings is 1998, although most larger developments are newer.

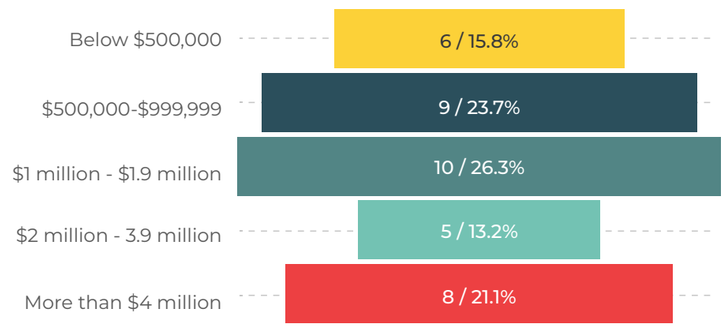


FIGURE 2.43 MULTI-FAMILY TOTAL ASSESSED VALUE (2024)
SOURCE: POLK COUNTY TAX ASSESSOR

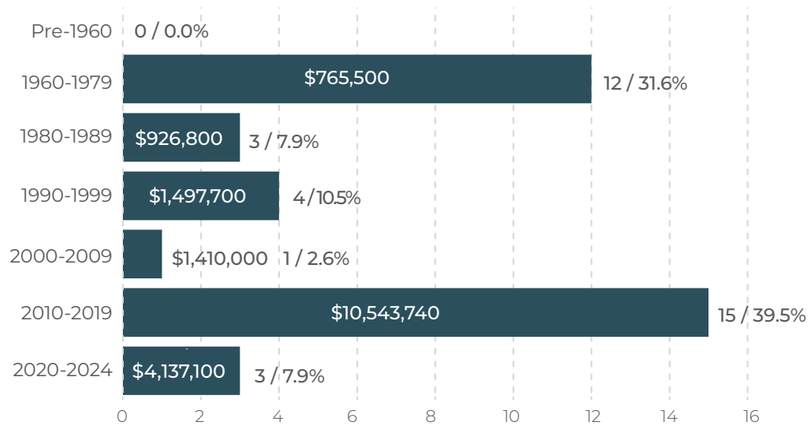


FIGURE 2.44 MULTI-FAMILY YEAR BUILT + AVERAGE TOTAL ASSESSED VALUE
SOURCE: POLK COUNTY TAX ASSESSOR (2024)

Multi-Family Year Built + Unit Count

According to February 2023 CoStar data, there are just under 2,500 multi-family dwelling units in Grimes. The overall vacancy rate at the time of the data pull was 12.1%, slightly above the Des Moines metro average. The overall market rent/unit was $1,219, which was slightly higher than the region. Figure 2.45 below shows the location of multi-family properties in Grimes by number of units and year built. The largest developments are commonly new and can be found along the Highway 141 corridor.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (units)	2,465 units	77,049 units
Under Construction (SF)	0 units	1,773 units
Vacancy Rate (%)	12.1%	8.4%
Market Rent / Unit ($)	$1,219	$1,135

TABLE 2.2 INDUSTRIAL SUMMARY STATISTICS (2024)
SOURCE: COSTAR

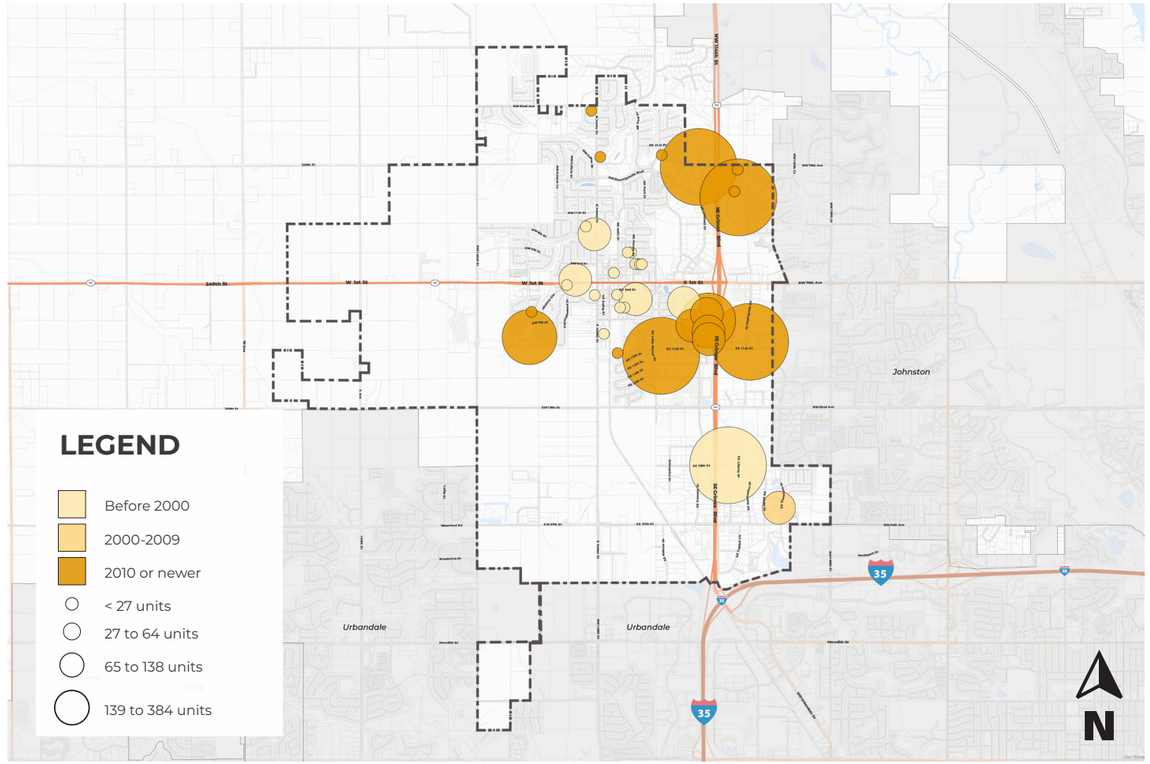


FIGURE 2.45 MULTI-FAMILY RESIDENTIAL DEVELOPMENT BY UNIT COUNT AND YEAR BUILT (2025)
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Community Profile

Future Housing Demand

Future housing demand estimates were calculated based on the average 2050 population projection of 45,548 residents. This would add approximately 29,138 people over the next 25 years, with an average of 1,166 per year.

The number of new households generated by this population growth was estimated based on the 2023 overall average household size in Grimes of 2.65 persons per household, which brought the household demand estimate to approximately 11,571 net new households, or 463 per year.

A vacancy rate of 1% applied to the net new household demand puts the overall number of net new units needed at 11,687 housing units. The following page distributes this demand by housing type and density.

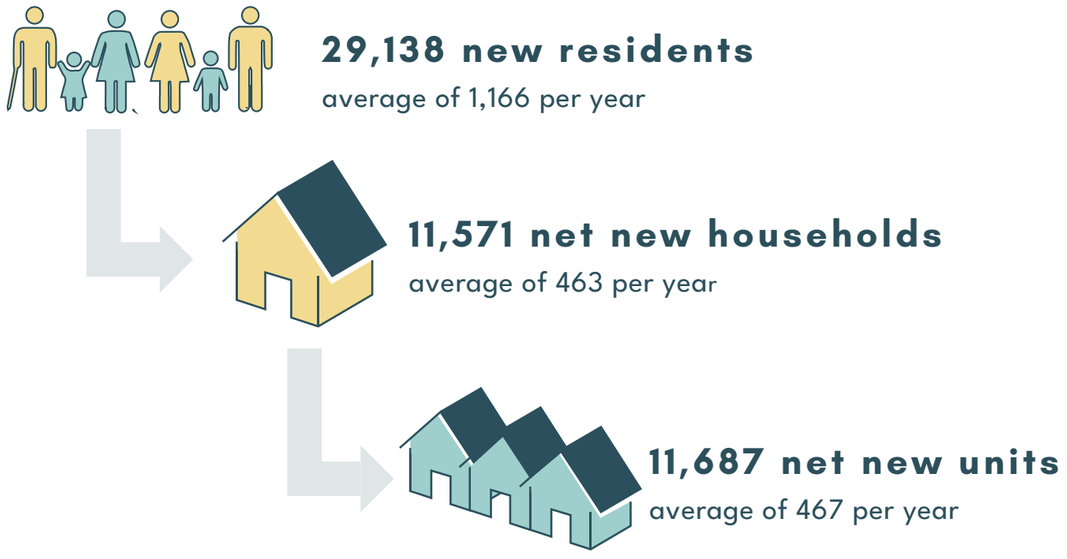


FIGURE 2.46 FUTURE HOUSING DEMAND ESTIMATES BY 2050
SOURCE: CONFLUENCE WITH INPUTS FROM U.S. CENSUS BUREAU AND CITY OF GRIMES

Land Acre Demand Estimates

The current mix of housing supply by type or density is 58% single-family detached, 9% single-family attached, and 33% multi-family. A 2050 target mix was identified to help diversify the housing stock and attract more single-family attached units into Grimes. The target mix was 50% single-family detached, 25% single-family attached, and 25% multi-family.

This target mix of percentage breakdown was applied to the total number of new housing units needed to meet population demand as calculated in Figure 2.46 on the previous page.

The number of new units by housing type was then translated into acre demand estimates by applying an average dwelling unit per acre density ratio to each housing type total demand. This represents the minimum number of acres needed to meet demand for new housing in Grimes.

- Single-Family Detached at 4 dwelling units per acre for a demand of 1,461 acres.
- Single-Family Attached at 8 dwelling units per acre for a demand of 365 acres.
- Multi-Family at 16 dwelling units per acre for a demand of 161 acres.

	Single-Family Detached	Single-Family Attached	Multi-Family
Current Mix	58%	9%	33%
2050 Target Mix	50%	25%	25%
Necessary New Units	5,843	2,922	2,922
Needed Acres	1,461 at 4 du/acres	365 at 8 du/acres	161 at 16 du/acres

TABLE 2.3 LAND ACRE DEMAND ESTIMATES BY HOUSING TYPE BY 2050
SOURCE: CONFLUENCE WITH INPUTS FROM U.S. CENSUS BUREAU AND CITY OF GRIMES

Market Profile

Market Profile

Employment by Sector

Figure 2.47 below shows how the eight largest industries by total jobs evolved between 2002 and 2022. The estimated number of jobs as of 2022 is 7,581. There is a noticeable upward shift in the number of jobs in Grimes beginning in 2009. During this time, the total number of jobs in Grimes increased by 4,424 jobs, or roughly 140%.

The top four largest job sectors in Grimes consist of retail trade, construction, transportation and warehousing, and wholesale trade. Collectively, these jobs make up 58% of all Grimes area jobs.

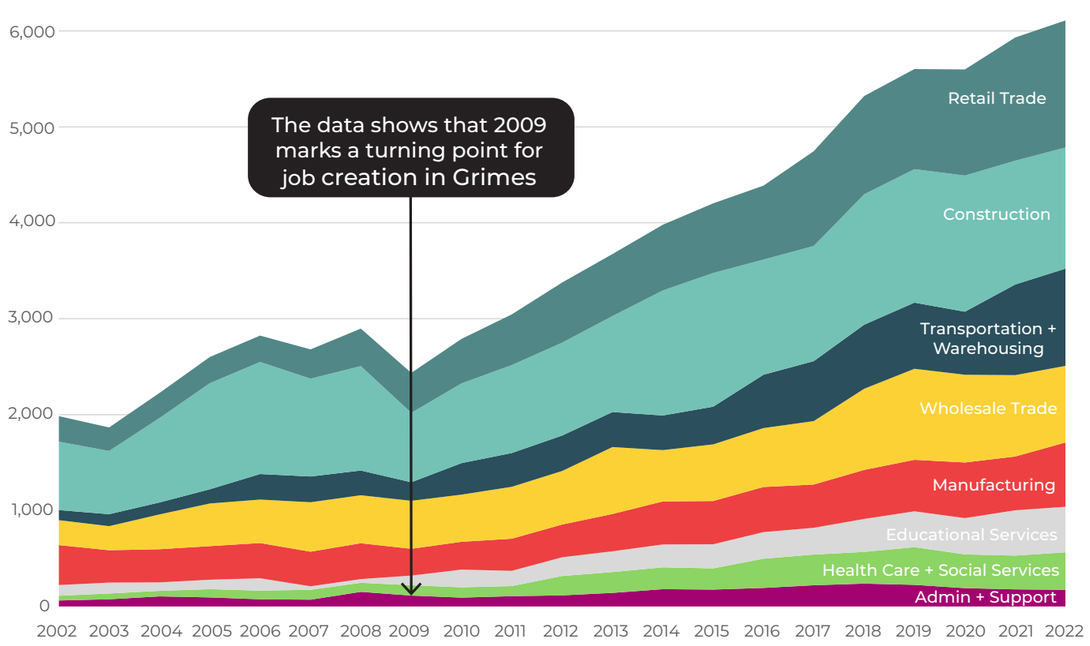


FIGURE 2.47 JOB GROWTH 2002-2022 FOR TEN LARGEST INDUSTRIES IN GRIMES
SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Location Quotient Analysis

A location quotient analysis compares the proportion of jobs in a smaller area to that of a larger area (such as a metro or state) to determine what industries are represented at an above-average level. Location quotients (LQs) above 1.5 typically indicate there is a competitive advantage to industries in that sector.

Figure 2.48 below shows the LQ for the top 10 largest industries in Grimes along the x-axis. The percentage of job growth by industry between 2002-2022 is shown along the y-axis. The size of the bubble indicates the number of jobs as of 2022.

There are a few key takeaways:

- The Transportation + Warehousing sector has seen the largest increase in total jobs and has the highest LQ for Grimes when compared to the Des Moines metro area.
- The number of Retail Trade jobs has increased significantly in the past decade and is close to being a competitive industry.
- Construction has a high LQ and has consistently been a significant industry in Grimes.

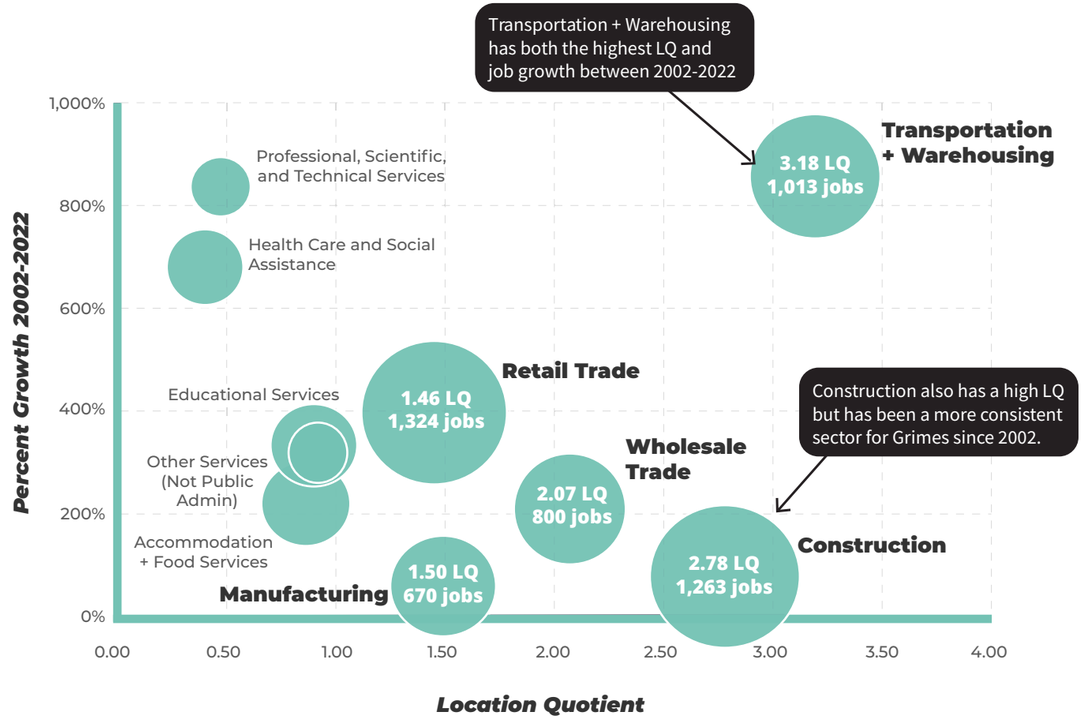


FIGURE 2.48 LOCATION QUOTIENT ANALYSIS - COMPETITIVE ADVANTAGE INDUSTRIES
SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Market Profile

Commuting Dynamics

Figure 2.49 below shows 2022 commuting patterns for Grimes. Inflow jobs represent the number of workers that commute into Grimes for work from somewhere else. Outflow jobs represent Grimes residents that work elsewhere. Internal jobs are those that both live and work in Grimes.

As Grimes has grown in both population and jobs, the inflow/outflow of jobs has changed over time. Nearly 7,000 people work in Grimes but live elsewhere. Another nearly 8,000 residents commute outside of the community for work each day.

The data suggests that there is a split between the people living and working in Grimes. While there are nearly 1,000 people that live and work in Grimes, far more people commute into and out of the community each day. This may suggest a possible mismatch between the housing options available in Grimes and the price range or needs of workers in the community.

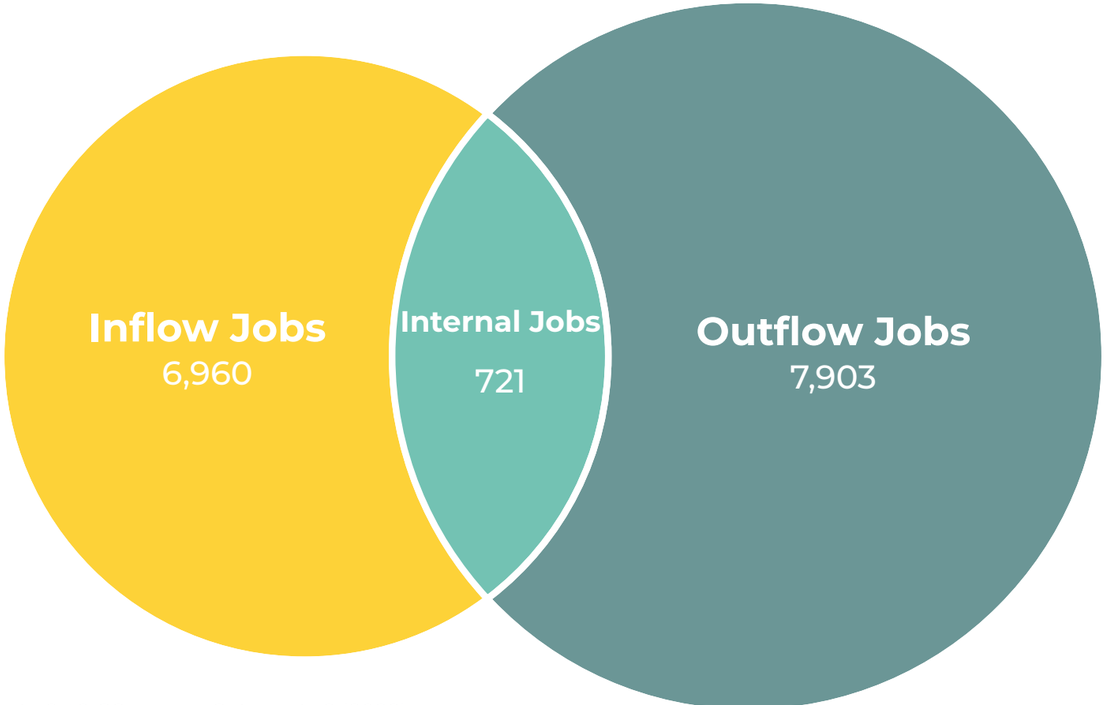


FIGURE 2.49 COMMUTING PATTERNS (2022)
SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Inflow Jobs - Home Locations

Grimes area workers live in various locations throughout the metro and region.

- Des Moines-West Des Moines MSA - 74.6%
- Polk County, IA – 54.3%
- City of Des Moines – 17.0%
- Dallas County, IA – 13.2%
- City of Grimes – 9.5%
- City of West Des Moines – 6.8%
- City of Urbandale – 6.6%
- City of Ankeny – 5.5%

In-commuters are more likely to work in Trade, Transportation, and Utilities jobs such as auto dealers, freight trucking, and wholesalers.

Outflow Jobs - Work Locations

Grimes residents work mainly in the Des Moines region, including:

- Des Moines-West Des Moines MSA – 86.9%
- Polk County, IA – 70.8%
- City of Des Moines – 21.9%
- City of West Des Moines – 17.1%
- Dallas County, IA – 14.4%
- City of Urbandale – 9.9%
- City of Grimes – 8.4%
- City of Johnston – 7.3%

Out-commuters are more likely to work in industries such as Finance + Insurance, Health Care + Social Assistance, and Retail Trade.

Internal Jobs - Types of Workers

Internal job workers are most likely to be aged 30 to 54 (48%) and earn more than $3,333 per month (45.5%). Over 61% work outside of Goods Producing and Trade, Transportation, and Utility jobs such as finance and insurance, health care, social assistance, and retail trade.

SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Market Profile

Office Development

As of February 2025, Grimes has approximately 332,000 square feet (SF) of office building space. Most office development can be found along Highway 141, particularly near the I-35 interchange and along Highway 44. Office is not currently one of the more significant commercial building types present in Grimes. Figure 2.50 below shows the location, size (SF), and year built for office properties in Grimes.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	332,000 SF	43 million SF
Under Construction (SF)	0 SF	7,000 SF
Vacancy Rate (%)	0.4%	10.5%
Market Asking Rent / SF ($)	$25.56	$22.73
Market Sale Price / SF ($)	$117	$108

TABLE 2.4 OFFICE SUMMARY STATISTICS (2025)
SOURCE: COSTAR

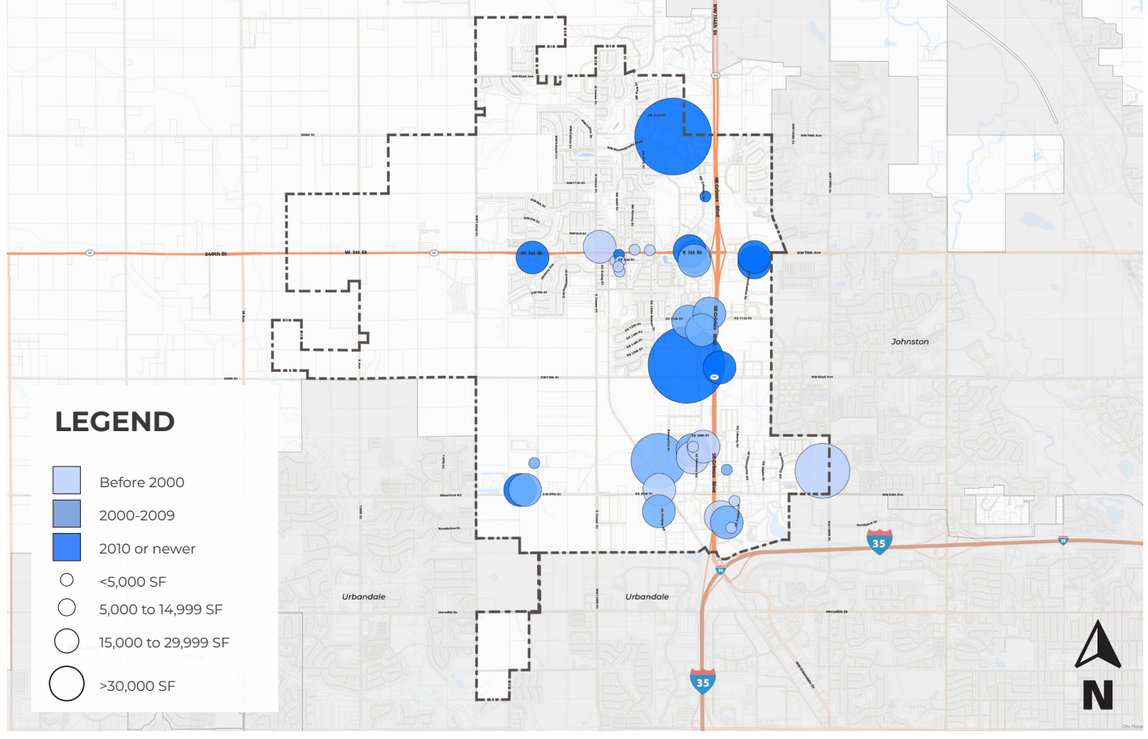


FIGURE 2.50 OFFICE DEVELOPMENT BY SIZE (SF) AND YEAR BUILT (2025)
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Industrial Development

As of February 2025, there is approximately 5.2 million SF of industrial building space in Grimes, which represents nearly 6% of all industrial space in the region. Industrial development is a major development type in Grimes, with a significant number of large newer industrial development, concentrated primarily to the west of Highway 141. Figure 2.51 below shows the location of industrial facilities in Grimes by facility size (SF) and year built.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	5.2 million SF	87.2 million SF
Under Construction (SF)	0 SF	23,400 SF
Vacancy Rate (%)	9.3%	5.8%
Market Asking Rent / SF ($)	$8.11	$7.44
Market Sale Price / SF ($)	$91	$77

TABLE 2.5 INDUSTRIAL SUMMARY STATISTICS (2025)
SOURCE: COSTAR

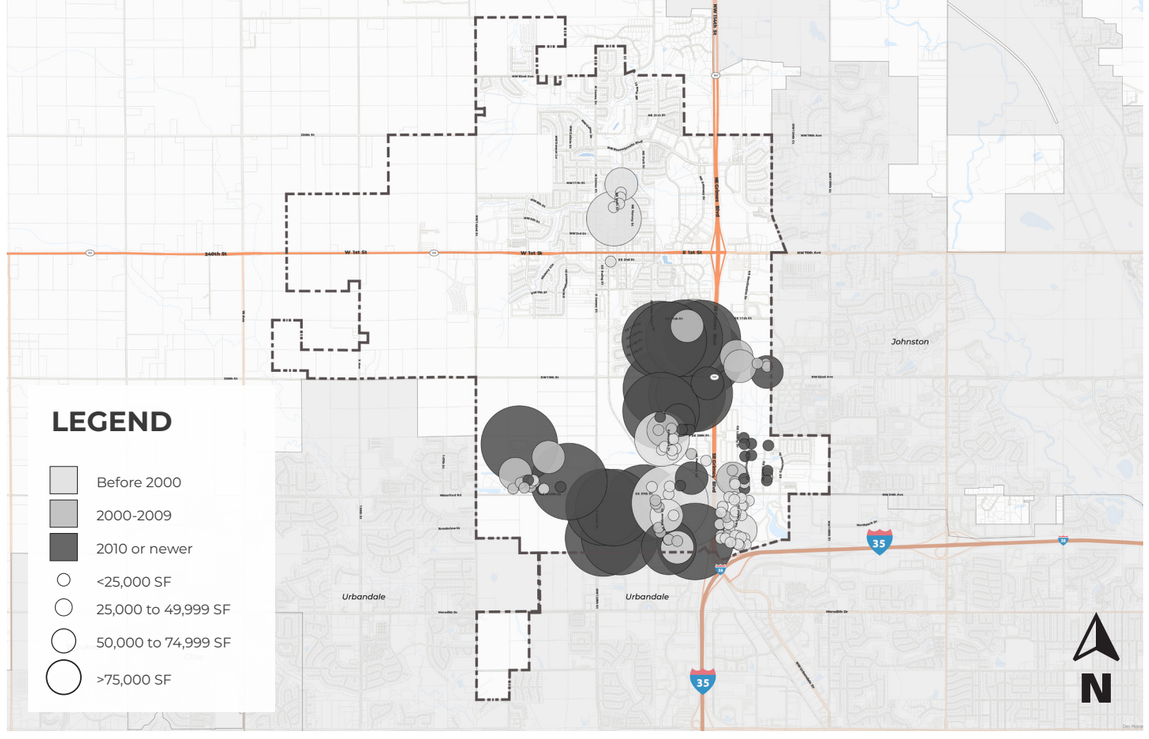


FIGURE 2.51 INDUSTRIAL DEVELOPMENT BY SIZE (SF) AND YEAR BUILT (2025)
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Market Profile

Flex Development

As of February 2025, there are approximately 700,000 SF of flex space in Grimes. Flex development represents developments that can be built and used in different ways, including commercial, office, or industrial uses. Flex developments also have a significant footprint in Grimes, primarily concentrated on Highway 44 and Highway 141. Figure 2.52 below shows the location by year built and size (SF). Most of the flex space in Grimes has been built relatively recently.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	700,000 SF	14.7 million SF
Under Construction (SF)	0 SF	1.8 million SF
Vacancy Rate (%)	6.4%	5.7%
Market Asking Rent / SF ($)	$10.59	$9.90
Market Sale Price / SF ($)	$105	$85

TABLE 2.6 FLEX SUMMARY STATISTICS (2025)
SOURCE: COSTAR

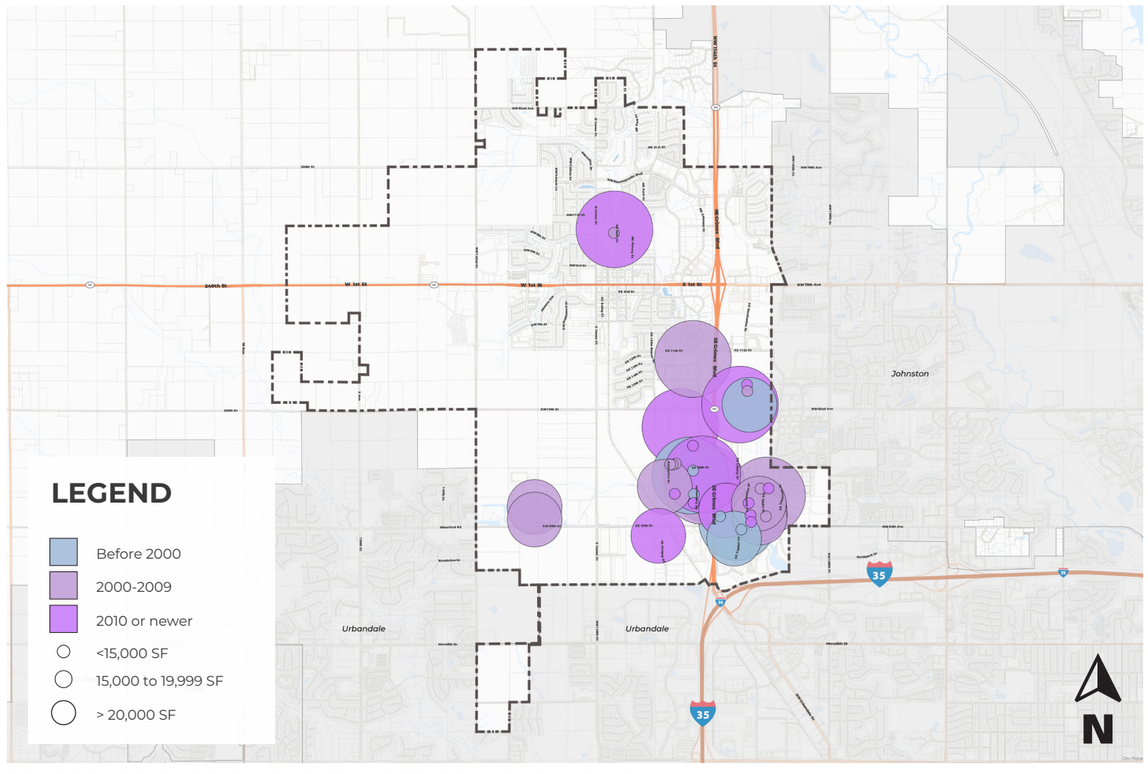


FIGURE 2.52 FLEX DEVELOPMENT BY SIZE (SF) AND YEAR BUILT
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Retail Development

As of February 2025, there is approximately 1.2 million SF of retail space in Grimes. While retail is a growing segment of commercial development in Grimes, it still only represents just under 3% of all retail space in the metro area. Figure 2.53 below shows the location of retail by size (SF) and year built. There are large clusters of development concentrated around Highway 44 and Highway 141 as well as older commercial buildings near the Governor's District.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	1.2 million SF	45.5 million SF
Under Construction (SF)	0 SF	748,000 SF
Vacancy Rate (%)	1.9%	3.3%
Market Asking Rent / SF ($)	$19.13	$16.05
Market Sale Price / SF ($)	$187	$150

TABLE 2.7 RETAIL SUMMARY STATISTICS (2025)
SOURCE: COSTAR

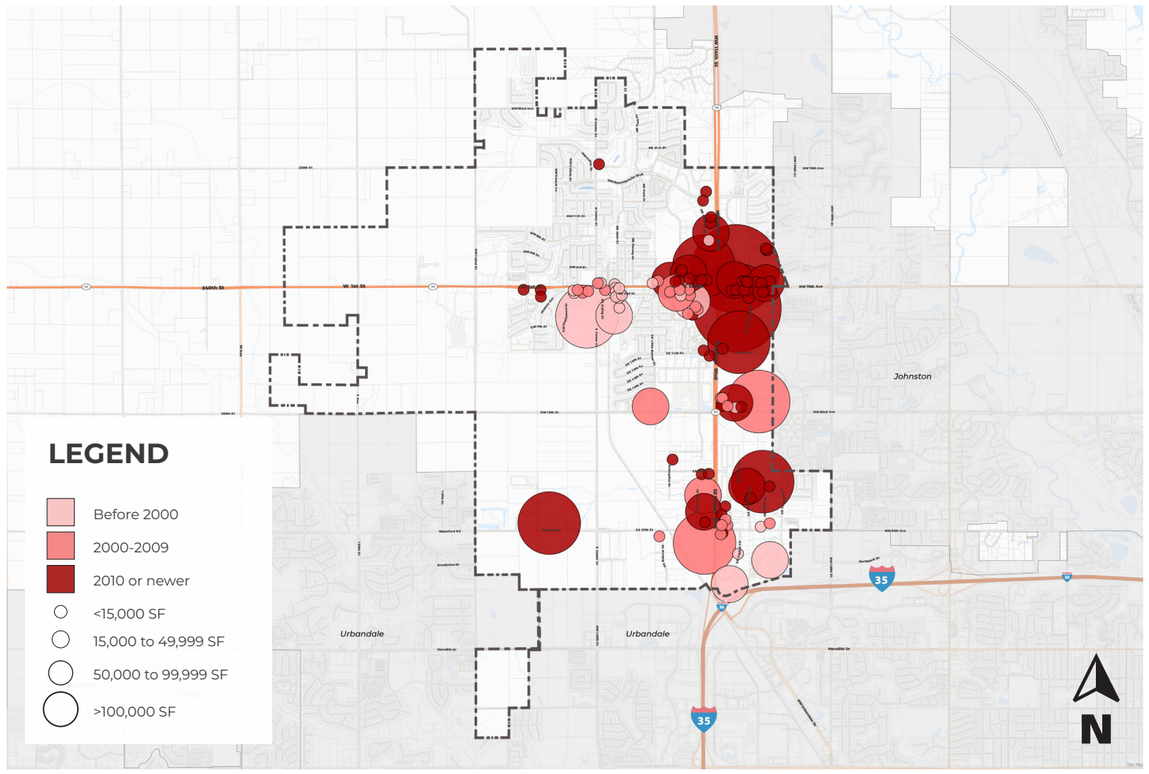
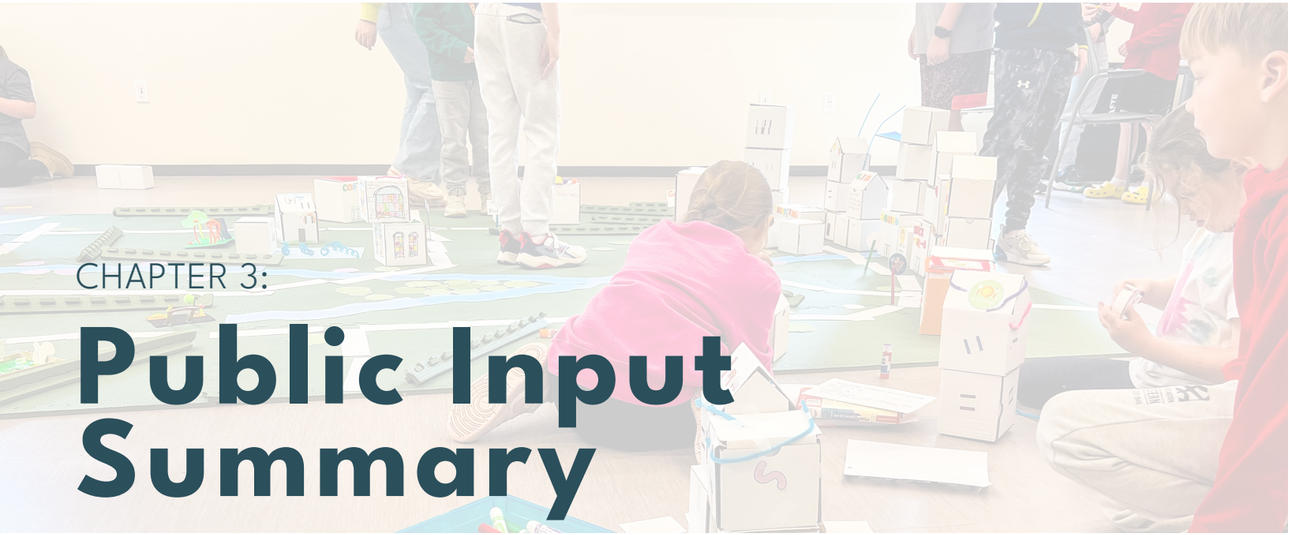


FIGURE 2.53 RETAIL DEVELOPMENT BY SIZE (SF) AND YEAR BUILT
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR



CHAPTER 3:

Public Input Summary

Overview

Engagement Process

Public input is a valuable component of any comprehensive planning process as it helps to establish a vision for the future of a community that is shaped by its residents and stakeholders. This chapter summarizes feedback received during Phase 2 of the Grimes 2050 Comprehensive Plan process. Each engagement opportunity and the associated feedback is detailed on the following pages, concluding with an overview of the key takeaways that guided the recommendations within the Plan.

Community Engagement

Community members were invited to provide input for the vision of the future through a public input workshop, pop-up events, stakeholder interviews, and through the online engagement website. The goals and strategies outlined in the plan reflect the feedback received from the community.

A number of engagement methods were utilized to ensure a broad cross-section of the community was involved. These events ranged from virtual stakeholder interviews, in-person events, and the interactive engagement website. Each milestone in this process helped create a well-informed plan that best reflects the future of Grimes. The following activities were used throughout the planning process to gauge opinions from the public:

- Visioning questions
- Image voting
- Puzzle mapping activity
- Priority ranking
- Preference scales
- Public surveys
- Postcard activity
- General comment cards

Pop-Up Events

Throughout the engagement process, pop-up events occurred at existing community events, including the Governors Days festival and the Grimes Chamber Exposition. At these events, QR codes leading to the project website were handed out, along with interactive activities, including image voting, priority ranking, and more.

Public Visioning Workshop

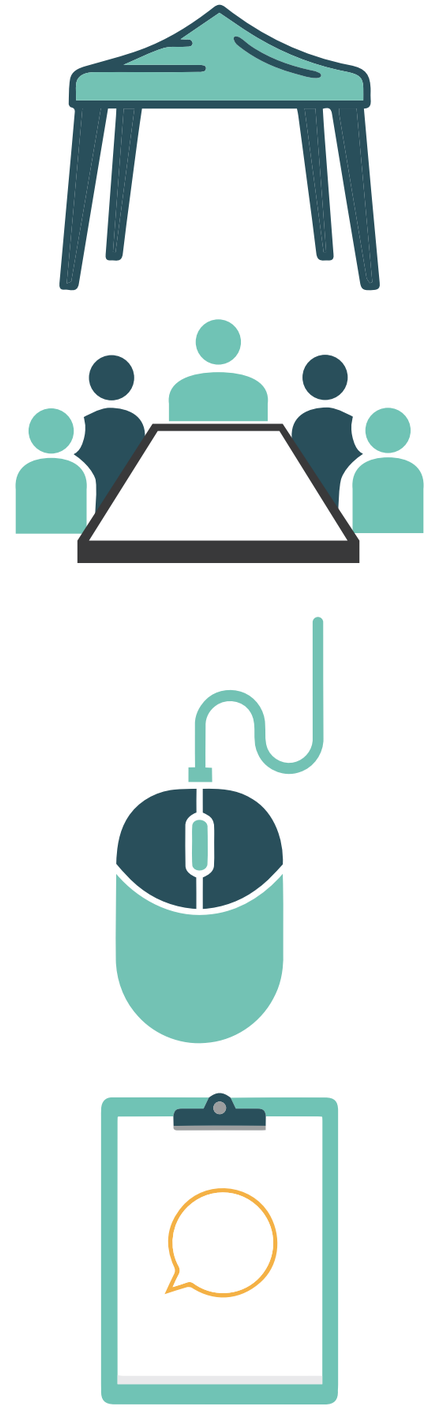
A Public Visioning Workshop was held on April 15, 2025 to introduce the comprehensive planning effort and gather input on Grimes' long-term vision. The event was promoted through the City's website, social media, yard signs, utility bill, newsletter, and word of mouth. Attendees viewed a presentation outlining the planning process and took part in a series of guided engagement activities designed to understand their priorities and gather ideas for the future of Grimes.

Interactive Engagement Website

To expand engagement opportunities, an online engagement website was launched for the Comprehensive Plan. The website was a hub for project updates, event information, and a variety of input activities. Residents were encouraged to complete a survey regarding topics like future growth and development priorities. The site also featured an interactive map, allowing attendees to identify areas of opportunity, concern, and community pride. An idea wall invited users to share their own suggestions for Grimes' future. This online platform was a great way for community members to provide meaningful contributions to the plan and stay informed and engaged in the planning process.

Public Open House

In Phase 3, a Public Open House was held to reveal the draft Comprehensive Plan to the community and receive feedback on the Plan's recommendations. This event was used to get input on the current state and contents of the proposed plan, and helped verify that the contents and ideas truly represented Grimes. The event had 25 attendees. Attendees were invited to help prioritize the strategies for each chapter to begin to identify next steps following the Plan's adoption.



Engagement Opportunities

Stakeholder Interviews

The consultant team met one-on-one over Zoom video conferencing with key stakeholders representing a diverse set of backgrounds and interests in Grimes. The interviews, held in May, 2025, provided detailed and candid pieces of information on a wide range of topics covered in the new plan.

Stakeholders from the following groups or organizations were interviewed:

- Developers
- Civic Organizations + Representatives
- Sports Organizations
- Downtown Representatives
- City Departments
- Adjacent Community Representatives

Key Themes

The following items were commonly identified as important issues or opportunites throughout the stakeholder interview process:

- Prioritize street improvements and infrastructure extensions to support growth.
- Reduce development costs by supporting infrastructure improvements and evaluating the regionalization of stormwater.
- Look at regionalization and shared public services to reduce costs.
- Preserve key areas for higher value business park, industrial, and commercial development.
- Northeast quadrant of Highway 141 and I-80/25 is a gatewat to Grimes but is unattractive, underutilized, and a long-term prime redevelopment opportunity.
- Promote Grimes as a recreation destination.
- Keep downtown Grimes as an affordable place for local businesses to rent and operate.

Street + Infrastructure Improvements

Mix of Residential Densities

Grimes as a Recreation Destination

Economic Development

Engagement Opportunities

Marketing Strategies

Advertising Initiatives

Marketing and awareness for the Comprehensive Plan is a cornerstone of the planning process. To achieve this, the consultant team, with the assistance of City of Grimes staff, performed or participated in a number of advertising initiatives. Some of these include:

- QR Code Handouts
- Social Media Graphics, posted on Facebook and Instagram
- Yard Signs
- Interactive Engagement Website
- Word of Mouth
- Grimes Chamber Exposition

Word-of-Mouth

Elected officials, Grimes employees, local organizations, CPAC meetings, joint City Council and Planning and Zoning meetings, and stakeholder interviews helped to spread awareness of the comprehensive planning process.

QR Code Handouts

QR code handouts were distributed at each engagement opportunity and included a link to the interactive engagement website. Over one thousand handouts were given out at various engagement events, including the Public Visioning Workshop, pop-up events, and the Public Open House.

Social Media Graphics and Yard Signs

Graphics were created to be posted online to continue to raise awareness of the planning process. These graphics were posted on the City of Grimes social media accounts, including Facebook and Instagram. Yard signs were also used to boost awareness and involvement in the planning process.

Pop-Up Events

Governors Days Pop-Up

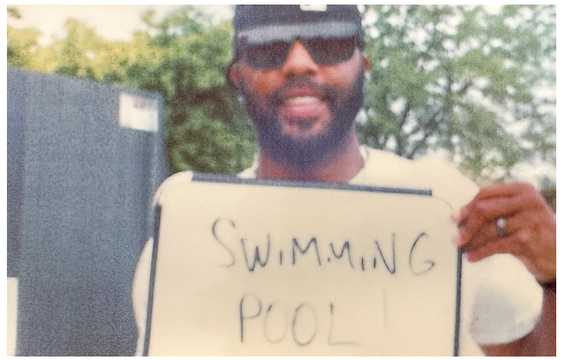
A pop-up event to gather additional public input was held during Governors Days, an annual community festival that is held in the summer and is open to the public. This event was held at the South Sports Complex on June 7, 2025.

The intent of pop-up events, like the Governors Days events, is to meet people where they already are. This event included the following events:

- Image voting for parks and recreation, residential, commercial, and industry-based typologies
- A mapping activity to pinpoint challenges and opportunities
- Preference scale and priority ranking activities to identify specific recommendations and improvements
- The “My Dream for Grimes Is...” interactive word cloud

More than public input, events like these help to raise awareness for the comprehensive planning process and events being held throughout the community.

MY DREAM FOR GRIMES IS...



Engagement Opportunities

Public Visioning Workshop

A Public Visioning Workshop was held on April 15, 2025, at the Grimes Community Complex to invite members of the community to hear more about the comprehensive planning effort and provide their vision for the future. The event was advertised through the City's website, City social media, and word of mouth. The event had 12 attendees.

A presentation was provided to audience members regarding the comprehensive planning process along with interactive visioning questions that participants could answer during the presentation. Guided engagement activities were also organized during the event to collect further input.

The following activities occurred at the public visioning workshop:

- Visioning Questions
- Image Voting
- Puzzle Mapping Activity
- General Comment Forms
- Priority Ranking
- Preference Scales
- Postcard Activity

Box City

A Box City event was hosted on April 16, 2025, at the Grimes Public Library, inviting kids in K-6th grade to participate in building their vision for the future. The activity was immersive, and incorporated real-life practices when it comes to development and city planning. Each child applied for a building permit, in which they described what type of structure or building they would like to build, some applied to build homes in neighborhoods and others built restaurants and entertainment venues.

Once the permit was "approved", children began building their structures. Working collaboratively, each structure was placed within the city based on use and type of structure. Additional amenities were also created to name specific streets and provide wayfinding, welcome residents traveling into Grimes, and incorporate public amenities including parks within the city center and neighborhoods.

Attendees of the Box City event came up with the following ideas for the future of Grimes:

- Bicycle obstacle course
- Enhancements to existing parks
- Additional sports and recreation options
- Nail salon
- Additional fast food options
- More housing, including hotels
- Public amenities such as a pool, museum, library, dog park, and community gardens

Engagement Opportunities

Public Open House

A Public Open House was hosted on November 6, 2025. At this event, the draft plan was presented to the public for the first time. This is where residents had an opportunity to digest what was being developed, and weigh in on whether the plan was moving in the right direction for Grimes. After this event, the plan was re-evaluated by the consulting team, and edits were made appropriately. The following activities were held at the open house event:

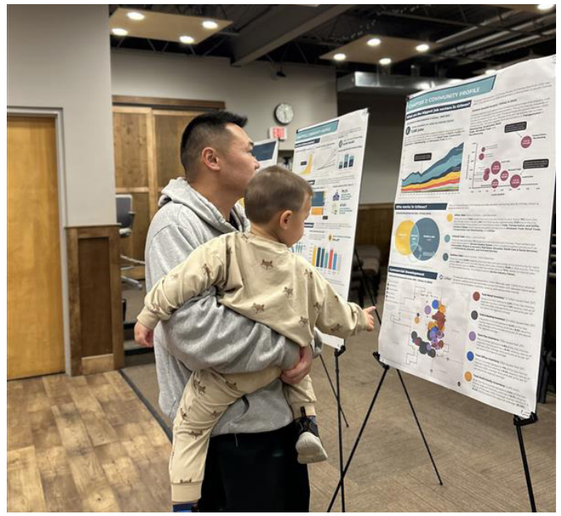
- Prioritization of Goals and Strategies Voting
- Analysis of Existing Conditions
- Coloring Activities including “What’s your favorite place in Grimes?”
- LEGO® City Charette

Public Open House Review Process

At the Public Open House, over 20 were displayed. These boards explained existing conditions in Grimes, including housing statistics, income statistics, demographics, and many other factors.

Other boards provided summaries and the specific goals and strategies for each chapter in the plan. Community members could read through the boards and rank each strategy with a priority level. A green dot meant the strategy was of high priority, a yellow dot meant the priority level was in the middle, and a red dot meant the strategy was a low priority.

Nearly every board received some form of feedback, which was extremely helpful to the consultant team as they crafted the final draft of the plan. Results from this event were analyzed and used to make changes accordingly.



Engagement Opportunities

Interactive Engagement Website

An interactive engagement website allowed community members unable to attend in-person events an opportunity to provide input for the Comprehensive Plan. The website hosted project documents, details about upcoming in-person events, and the similar engagement activities to what was provided at in-person events. Activities offered on the interactive engagement website included:

- Community Survey
- Mapping Activity
- Idea Wall

Timeline

Phase 1: Research + Analysis
This phase includes a thorough existing conditions analysis and introduction to our Advisory Committee.

Phase 2: Public + Stakeholder Engagement
Phase 2 is where we get to interact with you! Join us at one of our many public engagement events coming up and check out the upcoming events section to learn more!

Phase 3: Draft Plan + Evaluation
In Phase 3, the consultant team will take the findings from Phase 1 and feedback from Phase 2 to begin developing the Comprehensive Plan!

Phase 4: Final Plan + Adoption
Following any final revisions of the plan from Phase 3, we will proceed with the adoption process with public hearings with the Planning Commission and City Council in late 2025!

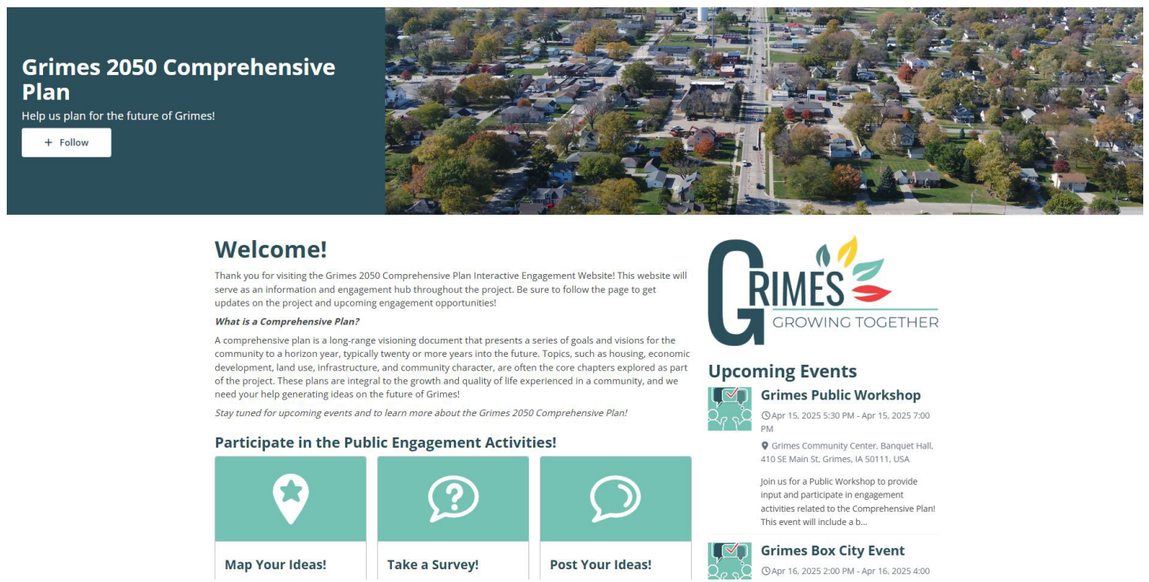


FIGURE 3.1 INTERACTIVE ENGAGEMENT WEBSITE

FIGURE 3.2 INTERACTIVE ENGAGEMENT WEBSITE STATISTICS

Summary of Findings

General Comment Cards and Idea Wall

Community members had the opportunity to provide comments and ideas regarding the future of Grimes. This came in the form of comment cards from the Public Visioning Workshop, and the Idea Wall through the interactive engagement website.

In total, 14 ideas and comments for the future of Grimes were shared. Two of the ideas shared were from in-person comment cards, and 12 ideas came from the online idea wall. The idea wall also had 23 likes on various posts, and three response comments.

The feedback received shows a community that is working to balance exponential growth and thoughtful planning. Many community members expressed concerns with rapid development outpacing infrastructure improvements and housing options. The need for diversity of housing, especially for older adults and entry-level individuals, was a recurring theme.

Additionally, transportation and infrastructure improvements, especially along Highway 44 and Highway 141, were high priority topics to address. There was an emphasis on enhancing downtown and attracting more family-friendly amenities. This feedback points to a shared vision for maintaining a strong sense of community identity while accommodating future growth and maintaining small town feel.

Generally, input from in-person and online interactions revolved around the following topics:

- Concerns with fast growth
- High cost of single-family rentals
- Need for senior oriented/55+ housing
- Outdoor recreational activities and programs for older residents
- Quality family eateries
- Maintenance of the Grimes small town feel
- Enhancements of existing facilities like the South Sports Complex to create more of a gathering area
- Congestion mitigation improvements
- Ice rink and winter recreation options
- Need for controlled growth
- Widening roads before development happens
- Concerns over Highway 44 expansion
- Downtown improvements
- Concerns with communication on the status of Highway 44 widening and right-of-way acquisition
- Family-oriented restaurants
- Too many fast food restaurants
- Public pool/YMCA-like facilities
- Dog park
- Sidewalk improvements

Small town feel

One of the biggest things we love about Grimes is the small town feel. I hope we don't lose sight of that.

1 Like 0 Comments

The Future

An outdoor pool with slides and diving boards would be a great addition to this city. An ice rink (indoor or outdoor) for skating, hockey, etc. would be another great addition for the 6 months of winter.

4 Likes 0 Comments

Downtown

The downtown area needs improvement and has so much potential. Having more restaurants and shops would bring that area back to life.

2 Likes 0 Comments

Outdoor Activities

I would suggest adding outdoor workout equipment in the park and also introducing outdoor fitness and wellness activities where young people and older adults come together to engage in healthy, enjoyable routines such as yoga, dance, stretching, and relaxation exercises. It will give parents and elders in the community a peaceful place to relax, reduce stress, and connect with others. This would make the park a more fun and useful place for everyone.

4 Likes 0 Comments

Summary of Findings

Online Mapping Activity

Visitors of the interactive engagement website had the opportunity to provide direct comments regarding their favorite places and ideas for the future. There were 6 available choices for community members to choose from. These options included beautification ideas, development ideas, favorite places, ideas, roadway improvements, and areas of concern.

When the mapping activity was closed, there were 101 contributions from 35 individuals. The largest category of pins represented ideas, with 23 ideas (22.8%). Nineteen pins (18.8%) of the ideas were for areas of concern. Sixteen pins (15.8%) revolved around beautification ideas, and fifteen pins (14.9%) were related to development ideas. The least-used categories were roadway improvements and favorite places, which both recieved 14 pins (13.9%) of the total input. Some comments from the mapping activity included:

- Additional streetscaping improvements
- Large and small public improvement and beautification efforts
- Suggestions of new facilities and amenities, especially on the west side of Grimes
- Addressing development along Highway 44
- Concerns over ease of access to Highway 44 and Highway 141
- Further connection of bicycle and recreational access to different parts of Grimes
- Additional mixed-use development around the Hy-Vee Multiplex.

Breakdown of Mapping Activity Results

The six comment types and their respective shares of comments are presented below in Figure 3.3. This chart highlights the even distribution of comments within the online mapping activity illustrated in Figure 3.4.

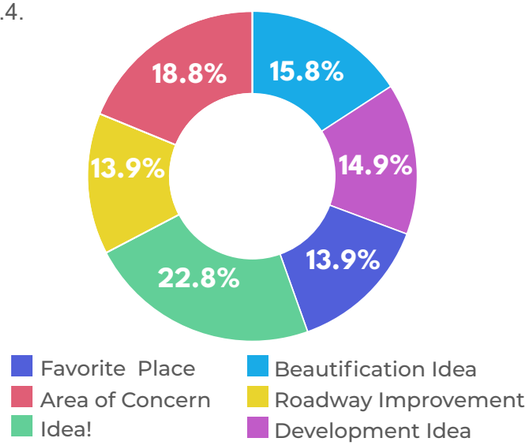


FIGURE 3.3 MAPPING ACTIVITY BREAKDOWN

In-Person Mapping Activity

At the Public Visioning Workshop on April 15th, attendees had the opportunity to participate in the puzzle mapping activity. Several optional development or improvement idea tiles were laid out, and community members could suggest development and improvements for Grimes. Some results are highlighted below:

- Protection of Grimes history and historic areas
- Suggested trail improvements and connections, including downtown connectivity.
- Improved semi-truck routing
- Potential future park locations
- Further invest in infrastructure improvements

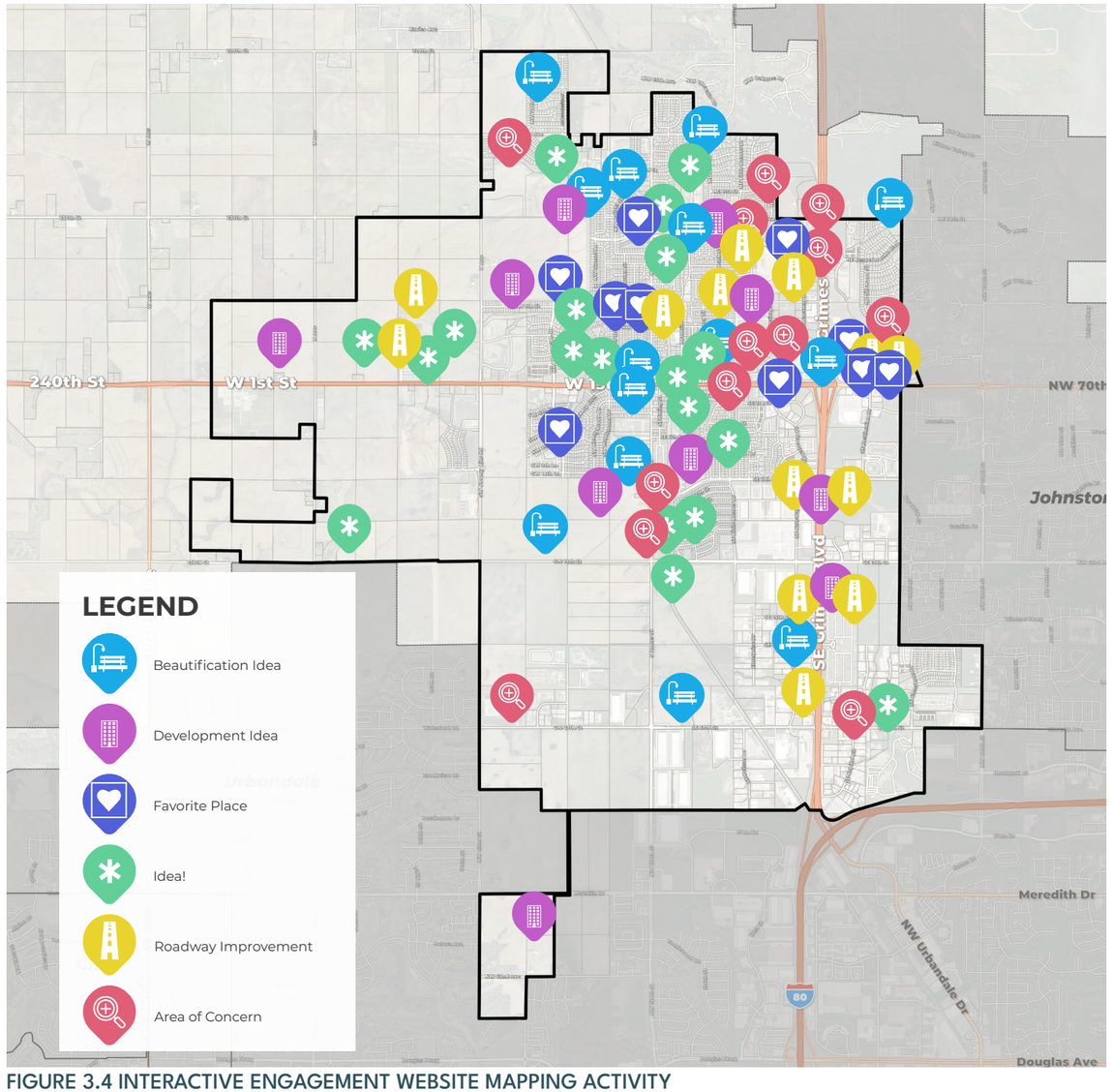


FIGURE 3.4 INTERACTIVE ENGAGEMENT WEBSITE MAPPING ACTIVITY

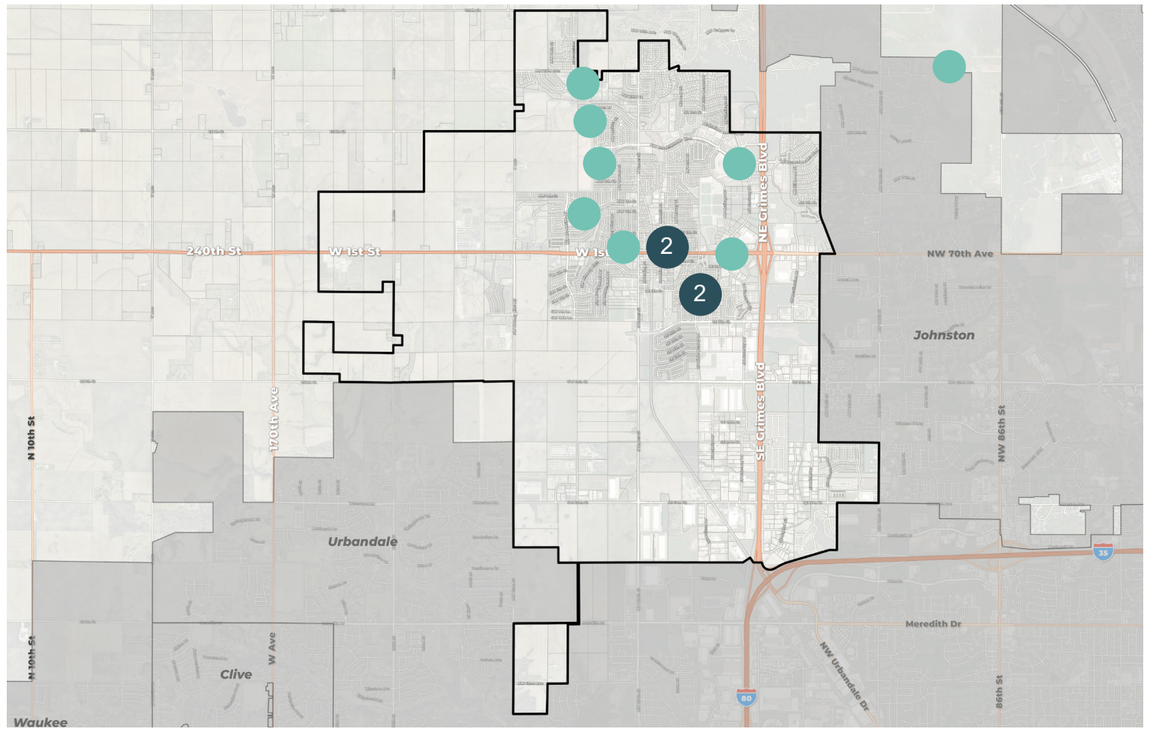
Summary of Findings

Visioning Questions

Community members were asked questions regarding the current quality of life, current challenges and advantages, and the best changes that they have seen. These results came from the Public Visioning Workshop and the Interactive Engagement Website.

1. Place a dot on the map of Grimes where you live.

Twelve (12) responses in-person



2. What is one word to describe the City of Grimes today?

Sixteen (16) responses online and in-person

Grimes residents acknowledged the rate of growth seen in the community has created issues with congestion and crowdedness. Some attendees also expressed excitement for a community that is more connected, progressive, and welcoming.

3. What is your favorite place in Grimes?

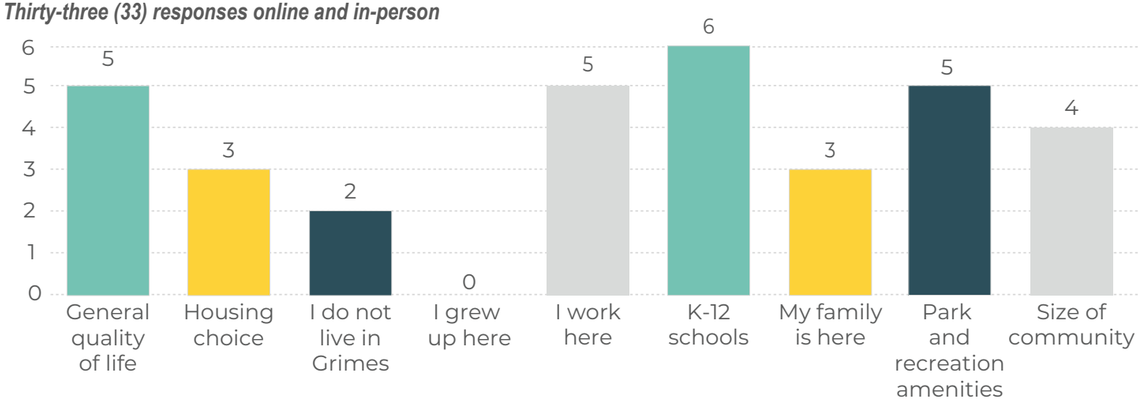
Thirteen (13) responses online and in-person

Community members noted that some of their favorite places were the Grimes Public Library, tennis courts, and church. All of these were ranked highly by several community members throughout Grimes. Additionally, several local businesses were mentioned, including Destination Grille, Stevie C's, Lightbrite Coffee, and Heavenly Delights.

Summary of Findings

4. What are the reasons you live in Grimes?

Thirty-three (33) responses online and in-person

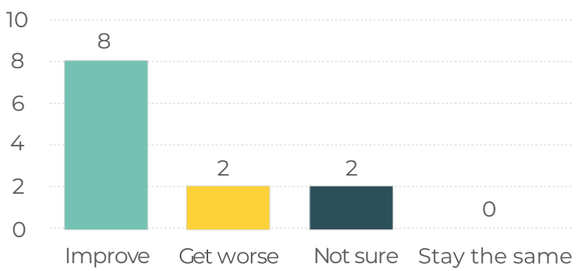


5. How would you rate the quality of life in Grimes today?

Twelve (12) responses online and in-person

6. Overall, do you expect quality of life in Grimes to...

Twelve (12) responses online and in-person



7. What are the biggest opportunities in Grimes?

Twenty-eight (28) responses online and in-person

Some of the most common responses to this question include local businesses, green space, swimming pool, downtown development, and roads.

- Parks
- Amenities
- Sidewalks
- Shopping
- Local businesses
- Entry-level housing
- Mid-level housing
- Local businesses (x2)
- Green space (x3)
- Community services and social engagement
- YMCA
- Brewery
- Active retirement community
- Swimming pool (x2)
- Local restaurants
- Concerts
- Downtown development (x2)
- Walker-friendly more like Ankeny
- Roads (x2)
- Land for expansion
- Great location for opportunities
- Entertainment venues

8. What are the biggest challenges in Grimes?

Nine (9) responses online and in-person

When asked about the biggest challanges Grimes faces, residents identified congestion, housing, and infrastructure as the most pressing concerns.

- Housing
- Congestion
- Funding
- Communication
- Infrastructure
- Traffic
- Old Grimes
- Marketing
- Everyone drives cars

9. What has been the best change you have seen in Grimes in the last five years?

Eleven (11) responses online and in-person

- More grocery stores
- Waterworks Park Splashpad
- Grimes Public Library (x2)
- Menards
- Food
- Heritage Park - public interaction
- More local businesses coming to town
- Roads
- North end improvements
- Pursuing amenities for families

Summary of Findings

Public Visioning Workshop Activities

The consultant team used a variety of methods and activities to elicit useful feedback from Grimes residents. Engagement activities included Mentimeter online polling, the online engagement website and survey, the postcard activity, image voting, preference-scale voting, and more. These activities aimed to give residents as many opportunities as possible to weigh in on the future of Grimes.

Postcard Activity

Four (4) responses in-person

Attendees at the Public Visioning Workshop were invited to take part in the postcard activity. Participants filled out postcards envisioning what Grimes will be like in 2050, discussing why their friend or family member should visit them in Grimes.

This exercise encouraged residents to think long-term about their community's growth, identity, and values.

Postcard Activity Common Themes

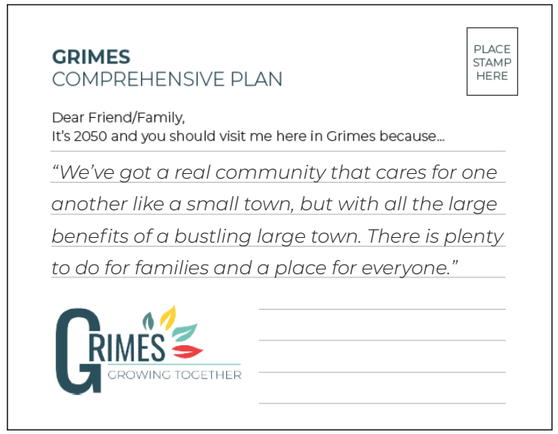
Based on the prompt, "Dear Friend/Family, it's 2050 and you should visit me here in Grimes because...," the following themes emerged:

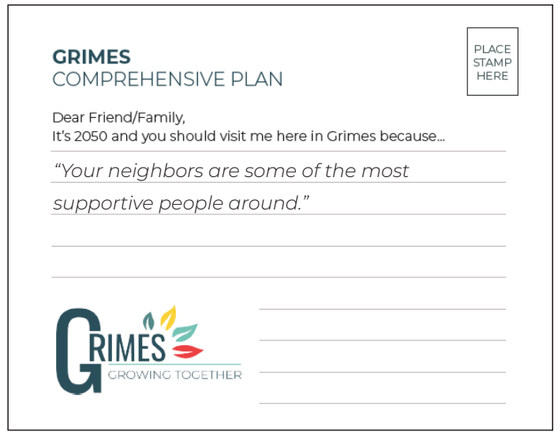
Small Town Feel

Safe Place for Families

Rate of Growth Concerns

Recreational Access





Summary of Findings

Preference Scales

Thirty-one (31) responses in-person

Community members at the Public Visioning Workshop and pop-up events were asked to share where their preferences fell along a preference scale for various statements and topics. The following were highly rated:

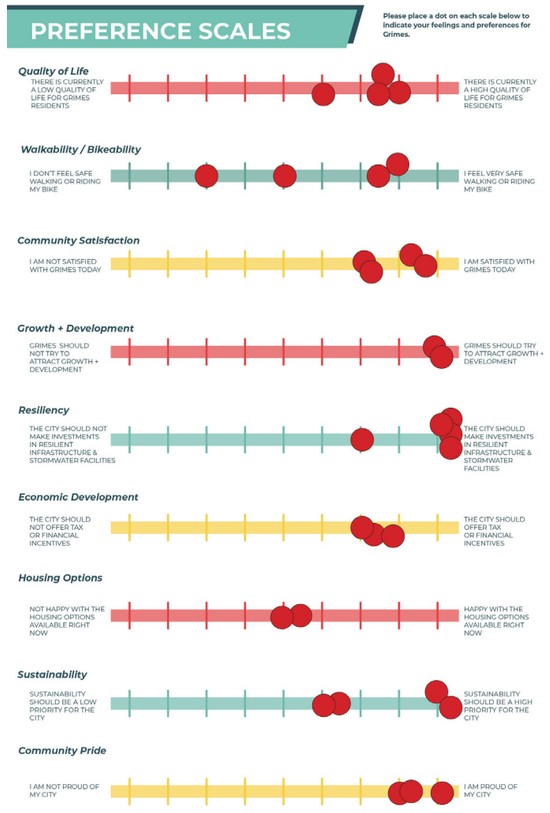
Quality of Life – Generally, responses seemed satisfied with the current quality of life in Grimes.

Resiliency – Most residents think Grimes is adequately prepared to deal with future weather events and will continue to remain a strong community.

The following were rated slightly lower:

Walkability/bikeability – Walkability and bikeability was rated slightly lower, noting opportunities to expand existing infrastructure.

Housing Options – Respondents rated available housing options lower. Housing options can include variability in housing affordability, size, and type.



Priority Ranking

Twenty-four (24) responses in-person

Participants were asked to share their top priority for five topics by placing one dot per category. Several predetermined preferences were provided, along with space for write-in options. The findings are summarized below:

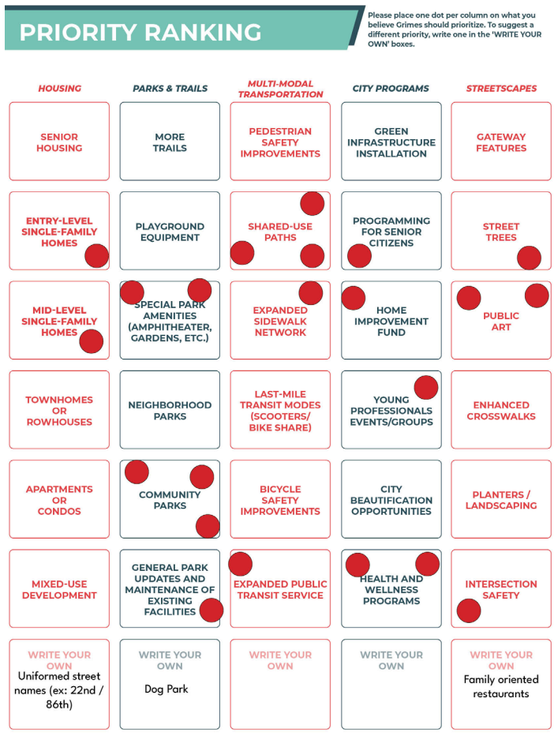
Housing – Entry-level single-family homes saw the most interest for residents.

Parks and Trails – Respondents indicated a desire for more trails, community parks, and special park amenities in their community. A write-in for a dog park was also expressed.

Multi-Modal Transportation – Shared-use paths, an expanded sidewalk network, and expanded public transit service were noted as priorities by participants. A write-in was also provided to address uniform street names within Grimes.

City Programs – Health and wellness programs was the highest voted, along with home improvement funds and programming for senior citizens.

Streetscapes – Respondents indicated a desire for street trees, public art, and intersection safety within this category. A write-in for a family-oriented restaurant was also shared.



Summary of Findings

Image Voting

Grimes residents had the opportunity to vote on images of developments and development styles of development they would like to see in the future.

Residential

Grimes residents expressed strong desire for single-family, low-density forms of housing, as opposed to medium-or high-density housing options.

Single-Family Development
Medium Lot

Single-Family Development
Large Lot

Single-Family Development
Small Lot

Single-Family Development
Narrow Lot

Apartments
Traditional Style

Single-Family Development
Medium Lot

Governors District

Governors District was a high-priority area, with the most prominent choices being commercial buildings and streetscaping elements.

Single-Story Commercial

Streetscaping
Planters, Street Trees, Walkable

Multi-Level Commercial

Multi-Level Residential

Mixed-Use
Retail First Floor with Residential

Mixed-Use
Retail First Floor with Residential

Summary of Findings

Transportation and Mobility

Regarding transportation and mobility concerns around Grimes, separate bike lanes, and shared-use paths were ranked as high priorities.

Shared-Use Path Along Street

Divided Shared-Use Path for Walking and Biking

Standard Stop Sign Crosswalk

Roadway Mid-Point Choker

Median Refuge Island

Curb Bump Outs

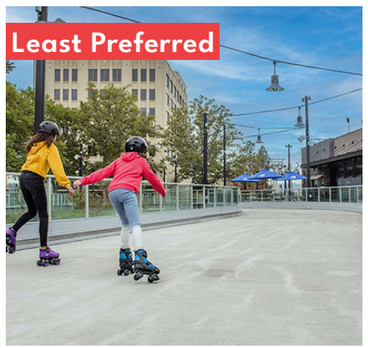
Parks and Recreation

Residents expressed interest in active and passive parks, and additional restroom facilities throughout Grimes.

Restrooms

Nature/Wild Park

Inclusive Playgrounds



Roller Skating

Dog Park

Parking Lot

Key Takeaways

Summarization of Key Takeaways

Input received from each engagement activity was collected and was categorized into the following key takeaways to help inform the future planning of Grimes. Six key takeaways were identified from the public

Community Feedback

Grimes residents seem to understand and have appreciation for the quality of development taking in place in Grimes today. Additionally, customers and developers have expressed positive interactions when working with city staff, making development more achievable and coordinated.

Infrastructure and Transportation

Transportation and mobility were noted as an areas needing improvement, which will involve coordination with the Iowa Department of Transportation (IDOT) for roads under their jurisdiction. Many understood that added roadways or finished connections will come at the time of development, but are interested in seeking short-and long-term solutions for congestion in the meantime.

Housing

Community input indicated a need for all scales of housing, including apartments, entry-level, move-up/executive style housing, townhomes, and senior independent housing. A diversity of housing types is needed to attract young professionals, retirees, and those in-between to the community.

Governors District

Continued maintenance and investment in the Governors District is a high priority. Residents see this as a future business and culture hub that should maintain affordability for small businesses. Community members also indicated desire for increased streetscaping additions, including incorporating street banners, benches and outdoor seating, and landscaping to the District.

Parks and Recreation

Residents express satisfaction with recent park improvements and are excited to see what comes in the future. More trails and recreational access are desired. Unique recreation options should be added to Grimes that do not currently exist on the west side of the Des Moines Metro.

Development Needs

Key nodes and intersections should be preserved for business park, commercial, and industrial-type uses. The City should also plan for a future entertainment district that would support the Hy-Vee Multiplex, with uses such as hotels, restaurants, and entertainment that is walkable and extends visit time.

CHAPTER 4:

Future Land Use

Utilize Best Practices

Preserve Sensitive Environmental Features

Plan for Future Growth

Overview

What is a Future Land Use Plan?

The Future Land Use Plan guides community growth by providing a framework for the future development of the city. It outlines preferred development patterns, densities, and land uses to encourage balanced and thoughtful growth for Grimes and its future.

The Future Land Use Map in this chapter presents a vision for the future of Grimes through the horizon year of 2050. The horizon year allows for guidance to project trends into the future, as well as set a target year of which the implementation items outlined in **Chapter 11: Implementation** should be completed.

Legal Basis for Future Land Use Plans

The intent of this chapter is to guide future development and growth within the City of Grimes and the planning boundary in accordance with State law. Chapter 414 of Iowa Code requires cities to base zoning decisions on a comprehensive plan. Decisions regarding development requests, infrastructure improvements, and the alignment of streets should be made with consideration of the Grimes Comprehensive Plan and Future Land Use Map.

When to Amend?

The Future Land Use Map acts as a guide for growth and development within the City of Grimes and the identified planning boundary. The plan should be routinely reviewed and updated to ensure that the plan reflects the community's values and needs as circumstances change.

Planning Boundary

The City of Grimes planning boundary, shown on Figure 4.1, outlines the future growth areas for the city. The boundary extends past the existing city limits to account and plan for future development as the community continues to grow.

Generally, the planning boundary includes the following extensions past current city limits:

- North to 210th Street
- West to T Avenue
- South to 250th Street
- East of NE Heritage Drive, towards NE Grimes Boulevard

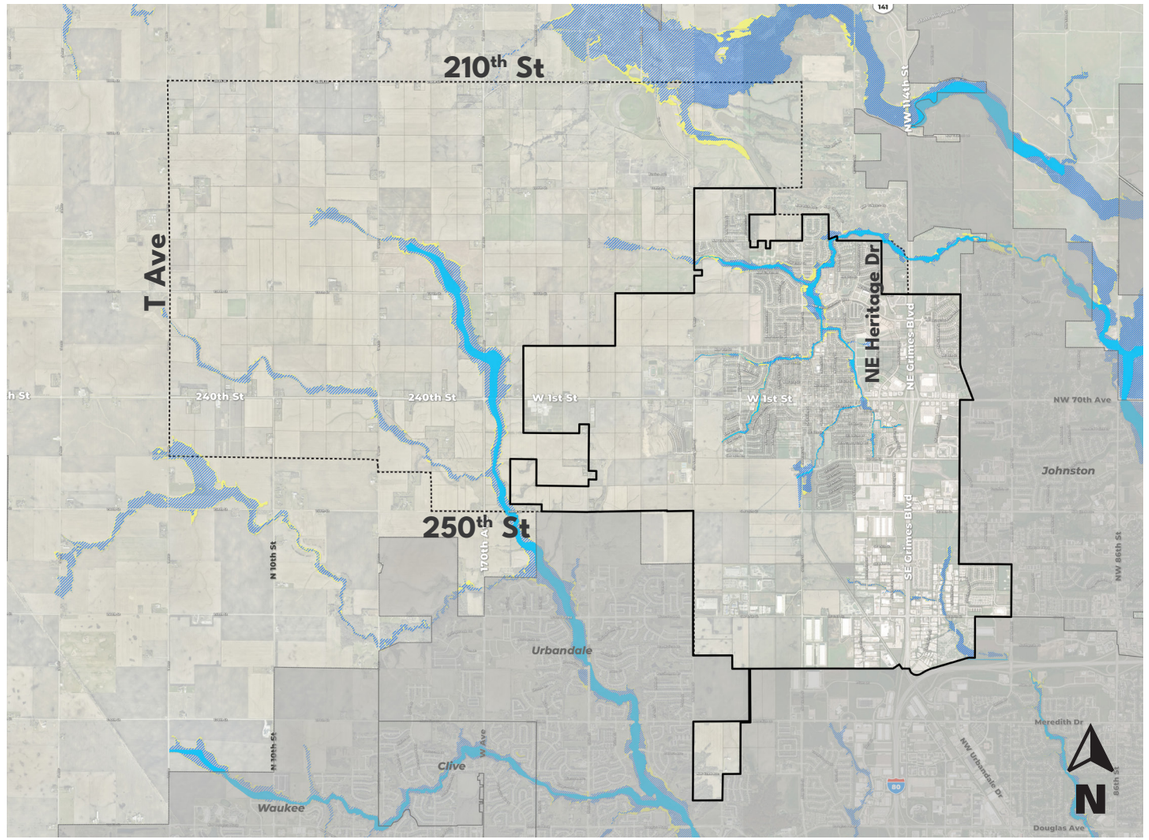


FIGURE 4.1 GRIMES CITY LIMITS AND PLANNING BOUNDARY

CHAPTER 4:

Future Land Use

Future Land Use

Categories and Definitions

The Future Land Use Plan utilizes a series of land use categories to identify the characteristics, densities, and spatial arrangement of land within the City of Grimes and the Planning Boundary. The future land use designations differ from the zoning districts that are identified within the zoning code and zoning map.

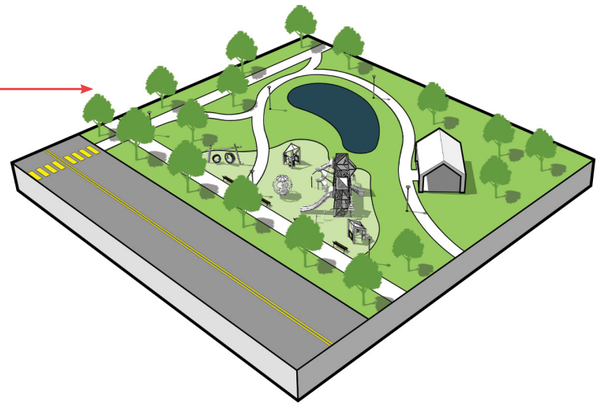
Each future land use designation is proceeded with a definition and a supplemental graphic to illustrate the spatial arrangements and intensities for each category. Each category includes the following:

1. Land use category and supporting definition
2. Corresponding color represented on the Future Land Use Plan
3. 3D graphic representation of the land use components and characteristics

1 → **Parks & Recreation** **2**

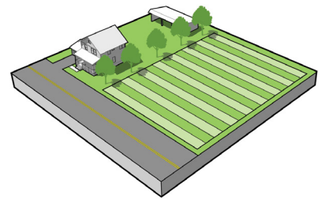
The Parks & Recreation land use category is set aside for public, private, and semi-private recreational land such as parks, trails, golf courses, greenways, and recreational fields.

3 →



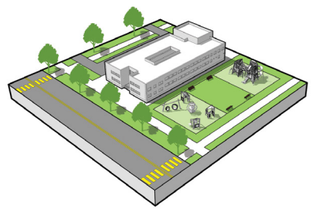
Agricultural/Open Space

The Agriculture & Open Space land use category is set aside for existing agricultural uses and undeveloped properties consisting of significant tree cover, floodplain, wetlands, stream buffers, and green buffers between incompatible land uses. Some of the land in this category, outside of the floodplain, may be suitable for future development and the Future Land Use Plan should be amended to accurately reflect these changes.



Public & Semi-Public

The Public and Semi-Public land use category includes land owned or operated by a public or semi-public entity. This includes city-owned properties such as city hall, library, police and fire stations, and public works facilities. It also includes similarly held land from the county or state. This land use category also covers any land owned by K-12 schools. Lastly, the land use category includes colleges/ universities, government-owned utility facilities, transit centers, cemeteries, post offices, and other government offices and community centers.

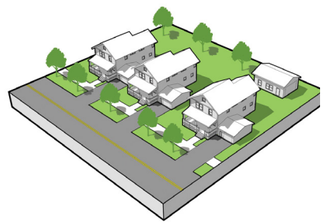


Low-Density Residential

The Low-Density Residential land use category is designed for areas with traditional low-density, single-family residential homes with densities ranging from 1 to 6 dwelling units per acre. Most of this land will be developed as single-family detached homes with some duplexes and single-family homes with accessory dwelling units. Developments within this category may also include religious, educational, institutional uses, and public and private recreational areas.

Residential Estate Overlay

Certain locations within the City of Grimes are considered ideal for development with larger single-family residential lots, also known as residential estate lots, with a density of up to 2 dwelling units per acre. These lots should promote the preservation and conservation of natural amenities and resources, including tree canopy, open space, and native prairie land. Areas identified on the Future Land Use Map within this overlay will have preference towards larger, estate residential lots. Development with alternative uses and densities should be discouraged in these areas.

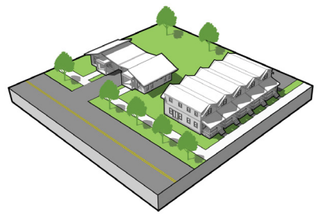


CHAPTER 4:

Future Land Use

Medium-Density Residential

The Medium-Density Residential land use category is designed for areas with a mix of detached and horizontally attached single-family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes, rowhouses, and townhomes of various designs and layouts. Densities range from 5 to 12 dwelling units per acre. Developments within this category may also include religious, educational, institutional uses, assisted living facilities, and public and private recreational areas.

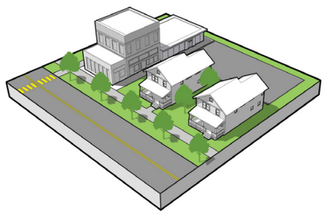


High-Density Residential

The High-Density Residential land use category includes horizontally and vertically attached residential dwellings including rowhouses, townhomes, apartments, and condominiums with a density of 10 to 24 dwelling units per acre. Limited areas of cottage courts, duplexes, and triplexes are permitted as transitions between land uses. Developments within this category may also include religious, educational, institutional uses, assisted living facilities, and public and private recreational areas.

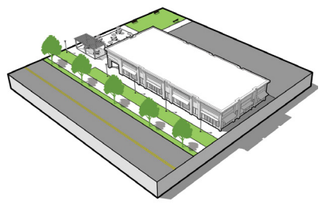
Neighborhood Commercial

The Neighborhood Commercial land use category includes combination of small retail, office spaces, and medical uses for readily accessible services to local residents. This category is generally located at major collector and arterial street intersections throughout the planning boundary. Typical land uses include daycares, assisted living facilities, small office, convenience stores, fuel stations, small grocery and hardware stores, and other neighborhood-serving uses. Sites are generally less than 10 acres in size and are designed to accommodate pedestrians and cyclists as well as vehicular traffic.



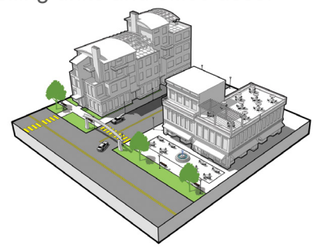
General Commercial

The General Commercial land use category is designed for larger scale commercial activity that occurs along and near major highways to provide commercial services to local residents and the traveling public. This type of commercial development is often placed along highways and arterials, especially near intersections and interchanges. Typical uses include shopping centers, office parks, medical centers, big box retailers, drive-thru restaurants, fuel stations, commercial entertainment, and other retailers or retail uses. Sites are generally 10 or more acres in size and located along major roadways.



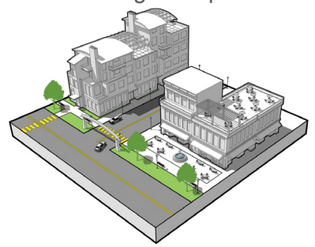
Downtown Mixed-Use

The Downtown Mixed-Use land use category is designed for parcels within and surrounding the Governors District and is reserved for traditional 1 to 3 story, main street style buildings. First-floor uses are restricted to retail and office uses. Rear ground-floor units are permitted to provide ADA accommodation. Upper floors may include residential dwelling units and office uses. Parking is generally provided on-street or within shared, off-site facilities. Development and redevelopment shall prioritize historic preservation and downtown character.



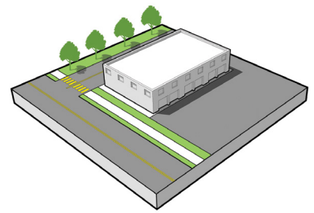
Mixed-Use

The Mixed-Use land use category is designed for areas intended to be developed at a higher, more urban density, with multi-story buildings that incorporate a combination of residential, retail, and office uses.. Retail and office uses are generally located on the first floor (street level) with multi-family residential dwelling units located on the upper floors. The number of dwelling units per acre is generally over 24. Buildings should be between 2 to 4 stories in height with shared parking that is either on-street or located within, under, or rear to the building. Surface parking may be allowed in the rear of the building.



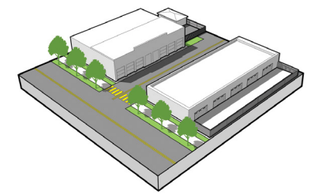
Business Park & Light Industrial

The Business Park & Light Industrial land use category is set aside to include business park office complexes and very light industrial uses. Developments include larger office complexes and corporate campuses, with ancillary warehouse and distribution facilities, data farms, and limited industrial activities such as testing, fabrication, manufacturing, and assembly of materials. Most activities occur within a building but uses may include limited outdoor storage with adequate screening. Limited support retail or commercial activities would be allowed including restaurants, cafes, coffee shops, and similar service-retail businesses, and commercial recreation.



General Industrial

The General Industrial land use category is reserved for industrial uses such as manufacturing and assembly of goods, shipping and distribution centers, rail yards, data farms, self-storage facilities, and transload/intermodal facilities. Uses may include outdoor storage of bulk materials, goods, and equipment with adequate screening. Incompatible land uses, such as residential, should be buffered from this land use category.



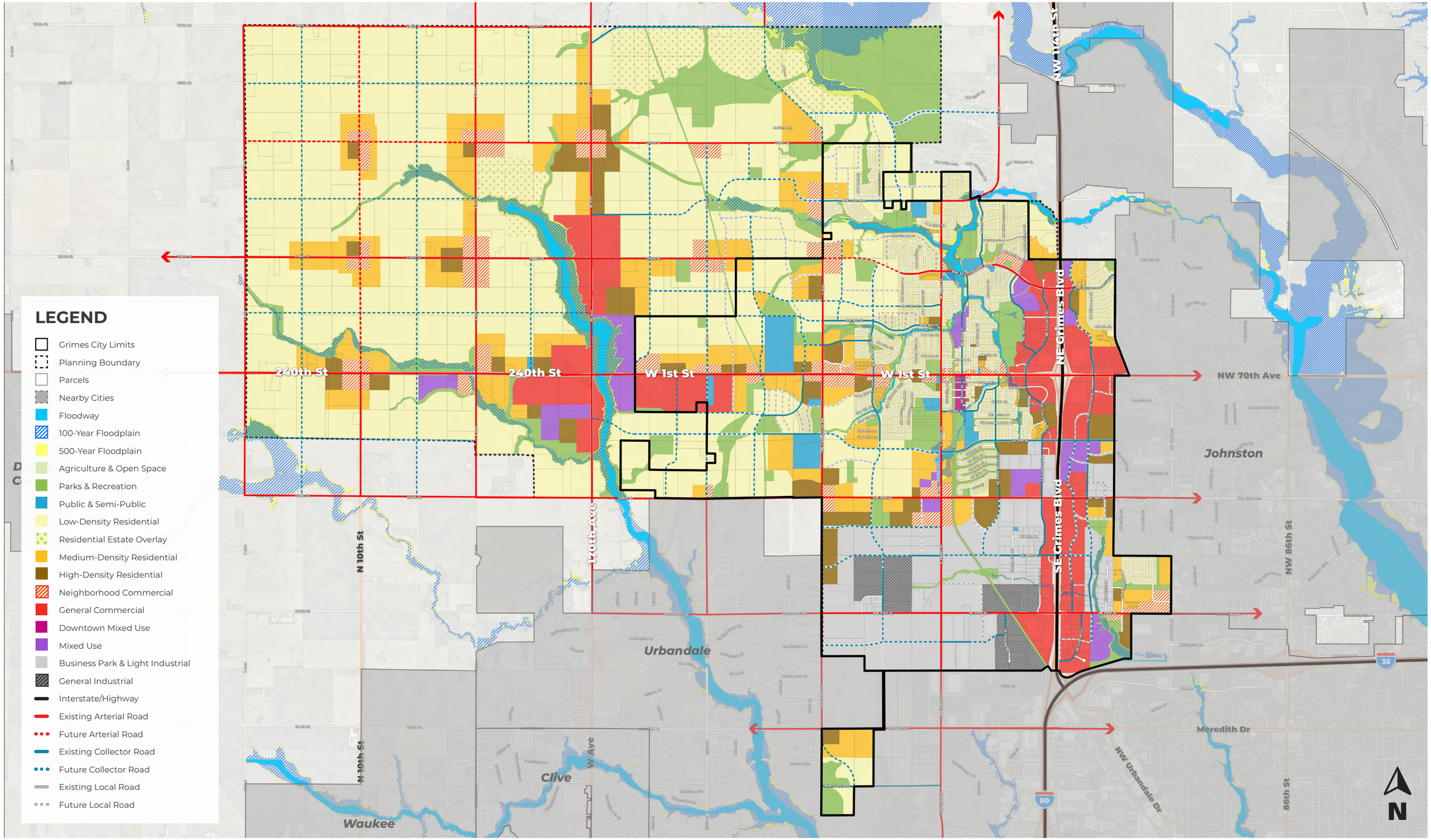


FIGURE 4.2 FUTURE LAND USE PLAN

CHAPTER 4:

Future Land Use

Future Land Use Map

Overview

The Grimes Future Land Use Map shown in Figure 4.2 is broken out into acres and shares between each future land use category in Table 4.1. The highest share of land uses on the map is Low-Density Residential, accounting for over 50% of all planned land uses within the planning boundary. As growth and development occurs, the plan should be routinely reviewed in order to maintain community values and address changing needs.

FUTURE LAND USE CATEGORY	ACRES (CITY LIMITS)	TOTAL SHARE (%)	ACRES (PLANNING BOUNDARY)	TOTAL SHARE (%)
Agricultural & Open Space	0.0	0.0%	0.0	0%
Parks & Recreation	827.0	11.0%	2,571.5	13.9%
Public and Semi-Public	198.3	2.6%	198.3	1.1%
Low-Density Residential	2404.6	32.0%	8,826.5	47.6%
Residential Estates Overlay	0.0	0.0%	631.5	3.4%
Medium-Density Residential	749.0	10.0%	1,776.9	9.6%
High-Density Residential	459.3	6.1%	755.5	4.1%
Neighborhood Commercial	256.2	3.4%	599.0	3.2%
General Commercial	906.0	12.0%	1,303.2	7.0%
Downtown Mixed-Use	13.1	0.2%	13.1	<0.1%
Mixed-Use	188.2	2.5%	361.8	2.0%
Business Park & Light Industrial	1,221.4	16.3%	1,221.4	6.5%
General Industrial	291.3	3.8%	291.3	1.6%
TOTAL	**7,525.9**	**100%**	**18,550.3**	**100%**

TABLE 4.1 FUTURE LAND USE MAP ACRES AND SHARES

Future Population

The City of Grimes is Estimated to Grow to over 45,000 by the Year 2050

Various population projection methodologies provide an estimated population growth range between 27,000 to 88,000 by the year 2050 for the City of Grimes. Taking the average of all growth scenarios, and utilizing past historical census data for Grimes population counts, the estimated population for Grimes is 45,548 by the year 2050.

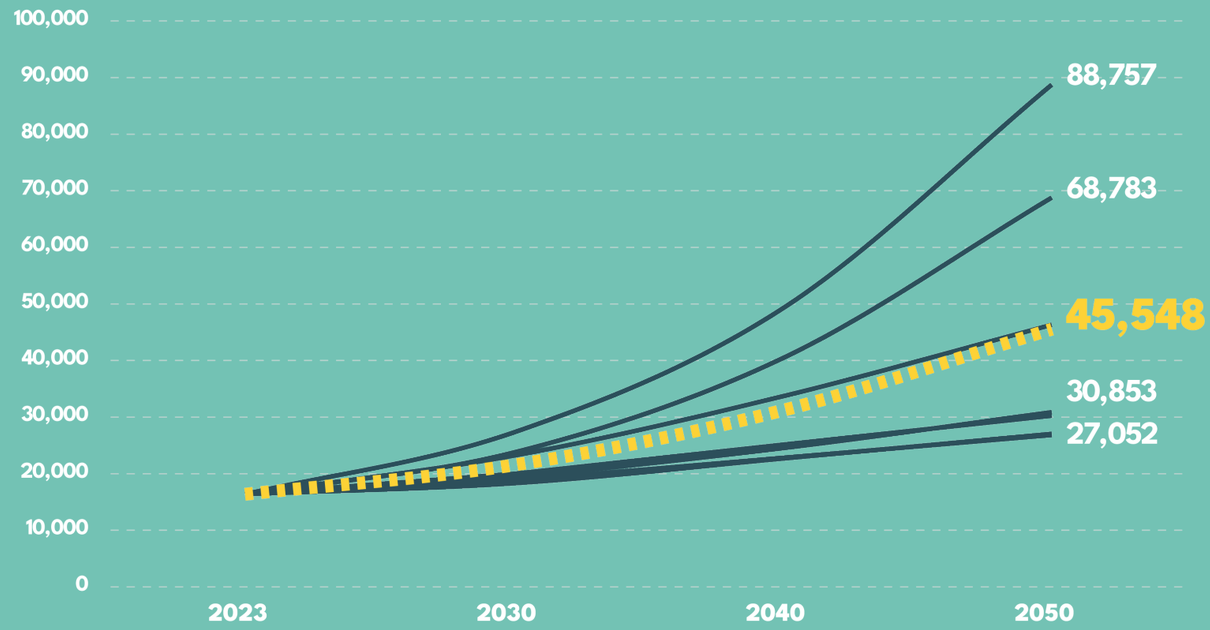


FIGURE 4.3 GRIMES FUTURE POPULATION PROJECTIONS

CHAPTER 4:

Future Land Use

Downtown Assessment Report

In May 2025, the Iowa Downtown Resource Center of the Iowa Economic Development Authority (IEDA) completed a downtown assessment of the Governors District. This assessment engaged local residents and stakeholders to identify opportunities to create small-scale and large-scale change in the district. Four themes were identified to help enhance downtown Grimes: (1) leaders, champions and partners (2) public space (3) physical development (4) incentives and funding. The final recommendations focused on the need for incremental improvements to garner interest and momentum for continued improvements in downtown Grimes. **Chapter 6. Community Character** includes additional detail on the downtown assessment and its recommendations.

Sub-Area Planning

Governors District

The Governors District is considered the historic, heartbeat of the community and is characterized by Main Street and its downtown mixed-use buildings. The area's proximity to community amenities and assets, including South Prairie Elementary, the Grimes South Sports Complex, Grimes Community Complex, City Hall, future Wallace Park and a future regional bike trail, makes the district a distinct destination within Grimes, with opportunity for unique infill development.

The district has seen recent improvements, including a streetscape project that renovated on-street parking, upgrades to infrastructure such as water, sanitary, and utilities, and beautification efforts along Main Street. Together, these changes have strengthened the District's identity and character.

Future planning of the district should continue to support mixed-use development along Main Street, encouraging traditional one- to three-story buildings with commercial and office uses on the first level and residential units on the upper stories.

Design Guidelines

The City should adopt design guidelines that preserve historic structures along Main Street and incentivize future development consistent with the existing developed framework of the district. This includes planning shared parking facilities, whether on-street or within, under, or located to the rear of buildings, orienting and scaling buildings to a pedestrian-friendly level, and maintaining consistency in building setbacks and heights. The City should also utilize historic materials and designs to further enhance the district.

Development Incentives

The City of Grimes currently offers Tax Increment Financing (TIF) to assist in creating new taxable value towards development and redevelopment within the Governors District and surrounding area. Funding provides for a sliding tax rebate, starting at a 75% rebate on year one, and decreasing to 15% in year five of the program. The program requires facade improvements that are consistent with the desired look and feel of downtown.

Additional programs that could be considered to encourage and spur development and redevelopment within the district includes the following:

- Partner with local financial institutions to provide for and promote low-interest financial loans for new construction and redevelopment that aligns with the stylistic design for the district.
- Attract and recruit new businesses into the Governors District, focusing on entertainment, food/dining, and retail.
- Adjust and promote the City's Revolving Loan Fund to incentivize development within the district.
- Expand downtown mixed-use housing, providing programs and incentives to encourage upper-story housing on new construction.
- Consider applying to grant programs provided by the Iowa Economic Development Authority (IEDA), such as the Community Catalyst Grant and Workforce Housing Tax Credits; partnering with local property owners and businesses to spur investment.

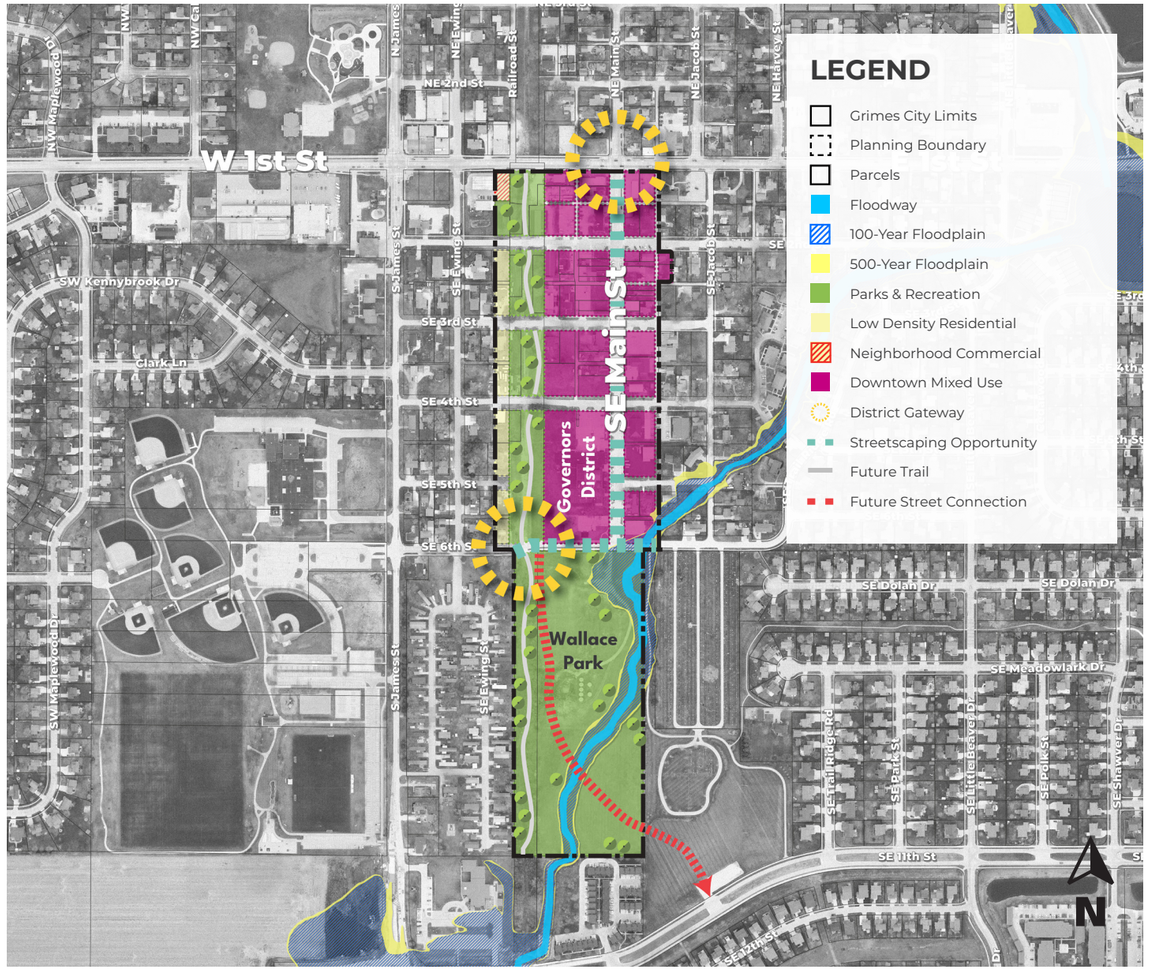


FIGURE 4.4 SUB-AREA PLAN — GRIMES GOVERNORS DISTRICT

CHAPTER 4:

Future Land Use

Sub-Area Planning

Walnut Creek Greenbelt

The Walnut Creek Greenbelt is oriented around natural, scenic topography with low-rolling hills, meandering streams, and green flora. Located in the Little Walnut Creek Watershed, this location fronts along W 1st Avenue (Highway 44) and NE Alice's Road (W Avenue).

Critical natural resources that exist within the district, including floodplain, waterbodies and streams, tree canopy, and native prairie or savanna land should be preserved. Disturbance towards these resources should be minimized or mitigated, incorporating conservation and stream easements to promote permanent protection, as well as flexibility to provide maintenance to prevent stream erosion.

Balancing Mixed-Uses and Commercial Retail within the Sub-Area

The Walnut Creek Greenbelt Sub-Area is slated to be a signature development that promotes harmony and balance between mixed-use development and commercial retail with the natural environment. These uses come together to provide a new source of recreation centered around dense mixed uses, interconnected neighborhoods, and environmental preservation.

Design Guidelines

Additional design guidelines and sub-area district planning are recommended to ensure that development of the district is carefully designed to promote a new, active mixed-use hub. Design considerations should include the incorporation of pedestrian-oriented mixed-use and commercial development, adequate pedestrian crossing treatments, lighting and security, as well as wayfinding and branding.

Along trail segments, front entrances for commercial and mixed-use development should be oriented toward the trail front, with parking located to the rear. Public amenities and recreational opportunities should be provided along the trail segment, and may be incorporated along the greenway or as a separate, active or passive recreational public space or plaza. A minimum setback between building facades and trail segments should be incorporated to develop active outdoor uses, such as dining areas, as well as minimize conflict between commercial uses and the trail segment.

Additional Considerations

Programs and items that could be considered to promote the conservation of critical natural resources within this location, as well as promote a signature development pattern within the district include:

- Applying to grant programs provided by the Iowa Department of Natural Resources for the preservation and enhancement of critical natural resources located along and adjacent to Walnut Creek.
- Partnering with adjacent, nearby jurisdictions to plan for and create a regional trail loop.

TRAIL-ORIENTED MIXED-USE

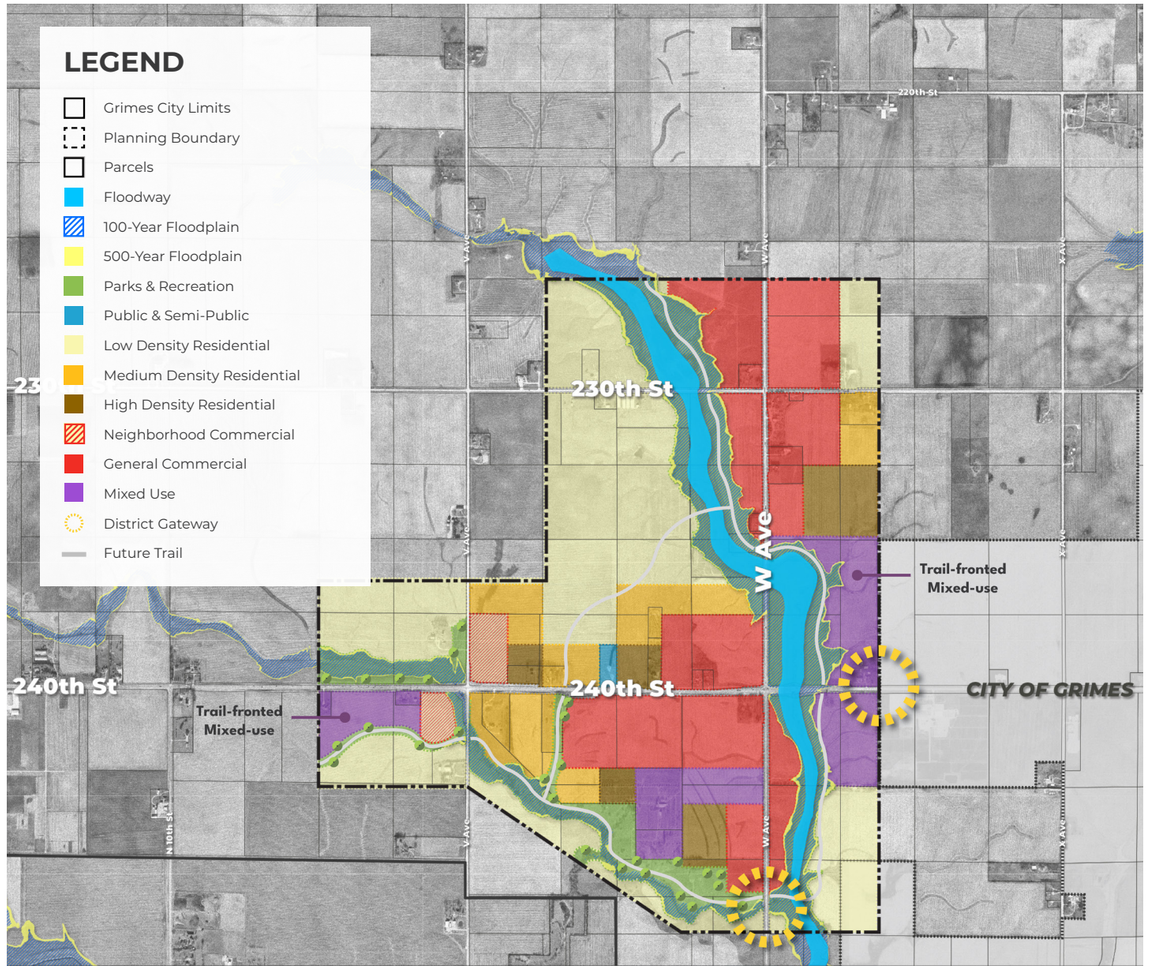


FIGURE 4.5 SUB-AREA PLAN — WALNUT CREEK GREENBELT

CHAPTER 4:

Future Land Use

Sub-Area Planning

Walnut Creek Waterfront District

The Walnut Creek Waterfront District is a proposed district, north of the Walnut Creek Greenbelt District, to fabricate a new lake community within the Des Moines Metro and facilitate regional stormwater drainage for the west area of Grimes.

The lake community would orient residential structures around a constructed lake, allowing for a new variety of housing types with direct water access and amenities, both public and private.

Feasibility Study

Stormwater retention basins that serve as a community amenity can also provide for additional benefits through regional stormwater management by improving overall water quality and controlling run-off to prevent localized flooding.

A feasibility study and stormwater management plan will be required in order to site the location for future water improvements and to determine project feasibility within the identified district. Likewise, the study will be needed to determine adequate provisions for flood control and drainage capacity. The study should also consider the inclusion of bio-cells, rain gardens, and other similar stormwater improvements to be designed and constructed within the public street right-of-way to provide additional stormwater management.

Future studies and detailed conceptual plans for a regional retention basin should be developed in collaboration with key stakeholders, including area property owners, the County Conservation Department, and the Walnut Creek Watershed Authority.

Case Studies

Similar programs and residential subdivisions have been constructed to simulate lake-style housing within the Midwest, with the dual purpose of capturing and retaining stormwater drainage, including:

- **Bondurant, IA** – The City of Bondurant adopted the Central District Stormwater Improvements Master Plan (2022) to facilitate a regional drainage basin with new park amenities and mixed-use structures. The basin includes public recreation land with beach, play spaces, and a community center.
- **Waukee, IA** – Keetown Loop, a mixed-use development in the Kettlestone Lakes Subdivision in Waukee, orients a diverse range of land uses and entertainment facilities around a lake and series of ponds.
- **Bennington, NE** – Bennington Lake is a constructed lake utilized for flood control and features 280-acres of lake with full-wake water access. The lake is designed within the Newport Landing residential subdivision, with rear yards facing towards the water. The first homes within the subdivision were constructed in 2001.

BENNINGTON LAKE (BENNINGTON, NE) - GOOGLE EARTH

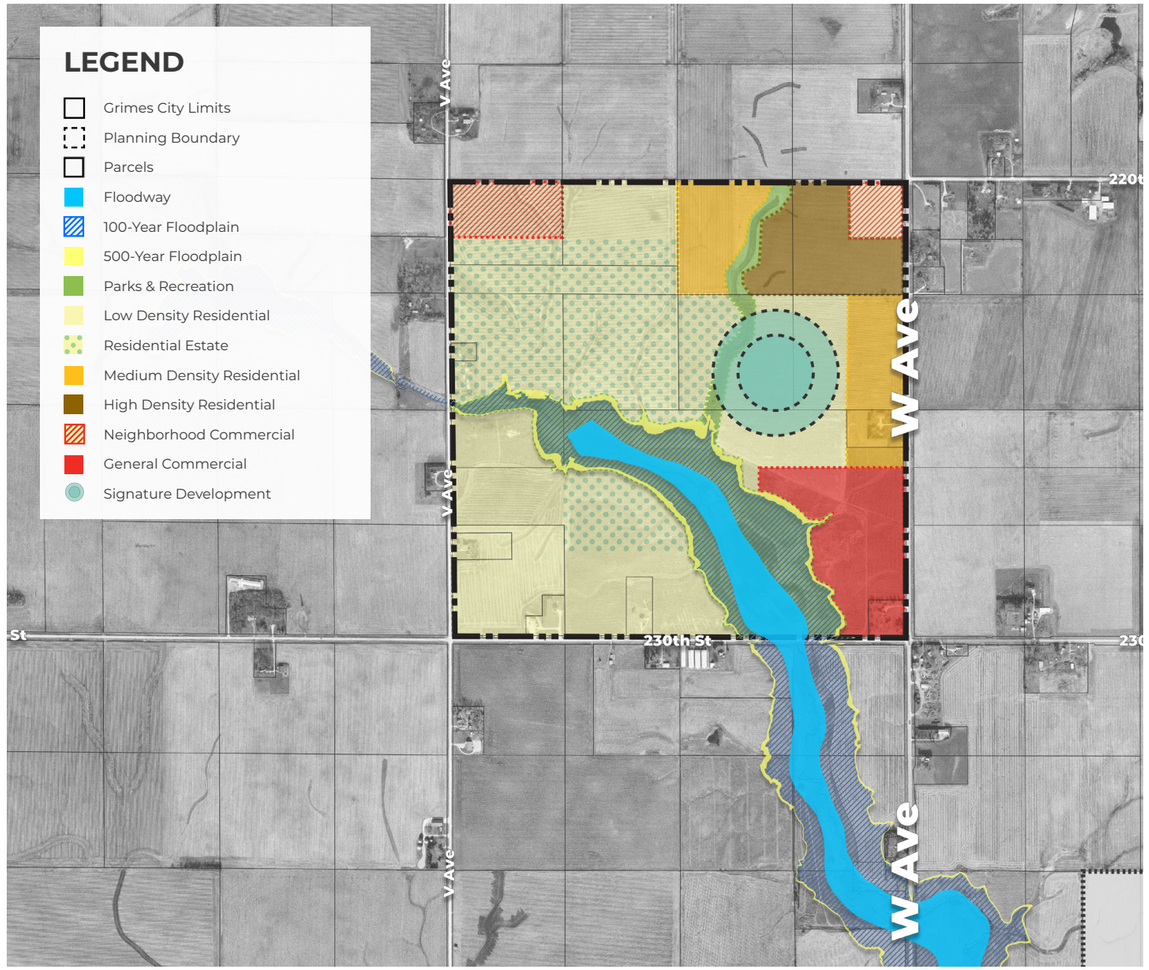


FIGURE 4.6 SUB-AREA PLAN — WALNUT CREEK WATERFRONT DISTRICT

CHAPTER 4:

Future Land Use

Sub-Area Planning

Lake Cutty District

The Lake Cutty District is situated north of Interstate 35 and east of Highway 141. Today, the area consists of industrial development that was constructed in the County, however the district shown promotes the redevelopment of the area towards general commercial uses, as well as mixed-use and dense residential uses oriented around Lake Cutty.

The location of the sub-area is situated along a primary entry-point into the Grimes community, due to its affixed location along Interstate 35 and the west-bound/north-bound exits. According to Iowa Department of Transportation (IDOT), these exits carry an Average Annual Daily Traffic (AADT) between 8,500-11,900 vehicles each day. The area also fronts along Highway 141, which is considered a key commercial corridor within the City of Grimes. Along this segment, the corridor sees an AADT of 25,700 vehicles per day.

Lake Cutty is currently utilized as a campground, with on-site RV parking and camping as well as amenities such as sport courts, outdoor and indoor pool, splash pad, playgrounds, and fishing. Future planning of the site promotes redevelopment to allow for mixed-development, as well as public access to green space and park amenities.

Redevelopment Incentives

Additional programs could be considered to encourage and spur redevelopment within the district, including the following:

- Encourage the relocation of existing industrial uses within the district by identifying vacant industrial land and tenant spaces and coordinating between property owners and businesses.
- Consider applying to grant programs provided by the Iowa Economic Development Authority (IEDA) and the Iowa Department of Natural Resources (IDNR) to support redevelopment investment.
- Consider providing an incentive program for the district to assist in the redevelopment of existing, developed sites.
- Partner with key entities, such as the Environmental Protection Agency (EPA), Iowa Department of Transportation (IDOT), IDNR, and IEDA to advance brownfield redevelopment within the sub-area.

Case Studies

Similar redevelopment programs have been initiated within the Midwest, with the dual purpose of redeveloping underutilized or underperforming sites, and beautifying main corridors, including:

- **Coralville, IA** – The Iowa River Landing is considered a gateway into Coralville from Interstate 80 and includes a diverse range of land uses, centered around water features. The site was a former industrial park that has been redeveloped and revitalized.

IOWA RIVER LANDING (CORALVILLE, IA) - TODD ADAMSON

FIGURE 4.7 SUB-AREA PLAN — LAKE CUTTY MIXED-USE DISTRICT

CHAPTER 4:

Future Land Use

Sub-Area Planning

Brenton Slough Native Preserve

The Brenton Slough Native Preserve is located on the north side of Grimes. The Brenton Slough consists of 1,000+ acres of natural wetland with marsh-like characteristics and native savanna and woodland. The area provides wildlife habitat conservation, attracting over 200 different bird species, including Sandhill Cranes, as well as other wildlife such as soft-shelled turtles. Added benefits of preserving native prairie and savanna remnants also include the reduction of soil erosion as well as improvements to water quality through infiltration.

Future planning of this area should prioritize the preservation of critical natural resources, including native wildlife habitat and natural environments such as prairie, savanna, and wetlands. Future land uses adjacent to sensitive environmental features should accommodate for adequate buffering to protect such features, as well as prevent land-use conflicts between each designated use. Additional erosion and sediment control measures should also be implemented to protect natural features during construction.

A street re-alignment is proposed for Y Avenue/ Xavier Avenue to straighten the north-south road connection. A future park is also planned south of the Brenton Slough, which would be connected by a multi-use shared trail system.

Additional Considerations

Additional programs could be considered to encourage and spur redevelopment within the district, including the following:

- Consider incorporating conservation subdivision design elements within this area, to preserve and protect critical natural resources that exist within the sub-area.
- Partner with entities, including the Iowa Department of Natural Resources (IDNR), Iowa Natural Heritage Foundation (INHF), Polk County Conservation, and Dallas County Conservation to support conservation and recreation investment near and adjacent to the Brenton Slough and critical natural resources found in the area.
- Establish wildlife corridors and greenways to connect wildlife habitat and further prevent land-use conflicts between natural preserved land and developed areas.

BRENTON SLOUGH (GRIMES, IA) - INHF

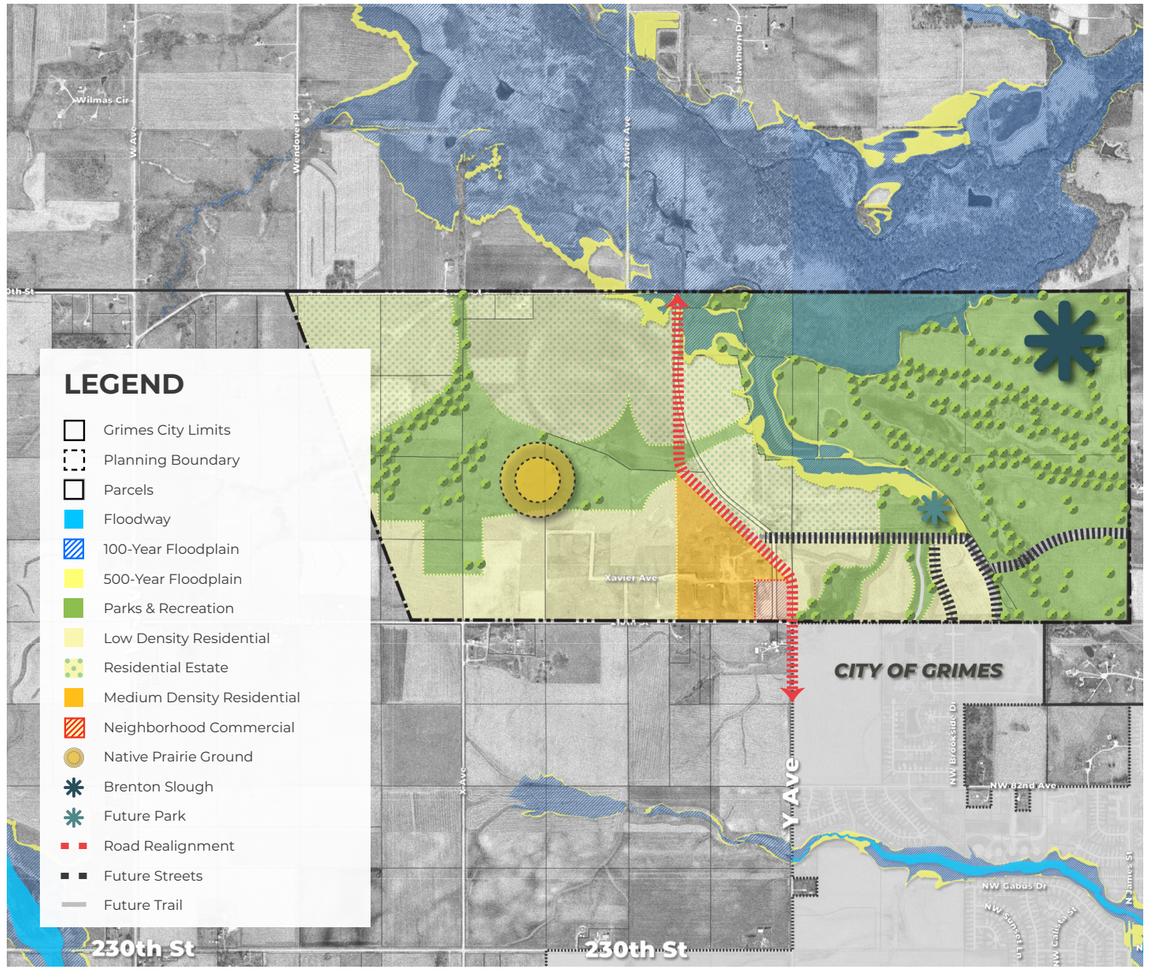


FIGURE 4.8 SUB-AREA PLAN — BRENTON SLOUGH NATIVE PRESERVE

CHAPTER 4:

Future Land Use

Zoning Compatibility Matrix

Overview

The Zoning Compatibility Matrix, shown on Table 4.2, serves as a guide to assist decision-makers when faced with development applications, as well as inform property owners and developers of viable zoning amendments.

ZONING COMPATIBILITY MATRIX

The zoning compatibility matrix shows the relationship between the future land use categories and the City of Grimes Zoning Districts. Zoning districts have been listed as either compatible (“C”) or partially compatible (“PC”) within each of the corresponding land use categories.

This matrix should be used as the basis for determining the appropriate zoning districts for land annexed into the city or requesting a zoning amendment.

ZONING DISTRICTS	FUTURE LAND USE CATEGORIES											
	AGRICULTURE & OPEN SPACE	PARKS & RECREATION	PUBLIC & SEMI-PUBLIC	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	GENERAL COMMERCIAL	DOWNTOWN MIXED USE	MIXED USE	BUSINESS PARK & LIGHT INDUSTRIAL	GENERAL INDUSTRIAL
AGRICULTURAL DISTRICT (A-1)	C	C	C									
SINGLE-FAMILY DWELLING DISTRICT (R-1)		C	C	C	PC							
SINGLE- AND TWO- FAMILY DWELLING DISTRICT (R-2 60)		C	C	C	PC							
SINGLE- AND TWO- FAMILY DWELLING DISTRICT (R-2 70)		C	C	C	PC							
MEDIUM DENSITY TWO OR MORE FAMILY DWELLING DISTRICT (R-3 MED.)		C	C	PC	C							
HIGH DENSITY MULTIPLE-FAMILY DWELLING DISTRICT (R-3 HIGH)		C	C		PC	C						
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (R-4)		C	C	C	C	C				PC		
MOBILE HOME PARK DISTRICT (R-5)		C	C			PC						
GENERAL COMMERCIAL DISTRICT (C-1)			C				C	C		C		
GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT (C-2)			C				PC	C		PC	C	
PLANNED COMMERCIAL DEVELOPMENT DISTRICT (C-3)			C				C	C	C	C	C	
LIMITED INDUSTRIAL DISTRICT (M-1)			C								C	PC
COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT (M-1A)			C				PC	C			C	
LIGHT INDUSTRIAL DISTRICT (M-2)			C								C	C
HEAVY INDUSTRIAL DISTRICT (M-3)												C

*ZONING DISTRICTS MAY BE SUBJECT TO CHANGE FOLLOWING FUTURE ORDINANCE AMENDMENTS

TABLE 4.2 ZONING COMPATIBILITY MATRIX TABLE

Public Input

Key Themes Related to Future Land Uses in Grimes

Community members were able to provide input regarding future land uses through the project website, at organized events, and through interviews. Generally, community members are appreciative of the quality of development that is occurring in Grimes, but have identified the following opportunity areas and needs.

Preserve key nodes and areas for business park and industrial uses

Key nodes and areas should be preserved to allow for additional business park and industrial uses to provide additional employment opportunities within the City of Grimes.

Plan for a future entertainment district

The City should identify and plan for future entertainment spaces that would support the Hy-Vee Multiplex – such as hotels, restaurants, and entertainment zones. These areas should be walkable and provide park and stay opportunities.

Maintain Governors District as a local business hub

The Governors District is an affordable rental space for small businesses and provides opportunity for future improvements, including streetscaping and community character.

Utilize Best Practices

Goal 4.1: Plan for future growth and development within the City of Grimes, utilizing best practices.

Strategy 4.1.1: Utilize the Future Land Use Map as a tool for reviewing and considering development cases and zoning amendments.

When development applications are received by the City, the City of Grimes should utilize the Future Land Use Map and the associated zoning compatibility matrix when reviewing development cases and zoning amendments and other zoning related decisions. This is to ensure consistency between applications and the City's adopted land use policies.

Utilizing the plan and compatibility matrix helps advisory bodies and decision-makers identify the appropriateness of proposed land uses and ensure that each site is designed in harmony with the surrounding future land uses and environment – with the intention of minimizing land use conflicts as well as ensuring that undeveloped ground has future access to connect into infrastructure and utilities.

Key Development Case Review Items

When considering a development case or a zoning amendment, the following items should be reviewed carefully by city staff and decision-makers:

- Does the proposed amendment align with the nature and character of the area shown on the Future Land Use Map and is compatible with surrounding uses?
- Are adequate measures shown to minimize land use conflicts between proposed land uses? Measures may include landscaping and visual buffering, traffic regulation and separation, and minimizing nuisances.
- Does the proposed development case show through-street connections with adequate right-of-way dedication and improvements for the street classification shown on the Future Land Use Map?
- Does the proposed development case show adequate utility connection to support future growth and connectivity to adjacent properties?
- Does the proposed development case provide trail connections?
- Does the proposed development preserve critical natural resources and provide for easement to protect and maintain such features; including floodplain, watercourses and waterbodies, areas with significant tree cover, and remnant prairie and savanna land?

GRIMES FUTURE LAND USE REVIEW PROCESS

When an application for a zoning amendment or new development is received, the following should be considered to determine compatibility and consistency with the Comprehensive Plan and Future Land Use Map.

APPLICATION RECEIVED

Is the application consistent with the Future Land Use Plan policies and map?

NO → **Proceed with the public hearing process for review and consideration of an amendment to the Future Land Use Map or Comprehensive Plan.**

YES

Was the amendment approved?

YES

Does it comply with the Comprehensive Plan goals?

NO

YES

NO

PROCEED WITH THE PUBLIC HEARING PROCESS FOR THE CONSIDERATION OF THE REQUEST.

WORK WITH THE APPLICANT ON OPTIONS TO REVISE THE REQUEST TO BETTER ALIGN WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP.

Utilize Best Practices

Strategy 4.1.2: Regularly review and update the Comprehensive Plan and Future Land Use Map to reflect the long-term vision and goals of the community.

The Comprehensive Plan should regularly be reviewed to monitor progress towards the goals and strategies that are outlined in the plan. The plan should also be routinely maintained to ensure that the long-term vision and goals reflect the community's values and address changing needs.

When reviewing zoning-related requests, including development requests and amendments, as well as code updates and funding allocations, the Comprehensive Plan should be referenced within staff reports and adjoining resolutions and ordinances to ensure consistency with the goals and strategies outlined and create record of progress.

Likewise, the City of Grimes Annual Development Services Report should provide for a routine update towards the Comprehensive Plan and its implementation, highlighting and celebrating key benchmarks that are achieved each year. The report should break goals and strategies by chapters, and highlight overall completion status (i.e., Not Started, In-Progress, Ongoing, and Complete).

Additional routine monitoring regarding progress can also be shared live through the Grimes 2050 Progress Tracker. The tracker should be utilized as a tool to highlight on-going progress of the plan and provide information and transparency to the broader community regarding the implementation of the plan.

GRIMES 2050 PROGRESS TRACKER

The Grimes 2050 Progress Tracker is a one-stop shop for all updates on the Comprehensive Plan and the key goals and strategies associated with the plan. The website should be routinely updated, with information about current initiatives and action steps taking place to grow the future together.

STAY IN THE KNOW!

VISIT THE GRIMES 2050 PROGRESS TRACKER

WWW.WEBSITE.COM

Information regarding the Tracker website + QR Code will be added to this page for reference when a final name + website is developed.

Strategy 4.1.3: Require new development within the Planning Boundary to be fully serviced by adequate public infrastructure, streets, sidewalks, and trails.

New development cases and redevelopment of existing sites within the City of Grimes and the planning boundary should be reviewed for the level of service provided by public infrastructure, streets, sidewalks, and trails. Sites should be fully serviced to ensure that the developed site is adequately accommodated and connected to the broader Grimes community. These sites should also ensure that they are providing access for adjacent properties to connect to the infrastructure grid by stubbing roads and utilities to the edge of property lines.

Preserve Sensitive Environmental Features

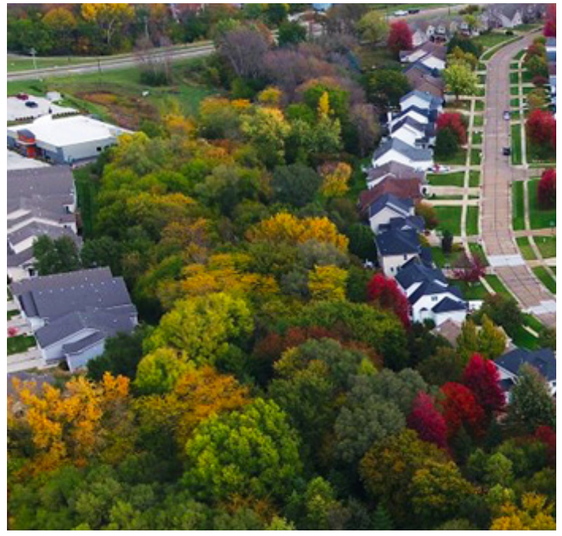
Goal 4.2: The City of Grimes should preserve and protect sensitive environmental features that are unique to the region.

Strategy 4.2.1: Preserve critical natural resources, such as wetlands, watercourses and waterbodies, steep slopes, significant trees, and remnant prairie and savanna land.

Preserving natural amenities such as wetlands, watercourses and waterbodies, steep slopes, significant trees, and remnant prairie and savanna land provides an intrinsic value by maintaining scenic, natural views, managing erosion, improving water quality through infiltration, and providing wildlife habitat.

This includes the natural amenities and resources that are found at and adjacent to the Brenton Slough, which contains natural wetland, savanna, and woodlands and provides wildlife habitat to a diverse range of species, as well as the scenic views found along the Walnut Creek Greenbelt.

Potential impacts to these features should be minimized by providing adequate buffering and easements to preserve and maintain such features.



Strategy 4.2.2: Discourage any major development or disturbance to the floodplain to ensure it is preserved long-term.

Areas located within the floodplain should be preserved and protected from future development to reduce associated risks and the loss of property and life from locating structures within the floodplain, and promote a balanced eco-system. If property is located within the floodplain, it should be sufficiently elevated out of the floodplain or should be supported by a delineation confirming that the area is located outside the floodplain.

Strategy 4.2.3: Leverage areas located within the floodplain as a source of natural recreation and greenway throughout the City of Grimes Planning Boundary.

Areas located along major greenways, drainage districts, tiles, and floodplain should be preserved to improve water quality and promote infiltration. Likewise, these areas provide opportunities to support natural recreational sites, such as water trails or multi-use shared paths located parallel to the greenway site. When topography and terrain permit, these sites should be considered for recreation, green open space, and connectivity to the trail network.

Plan for Future Growth

Goal 4.3: Leverage sub-area planning to create signature developments unique to the City of Grimes.

Strategy 4.3.1: Guide the development and redevelopment of the Governors District, Walnut Creek Greenbelt and Waterfront, Brenton Slough Native Preserves, and Lake Cutty Waterfront.

Creating new signature developments and promoting the redevelopment of underutilized properties through incentive programs and partnerships with local, state, and federal resources and entities can be a powerful tool in placemaking and ensuring that the City of Grimes maintains its unique sense of place.

Implementing cohesive development or redeveloping a site will require coordination with affected property owners and stakeholders. In some cases, master planning may also be needed to define overall design guidelines, identify funding opportunities, and address infrastructure and utility demands.

Strategy 4.3.2: Incentivize redevelopment of existing sites within the sub-areas to support revitalization and enhance community character.

Redevelopment of underutilized or underperforming sites should be encouraged to promote revitalization and further strengthen the overall character of Grimes. Redevelopment programs could be organized by offering financial assistance and by partnering with property owners and businesses to pursue grant funding offered locally or through state and federal programs.

Strategy 4.3.3: Engage with local property owners and stakeholders to build capacity and buy-in on development and redevelopment projects.

Involving affected property owners and stakeholders within the planning process can assist in assembling an overall master development or redevelopment plan that is cohesive, yet provides a benefit to all parties affected and brings in additional value to the community. Developing strong public-private partnerships can be fostered by actively engaging and communicating with stakeholders and property owners as well as providing connections to grant funding opportunities to reduce market and financial constraints.

SOURCE: GRIMES CHAMBER AND ECONOMIC DEVELOPMENT

CHAPTER 5:

Economic Development

Leverage Unique Advantages

Foster a Predictable Development Environment

Promote Opportunity and Resources

Support Strategic Revitalization

Overview

The Comprehensive Plan goals and strategies are a vital component of the community's economic development strategy. The Future Land Use Plan provides for a healthy mix of land uses that will support a variety of development types that are vital to the City's long-term prosperity and growth. The Housing Chapter promotes the development of housing that provides both additional housing choices for existing residents as they transition through the various stages of life and new housing that attracts new residents to Grimes. These new residents in turn attract new retail growth as well as support existing businesses in Grimes. The Parks and Recreation Chapter encourages the inflow of tourism dollars from visitors and supports quality of life amenities that make it attractive to new businesses and residents. The Utilities and Infrastructure Chapter helps to ensure that existing and new areas within the planning boundary have the street, sewer, and water infrastructure service needed to support healthy growth and redevelopment.

This Economic Development Chapter analyzes current economic conditions and identifies strategies and initiatives to support the growth and the long-term economic health of the City of Grimes.

Role of Economic Development

Economic development is a vital City function that supports community investment, business retention and development and growth, through:

- Connecting resources and partners to support investment in the community.
- Facilitating business attraction through data-driven decisions and marketing strategies.
- Strengthening the retention of existing businesses through building relationships and connections to resources
- Aiding with site selection and encouraging redevelopment of underutilized sites.
- Arranging tools to promote development and redevelopment to supports healthy growth in Grimes.

The value of economic development is immense, as it sets the stage for the private market and creation of new jobs and increased tax revenue — which can offset residential tax, and support high quality of life within Grimes.

Grimes Retail Demand Market Study

The City has completed a Retail Demand Market Study to analyze the current strengths, gaps, and opportunities in the market. The details of this study is included as Appendix A of the Grimes 2050 Comprehensive Plan.

Public Input

Key Themes Related to Economic Development in Grimes

Community members were able to provide input through the project website, at organized events, and through interviews. The most common responses relating to economic development included customer experience, recreation, and local businesses.

Positive Customer Experience

Community members noted that working with City staff is a positive experience, making development much more achievable and coordinated. Likewise, the development that is approved is high-quality and attractive.

Destination for Recreation

The City should find opportunities to add more unique recreation types and sporting activities that aren't present on the West side of the metro as it can be an opportunity to add additional recreational tourism. The City should also market itself as a destination for recreation.

Local Business Investment

There is a need for supporting local businesses through incentive programs and by repurposing city-owned property as potential redevelopment areas. The City should also find opportunities to reduce development costs, while balancing the short-term and long-term needs of the City.

CHAPTER 5:

Economic Development

Economic Conditions

Retail Demand Market Study

Figure 5.1 provides a current overview of economic conditions within the City of Grimes. A more detailed review of current economic and retail conditions can be found in **Appendix A: Grimes Retail Demand Market Study**. Additional community demographic and profile information can also be found in **Chapter 2: Community Profile**.

FIGURE 5.1 CITY OF GRIMES ECONOMIC DEVELOPMENT INFOGRAPHIC
SOURCE: ESRI BUSINESS ANALYSIS 2025

2024-2029 ANNUAL PROJECTED GROWTH RATE BY ZIP CODE

Projected annual growth rates for 2024-2029 anticipate continued westward growth in the Grimes area. ESRI predicts an annual growth rate of 1.04% for the Grimes zip code during this time. The Dallas Center (50633) zip code is higher at 3.69%, but this growth will likely be a part of Grimes. Generally, population growth looks to continue on its westward trajectory in the Des Moines area.

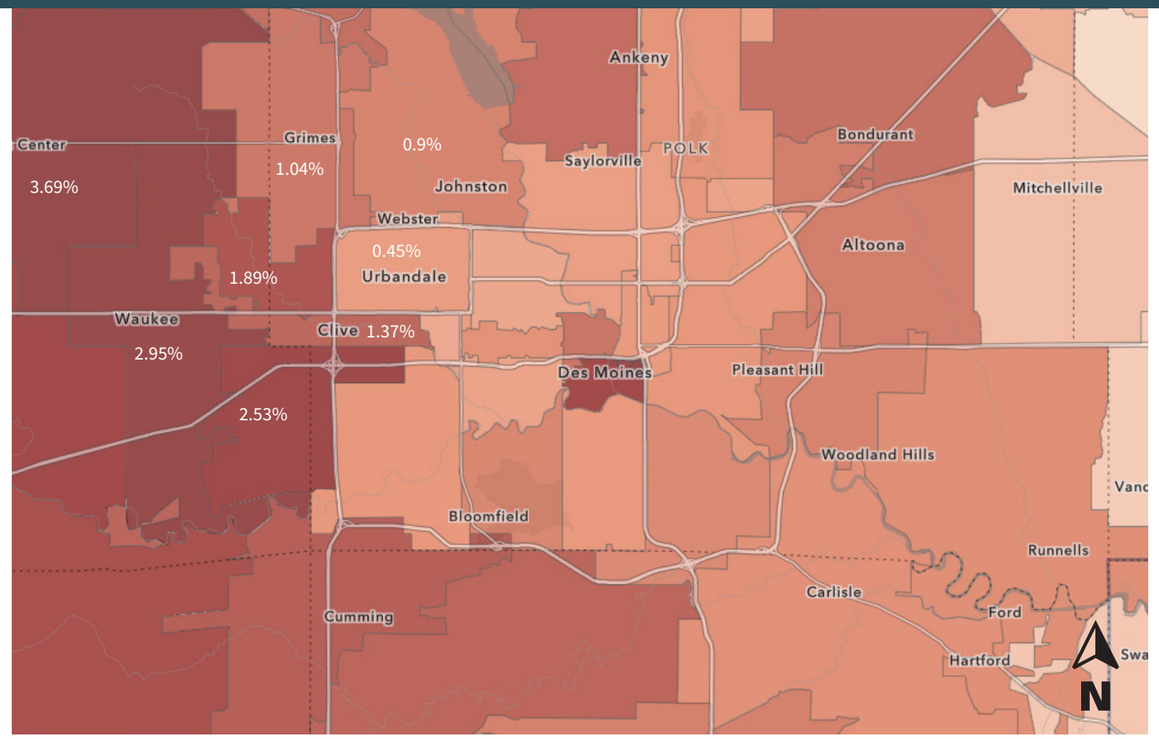


FIGURE 5.2 2024-2029 ANNUAL PROJECTED GROWTH RATE BY ZIP CODE
SOURCE: ESRI BUSINESS ANALYSIS 2025

CHAPTER 5:

Economic Development

Construction Trends

Number of Building Permits

Building permit trends can be analyzed to understand the amount of investment and key growth areas of the community. Figure 5.2 shows the amount of building permits approved between 2019 to 2025 and breaks out each building type by the following:

- Whether the permit is for a residential or commercial/industrial land use; and
- Whether the permit is a new build or a remodel, alteration, addition, or repair.

Building permit counts show a steady rise in 2019, before peaking at 619 total permits in 2020. This influx may be due to more individuals staying at home during COVID-19. In 2022, the overall permit count dropped to 463, due to less new residential construction.

Permit Valuation

Building permits can also be analyzed to determine the total value of new growth in the community, which generates additional tax revenue for the City. While the total count of permits dipped in 2022, the total valuation for that year is exponential, peaking at $140 million (Figure 5.3). This increase in valuation is contributed by a variety of private and public large-scale projects — including the Dallas Center-Grimes High School remodel and addition, Waterworks Splash Pad, and commercial projects within Heritage Town Center and the Hope District.

FIGURE 5.3 BUILDING PERMIT COUNTS BY TYPE (2019-2025)*
SOURCE: CITY OF GRIMES

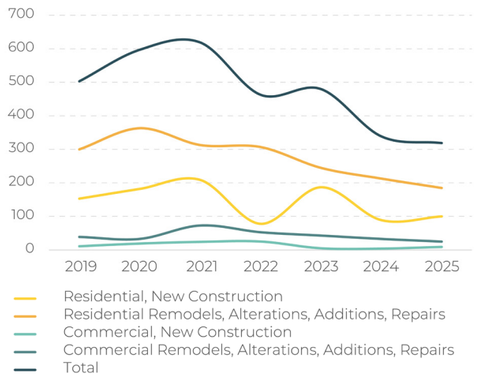
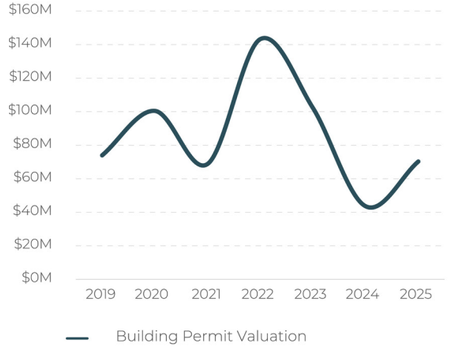


FIGURE 5.4 TOTAL VALUATION BROUGHT TO COMMUNITY (2019-2025)*
SOURCE: CITY OF GRIMES



* FOR THE YEAR 2025, BUILDING PERMIT COUNTS AND VALUATIONS REFLECTS PERMIT DATA FROM JANUARY 2025 TO SEPTEMBER 2025

RESIDENTIAL IMPROVEMENTS

Figure 5.5 shows the location of residential improvements that have pulled permits between 2019 and September 2025. Residential improvements include additions, basement finishes, accessory structures, and remodels or alterations.

These residential improvements are generally concentrated in neighborhoods where housing was built in the 1980s or later.

Older neighborhoods located in the core of the city along 1st Street and James Street have seen the least amount of improvements during this time period.

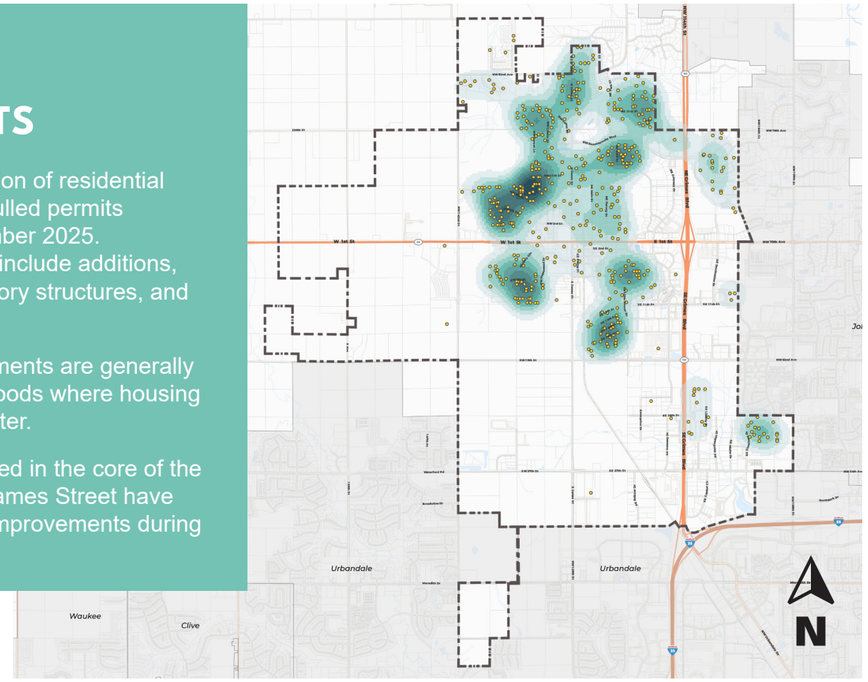


FIGURE 5.5 RESIDENTIAL IMPROVEMENT AREAS - HEAT MAP (2019-2025)

COMMERCIAL + INDUSTRIAL IMPROVEMENTS

Commercial and industrial building permits between 2019 and September 2025 are shown on Figure 5.6. These improvements include additions and tenant improvements.

Permits issued during this timeframe are primarily located along the City's main corridors, including Highway 141 and 44, as well as in the Governors District.

LEGEND

- Grimes City Limits
- Parcels
- Nearby Cities
- Building Permit
- Permit Count Concentration

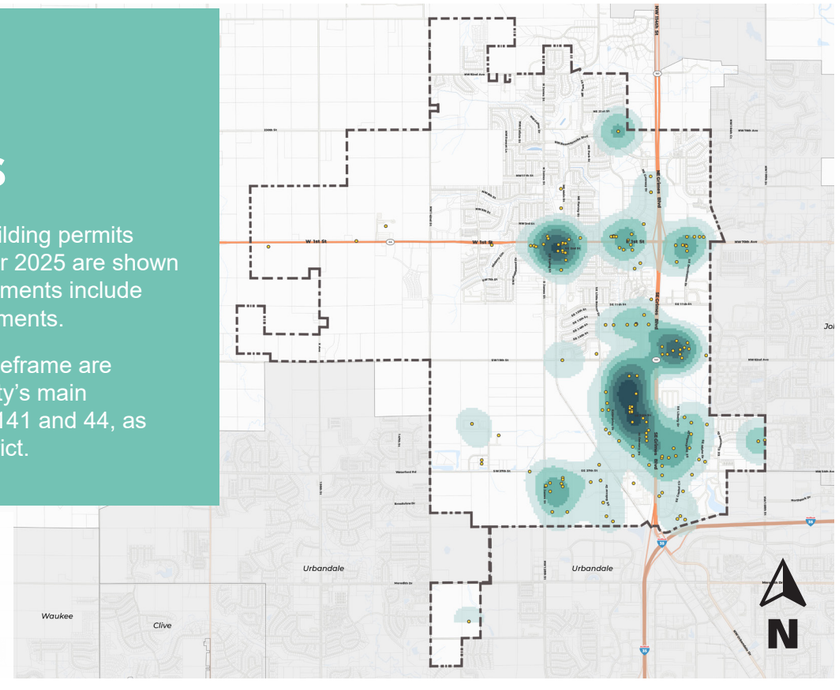


FIGURE 5.6 COMMERCIAL + INDUSTRIAL IMPROVEMENT AREAS - HEAT MAP (2019-2025)

Leverage Unique Advantages

Goal 5.1: Capitalize on the city's existing strengths, assets, and opportunities to attract investment and support local businesses.

Strategy 5.1.1: Promote and market sport complexes to leverage tourism and local commerce as a key driver of economic vitality.

The City of Grimes currently owns multiple sport complexes, including the Hy-Vee Multiplex, Grimes South Sports Complex, and Grimes North Sports Complex — each serving as a hub for sports. Additionally, the City offers other recreational opportunities, including the existing trail network, parks, and planned future improvements, such as connections to the Brenton Slough.

Promoting and marketing the sports and physical activities and amenities available within the City of Grimes can encourage more visitors seeking recreational opportunities or locations to host sporting events and practices. A targeted regional marketing effort highlighting these sports amenities can help brand Grimes as a leading sport and recreational destination within the Des Moines Metropolitan Area.

A strong marketing message that positions the community's sports complexes and recreational opportunities as economic drivers can help lay the foundation for new business development in the City.

The City should utilize cell phone data to assist in developing an effective marketing strategy. This data can be best leveraged by utilizing location data and user behavior insights to understand current users and create a direct communication channel to attract prospective customers.

Strategy 5.1.2: Maximize sports tourism by ensuring sports complexes and facilities are programmed as a system, and identify any needed improvements to maintain competitiveness.

In order for the City of Grimes to position itself as a leading sports and recreational destination, the City should review their current facilities and identify opportunities for improvement or optimization. An optimization study can help determine areas for improvement or best usage of the facilities and grounds. Likewise, needed facility upgrades should be documented and prioritize to ensure continued maintenance and updates. These studies should also identify opportunities to integrate placemaking strategies to distinguish the City from other peer communities.

The City should also maximize tournament opportunities and diversify offerings by partnering with Catch Des Moines to market the City's sport complexes and facilities and promote regional tournaments.

The sports complexes should also be utilized to provide year-round activities and programming to further diversify offerings. By diversifying offerings, the City can ensure year-round programming while engaging and attracting local residents and visitors of all interests.

PLACEMAKING STRATEGIES

The City of Grimes should explore creative placemaking for current and future sport complexes and recreational areas to create vibrant, dynamic spaces that attract users of all backgrounds, abilities, and interests. Optimization strategies could include:

- Incorporating art and murals – including community-led and youth-led projects.
- Providing a balance of active and passive recreation.
- Diversifying land uses and incorporating small-scale businesses near public amenities.
- Offering public amenities including seating (cafe style and bench seating), waste receptacles, and restrooms.
- Planning year-round programming to attract visitors during all seasons.

Leverage Unique Advantages

Strategy 5.1.3: Promote and market IA Highway 141 and its close proximity to I-35/80 as critical transportation networks.

IA Highway 141 provides a unique advantage to the City of Grimes due to its close proximity and direct connection to Interstate IA 35/80. This opportunity should be leveraged through marketing and promoting these key transportation networks to position Grimes as an ideal location for new commercial and industrial businesses.

To protect this amenity, the City should support and advocate for further investments within the local transportation network to improve access along Highway 141 and to the adjacent industrial and commercial land. The City should also routinely update traffic counts along Highway 141 and prominent intersections within the corridor, using this data both to inform future improvements and to market the corridor as a prime location for continued commercial and retail investment.

Strategy 5.1.4: Strengthen partnership with neighboring communities to host regional events that attract visitors and residents.

The City of Grimes should partner with neighboring communities to host larger regional events that will attract more visitors and residents into the area. By cross-promoting with neighboring jurisdictions and entities, the enhanced coordination and stronger marketing of these regional events can positively impact the local region's economy, quality of life, and business development.

These regional events could include sporting events that capitalizes on sports tourism by using facilities and complementary amenities across the communities involved. Each event should also offer and promote sponsorship opportunities for businesses in each host community.

Leverage Unique Advantages

Strategy 5.1.5: Strengthen collaboration with the local school districts to leverage their role as key community and economic development assets.

The local school districts, including Dallas Center-Grimes and Johnston Community School District both provide a distinguishable asset to the community, attracting families to Grimes for its quality education. The City of Grimes should work towards strengthening its collaboration with the school districts by conducting regular coordination meetings between the City and School District leadership regarding enrollment rates, housing trends, land use planning, and current development projects.

Future school sites should be identified to plan for services, including transportation facilities, utilities, and connectivity through sidewalks and trails to establish safe routes to school. These long-term infrastructure plans will ensure that the school system remains competitive with other school districts in the State of Iowa.

Economic Development Marketing

The City of Grimes can further leverage the school district as a distinct advantage by highlighting school achievements, marketing workforce programs, and extracurricular successes to recruit additional talent to the City. These successes can be incorporated into feature stories on the City's social media channels and other marketing initiatives.

School district branding can also be embedded in community marketing materials that promote residential neighborhoods within Grimes and support business attraction efforts.

Talent Recruitment and Growth

The City can connect with the local school district to establish work-based learning opportunities and create career pathways for students through internships, apprenticeships, and mentorship programs. These programs can both assist in creating credentialing programs tied to regional economic strengths in the trades, technology, and health sciences, as well as provide an opportunity to connect students and young professionals to the City and broader community.

Additional Opportunity Areas

Additional opportunities to collaborate and strengthen the local school district system include:

- Prioritizing safe routes to school investments in sidewalks, trails, lighting, and traffic calming.
- Enhancing transit and mobility options to connect students to programs and job opportunities.
- Coordinating transportation and accessibility for shared facilities.
- Promoting shared use agreements for City programming in school athletics, arts, and learning spaces.
- Exploring workforce housing programs to support teacher recruitment and retention.
- Offering community welcoming programs to new educators in order to strengthen ties and reduce turnover.
- Creating an annual City-School District joint outcomes reports on enrollment, economic impact, program participation, and partnership.
- Celebrating achievements publicly to reinforce community pride and reputation.

Foster a Predictable Development Environment

Goal 5.2: Design and implement high-quality standards and processes to support development applications.

Strategy 5.2.1: Evaluate existing development review processes and identify opportunities to streamline the approval processes where possible, and provide added flexibility for minor improvements.

An efficient, timely, and predictable review process is vital to economic growth and building a reputation as a business-friendly community. A positive and respectable reputation can also add value in marketing to other developers and businesses to build in the City. By utilizing available technology and the City website to host information regarding development applications, processes, and other resources, the City of Grimes can continue to provide a streamlined and efficient development review process.

To further increase efficiency — the City should review existing processes for each development request and inquiry and identify opportunities to create resourceful, pre-application materials. The City should work towards developing a one-stop shop for development, hosting all pre-application resources, submittal schedules, permit applications, and other information that may assist staff in reducing call volumes while also serving as a beneficial resource to business development.

The City of Grimes can best streamline development review processes by reviewing current processes and comparing them to other metro cities to identify areas and opportunities for improvement. The City can also incorporate developers, businesses, and other construction stakeholders within the process by developing a survey, conducting interviews, hosting focus group sessions, or organizing meetings. These should be organized to understand any procedural barriers and identify efficiency and communication improvements to best support the development process.

DEVELOPMENT REVIEW PROCESS

When a development application or inquiry is received, the following processes and resources should be utilized to promote best practices in case review and consideration.

PRE-APPLICATION RESOURCES

Resources to assist in the pre-application and conceptual planning phase can reduce staff call volumes and create a predictable development environment by providing a clear representation of the process to come and allow applicants to address development concerns and code regulations in their submittal prior to their application being formally submitted. Resources to support the development process include:

- Encouraging or requiring a pre-application review meeting with the City Development Team — which should include Development Services, Fire, Parks & Recreation, and Public Works.
- Providing follow-up letters to prospective applicants highlighting key areas of importance and applicable city codes and regulations.
- Addressing long-term planning strategies that may impact the project or opportunity areas that may provide mutual value to the development, city, and broader community. This includes connecting proposed projects to available grants and incentive programs offered either locally, at the state or federal levels, or through other programs.
- Sharing resources and information through a digital one-stop shop.

ONE-STOP SHOP FOR DEVELOPMENT

The City website can be utilized to share additional information and resources to create a well-rounded one-stop shop that supports the development environment. These resources should include:

- General Permitting and Submittal Requirements
- Submittal Deadlines and Commission/ Council Review Dates
- Application Status Tracking
- Review Process Charts
- Zoning and Long-term Planning Information

STREAMLINING REVIEW

Streamlined review processes can also help support a predictable and timely development environment. This can create flexible and streamlined review processes, especially for small-scale improvement projects and minor site changes that may be eligible for review and approval at the staffing level rather than with City commissions or City Council.

Streamlined reviews could be encouraged for developments and improvements within special districts and areas of interest, provided they meet the intent and purpose of the location and overall design.

Foster a Predictable Development Environment

Strategy 5.2.2: Clarify design standards to maintain high-quality visual appearance throughout the community and eliminate confusion.

The City of Grimes should work towards updating current architectural zoning standards, as well as review current standards for overlay districts and their boundaries. These standards should maintain high-quality visual appearance within the community in order to attract new investment and redevelopment, as well as maintain aesthetics along important corridors.

Design standards for these corridors should be flexible for development that is located outside of view or provides a distinctive community benefit and advantage, including development patterns that support placemaking and enhance community character and identity. These design standards should be balanced carefully to promote aesthetics along corridors, while maintaining affordable commercial spaces to promote entrepreneurship within Grimes.

There are two corridor overlay districts within the City of Grimes: the Highway 141 Mixed Use Development Corridor District and the Transportation Corridor Mixed Use Development Overlay District. These districts should be reviewed and updated to ensure that each overlay district matches the current goals and vision of the community.

BIRDS-EYE VIEW OF THE WEST 1ST AVENUE CORRIDOR.
SOURCE: GOOGLE EARTH

Strategy 5.2.3: Protect the City's vision and intent for high-value commercial uses in key retail and commercial districts throughout the community.

Land along key corridors with high visibility or within key retail and commercial districts in the community should be preserved for high-value commercial uses. The City should continue protecting these areas by maintaining enhanced design standards that uphold the vision and intent for these areas.

To prioritize protecting these areas, the City should identify and create detailed master plans to define the visions and clearly communicate expectations.

Strategy 5.2.4: Advocate and plan for public infrastructure projects to prepare new and developing areas for investment and growth.

The City of Grimes should continue to invest in local infrastructure to prepare new and developing areas for investment and growth. By prioritizing infrastructure improvements and street connectivity, the City can ensure that development is continuous, contiguous, and adequately supported by the appropriate level of service needed within the areas.

The City should identify and prioritize critical transportation network expansion areas, and build a business retention and expansion program into the Capital Improvements Plan (CIP).

Foster a Predictable Development Environment

Strategy 5.2.5: Enhance communication around resources and tools that support the development process to inform stakeholders and build Grimes' reputation as a development-friendly community.

The City of Grimes website should be leveraged to share resources and information that can further enhance the development environment in Grimes. This can be provided by sharing resources, including the Grimes Economic Development Incentive Policy and Application, zoning compliance, and other development tools on an online platform. These platforms can be further enhanced by creating supporting graphics to help illustrate the tools and resources that are available.

The City should host annual events to further communicate any changes to the development process, the Capital Improvement Plan (CIP), review development timelines, and current city initiatives and plans. These events provide an opportunity to share city resources and information with developers and businesses and strengthen city relationships with potential investors.

Lastly, the City should develop and brand a pre-application process that is appealing to developers and investors. This process should include a streamlined review with clear steps and a list of resources for each development process.

Promote Opportunity and Resources

Goal 5.3: Expand marketing and networking strategies to promote investment and recruit desired development to Grimes.

Strategy 5.3.1: Elevate Grimes as a place to invest.

By collaborating with local and regional economic development organizations, the City can unify messaging around the value of developing and investing in Grimes. This collaboration includes unifying messaging between organizations and platforms to improve clarity and impact for local businesses, developers, and property owners. The City should also define its audience for economic development strategies to attract desired development and investment into the community.

The City can further expand marketing and networking strategies to promote investment by attending professional events and conferences. Certain professional events and conferences can open opportunities for networking with other professionals, including developers and businesses, and attract new development by promoting the City of Grimes as a place for investment.

The City should consider a strategic marketing push by attending regional trade events that attract professionals in development, retail, investment, and brokering. Participation in these events can provide an opportunity to foster economic development by recruiting desired development and retail businesses to the City. By leveraging attendance alongside other local economic development organizations, businesses, and real estate professionals and developers, the City can showcase properties with development potential, share resources and incentive opportunities for development, as well as highlight recent development within the community.

Strategy 5.3.2: Improve digital media marketing and website presence.

The City of Grimes should continue to promote upcoming projects, investments, and initiatives and find opportunities to further improve and expand upon it's digital media marketing and website presence. Not only will this initiative provide additional transparency and clarity to residents, businesses, and landowners, but it can also promote the City as a place of opportunity and investment.

To support future marketing initiatives, the City can augment and utilize relationships with local media channels to promote projects and potential investment areas to provide regional awareness. The City can enhance this relationship by developing thoughtful press releases, offering opportunities for interviews, and notifying the press of upcoming events and announcements.

The City can create marketing content for business attraction targets utilizing social media. Other opportunities include sharing large-scale investment projects with the Des Moines Partnership's blogging platform.

The City should also consider maintaining and enhancing an online webpage that markets available sites and land for development and redevelopment. In order to maintain this webpage, the City should actively engage with property owners to routinely update it with new opportunities. The City can then link interested investors with the appropriate land available to support future development that aligns with the Comprehensive Plan and Future Land Use Map.

SOURCE: CITY OF GRIMES

Promote Opportunity and Resources

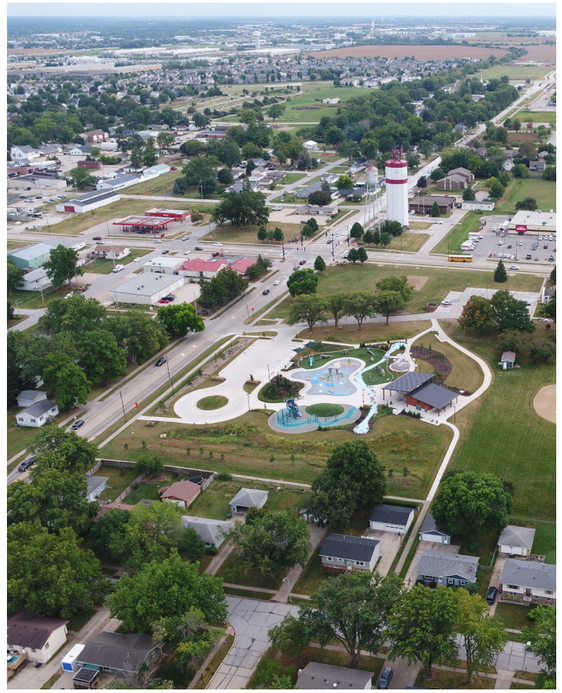
Goal 5.4: Increase business investment in Grimes.

Strategy 5.4.1: Connect potential investors to internal and external incentive programs and resources that support new business investment.

The City of Grimes should provide and maintain information regarding available resources on the City website to connect with potential investors and support new business investment. These resources should be easy to find on the website and be optimized through search engines to ensure that Grimes continues to float to the top as an opportunity for business investment and development.

Business Attraction, Retention, and Expansion Program (BRE)

The City should maintain and enhance a business attraction, retention, and expansion program (BRE) to ensure that Grimes businesses have access to the resources that they need to be successful. The plan should take a comprehensive approach to retaining and growing existing businesses within the City of Grimes and aim to improve the overall business environment and support the local economy.



A successful BRE program will rely on continued conversations and roundtable discussions with local businesses and investors to best understand local business needs and identify opportunities for city action. Such action will require collaboration with local and regional partners, including the Grimes Chamber and Economic Development as well as the Greater Des Moines Partnership.

Strategy 5.4.2: Ensure city incentives are aligned with desired land use types and market conditions.

By continuously reviewing and updating the City's available incentives list or assessing and revising current policies, the City of Grimes can maintain competition in attracting quality development and construction to the community. These incentives and policies should be reviewed on a recurring basis to ensure that outcomes align with the overall goals and vision of the community, as well as produce a return on investment.

Incentive lists and other programs and resources can be reviewed and promoted from locally available programs from the City of Grimes, but could also encourage resources available from county, state, and federal entities.

City of Grimes Programs + Resources

Incentives and policies provided by the City of Grimes should be reviewed and updated to support the local economy and community priorities.

State and County Programs + Resources

Programs and other resources offered by the state and county could be included in the local inventory of available resources and shared with applicable development projects and improvements. These programs can include those provided by the Iowa Economic Development Authority (IEDA), such as the Community Catalyst Grant and Workforce Housing Tax Credits, and other programs from the Revitalize Iowa's Sound Economy (RISE) program from the Iowa Department of Transportation (IDOT).

Promote Opportunity and Resources

Strategy 5.4.3: Enhance access to online information about city projects, public infrastructure, and current development applications.

The City of Grimes should provide enhanced access to information regarding city projects, public infrastructure, and current development applications, increasing additional transparency and resources that support development projects and investment. Such resources can provide opportunities for community members to visualize project proposals and track construction processes. Developers and builders can also utilize the resource to understand infrastructure availability.

The City can utilize ESRI Experience Builder to host interactive information regarding development applications and projects. By developing an interactive web-based application, development proposals, capital improvement projects, and available infrastructure can easily be reviewed.

Interactive Current Development and Capital Improvements Projects Web-Tool

An interactive web-based application for the purpose of displaying current development applications and capital improvement projects should be properly maintained and managed to ensure that information held on the application does not become dated. A retention policy should address the length of time following project completion that a development case should stay on the website. Generally, this retention rate should be between 6-12 months, depending on the case and level of effect.

Interactive Zoning and Infrastructure Availability Web-Tool

The City of Grimes should also establish an interactive web-based application that allows users to view current zoning and future land use designations for property located within the city. The tool should also allow users to determine the size and location/ serviceability to adjacent available infrastructure.

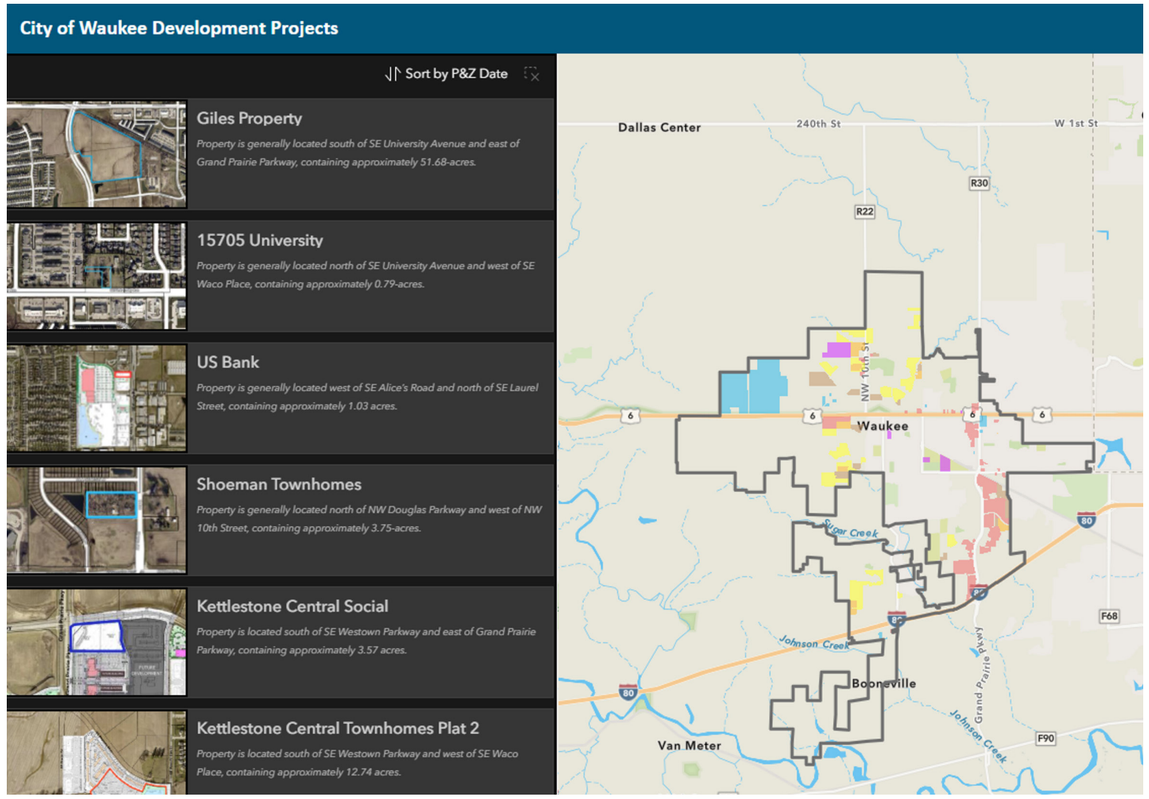


FIGURE 5.7 ESRI EXPERIENCE BUILDER PLATFORM - CITY OF WAUKEE

SOURCE: CITY OF WAUKEE

Support Strategic Revitalization

Goal 5.5: Support redevelopment and adaptive reuse to create vibrant, economically resilient areas.

Strategy 5.5.1: Prioritize targeted redevelopment areas.

Redevelopment initiatives can revitalize underutilized or under-performing property by enhancing public spaces while boosting the local economy and valuation of land. The City should conduct a redevelopment opportunity analysis in order to further understand current conditions and identify redevelopment opportunities. This analysis should:

- Map aging commercial centers, declining corridors, obsolete industrial sites, and strategic parcels to infill development or redevelopment.
- Use GIS overlays to analyze value trends, zoning alignment, access, and constraints; and
- Incorporate input from property owners, developers, real estate brokers, and utility partners.

This strategy can further be reinforced by designating priority redevelopment opportunity areas based on a set of evaluation criteria. These identified areas can then be the focus of redevelopment investments and communications to support reinvestment in underutilized and under-performing sites.

REDEVELOPMENT PRIORITY AREAS

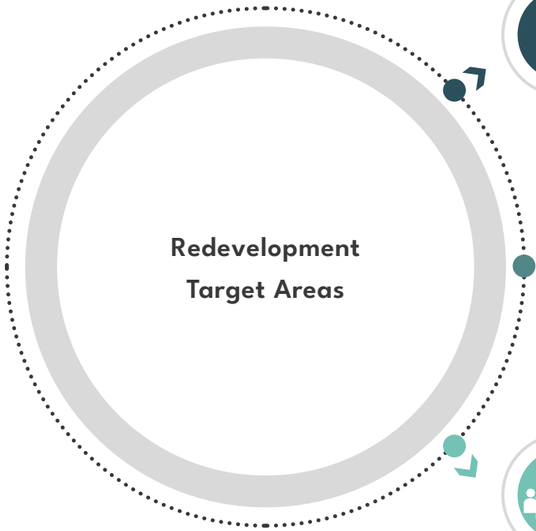
Evaluation criteria for Redevelopment Priority Areas should be based on the following items:

- Underutilization or under performing property, including low Floor Area Ratio (FAR), high vacancy, and low valuation
- Infrastructure capacity or need for enhancement
- Market readiness and development feasibility
- Alignment with future land use plan goals
- Potential for placemaking, housing diversity, and business expansion
- Proximity to schools, parks, and trail connections
- Opportunities for land assembly and redevelopment scale
- Environment or blight remediation needs

These evaluation criteria items should be organized within a transparent scoring framework in order to assess and rank potential redevelopment areas.

A strategic initiative in targeting areas for redevelopment should also include the development of redevelopment profiles and concept plans to market reinvestment opportunities and develop the future vision for the identified area. This future vision should engage stakeholders to ensure that it aligns with the current market, as well as ensures buy-in from property owners and the broader community.

The City of Grimes should routinely review redevelopment prioritizations for any needed adjustments every 2 to 3 years, or when changes to the market occur.



REDEVELOPMENT PROFILES AND CONCEPT PLANS

Desired uses, density, character, and public realm improvements should be identified within the site. A cost-estimate should be provided, linking costs with potential investment tools.

PRIORITIZATION REVIEW CYCLE

A prioritization review cycle should be developed to reevaluate priority areas every 2 to 3 years or when changes to the market occur.

STAKEHOLDER ENGAGEMENT

Stakeholders should be engaged to ensure that redevelopment initiatives area aligned with the current market, and build local ownership and buy-in of planning initiatives.

Support Strategic Revitalization

Strategy 5.5.2: Utilize outside funding sources and partner with local property owners and businesses to spur investment in alignment with area redevelopment plans.

The City of Grimes should maximize investments by seeking grant funding and utilizing state and federal resources to support local development and spurt investment. This can include financial programs provided by the Iowa Economic Development Authority (IEDA) including the Community Catalyst Grant and Workforce Housing Tax Credits, or programs offered by other State departments.

Likewise, other programs and resources can be leveraged to inform other planning initiatives. This includes incorporating elements of the Iowa Downtown Design Guide when considering design guidelines for the Governors District.

The City of Grimes should compile a list of resources and grant programs and seek funding where applicable or appropriate to support community initiatives and goals.

Strategy 5.6.3: Increase engagement and communication with existing property owners and businesses.

The City of Grimes should increase engagement and communication with existing property owners and businesses to further strengthen community relations. This includes engaging in active conversations with property owners on their intent and willingness to sell or improve their property and acting as a resource to support those endeavors. This action can create a mutual benefit to the property owners by providing adequate support, while also ensuring that new development is consistent with the City's vision and intent for the area.

The City should also encourage creating business groups in key business districts, such as the Hope District, Governors District, and Heritage Town Center. Creating such organizations can help build relationships amongst business owners and the City. This can also provide a more effective means of communication from the City to business owners.

Support Strategic Revitalization

Strategy 5.5.4: Define physical improvements needed to the defined redevelopment areas to achieve a more consistent visual appeal.

The City should consider developing a set of specific design guidelines as it relates to development, redevelopment, and maintenance/repair within defined redevelopment areas and signature development districts. This set of design guidelines could be reviewed or provided to property owners as a guide for improvements within each signature development area or redeveloping area.

The Design Guidelines should incorporate a public input process, surveying property owners and documenting building improvement concerns and needs. The plan should also address zoning and site design requirements, including:

- Storefront Facade Design, if applicable
- Building Orientation and Scale
- Appropriate Land Uses
- Upper-story Areas, if applicable
- Parking
- Signage
- Pedestrian-oriented Design, if applicable
- Maintenance and Repair

Identifying physical improvements needed to make the District more consistent and visually appealing can help build character and authenticity within each district.

DISTRICT DESIGN CONSIDERATIONS

When creating a set of design guidelines, the following questions should be asked:

PEDESTRIAN-ORIENTED DESIGN
Pedestrian-oriented spaces can promote a sense of community and create a dynamic space. What elements will support this?

EXTERIOR SIGNAGE
What signage standards should be applied to promote the district's character and feel?

REPAIR AND MAINTENANCE
What repair and maintenance standards will be encouraged to support continued care of buildings in the district?

ARCHITECTURAL REQUIREMENTS
What traditional architectural elements will be promoted to maintain the character and authenticity of the district?

SITE ORIENTATION AND SCALE
What orientation and scale of buildings will be promoted to support a unified feel?

PARKING
If parking is proposed, where are they sited and what elements are incorporated to reduce visual impact?

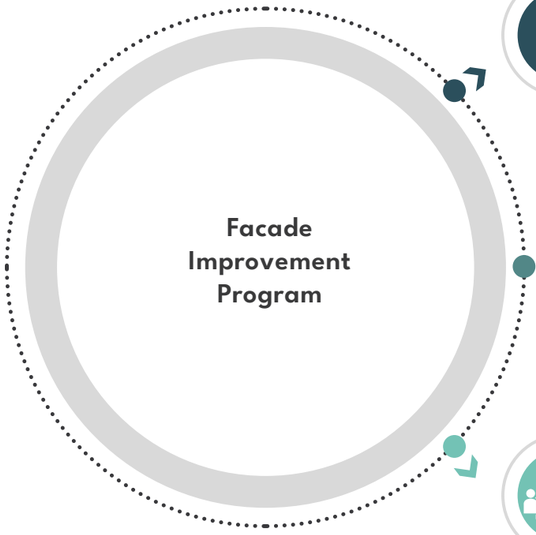
Likewise, the City could consider a Facade Improvement Program, aligning the program with established design guidelines are focus area needs. This program could help spur further investment and business attraction.

It is recommended that a facade improvement program incorporate best practices to ensure that any incentives or programs are being applied fairly and consistently to align with the goals and desires of the broader community.

Best practices for developing a program includes:

- Design Standards
- Scoring Rubric
- Application Review Committee

These program elements should be organized in advance, and should be supported through a strong marketing strategy to ensure businesses and property owners are aware of the program and have equal opportunity to apply.



DISTRICT DESIGN STANDARDS
A set of design standards should be created prior to the development of a facade program to align investment with the desired aesthetic goals for the district and unify development.

SCORING RUBRIC
A scoring rubric ensures that the review process is objective and that considered applications are aligned with the impact desired.

APPLICATION REVIEW COMMITTEE
Consider organizing a review body to review applications, to provide additional perspectives when reviewing program applications.

Support Strategic Revitalization

Goal 5.6: Encourage new growth and redevelopment within the Governors District that meets community needs while creating vibrant destinations for tourists.

Strategy 5.6.1: Attract and recruit additional businesses into the Governors District, focusing on entertainment, food/dining, and retail as sites become available for redevelopment.

The City of Grimes Downtown Assessment Report, completed by the Iowa Economic Development Authority (IEDA) in May 2025, provides detailed review and recommendations regarding the Governors District. Recommendations from IEDA highlighted the need for diversifying business offerings in the downtown, by encouraging “family rooms” in existing restaurants, providing shared-retail spaces, and selling farmer’s market items in existing businesses. These recommendations are derived from resident responses that have indicated the desire for more family-oriented establishments, retail and shopping experiences, and gathering spaces.

DOWNTOWN ASSESSMENT REPORT

The Downtown Assessment by IEDA provides detailed recommendations for the Governors District — including the need to “encourage existing businesses to diversify their offerings”. Recommendations from IEDA include:

- Encouraging “family rooms” in existing restaurants
- Shared-retail spaces
- Selling farmer’s market items in existing businesses

Reviewing and updating policies, including building and zoning codes, can provide flexibility within the Governors District.

Additional recommendations are outlined in Appendix A as part of the Grimes Retail Demand Market Study. The study and its recommendations should be utilized to analyze current strengths, gaps, and opportunities in the market as it may relate to attracting business development to the Governors District.

The City can play a role in supporting the Governors District by supporting policies and updating building and zoning code regulations to allow for flexibility and targets new amenity types. The City can pair inquiring property owners to resources, opportunities, and incentives to encourage improvements and development. Improvements should encourage physical building site improvements, as well as activation of public spaces such as alleyways.

Similarly, the City should encourage brand development and initiate a strategic marketing campaign to attract additional visitors and drive tourism to the Governors District. This branding and marketing effort will distinguish the district as a place to live, shop, dine, or start your own local business venture.

The City should also develop a plan for creating trail connections and implementing wayfinding signage at and near the Governors District. These connections and wayfinding routes will attract visitors to the district and increase accessibility to these amenities and attractions.

Support Strategic Revitalization

Strategy 5.6.2: Consider establishing Wallace Park as an anchor for the Governors District, incorporating private investment and placemaking opportunities along the future trail corridor and supporting trail-oriented development.

Improvements for Wallace Park can serve as an anchor to the Governors District, by incorporating private investment with public amenities. Future opportunities, including a rails to trails conversion, could unlock opportunities that could build upon a signature development pattern within the downtown.

These spaces should utilize placemaking strategies to develop unique gathering spaces in Grimes. Land adjacent to the existing rail corridor should be preserved for future trail-oriented development should the corridor be converted and connected into the trail system.

WALLACE FARM AERIAL IMAGE

Strategy 5.6.3: Ensure parking can adequately serve the Governors District as development and redevelopment occur.

As business density in the Governors District increases, the City of Grimes should consider conducting a parking analysis to determine a set of standards for future on-street and off-street parking within the Governors District. Such standards should be aligned with the overall design guidelines for the district.

The parking analysis should assess current parking supply, demand, and usage, as well as consider signage, wayfinding, hours of availability, and other factors that may impact parking within the downtown. Lastly, the study should consider design standards for parking — considering site location for off-street parking and visual buffers to reduce aesthetic impact to the downtown.

GRIMES FREE PUBLIC PARKING SIGN

AERIAL VIEW OF THE GOVERNORS DISTRICT

CHAPTER 6:

Community Character

Sense of Place

Connecting Community Members

Strong Identity

Overview

Community character helps define how a community stands out through its amenities, activities, and community culture. This character can establish a sense of place and belonging to community members, as well as boost value and aesthetics. Elements that can expand upon community character include:

- **History**: Older districts and neighborhoods, including the Governors District, help tell the story of Grimes and its history.
- **Public Art**: Public art and murals can be utilized as a tool to engage community members and provide beautification.
- **Engagement**: Engaging community members can build shared trust while also supporting collective action to support community goals.
- **Community Culture**: Programming and activities can help build a sense of belonging and create a welcoming community.
- **Placemaking**: Prioritizing the built environment can create meaningful spaces for all.
- **Volunteerism**: Volunteers help support the fabric of all social and character qualities in a community.

WHAT IS COMMUNITY CHARACTER?

History

Public Art

Engagement

Community Culture

Placemaking

Volunteerism

Public Input

Key Themes Related to Community Character in Grimes

Community members were able to provide input regarding current conditions and thoughts on Grimes through the interactive engagement website, at organized events, and through stakeholder interviews. Feedback was gathered through the public input process on the topics below that relate to community character.

Community Feel

Maintaining community feel as the city grows was important to residents. Finding ways to support small businesses, increase community member interactions, and celebrate arts, culture, and history, will enable Grimes to continue fostering its close-knit community

Governors District

Community feedback emphasized the importance of maintaining and enhancing the Governors District. Additional streetscaping, wayfinding, and beautification efforts will help make Governors District a resilient and interactive area.

Leisure Recreation

Feedback from the community emphasized a desire for more non-sporting recreational opportunities. Suggested leisure activities and amenities include art walks, live music events and venues, and community gardens to help reflect interests of the broader community.

Chapter 6:

Community Character

Downtown Assessment Report

Overview

An assessment of the Governors District was conducted by the Iowa Economic Development Authority (IEDA) in 2025, within their Iowa Downtown Resource Center (IDRC) division. The Downtown Assessment Report for the district highlights the need for downtown revitalization, with tools to support coordination and collaboration between public, private, and non-profit partners.

Key Themes

The assessment also includes four themes that were identified by a thorough review of existing amenities and assets and a robust public engagement process. Those themes include:

- Leaders, Champions, and Partners
- Public Space
- Physical Development
- Incentives and Funding

Each key theme includes a list of recommendations to strengthen and expand upon the Governors District and build a signature destination within the Governors District.

DOWNTOWN ASSESSMENT THEMES

Leaders, Champions, and Partners

Identifying key partners and leaders can provide clarity and distinguish the roles of each entity and organization.

Public Space

Enhancing the built environment by programming the streets and sidewalks to support a variety of activities can create a dynamic district that is welcoming, inclusive, and safe.

Physical Development

Acknowledging historical resources and assets within the District through documentation and research helps share the story of Grimes. Preservation efforts in maintaining existing buildings and building context-appropriate infill development is necessary to support the District's character.

Incentives and Funding

An investment into the District is needed to support preservation efforts and incentivize development. The City can begin making small investments to spur new development and redevelopment.

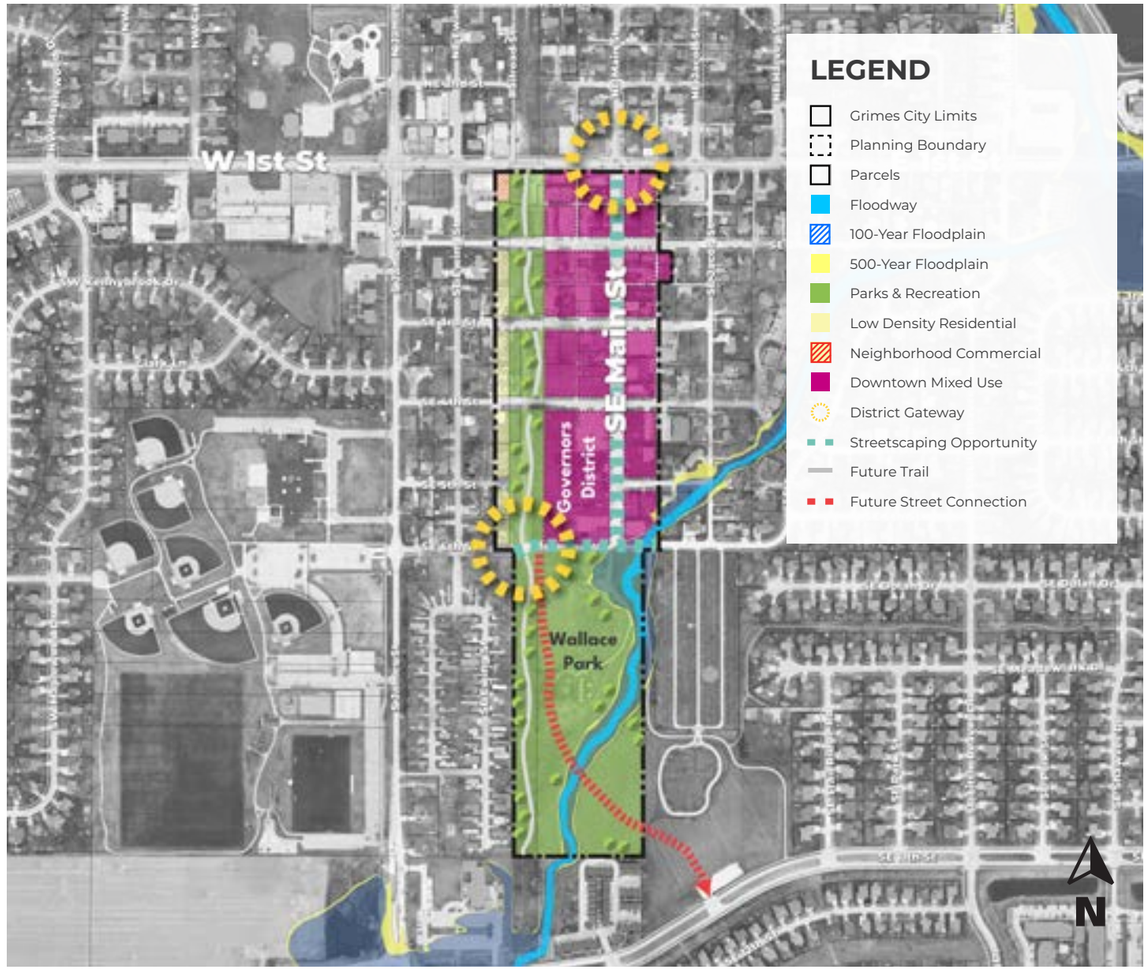


FIGURE 6.1 SUB-AREA PLAN — GRIMES GOVERNORS DISTRICT

Chapter 6:

Community Character

Character Districts and Elements

Character districts and elements help to define sense of place and establish identity for the Grimes community. The districts and elements on this page represent existing assets and opportunities that can be expanded upon or replicated in other areas within the City. These character districts and elements are represented graphically in Figure 6.2 titled “Grimes Strategic Opportunities Map”.

1. Sub Areas

The Future Land Use Plan and Comprehensive Plan identifies 5 sub-areas with distinct signature development patterns to encourage development and redevelopment and incorporate distinguishable urban design within the City of Grimes. These sub-areas make special consideration towards each District’s identity and surroundings, accounting for sensitive environmental areas, future street and trail connection opportunities, and other desirable amenities, as well as character elements and neighborhood identity features. **Chapter 4: Future Land Use** explores these Sub-Areas in further detail.

2. Waterworks Park

The Waterworks Park provides interactive water play features, other play spaces, general public open space, and shelters available for rent. Public parkland and spaces help create additional places for recreation and play to strengthen community character and socialization.

The park is also used for City services. The site houses the old library, which is now being replaced with a new City Administration building.

3. Grimes Public Library Campus

The Grimes Public Library Campus includes the Grimes Public Library, Grimes Arboretum, and Liberty Amphitheater. The library offers many different programs and lending services and hosts community rooms and spaces for studying or for rent. The library, arboretum, and amphitheater all provide public spaces for people to gather and connect with others.

4. Streetscape Improvements

Beautification efforts along major corridors and intersections can help define and brand a community’s identity. Roundabouts provide an opportunity to incorporate streetscape design improvements, including public art sculptures, branded signage, and landscaping, within the central island and medians.

Corridors may also incorporate other design elements, including branded wayfinding signage, entrance signage, trails, landscaping and plantings, or other beautification efforts to support community aesthetics and develop a cohesive look in Grimes.

5. Heritage Park + Town Center

Heritage Park provides a public open space with walking paths, a clock tower, and modern public restrooms. The park is programmed year-round and supports various events, including the Rock Around the Clock Concert Series, Farmers & Community Market, and Movies at Heritage.

6. Governors District

The Governors District serves as a hub for historic community events, including Governors Days and the Grand Parade. The district provides opportunity to host additional, new events including craft vendor markets, farmers market, and a concert series. Opportunities exist to enhance district branding and character through increased landscaping, outdoor seating, banners, art, and street furniture.

7. Rails to Trails Conversion

The City should act proactively to support a rails to trails conversion of the partially decommissioned rail line. This conversion would support recreational access across Grimes and provide an opportunity for a regional trail connection to surrounding jurisdictions. Similarly, developments along the trail segment can incorporate trail-oriented development to encourage a new retail type and attraction to Grimes from bicyclists and pedestrians.

Strategic Opportunities

The map to the right highlights character districts found within the City of Grimes, as well as identifies strategic opportunities to enhance character and identity within the City of Grimes.

Major Corridors

Shown in orange, major corridors provide main travel to residents, workers, and visitors in and out of Grimes. Major corridors include Highway 141, West 1st Avenue, and Alice's Road.

Corridor Design Overlay

Potential corridor design overlay areas are highlighted along major arterial roads within the City. These areas should be reviewed carefully to ensure that site design along these roadways maintain community aesthetics and appearance.

Existing and Future Trails

Grimes stands out with its access to trails throughout the community. By supporting Rails to Trails conversions, the community can advance the connectivity of the community and develop a regional connection to provide additional tourism draw.

Parks and Open Space

Access to parks and open space has been a priority for Grimes, and should continue to be as such. Highlighted on the map on the right, there is ample parks and open space throughout the community.

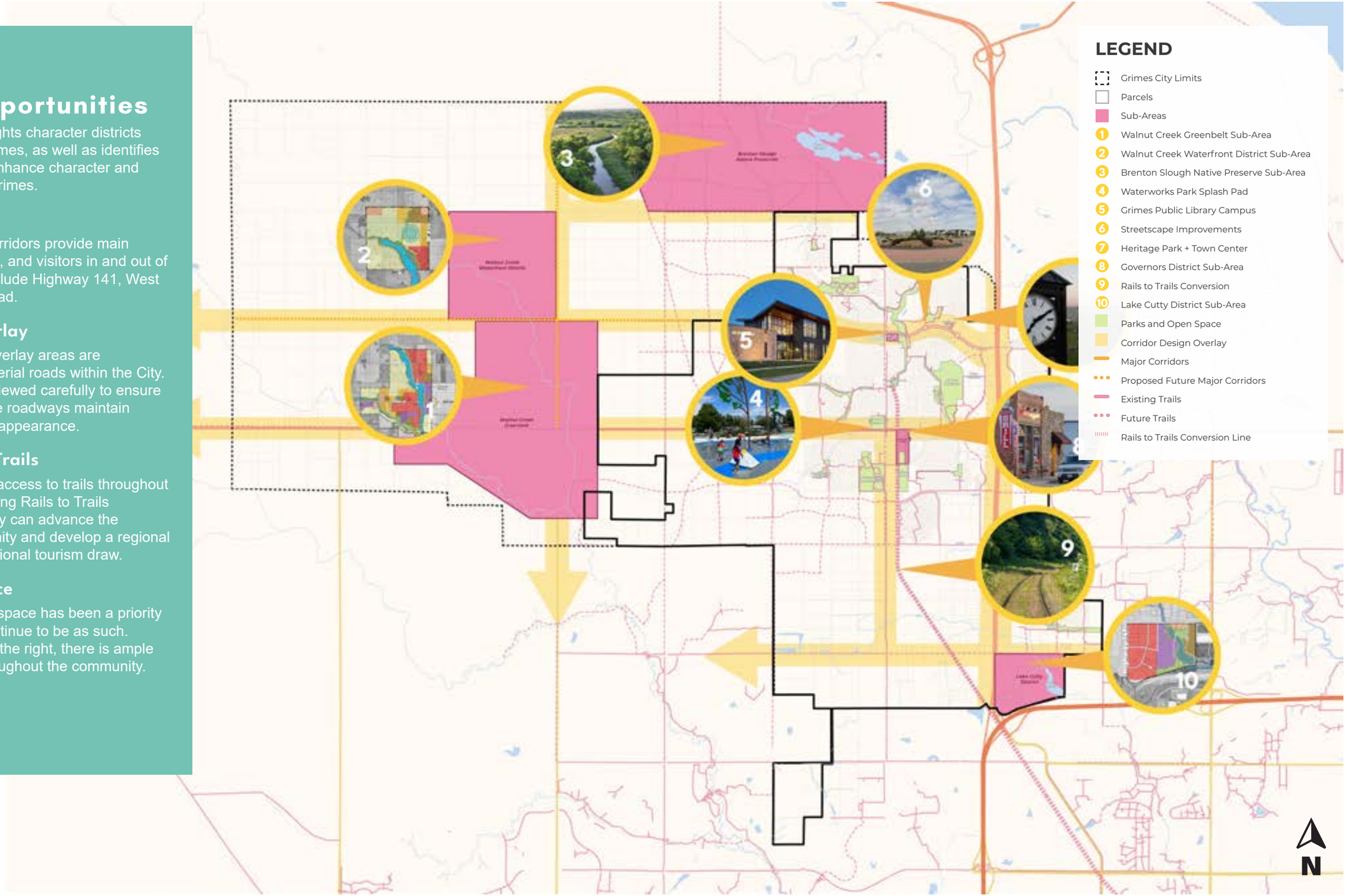


FIGURE 6.2 GRIMES STRATEGIC OPPORTUNITIES MAP

Sense of Place

Goal 6.1: Continue to invest in arts and culture throughout Grimes.

Strategy 6.1.1: Invest in arts and cultural events.

Public art can provide an opportunity to strengthen community connections, and highlight the community character and historical identity. The Grimes Public Art and Culture Master Plan provides an analysis of existing art assets within the community and identifies future opportunities to strengthen public art and culture within the community.

The City of Grimes can identify opportunities to expand on existing arts and cultural events within the community, as well as encourage new community events to provide new community experiences. Existing events, such as live music events and the Grimes Annual Arbor Day Event and could also be expanded to provide for additional activities and education.

Grimes should explore using data and local knowledge to event strategies. This could include using census data to identify presence of cultural groups to inform inclusive cultural event strategies. Grimes should also develop a festival event to celebrate the various cultural groups in the Grimes Community. Lastly, Grimes should develop a signature community event to be held in the spring to develop community identity and help consistently bring the community together.

The City should identify current programming and events and identify gaps in service by location and by the service provided to provide a diverse range of activities for the broader community to engage in. Opportunity areas include:

- Creating new or expanding existing events to the Governors District
- Hosting a vendors craft fair at Heritage Park and the Governors District
- Attracting specialist/hobbyist events such as a vintage/antique market.
- Providing year-round pop-up events, including seasonal/holiday events
- Developing a yearly art festival
- Performance based events
- Encouraging neighborhood block parties

VIEW THE PLAN!

SEE THE ART AND CULTURE MASTER PLAN.

CLICK TO VIEW THE PLAN

Strategy 6.1.2: Continue to invest in public art.

The City of Grimes should continue to invest in arts and cultural programming within the City of Grimes to enhance the appeal and unique aspects of the community, and integrate public art into public spaces. Long-term funding and maintenance will be necessary to preserve and protect public art assets.

The City of Grimes should actively support development in arts and culture as a way to diversify amenities available to the community and expand upon community character and branding. The City should implement the recommendations outlined in the Public Art and Culture Master Plan to incorporate public art into everyday spaces and build community culture. The City should also find opportunities to integrate public art into infrastructure and improvement projects to distinguish the community and attract businesses and new community members.

To facilitate public art investments, the City should consider forming an Arts and Culture Commission to spearhead arts and culture investment programs in Grimes and approve decisions on related matters. The Commission could be utilized to guide decisions on incorporating public art that incorporates Grimes' historical, cultural, and agricultural roots.

The Governors District can be a starting point for new public art and placemaking initiatives, incorporating rotating art sculptures and community-led murals to help define the character of the sub-area and the broader community

The City of Grimes should find opportunities to partner with local schools, universities, artists, and non-profits to commission art or implement public art initiatives. This collaboration could look like implementing a Grimes Art Festival, which could be hosted in the Governors District.

Sense of Place

Strategy 6.1.3: Encourage private investment in art.

The City should support private investment in art throughout Grimes. The City provide information to developers and property owners regarding available grant opportunities and resources to support investment in art.

The City should also consider amendments to the zoning code that could provide incentives to include art installation as part of the site plan approval process. The City could consider developing parameters to permit increased density or other bonuses in exchange for installation of art within private developments and/or contribution to a public art fund.

SOURCE: GRIMES CHAMBER & ECONOMIC DEVELOPMENT

PHOTO COURTESY OF MPLS. ST. PAUL MAGAZINE

Strategy 6.1.4: Grimes should support community service organizations and facilitate activities that help get the community involved and bring people together.

Community-hosted events and programming at public venues and spaces can help enhance community character and create a sense of belonging. These events also provide an opportunity to showcase the City's assets and strong community partnerships.

Existing community organizations and entities provide organizing power to support events and facilitate programs. The City should continue to foster relationships with community organizations to encourage them to participate in and co-host City events and programs. The Rock Around the Clock concert series is a great example of the City partnering with the Grimes Store House to collect non-perishable food donations in conjunction with the live music event.

The City should identify ways to increase community service organization involvement in events and programming to provide a diverse range of activities, spread awareness of community services, and increase volunteerism in the Grimes community. Community organizations to collaborate with could include local school districts.

Grimes should promote and encourage neighborhood block parties by providing information and resources on the City website. The City should also consider streamlining the block party and neighborhood event approval process to make it easier for neighbors to get together. Additionally, the City should develop a process for community members to host events in public spaces.

The City should also promote and provide information on community-based including the Grimes Neighbor Volunteer Program and Grimes Volunteer Support Services.

EVENTS

Current events that can be expanded to include community services and volunteer opportunities:

- Rock around the Clock Concert Series
- Movies at Heritage Park
- Governors Days and the Grand Parade
- Farmers and Community Market
- Fall Festival
- Trunk or Treat
- Grimes Giving Season
- Holiday Walk-Thru Celebration

Strong Identity

Goal 6.2: Continue supporting Governors District to ensure it remains a thriving and inclusive area for residents, businesses, and visitors.

Strategy 6.2.1: Provide opportunities for pop-up vendors and starter businesses to locate within the character districts.

Designated areas and spaces for pop-up vendors, business incubation stations, and other non-traditional commercial spaces can provide affordable opportunities for local businesses. These spaces can attract future investment and help enhance the community's culture and character. Grimes should update any temporary outdoor use or building code that create barriers to creating pop-up spaces. Grimes should also identify pre-approved locations for pop-up vendors and spaces for outdoor events.

These opportunities allow small business owners to showcase their products, distribute ideas, and build a customer base in a visible, accessible location. By fostering a welcoming environment for emerging businesses, character districts can attract a diverse mix of offerings, increase foot traffic, and establish itself as a hub for experiences and shopping. Pop-up spaces can take place in a number of methods, including:

- Food truck parks
- Vendor pop-ups and tents
- Vendor corner stands and storefront shopping extensions
- Temporary pop-ups in vacant storefronts

SPACES FOR POP-UP BUSINESSES

Vendor pop-up spaces can be incorporated in both the largest and smallest of spaces within the Governors District. Ample opportunity exists to retrofit existing spaces into future opportunities for events and pop-ups.

Vacant Lots and Parking Areas

Vacant lots could be developed to create a seasonal pop-up area that could host food trucks or other food vendors. Similarly, parking areas could be retrofitted to allow for pop-up vendors by investing in utility and infrastructure upgrades and providing complimentary amenities, including outdoor seating, dining, waste facilities, and public restrooms.

Public Street and Sidewalk

The public street and sidewalk can also be activated to support vendor stations, craft markets, farmers markets, and other food and drink events to attract more visitors to the Governors District.

Vacant Storefronts

Underutilized buildings and vacant storefronts could be utilized to host temporary pop-up businesses which could lead to future investment in existing buildings and spaces.

Case Study #1: Food Truck Parc

Ames, Iowa

The Food Truck Parc, located in a previously vacant and underutilized parking lot, is a dedicated food truck park located in Ames, Iowa. The park is located on a 0.33 acre lot and provides a venue for food trucks to park and community members to interact and dine.

The venue can be a model for the City of Grimes to activate underutilized lots and parking spaces as a venue for pop-up vendor stations and food trucks. Parking lots can be retrofitted to allow for temporary vendor spaces that could be rented by food trucks or sponsored by local organizations and entities to bring in food options to the heart of the community.

SOURCE: COMMUNITY CHOICE

Case Study #2: Christkindlmarket Des Moines

Des Moines, Iowa

Christkindlmarket is a pop-up market hosting a variety of food and craft vendors in Downtown Des Moines and is hosted in a parking lot. The market provides shopping and food and drink experiences, as well as activities near the holiday season.

The flexibility of a pop-up booth helps ensure low cost of entry for these businesses while also utilizing spaces that lack function and usage in the colder seasons. The Governors District could similarly host events and markets to draw in additional visitors and encourage retail and shopping during all seasons of the year.

SOURCE: CHRISTKINDLMARKET DES MOINES

Strong Identity

Strategy 6.2.2: Consider establishing a set of design standards and plan for the Governors District, addressing minimum site design requirements for new construction and development, outdoor seating, and signage.

The City of Grimes should consider establishing a set of design standards and a master plan for the Governors District. These site design requirements should take design considerations outlined in Strategy 5.6.4 in **Chapter 5: Economic Development**.

The City should consider creating a master plan to identify opportunities for public improvements that can increase quality of life and develop valuable public spaces — including providing outdoor seating, wayfinding and community entrance signs, landscaping, public art, and other beautification efforts that help establish a sense of place and community. Creating character district master planning helps establish district boundaries and provide clear expectations for property owners and developers while also sharing the community's collective vision for the area,

A future master plan for the area should include a public engagement effort to gather input from residents and help create a shared vision for the Governors District. This engagement effort can also be utilized to identify any areas of concern for existing property conditions and characteristics within the downtown, to address in future planning.

QUALITY OF LIFE IMPROVEMENTS

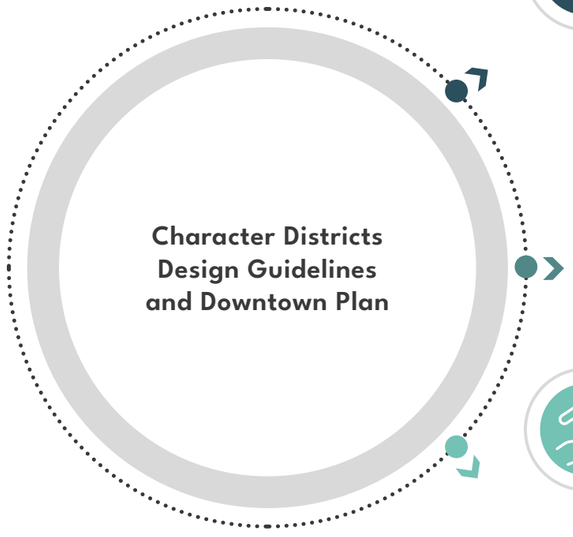
Improvements that can enhance community character and identity can include:

- Incorporating street banners
- Installing community or destination entrance signage and wayfinding signs
- Providing outdoor seating and dining
- Integrating public art, murals, and interactive activities
- Downtown site design requirements such as minimal setbacks, buildings oriented to the street, and street trees and planters,

The zoning code and relevant city policies should also be reviewed and updated to incorporate minimum design standards that achieve the desired look and feel for new construction and redevelopment within the Governors District. The study should also identify minimum required improvements and the parties responsible for providing them.

The zoning code should also be updated to determine minimum design requirements for parking within the Governors District. This includes identifying the minimum amount of required parking, as well as site requirements for off-street parking. The City of Grimes should complete a parking study to better understand the demand and need for parking in the Governors District.

The City should also conduct an inventory and analysis of existing property conditions within the Governors District. This inventory should include exterior property conditions, such as roofing, masonry, cornices, display windows, entrance doors, and other storefront architectural details. The inventory should also consider interior property conditions, especially those that impact the structural integrity of the building or pose a risk to life and property.



ZONING CODE REQUIREMENTS

The zoning code should be updated to incorporate minimum design standards to achieve the desired look and feel for new construction and redevelopment in the Governors District.

PUBLIC ENGAGEMENT

A public engagement effort is recommended to gather input from community members and build a shared vision for the Governors District.

QUALITY OF LIFE IMPROVEMENTS

The design guidelines should identify opportunities for improvements to provide outdoor seating, wayfinding, signage, and other beautification efforts.

Strong Identity

Strategy 6.2.3: Support Governors District through beautification projects including public art, benches, street banners, landscaping, wayfinding, and community entrance signs.

Beautification improvements can help the overall look, feel, and identity of the Governors District and make it a more attractive and welcoming place for residents, visitors, and businesses. These elements can also help foster community pride, strengthen the district character, and ensure that the area remains vibrant and dynamic.

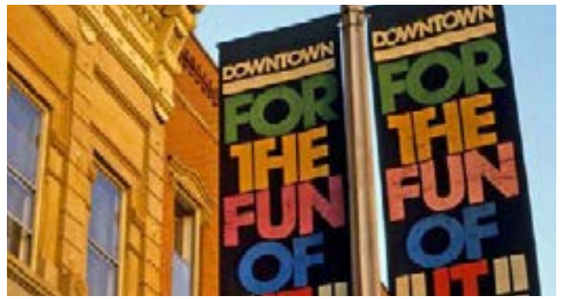
Implementation of beautification projects can come in a number of different forms, but generally includes the following improvements:

- Benches and Seating
- Street Banners
- Landscaping and Flower Beds
- Public Art and Murals
- Plazas and Open Space
- Activated Alleyways and Sidewalks
- Outdoor Dining Facilities and Streeteries
- Trail Access and Amenities (Bike Servicing Stations, and Public Water Stations)

These improvements can further enhance the overall look and feel of the Governors District and could be extended to other character district areas. Grimes should establish Governors District streetscape standards to create cohesion, as well as a feature maintenance plan, wayfinding plan, and entrance feature plan. Implementation of these efforts can also include coordination and collaboration with local organizations and entities, including the Grimes Chamber & Economic Development and the Dallas Center-Grimes School District. Grimes should develop a program to partner with external organizations to install street banners featuring public art.

Collaboration should extend to the general community to support local trash cleanup, landscape planting, sponsorship of street furniture, and public art participation. These activities provide opportunities for youth and others to build relationships and participate in public art projects.

BENCHES AND SEATING



STREET BANNERS

LANDSCAPING + FLOWER BEDS

PUBLIC ART AND MURALS

PLAZAS + OPEN SPACE

OUTDOOR DINING FACILITIES + STREETERIES

Connecting Community Members

Goal 6.3: Foster community connections through events, activities, and city projects to maintain community feel.

Strategy 6.3.1: Continue to create City programs that connect community members.

The City of Grimes should continue to prioritize maintaining the community atmosphere through city programs that create opportunities for residents to build meaningful relationships. Staff should improve current programs and engagement strategies while exploring best practices from other cities and organizations locally, regionally, and nationally.

Strategy 6.3.2: Continue to improve City project public input process to ensure community members are informed and involved.

The City should evaluate all current public input processes for different types of City projects and assess ways to improve upon these communication processes with the public. This could include establishing a neighborhood ambassador program to improve communication between the City and the public. Grimes should research successful public input methods from other cities and organizations to identify best practices for enhancing public engagement and communication on all types of public projects.

Strategy 6.3.3: Engage young residents and continue to involve them in the community.

The City of Grimes should seek opportunities to engage community members, including young adults and students within grades K-12, to involve them in planning projects, city initiatives, and public art opportunities. Potential engagement opportunities can look like:

- Community-led Mural and Public Art Installations
- Volunteering at Community Events and Programs
- Hosting After-school Programming or Workshops
- Organizing Community Clean-up Campaigns
- Creating Volunteer-led Conservation Programs for Sensitive Environmental Areas
- Arranging a Flowering/Planting Program
- Programming Educational Experiences for Grades K-12 on Government Services
- Hosting a Touch-A-Truck Program
- Create Job Shadowing Opportunities

Grimes should update the city project engagement process to include activities and sessions focused on youth. The City should also consider working with local school districts to engage students in their respective neighborhoods on city issues and opportunities. If a neighborhood ambassador program is pursued, these actions could be implemented together.

Each activity offers young residents an opportunity to actively engage with their community and government while encouraging collaboration and meaningful connections in public spaces.

Strong Identity

Goal 6.4: Maintain community-feel by promoting cohesive development, enhancing character districts, and strengthening community identity.

Strategy 6.4.1: Leverage character districts to cultivate unique community identity and foster a strong sense of place.

The City should identify and define existing character districts in Grimes and establish design guidelines for new development and redevelopment within the districts. These design guidelines should build upon existing community character and foster a strong sense of place through place-making and thoughtful investment.

As the City continues to grow, the City should identify future character districts to set them apart from other areas within the City and the region.

The City should also consider funding opportunities to encourage redevelopment and improvements within existing and future character districts to bring properties into compliance with the vision of the character district.

Strategy 6.4.2: Develop community identity through urban design.

The City should utilize the Grimes Corridor Beautification Master Plan to improve streetscapes, corridors, and other public spaces throughout Grimes, and consider expanding the plan to include greenways, trails, and other pedestrian focused spaces.

To support streetscape and corridor improvements, the City should consider updating the zoning code, as well as the zoning overlay districts along the key corridors that are identified in the plan. Zoning code improvements should include establishing minimum landscaping requirements as well as minimum design standards for building design and orientation.

Updating the base architecture ordinance and establishing a base landscaping ordinance will increase urban design and aesthetics along all other corridors within the City. Grimes should also establish a landscaping ordinance and update the existing architecture ordinances.

SOURCE: GRIMES CORRIDOR BEAUTIFICATION MASTER PLAN

CHAPTER 7:

Housing

Support Residential Growth in Grimes

Housing Opportunities for All

Resilient and Quality Neighborhoods

Housing Overview

Chapter 5: Housing provides recommendations and best practices for the City to continue offering high quality neighborhoods and housing opportunities for current and future residents. Three key themes were developed to help further define the goals and associated strategies of this chapter. These key themes include:

- Support Residential Growth in Grimes
- Housing Opportunities for All
- Resilient and Quality Neighborhoods

The housing section will dive into how Grimes can continue to actively serve its ever-growing number of residents. Understanding housing trends and finding ways to plan for them are cornerstones of the planning process. The consulting team has determined several goals and sub goals for Grimes that will help the community remain strong, vibrant, and healthy. This chapter breaks down what type of housing options would most benefit Grimes in the future, where these options would ideally be located, and other growth trends observed.

FIGURE 7.1 HOUSING OPTIONS FOR GRIMES

Public Engagement

During Phase 2 of the planning effort, the consultant team engaged with the community to better understand what types of housing are missing in Grimes today and potential locations for added development. The images below highlight the top three desired housing types in Grimes from the feedback received. For additional insight into the input provided throughout Phase 2, refer to **Chapter 3: Public Input Summary.**

Image Voting

Participants were asked to vote for their most preferred housing types needed in Grimes. The following were the most highly rated housing types.

#1 Medium-Lot Single-Family Developments

#2 Larger-Lot Single-Family Developments

#3 Small-Lot Single-Family Developments

FIGURE 7.2 TOP THREE IMAGE VOTING RESULTS FOR RESIDENTIAL USES

Existing Housing Stock in Grimes

Housing in Grimes

Phase 1 included a thorough land use analysis that examined existing land uses, characteristics of the current housing stock, and recent construction activity to better understand patterns and needs in the community by housing type and price point.

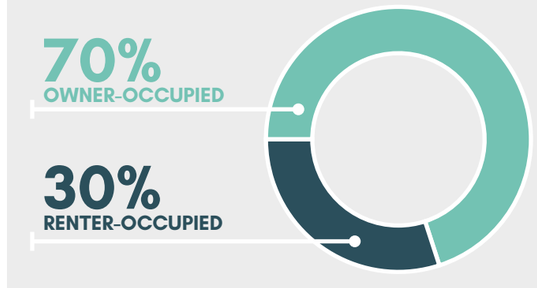
The existing housing stock in Grimes is primarily comprised of single-family detached housing types, with additional units available in the form of single-family attached (townhomes or duplexes) or multi-family types. Table 7.1 highlights the housing types, estimated acres, and land use share from the existing land use analysis for residential uses. Figure 7.4 highlights the locations of housing by type in Grimes today. The low- and medium-density uses are concentrated together and follow neighborhood patterns. Higher density uses, such as apartments, are primarily located off major roadways to aid with access and support land development patterns.

The Grimes Housing Snapshot summarizes a few key data points related to household composition, income, and expenses based on U.S. Census estimates. For additional information and insight into the findings from Phase 1, see ***Chapter 2: Community Profile.***

HOUSING TYPE	ACRE/SHARE
Single-Family Detached	4,076 / 58%
Single-Family Attached	565 / 9%
Multi-Family	2,307 / 33%

TABLE 7.1 EXISTING RESIDENTIAL HOUSING TYPES, ACRES, AND SHARE OF LAND USE MIX

Grimes Housing Snapshot



$104,497
MEDIAN HOUSEHOLD INCOME

$1,865
MEDIAN MONTHLY HOUSING COSTS

$1,156
MEDIAN GROSS RENT

2.57 persons
AVERAGE HOUSEHOLD SIZE

FIGURE 7.3 GRIMES HOUSING SNAPSHOT
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES, 2023

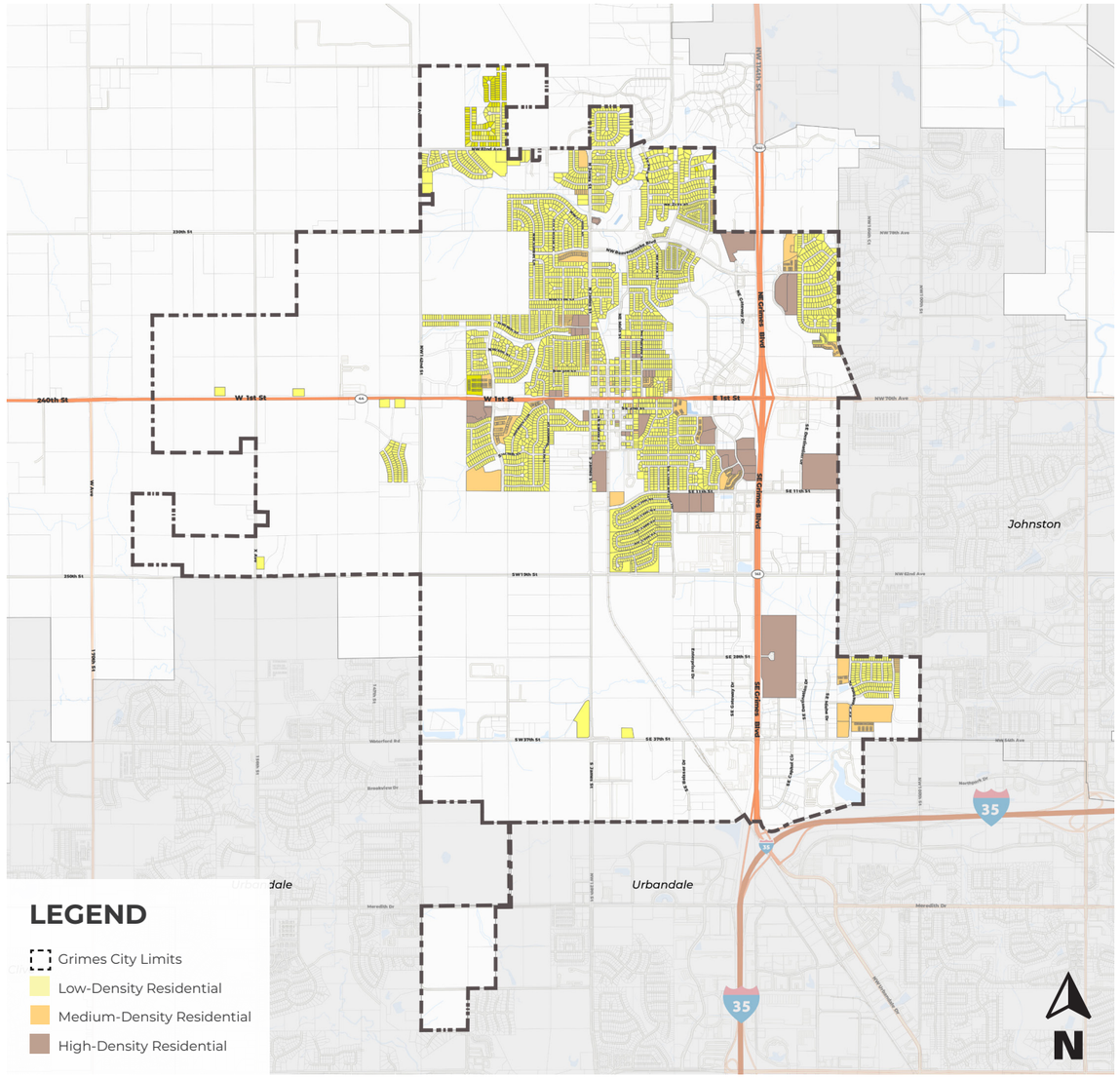


FIGURE 7.4 EXISTING RESIDENTIAL LAND IN GRIMES
SOURCE: CONFLUENCE, WITH INPUTS FROM THE CITY OF GRIMES

Support Residential Growth in Grimes

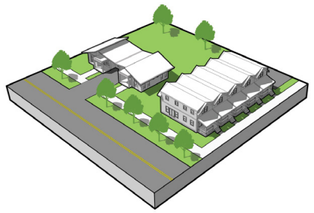
Goal 7.1: The City of Grimes should continue to prioritize and support residential growth and housing choice throughout the community.

Strategy 7.1.1: Utilize the Future Land Use Plan for decision-making when reviewing new areas for new residential development and types.

Figure 7.5 identifies the areas designated for future low, medium, and high-density residential development, and mixed-use developments, within the planning boundary. This Future Land Use Plan intentionally identifies a broad range of densities in response to the target mix recommended by the Comprehensive Plan Advisory Committee (CPAC).

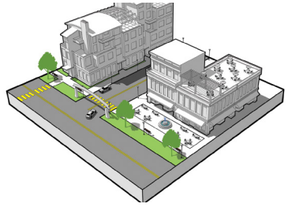
The City, its elected officials, and commissions should utilize the Future Land Use Plan's recommendations as a guide for decision-making as it pertains to new residential developments to ensure the housing stock responds to the growth pressures projected in the next 25 years. Additional insight into the housing projections, target mix, and estimated units is discussed on the following pages.

Low-Density Residential



Medium-Density Residential

High-Density Residential



Mixed-Use

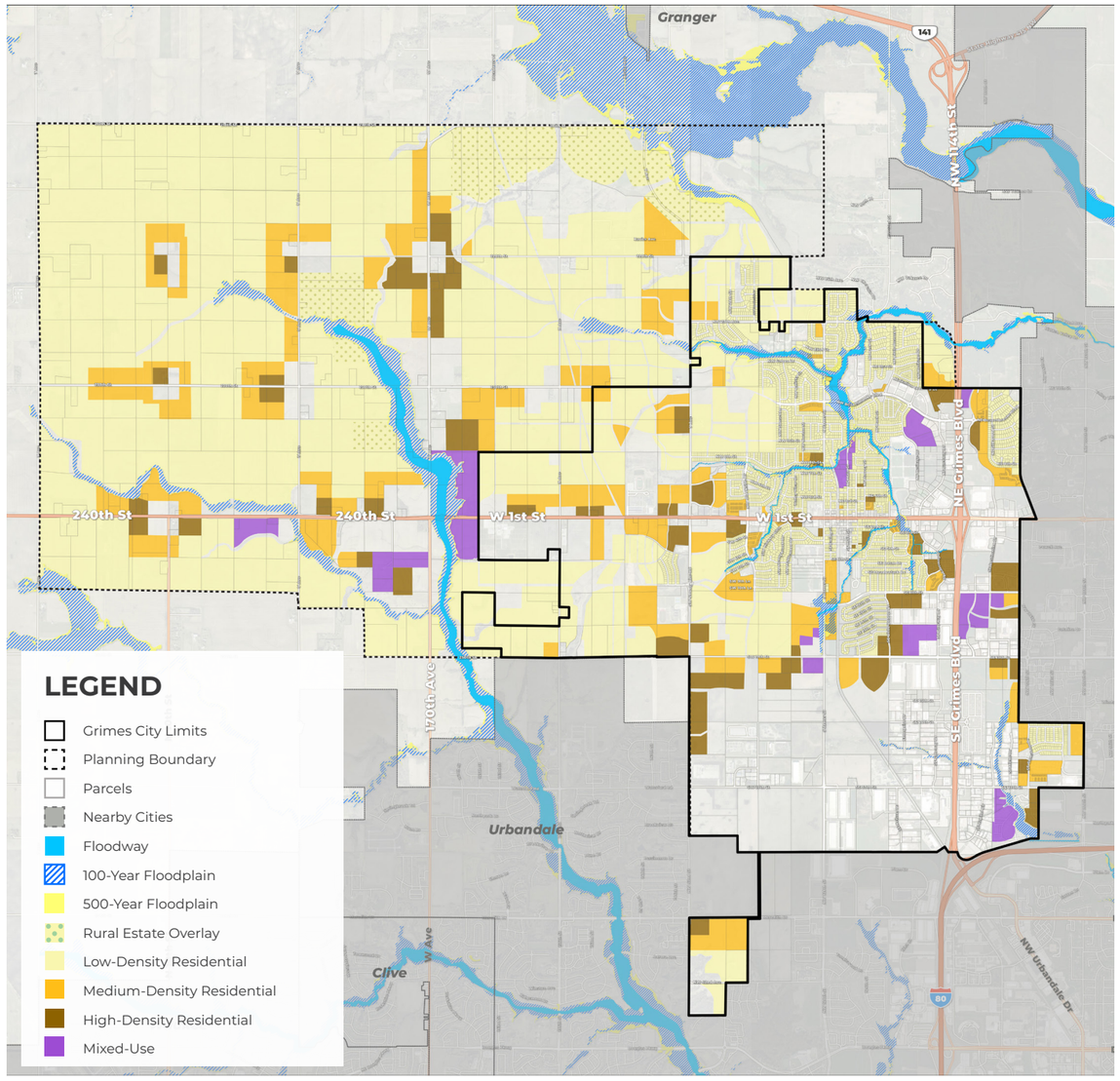


FIGURE 7.5 FUTURE LAND USE PLAN - RESIDENTIAL LAND

Support Residential Growth in Grimes

Strategy 7.1.2: Follow the recommendations outlined in the sub-area plans to attract unique development to Grimes.

Chapter 4: Future Land Use outlines a high-level strategy for the potential development throughout Grimes' planning boundary. Future feasibility studies and planning will need to be completed to bring these visions to fruition, as noted in ***Chapter 4: Future Land Use***; however, these sub-area plans would support community desires for unique and experience-based developments.

The Walnut Creek Waterfront District is sub-area located north of Walnut Creek Greenbelt District and would introduce a new lake community within the Des Moines Metro and facilitate regional stormwater drainage for the west area of Grimes.

The sub-area plan in Figure 7.7 should be used as a guide to support the overall vision of this development. Proposed concept development may deviate from the format shown in this sub-area plan, though the character should remain consistent with desired uses and development styles. Additional characteristics for consideration are provided in Figure 7.6.

CHARACTERISTICS TO CONSIDER

Creation of a Signature Development

This will help establish a standard for living within the Walnut Creek Waterfront District. A signature development would include high-quality construction and design practices, a notable brand and identity, and a unique architectural vision.

Large Lot Configurations

A large lot would support the estate-level living and identity of the signature development. These are common characteristics for lake-oriented residential subdivisions.

High-End, Luxury Housing

Luxury is part of the identity tied to a signature development and the housing stock should reflect this. Design standards and similar regulations could be incorporated to ensure a common level of quality in design is maintained.

FIGURE 7.6 CONSIDERATIONS FOR DEVELOPMENT

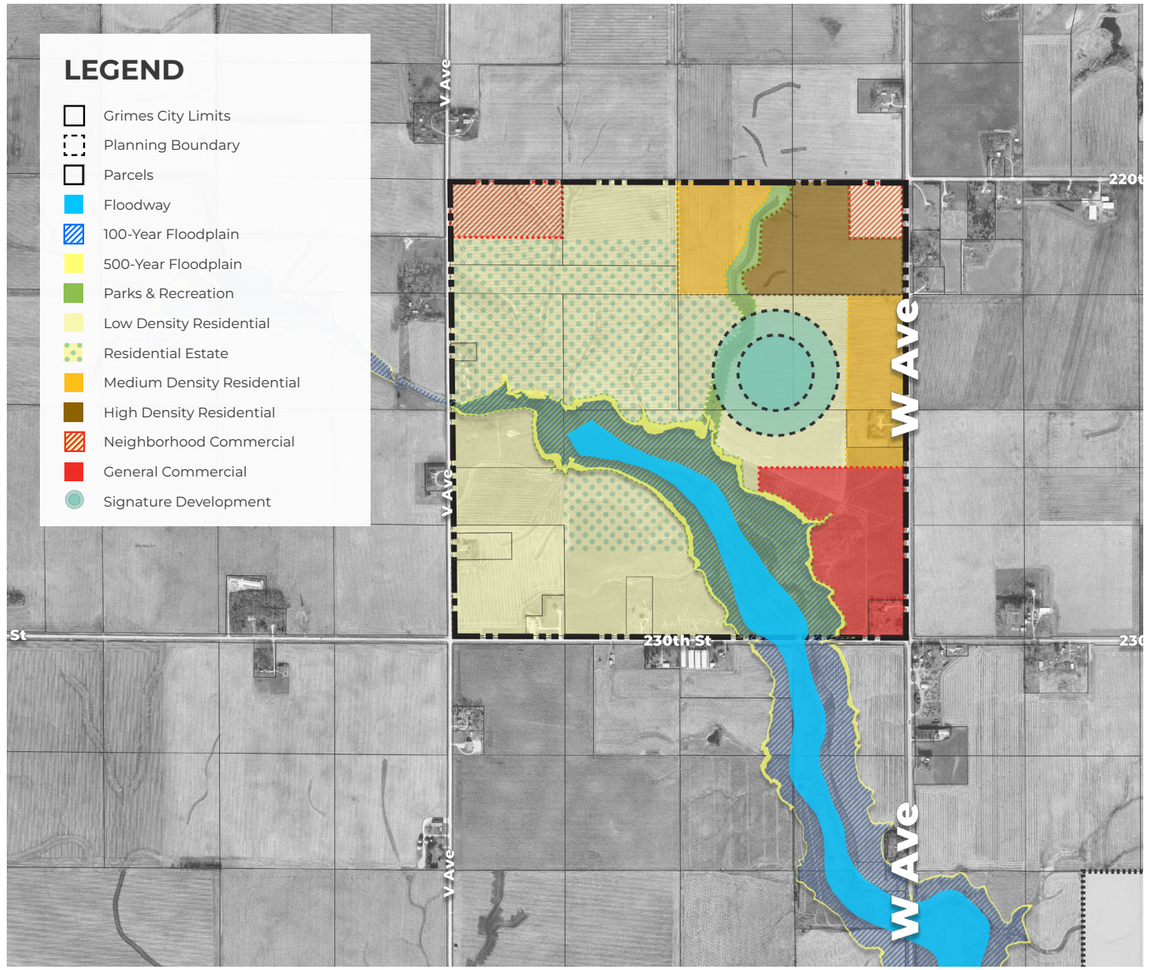


FIGURE 7.7 SUB-AREA PLAN — WALNUT CREEK WATERFRONT DISTRICT

Support Residential Growth in Grimes

Strategy 7.1.3: Reference the population and household demand projections to evaluate progress on residential development on a routine basis to ensure there is available housing for current and prospective residents.

In addition to the population projections completed in Phase 1, supplemental household and unit projections were created to ensure there is enough availability in the housing market for inward mobility of current residents and opportunities for new residents to find their place in the Grimes community.

Figure 7.8 highlights these findings below and estimate that there will be a need for an additional 11,687 net new housing units, or 467 new units annually to house the projected 29,138 new residents coming to Grimes. Table 7.2 presents the current and target mixes by residential density types, as well as the necessary new units and needed acres to meet that demand. The target mix was identified in coordination with the Advisory Committee and City Staff to respond to community needs and findings from the existing conditions analysis.

To help ensure development is meeting projected housing demand, the City should explore developing a dashboard with housing-related metrics to showcase progress to the development community and public. Additional metrics, such as incorporating residential entitlement, should be included in the annual City.

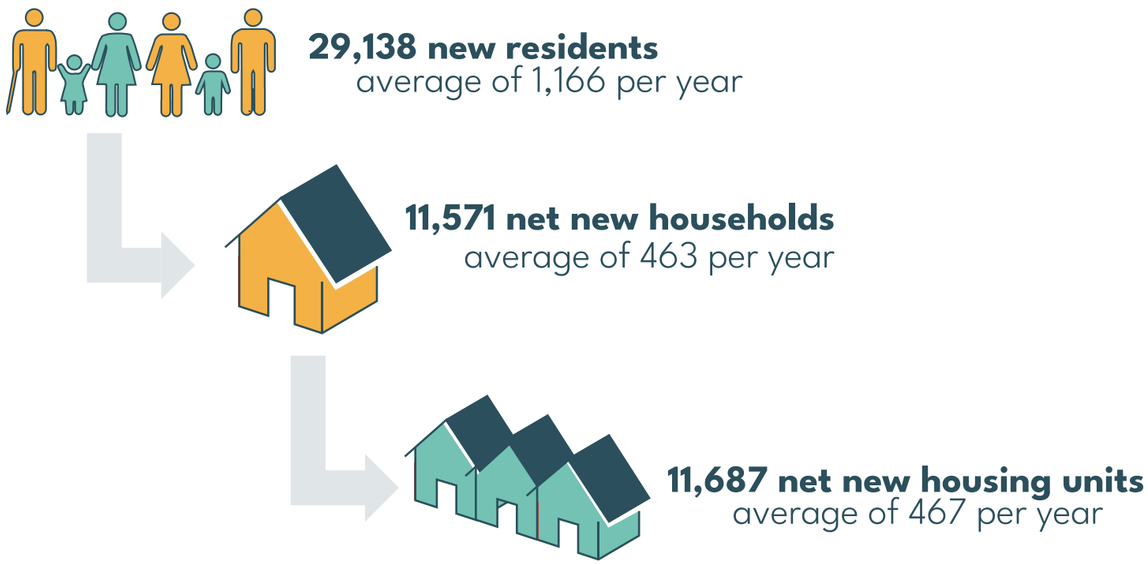


FIGURE 7.8 RESIDENTIAL PROJECTIONS FOR NEW RESIDENTS, HOUSEHOLDS, AND UNITS THROUGH 2050

CURRENT AND PROPOSED TARGET MIX BY HOUSING TYPE

	Single-Family Detached	Single-Family Attached	Multi-Family
Current Mix	58%	9%	33%
2050 Target Mix	50%	25%	25%
Necessary New Units	5,843	2,922	2,922
Needed Acres	1,461	365	161
Dwelling Units/Acre Assumption (du/ac)	4 du/ac	8 du/ac	18 du/ac

TABLE 7.2 CURRENT AND PROPOSED TARGET MIX BY HOUSING TYPE

The City should utilize GIS to complete an analysis of the current built environment to catalog existing housing types and conditions in Grimes.

Support Residential Growth in Grimes

Residential Land Use Projections

A series of projections and estimates were completed to evaluate the Future Land Use Plan's residential shares compared to the recommended target mix.This evaluation allows Staff to ensure the identified residential configurations respond to the community's needs. Table 7.3 presents the results of the residential land use projections derived from the Future Land Use Plan.

Summary of Results

The results in Table 7.3 can be summarized into the following points:

- The Future Land Use Mix appropriately reflects the previously identified target mix within 1-3 percentage points. This is a common range of variation when transitioning from pre-land use planning efforts into the mapping phase and plan drafting and reflects the City's initiative to provide housing for all lifecycles.
- There is an intentional surplus of units planned for within the Future Land Use Plan to ensure there is a consistent number of available units for current and future residents and their desired housing types.
- The higher the density, the greater the efficiency in land consumption within city limits and the planning boundary.

Assumptions

The dwelling unit per acre (du/ac) estimates shown in the bottom line of the table reflect similar densities to those already developed in Grimes today and what is recommended within the City's zoning code.

	Rural Estate Overlay	Low-Density Residential	Medium-Density Residential	High-Density Residential	Mixed-Use*
Current Mix	-	58%	9%	33%	-
Future Land Use Mix	1%	52%	23%	22%	2%
Necessary New Units	675	32,434	14,215	13,600	2,121
Needed Acres	675	8,108	1,777	756	177
Dwelling Units/Acre Assumption (du/ac)	1 du/ac	4 du/ac	8 du/ac	18 du/ac	12 du/ac

TABLE 7.3 RESIDENTIAL LAND USE PROJECTIONS

**The Mixed-Use land classification as shown in the table above accounts for half of the allotted land uses identified in the Future Land Use Plan.*

Housing Opportunities for All

Goal 7.2: Residential development in Grimes should reflect the needs of all community members.

Strategy 7.2.1: Reduct barriers to accessory dwelling units (ADUs) to help address housing affordability while providing alternative income sources to property owners.

Accessory dwelling units (ADUs) are secondary residential units that are often found on single-family lots with a principal structure (the primary single-family dwelling unit). ADUs can come in a variety of shapes and forms, as shown in Figure 7.9, and are great opportunities to increase block and neighborhood densities in a gentle manner while maintaining a consistent visual plane from the street. Often, ADUs are referred to as “granny flats” or “in-law suites” as they have historically promoted multi-generational living. Modern ADUs can be used as in-law suites for family to utilize or as additional sources of income to supplement mortgage payments.

Update to Iowa State Law:

In May 2025, the State of Iowa passed Senate File 592 which now requires all cities and counties to allow one accessory dwelling unit (ADU) per single-family lot by right. This means property owners with a single-family lot no longer need to obtain a rezoning or special use permit. Currently, Grimes’ zoning code does not allow for ADUs and would need to be updated to comply with this new law.

Considerations for the Code Update:

- Ensure compliance with applicable building codes.
- Create consistent standards for the size of the ADUs – the secondary unit shall not exceed 1,000 or 50% of the primary residence’s size.
- Maintain consistent lot standards for setbacks, design, parking, ownership, and occupancy for the principal and secondary residences.

What forms can an accessory dwelling unit take?

FIGURE 7.9 FORMS OF ACCESSORY DWELLING UNITS

Strategy 7.2.2: Review and update the zoning code to accommodate a broad mix of residential housing types and support life cycle housing options.

The current zoning code identifies a number of approved housing types by zoning designation. The districts and permitted housing types are summarized in Table 7.4. These districts permit conventional development typologies that are often found in suburban communities; however, there are opportunities to update the code and district definitions to account for a broader variety of housing types. Many developers seek PUD zoning because the current residential zoning categories are outdated and do not support current residential housing market needs and trends. By incorporating more permitted housing types and adjusting density in each residential zoning district, the City can increase housing variety to support life cycle housing and flexibility for developers. Suggested housing types to allow include cottage courts, eightplexes, live/work structures, and other missing middle housing options.

Additional considerations to improve consistency in the City’s zoning code includes:

- Reclassify zoning districts to reduce non-conformities in existing development and expand the definitions to allow for more housing types.
- Consider city-wide rezone process to address areas where the current or amended zoning does not match the Future Land Use Plan.
- Amend PUD zoning district requirements.
- Amend the zoning ordinance to allow residential units above neighborhood commercial developments.
- Consider amendments that focus on form and neighborhood cohesion, rather than strict Euclidean zoning standards.

What housing types are supported in Grimes today?

ZONING DISTRICT	HOUSING TYPE PERMITTED
R-1	Single-family detached units only
R-2 / R-2 60 / R-2 70	Single-family detached units, duplex, or two-family homes
R-3 / R-3 Medium / R-3 High	Multi-family dwellings i.e. apartments, townhomes, condominiums
R-4 (PUD)	Mix of housing types
R-5	Mobile home parks

TABLE 7.4 ZONING DISTRICTS + PERMITTED HOUSING TYPES

Top Left: Cottage Courts

Top Right: Eightplex + Mixed Densities

Bottom Left: Live/Work Developments

FIGURE 7.10 MISSING MIDDLE HOUSING TYPES

Housing Opportunities for All

About Life Cycle Housing

Life cycle housing refers to the practice of providing housing types that match all ages and stages of life. Building a community that supports young professionals, single parents, empty-nesters, group housing, young couples, and growing families helps create a vibrant and high-quality place to live. Each of these phases of life generates varied demand that should be considered in all development practices to support those who want to reside in Grimes for their lifetime with housing that meets their needs.

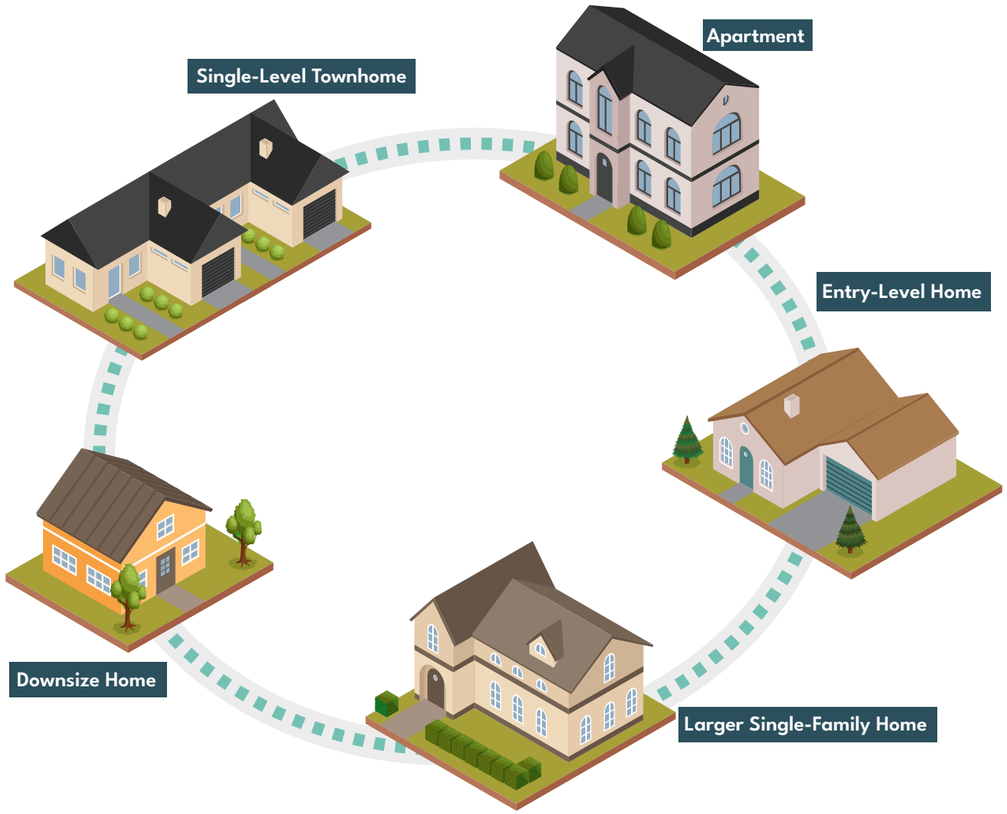


FIGURE 7.11 LIFE CYCLE HOUSING EXAMPLES

FIGURE 7.12 HOUSING EXAMPLES

Housing Opportunities for All

Strategy 7.2.3: Support and encourage creative residential developments that provide vibrant and diverse neighborhoods.

The housing market nationwide is seeing a shift where homeowners are prioritizing quality of life amenities, walkability, and different housing types than what has conventionally been built. The City of Grimes should remain supportive of creative development projects that have the potential to positively impact a greater range of residents of all phases of life and interests. Emphasis should be placed on developments that provide vibrant and diverse neighborhoods, especially those that integrate a mix of densities, housing types, amenities, and mobility connections to other activity nodes.

The case study on this page highlights a development in North Kansas City, Missouri. The development includes small lot single-family homes, traditional single-family lots, townhomes, duplexes, and apartment complexes, all of which are walkable to the local business corridor that has a number of eateries, coffee shops, and local retailers. Schools and parks nearby offer added amenities for residents of all phases of life.

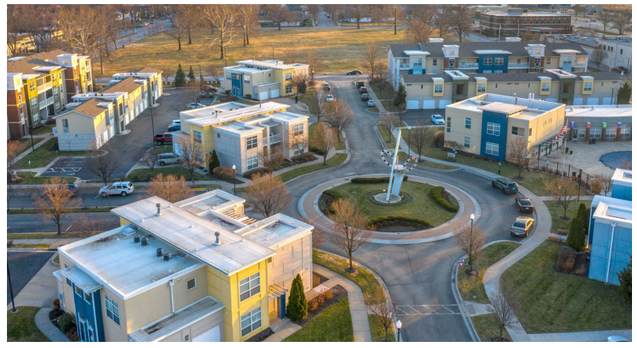
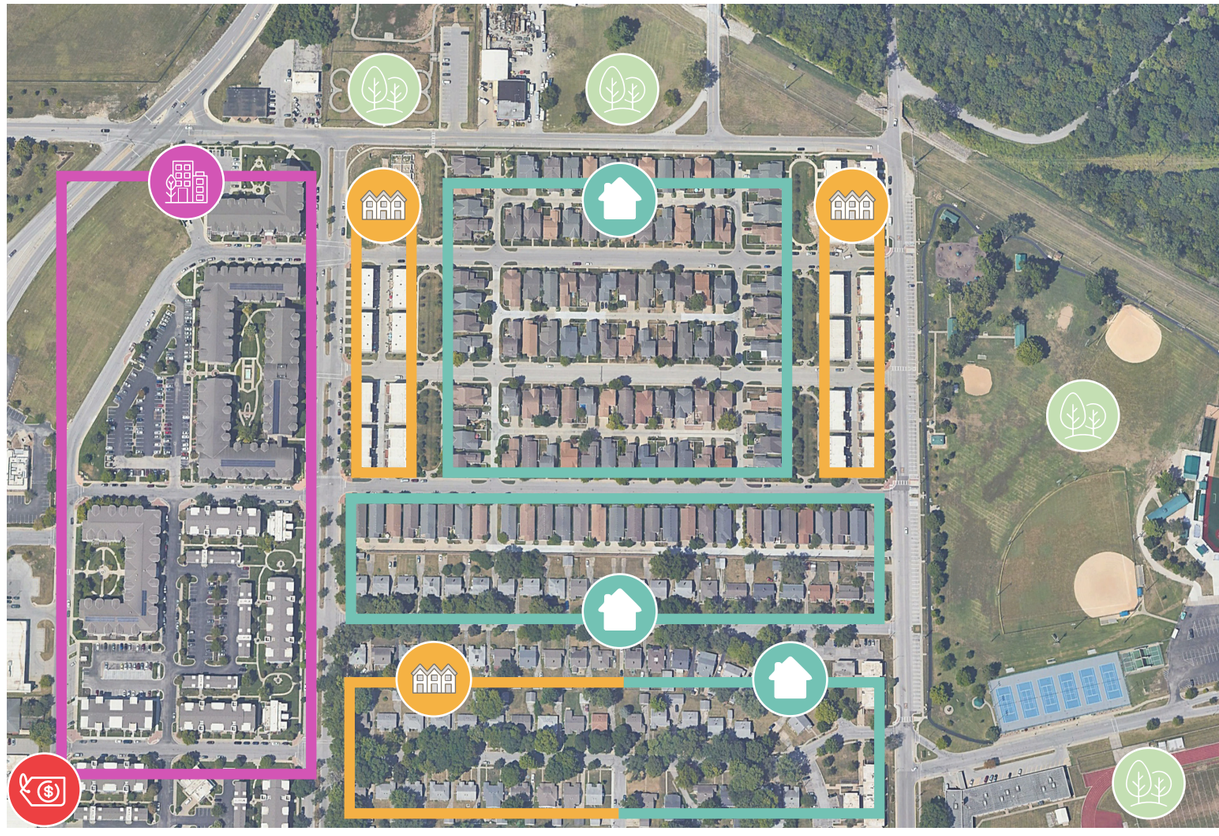


FIGURE 7.13 PRECEDENT IMAGERY FROM NORTH KANSAS CITY

CASE STUDY: North Kansas City, Missouri

Mixed Residential Development Walkable to Nearby Amenities



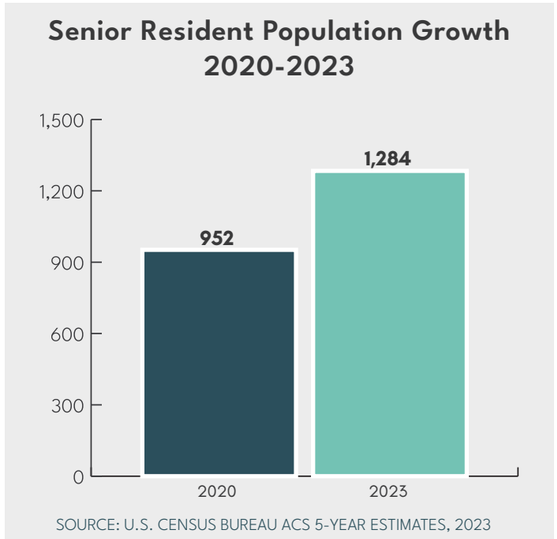
Housing Opportunities for All

Strategy 7.2.4: Promote and identify opportunities for senior-friendly housing in Grimes.

Grimes' senior resident population is growing at a rapid rate. The graph in Figure 7.14 highlights the senior resident count for 2020 and 2023, presenting a 34.9% increase in residents in this three-year period. This intense growth is anticipated to place a strain on aging residents' ability to access housing that allows them to continue living independently and safely. Feedback from Phase 2 of the planning process identified a need for added independent senior-friendly housing for residents to downsize or transition into from other communities and within Grimes. Additional insights into maintaining housing accessibility are discussed on the following page, including Universal Design practices.

Additional strategies to support senior-friendly housing in Grimes include:

- Updating the zoning code to identify which zoning districts should permit senior-care facilities by right and establish specific zoning standards.
- Updating the zoning code to provide flexibility in standards or regulations for developments with management associations to include private amenities and services for residents.
- Encouraging staff to obtain Certified Professional in Accessibility Core Competencies (CPACC).
- Recruiting developers to bring senior housing projects to Grimes.



34.9% increase in senior residents from 2020 to 2023.

FIGURE 7.14 SENIOR RESIDENT POPULATION GROWTH

Strategy 7.2.5: Encourage the use of Universal Design practices in residential development.

To help ensure housing is accessible for residents of all ages and abilities, Grimes should encourage the integration of Universal Design principles into new and existing residential housing.

What is Universal Design?

Universal Design (UD) is defined by the United States Access Board as the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Within housing, this refers to the design of entrances, doorways, corridors, and other small details that help ensure the home is accessible to all today and in the future.

How to Encourage Universal Design?

Encouraging Universal Design can be as simple as educating developers and residents about the principles on the City's website or as far as integrating UD principles into the building code for certain dwelling types. UD can also be built into a home rehabilitation grant.

FIGURE 7.15 EXAMPLES OF UNIVERSALLY DESIGNED HOUSING

Housing Opportunities for All

Strategy 7.2.6: Encourage energy efficiency practices and upgrades in new residential development and existing housing.

Energy efficiency practices can positively impact new-build residences as well as pre-existing homes through modernized improvements and standards. To promote energy efficiency in homes located throughout Grimes, the City should develop energy efficiency practices, consider adding energy efficient practices into the building code, and educational campaigns to share with residents. The City should also create opportunities to host annual discussions with builders, contractors, and developers to share updates on the latest building codes and standards. An additional opportunity the City should explore includes expanding the Metro Home Improvement Program. This program is a collaborative effort with eight Des Moines Metro cities (Ankeny, Altoona, Grimes, Urbandale, West Des Moines, Des Moines, Bondurant, Polk City, and Windsor Heights) to help preserve the existing affordable housing stock. The program provides assistance for housing repairs and correcting code violations in the form of a five-year forgivable loand to households earning less than 80% of the Area Median Income (AMI). The program is only applicable to single-family homes and excludes mobile homes, duplexes, or rental units.

The City and its partners should consider exploring opportunities to expand or supplement funding of the grant to allow for energy efficient improvements to be eligible under this grant program. Often times, the cost of improvements is the key deterrent in allowing homeowners the chance to make these changes.

What Are Some Residential Energy Efficiency Improvements?

Energy efficiency upgrades can take the form of:

- Upgrading insulation in attics, walls, or crawl spaces.
- Upgrading a home's HVAC systems to more modern units.
- Replacing single-pane windows or older doors with new models and sealing air leaks.
- Replacing thermostats with new smart home technologies.
- Adding solar panels to roofs as zoning codes allow.

Strategy 7.2.7: Encourage more family-oriented rental options in Grimes.

Families who rent in Grimes have few options available today. According to CoStar, there are approximately 15 apartment complexes that offer 3-bedroom units. There are currently no 4-bedroom apartment units in Grimes today. Often, apartment complexes have a stronger focus on studio, one, and two-bedroom unit compositions. A brief examination of single-family rentals available today presents an even smaller pool of options that also includes a steep price increase of roughly $1,000 more in rent per month compared to 3-bedroom apartment units.

Introducing more 3+ bedroom rental options would better would make Grimes a more viable option for families looking to move to the community. The City should begin discussions with developers to attract more 3+ bedroom units – with a focus on detached, bi-attached, and apartment types – to offer families short and long-term housing solutions. To support this effort, the City could consider offering optional density bonuses or other development regulation incentives that in exchange require minimum three-bedroom ratios.

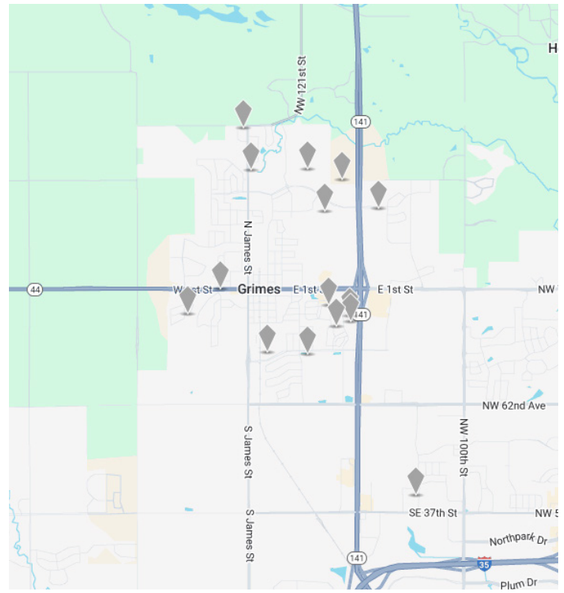


FIGURE 7.16 AVAILABLE 3-BEDROOM APARTMENTS
SOURCE: COSTAR, 2025

Housing Opportunities for All

Strategy 5.2.8: Ensure housing is available for all income levels.

The housing projections presented on pages 12 and 13 identify target goals for shares and units by housing type. Another important factor is ensuring that housing is within affordable reach for all residents. One way to analyze the current levels of affordability is through a housing mismatch analysis. This analysis examines gaps and surpluses in the market by owner- and renter-occupation following the Department of Housing and Urban Development's definition of affordability. This definition holds the standard that no household should be spending more than 30% of their income, including rent and utilities, on housing costs.

HOUSING MISMATCH ANALYSIS CATEGORIES

Household Income ranges are separated out to understand the availability of homes/rentals within the given affordability range.

Homes and Rentals, shown in dark and light teal respectively, highlight the existing units available that are within the given income range's affordability scale.

Gaps are shown in red and represent needed housing stock that is not meeting the existing need in that affordability range.

Surpluses are shown in yellow and represent an overstock of units that exceed the existing need in that affordability range.

HOUSING MISMATCH ANALYSIS

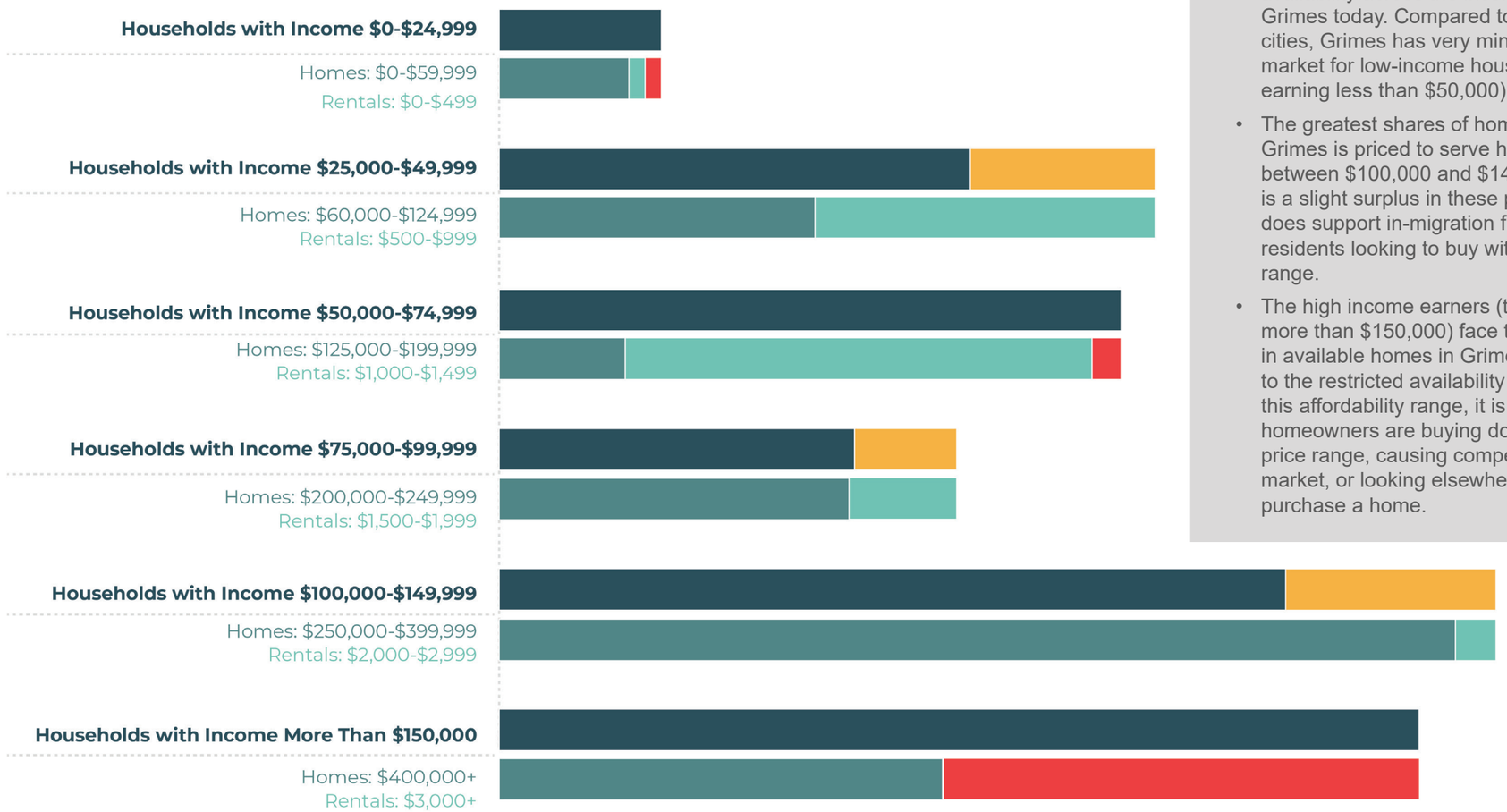


FIGURE 7.17 HOUSING MISMATCH ANALYSIS RESULTS FOR THE EXISTING HOUSING STOCK IN GRIMES
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR 2023 ESTIMATES

FINDINGS FROM THE RESULTS:

- There is generally a healthy level of availability across the income ranges in Grimes today. Compared to other Metro cities, Grimes has very minimal gaps in the market for low-income households (those earning less than $50,000).
- The greatest shares of homes and rentals in Grimes is priced to serve households earning between $100,000 and $149,999. There is a slight surplus in these properties but does support in-migration from prospective residents looking to buy within this price range.
- The high income earners (those earning more than $150,000) face the largest gap in available homes in Grimes today. Due to the restricted availability of homes in this affordability range, it is likely that these homeowners are buying down into a cheaper price range, causing competition within that market, or looking elsewhere in the Metro to purchase a home.

Resilient and Quality Neighborhoods

Goal 7.3: The City should continue to maintain high standards for neighborhood development and character.

Strategy 7.3.1: Continue to utilize and improve the Rental Housing Inspection Program.

One of the most important roles a local government has to offer is safety and livability within its communities. Grimes' Rental Housing Inspection Program (RHIP) plays an important role in this by routinely evaluating the condition, safety, and compliance of rental properties with established codes and standards. This approach not only safeguards the health and well-being of residents but also preserves the aesthetic and functional quality of the community. The program helps renters be confident about their choice by ensuring that all rental units meet or exceed baseline requirements for maintenance, structural integrity, and habitability. It supports healthier neighborhoods by ensuring rentals match the upkeep of the other surrounding properties, including owner-occupied homes.

The City should consider ways to continue toimprove rental housing quality in the community by:

- Implementing tracking procedures to monitor rental unit stock over time
- Upgrading software programs to organize rental program information and make reports and updates available to rental property owners
- Updating the rental code to correct inconsistencies and program information.
- Considering an update to the rental code to include RHIP items in addition to the ICC Property Maintenance Code requirements.

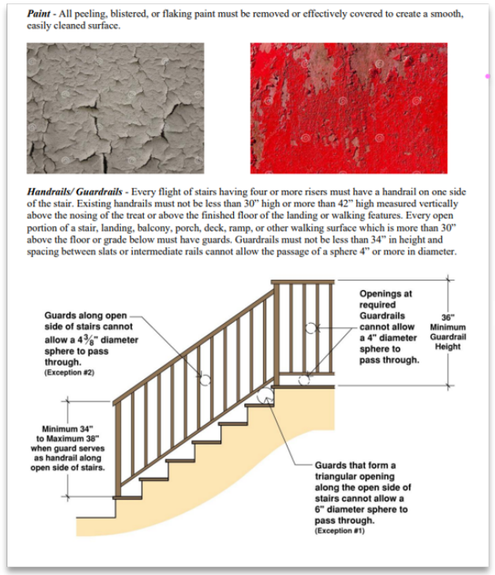
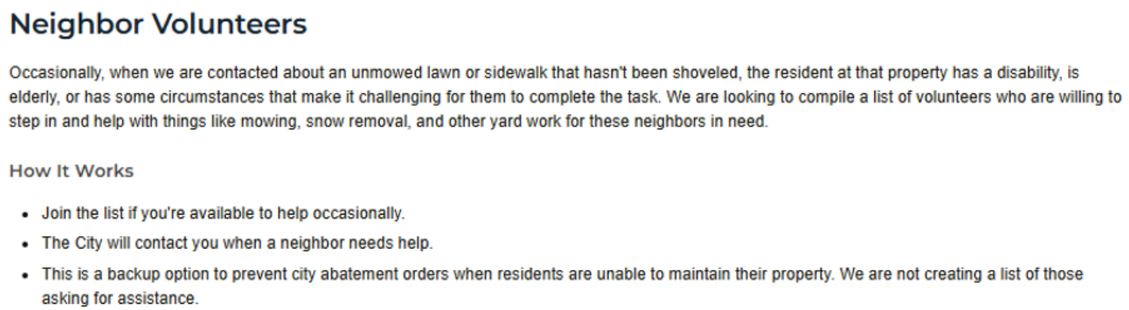


FIGURE 7.18 SAMPLE FROM CITY OF GRIMES RENTAL HOUSING INSPECTION PROGRAM DOCUMENT

Strategy 7.3.2: Continue to have effective code enforcement practices to maintain neighborhood quality in Grimes.

Fair and consistent code enforcement is important to preserving the safety, cleanliness, and visual appeal of Grimes' neighborhoods. By guaranteeing that property maintenance, building standards, and zoning regulations are upheld, the City of Grimes can prevent the gradual decline in appearance and function that could affect property value and community pride. In Grimes, effective code enforcement promotes fairness and accountability by ensuring all property owners are held to the same standards. Routine inspections, timely responses to complaints, and proactive outreach help property owners understand their responsibilities and address issues before they become major problems. Maintaining high standards in this area also complements the City's broader economic development goals by enforcing Grimes' reputation as a desirable place to live and invest.

Residents in the community already showcase the 'neighbors helping neighbors' mindset in the Neighbor Volunteers program supported by the City. This effort helps to connect fellow residents to one another to help with household maintenance such as mowing, snow removal, and other exterior code issues. In October 2025, the Neighbor Volunteers Program won an IowACE award for creative solutions to code enforcement. The City should continue to explore additional creative opportunities to reduce abatements and connect more residents to one another.



Neighbor Volunteers

Occasionally, when we are contacted about an unmowed lawn or sidewalk that hasn't been shoveled, the resident at that property has a disability, is elderly, or has some circumstances that make it challenging for them to complete the task. We are looking to compile a list of volunteers who are willing to step in and help with things like mowing, snow removal, and other yard work for these neighbors in need.

How It Works

- Join the list if you're available to help occasionally.
- The City will contact you when a neighbor needs help.
- This is a backup option to prevent city abatement orders when residents are unable to maintain their property. We are not creating a list of those asking for assistance.

FIGURE 7.19 SNAPSHOT OF CITY OF GRIMES NEIGHBOR VOLUNTEERS PROGRAM

Resilient and Quality Neighborhoods

Strategy 7.3.3: Consider updating tree preservation, tree planting, and street tree requirements to ensure the tree canopy can flourish.

Trees can be a defining feature that add neighborhood character and provide significant environmental, aesthetic, and social benefits. In Grimes, thoughtful management of tree cover after subdivision construction can help ensure new neighborhoods mature into attractive, shaded, and environmentally resilient spaces. To enhance neighborhood tree canopies, the zoning code should be updated to require a minimum tree planting on all residential type lots. Additionally, developing an inventory of all trees in the city and an additional plan to mitigate the loss of tree canopy is a necessary step the City should consider. Adequate tree cover also contributes to energy efficiency for residents, reduces heat island effects, and enhances walkability by creating more comfortable walkways. Regular analysis and inspection, as well as agreements with developers, can ensure young plantings survive and thrive. Over time, this approach will help create streetscapes that are both functional and beautiful, reflecting the City's commitment to sustainable, high-quality development.

FIGURE 7.20 EXAMPLE NEIGHBORHOOD STREETS
SOURCE: GOOGLE MAPS, 2025

Strategy 7.3.4: Identify opportunities to create distinctive character throughout neighborhoods in new developments.

Distinctive neighborhood character plays a role in fostering community pride, attracting new residents, and differentiating Grimes from other suburbs in the Des Moines Metro. As new developments are planned, the City can encourage design features through optional density bonuses or other development regulation incentives that in exchange require architectural requirements to create a unique sense of place. Coordinating with developers and organizations around Grimes early in the planning process ensures these character elements are incorporated in ways that complement Grimes' overall vision for growth.

Why is Neighborhood Identity Important?

Improves Quality of Life
When residents identify strongly with their neighborhood, they are more likely to strive to invest time in improving it.

Increases Citizen Participation
Continuing to foster a strong sense of community can support civic engagement on neighborhood-related decisions.

Fosters Social Cohesion
Strong neighborhood identity promotes interactions between neighbors, creating support groups and a sense of community.

Promotes Economic Development
Having a strong identity can lead to increased potential for investment and promotes local tourism.

What Creates Neighborhood Identity?

Many factors impact the presence or lack of identity in a neighborhood including: a common history, age/style of architecture, unique urban design, streetscapes, signage, a signature park, facility, or institution, a strong commercial corridor, or overall reputation impact neighborhood identity. Identity is often closely tied to the history of a place, especially older neighborhoods.

- A Common or Shared History of the Area
- Unique Urban Design or Streetscape
- Age or Style of Architecture
- Strong Commercial Corridor
- Signature Park, Facility, or Institution
- Overall Reputation

CHAPTER 8:

Transportation

Build a Strong and Connected Multi-Modal Network

Maintain and Improve Existing Infrastructure

Leverage Data to Inform Decision-Making

Overview

Chapter 8: Transportation analyzes the existing mobility systems and provides recommendations on how to efficiently expand the network to support development, complement other infrastructure investments, and serve the community's mobility needs.

Grimes has positioned itself well by providing a strong foundation of transportation and infrastructure that supports both existing residents and new development. Access to reliable mobility systems and the overall cost of development are key drivers that influence where and how growth occurs. The City's proactive approach to transportation planning ensures that development remains feasible and attractive to both residents and businesses.

Transportation + Mobility System Overview

The current street network of Grimes is comprised of major and minor arterial corridors. Some of these include Highway 141, 1st Street (Highway 44), James Street, Beaverbrooke Boulevard, 19th Street, and 37th Street. These roadways are supported by the major and minor collector streets that connect to the local roads that serve the neighborhoods of Grimes. These roadway types or classifications serve different purposes for the transportation network and must work together to safely and efficiently move people throughout Grimes.

Currently, the arterial corridors in Grimes experience congestion during peak traffic periods. This congestion is primarily due to the physical characteristics of the roadways not matching the needs of the arterial roadway network such as number of lanes, driveways, intersections, turning lanes, etc., however, significant progress is underway and planning within the capital improvement plan (CIP).

The sidewalk and trail network in Grimes today is varies throughout the community depending on time of development; more recent developments have more sidewalks or mobility amenities, whereas the core of the community lacks consistency in connections. Sidewalks and trails are necessary amenities for all residents, no matter the age. This network allows people to move through the community without having to be car-dependent. A healthy sidewalk and trails network can support both a young student walking to school safely or a senior looking to walk to a grocery store. The current network and proposed trail routes are discussed further in this chapter.

Public Engagement

Phase 2 of the Grimes 2050 Comprehensive Plan included a variety of engagement activities and events throughout the community to help identify desired improvements, services, and opportunities related to transportation and mobility. Some highlights from the public input is provided below in Figure 8.1.

MANY MAPPING COMMENTS WERE TIED TO THE EXCITEMENT IN CURRENT INVESTMENTS FOR ROADS AND TRAILS THROUGHOUT GRIMES.

INTERSECTION SAFETY, ADDED SIDEWALKS AND TRAILS, AND LONG-TERM PLANNING WERE IDENTIFIED AS NECESSARY NEXT STEPS TO SUPPORT GROWTH IN GRIMES.

TOP VOTED IMAGES FOR TRANSPORTATION AND MOBILITYIMPROVEMENTS

FIGURE 8.1 SUMMARY OF PUBLIC INPUT RECEIVED RELATED TO PARKS AND RECREATION

Build a Strong + Connected Multi-Modal Network

Goal 8.1: Build a strong and connected street network that supports future growth in a safe and efficient manner.

Strategy 8.1.1: As redevelopment occurs, the City should support consolidating access points along congested arterial corridors.

To reduce congestion and improve traffic safety along arterial corridors, the City should support the consolidation of access points through access management initiatives during new construction and redevelopment of existing sites. Access management and control improvements can assist in reducing the number of traffic conflict points and turning movements, and improve overall traffic safety through the corridor and adjacent areas of interest.

Additional access management will be necessary along W Avenue (Alice's Road) as the road is slated to become a major regional north-south corridor. Higher standards for access management than those outlined in the Grimes Street Design Standards should be implemented to maintain traffic safety and protect pedestrians and bicyclists.

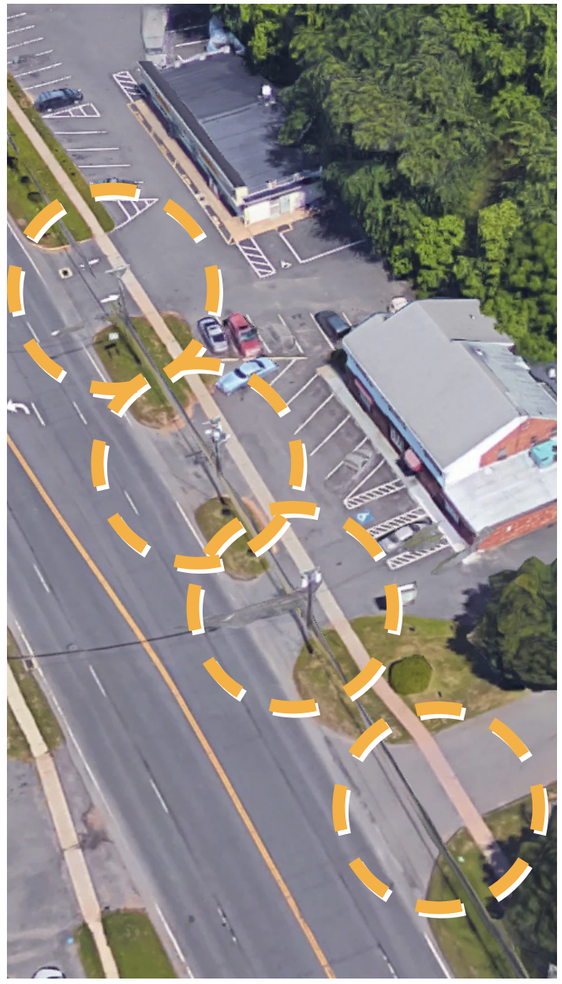


FIGURE 8.2 EXAMPLE OF CORRIDOR WITH MULTIPLE ACCESS POINTS IN CLOSE PROXIMITY

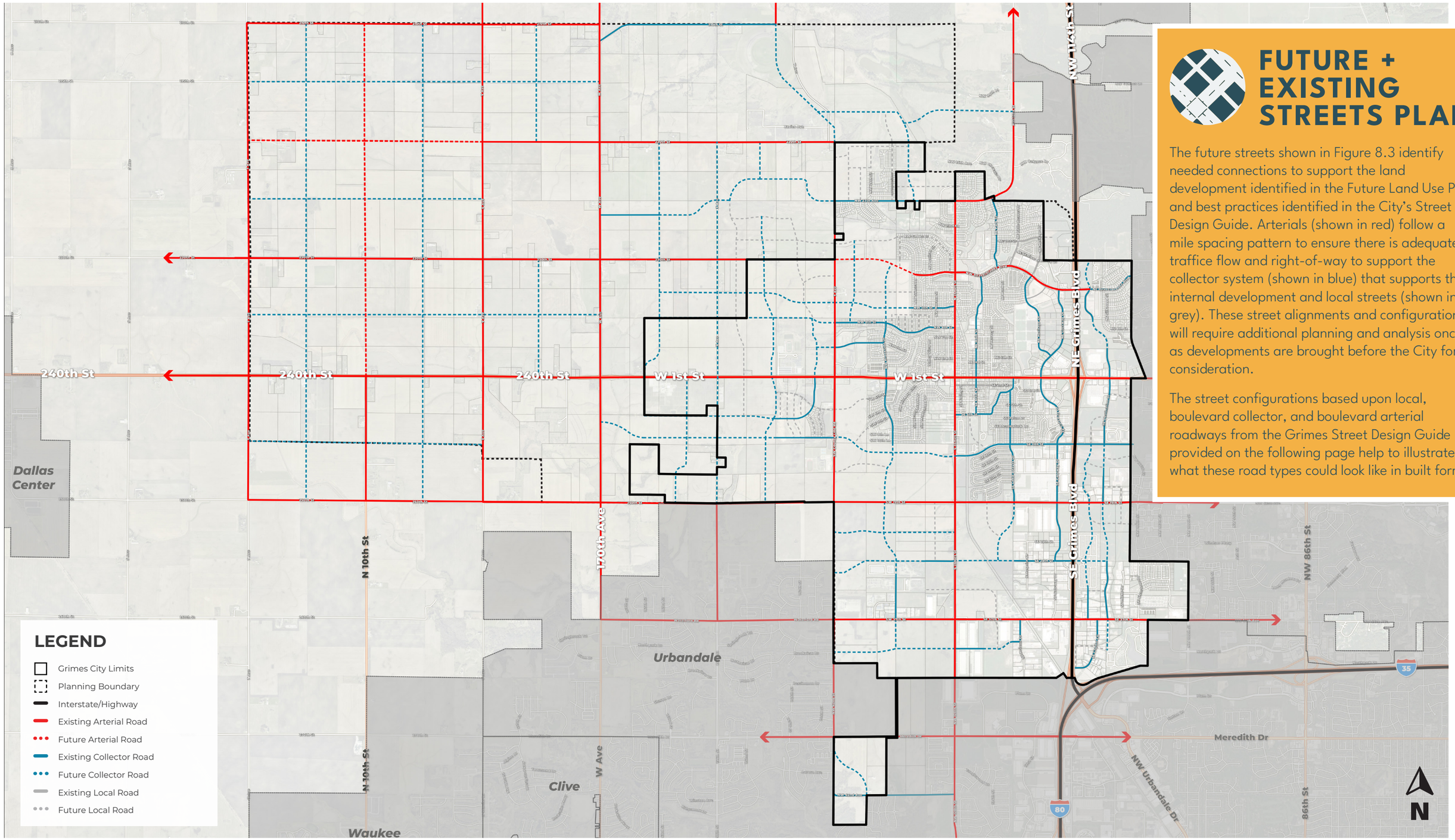
Strategy 8.1.2: Proactively preserve the necessary right-of-way for corridors identified in the Future Streets Plan in accordance with the Grimes Street Design Guide.

To assist with alleviating congestion, the City should pursue projects that help move existing arterial corridors towards a cross-section that more closely matches the ideal conditions identified in the 2024 Grimes Street Design Guide. These classifications are summarized below as the following:

Local streets provide access to individual properties and neighborhoods. They typically have lower speeds with low traffic volumes. To promote connectivity, dead-end streets and cul-de-sacs should be avoided.

Collector streets are segments that collect traffic from local streets and funnel them to arterial streets with controlled intersections. These typically see slightly higher speeds and traffic volumes than local streets.

Arterial streets are major through-roads that carry large amounts of traffic through, into, and out of the city. These are the major connecting links to the surrounding region and have standards that support higher speeds and traffic volumes through limited access points.



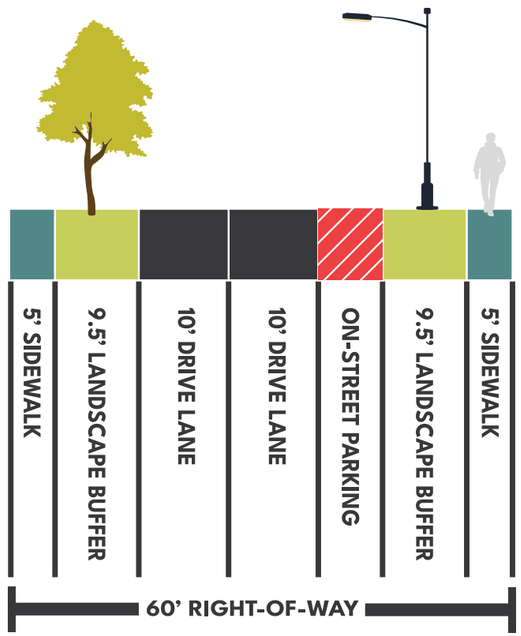
FUTURE + EXISTING STREETS PLAN

The future streets shown in Figure 8.3 identify needed connections to support the land development identified in the Future Land Use Plan and best practices identified in the City's Street Design Guide. Arterials (shown in red) follow a mile spacing pattern to ensure there is adequate traffice flow and right-of-way to support the collector system (shown in blue) that supports the internal development and local streets (shown in grey). These street alignments and configurations will require additional planning and analysis once as developments are brought before the City for consideration.

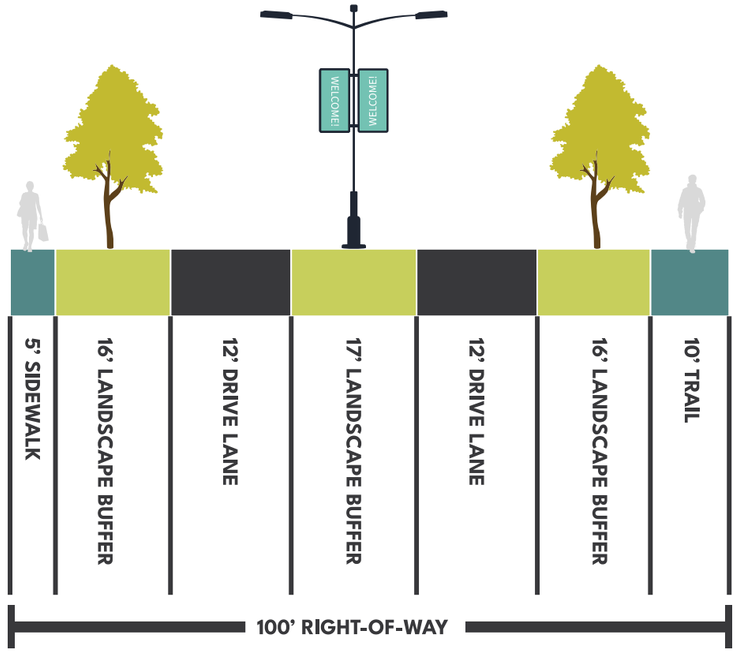
The street configurations based upon local, boulevard collector, and boulevard arterial roadways from the Grimes Street Design Guide provided on the following page help to illustrate what these road types could look like in built form.

FIGURE 8.3 FUTURE AND EXISTING ROAD CLASSIFICATIONS

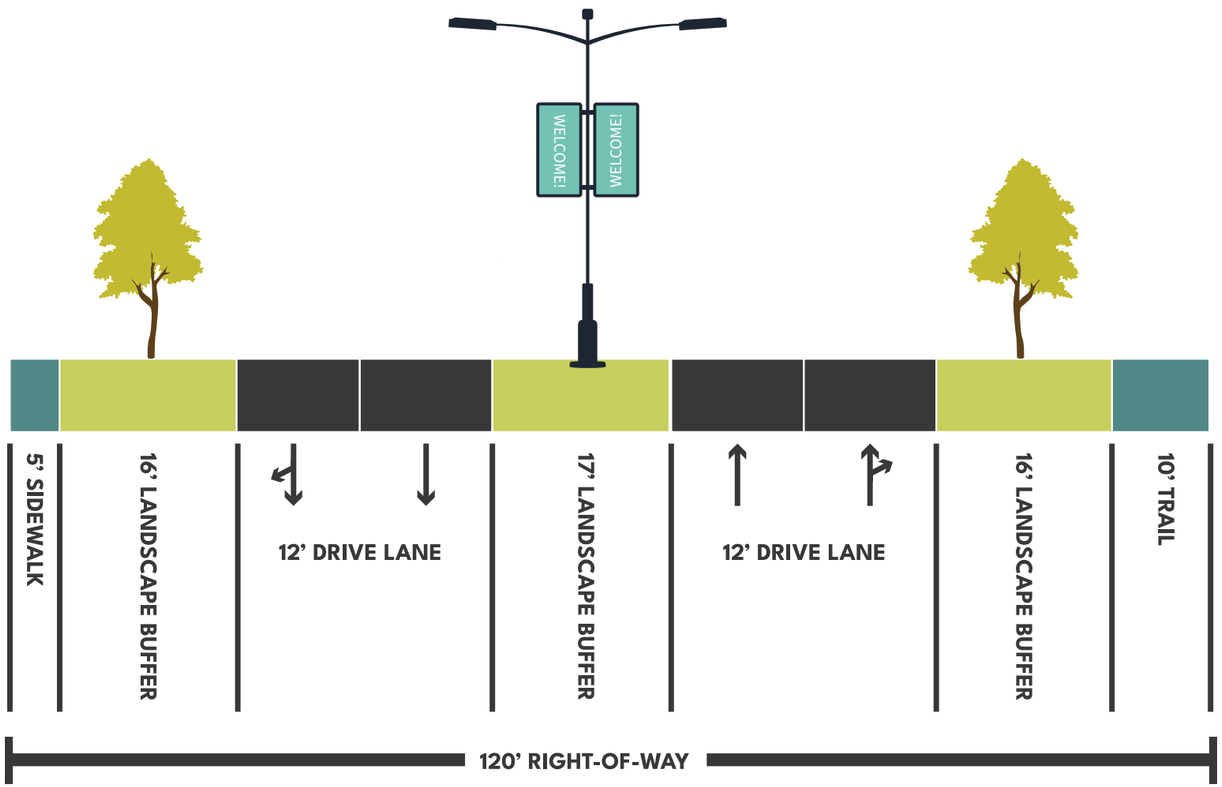
LOCAL STREET CONFIGURATION



MAJOR COLLECTOR 2-LANE BOULEVARD STREET CONFIGURATION



MINOR ARTERIAL BOULEVARD STREET CONFIGURATION



Build a Strong + Connected Multi-Modal Network

Strategy 8.1.3: Evaluate and implement Traffic Calming Designs in accordance with the Grimes Street Design Guide when areas of concern are identified.

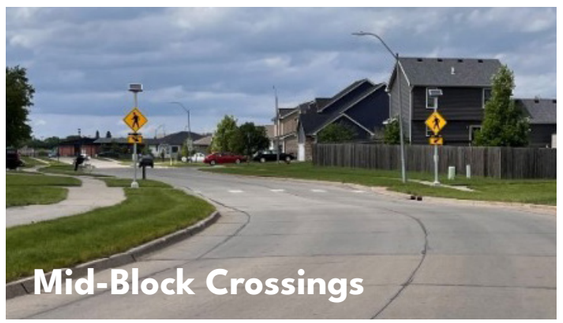
As Grimes grows, it is important to maintain safe and comfortable streets for all users. The City should adopt a formal traffic calming guide and timeline for implementation of improvements to the street network to support user safety. These design features may include curb extensions, raised crosswalks, or narrowed lanes to support traffic calming recommendations identified in the Grimes Street Design Guide.

WHAT ARE TRAFFIC CALMING DESIGN MECHANISMS?

Curb Bump Outs

Roundabouts

Choker


Mid-Block Crossings

Strategy 8.1.4: Coordinate with neighboring communities and regional partners to plan shared transportation corridors, support regional goals, and pursue funding opportunities for future improvements.

Many of Grimes' key transportation corridors—such as arterial and collector roads—extend beyond city limits and connect with neighboring communities and regional systems. Coordinating with jurisdictions like the Iowa Department of Transportation (DOT), Johnston, Urbandale, Dallas Center, Waukee, and Granger is essential to planning future improvements that benefit both Grimes and the broader region. The City also actively participates in the Des Moines Area Metropolitan Planning Organization (DMAMPO), which plays a critical role in shaping regional transportation priorities and securing funding for major projects. Looking ahead, maintaining coordination for potential future connections to I-80 and Highway 17 will be important to accommodate traffic growth and ensure long-term mobility for residents and businesses.

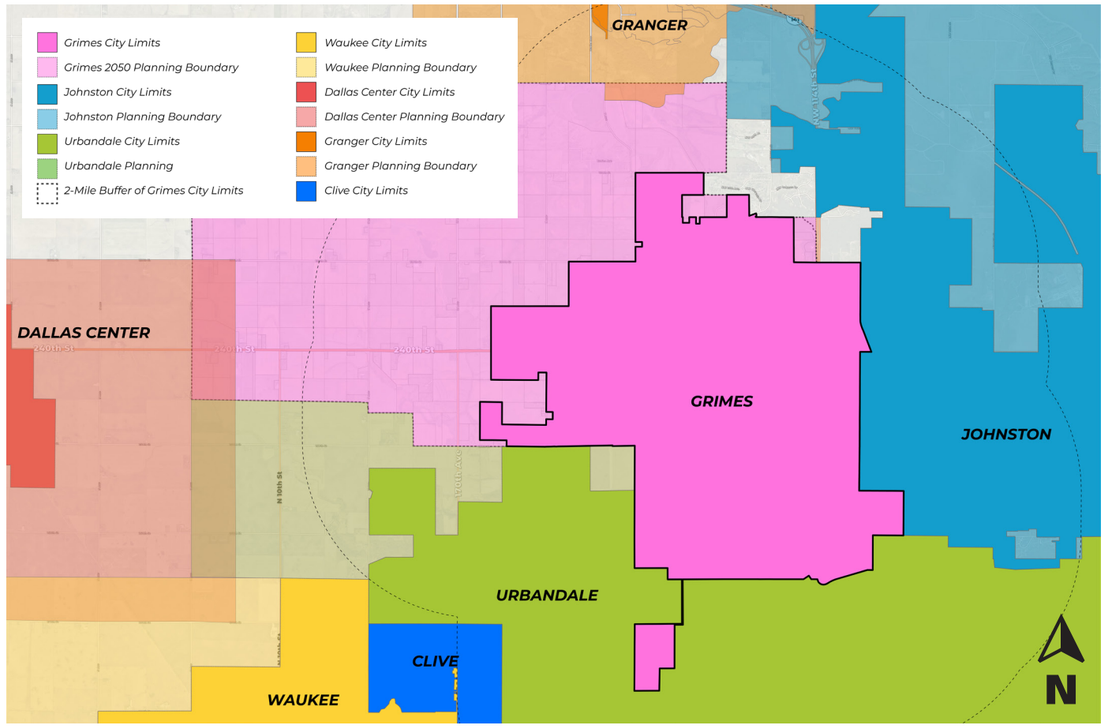
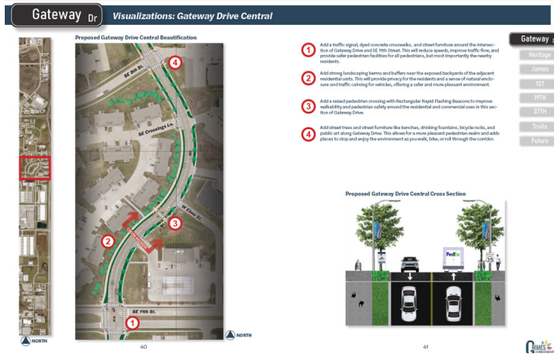


FIGURE 8.4 SURROUNDING MUNICIPAL JURISDICTIONS

Build a Strong + Connected Multi-Modal Network

Strategy 8.1.5: Continue to invest in proactive corridor planning and early design work to guide future development and improve the City's ability to compete for grant funding opportunities.

Investing in corridor studies and early design work helps Grimes plan for future infrastructure needs while positioning the City to compete for grant funding. These studies give developers a clear picture of future improvements, which can encourage investment and guide responsible growth. Current efforts, such as the Corridor Studies for Highway 141, Highway 44/1st Street and James Street, are examples of how early planning can support both development and funding opportunities. By preparing ahead, Grimes can move quickly when funding becomes available and ensure projects are ready to meet community needs.



Strategy 8.1.6: Strengthen north-south transportation network connections.

A strong and connected north-south transportation network is essential for improving mobility and supporting growth. Completing the missing sections of NE Destination Drive east of Highway 141 will maximize the value of this parallel corridor by creating a continuous route that better connects the system of east-west arterials. This improvement will enhance traffic flow and provide alternative options for local and regional travel.

Strengthening connections along the north-south arterials like County Line Road and Xavier Avenue to Highway 141 to the North will reinforce the transportation grid and create a more balanced and efficient network for Grimes. Additionally, establishing a connection between NW 121st Street and the Highway 141/Highway 415 interchange, as previously considered by the Iowa DOT, would provide another critical link to major highways. These projects will improve access, reduce congestion, and position the City for long-term success in managing transportation demands. The City of Grimes should continue to adovcate for strengthening regional transportation networks, as well as collaborate with the neighboring authorities and municipalties, to ensure regional transportation improvements are implemented.

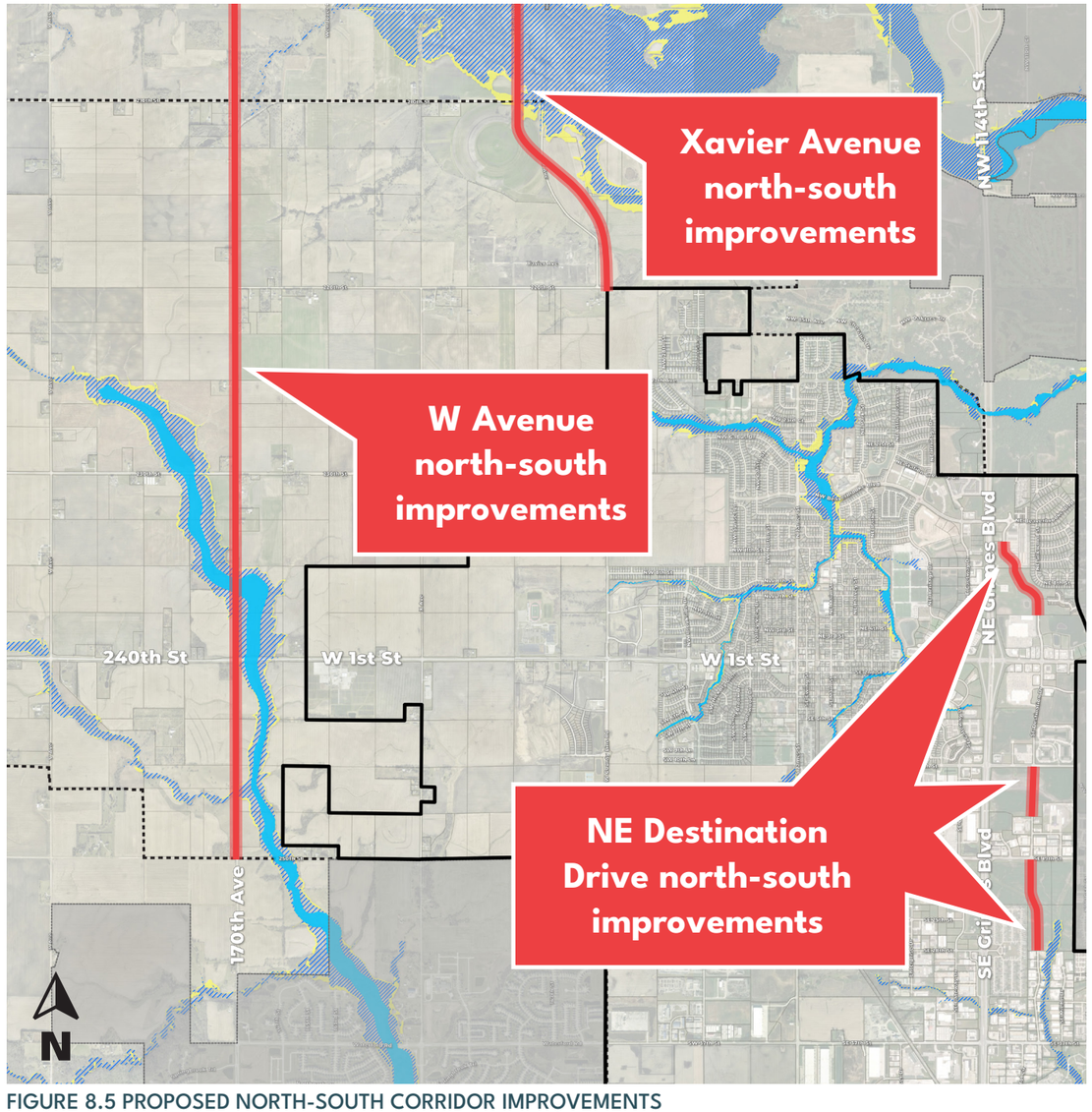


FIGURE 8.5 PROPOSED NORTH-SOUTH CORRIDOR IMPROVEMENTS

Build a Strong + Connected Multi-Modal Network

Goal 8.2: Promote and implement strategies to improve transportation safety across all modes and corridors in Grimes.

Strategy 8.2.1: Ensure pedestrian network is ADA-compliant.

Safety is a fundamental component of a well-functioning transportation system. As Grimes continues to grow, the City must prioritize measures that protect all users including drivers, pedestrians, cyclists, and trail users across every corridor. This can be accomplished through creating and adopting an ADA Compliance Plan to standardize processes ADA-assurances for reviewing and improving sidewalks, cross walks, and other related infructstructure. Strategies such as maintaining ADA compliance, planning safe routes to school, implementing Safe Streets for All action items, and using traffic data to guide improvements will reduce risks and enhance mobility. The City should consider funding these improvements through capital improvement budgeting over time. By designing infrastructure with safety in mind and collaborating on proven programs, Grimes can create a transportation network that is accessible, reliable, and secure for everyone.

Maintaining an accessible pedestrian network is essential for safety and inclusivity. The City should regularly review sidewalks, crossings, and related infrastructure to ensure compliance with ADA standards. Proactive improvements will create a more equitable transportation system, reduce barriers for residents, and support mobility for all users.

Strategy 8.2.2: Continue awareness, planning, and pursuit of funding for Safe Routes to School as the city continues to grow and develop.

The City should develop a Safe Routes to School Plan to help protect children and encourage walking and biking as healthy transportation options. As Grimes grows, the City should continue planning for these routes and pursue funding opportunities to implement improvements. Prioritizing safety near schools fosters community confidence and supports a family-friendly environment.

Strategy 8.2.3: Complete and implement SS4A (Safe Streets for All) action items.

The City's commitment to safety includes implementing action items from the Safe Streets for All (SS4A) initiative. Grimes partnered with the Des Moines MPO to develop regional SS4A strategies and will continue applying those recommendations locally. Future steps should include completing a City-specific SS4A study and carrying out its implementation plan to reduce crashes and improve safety for all roadway users.

To help fund the recommended improvements, the City should explore opportunities to include projects within the capital improvement plan (CIP). This helps to create efficiency in layering improvements in the community and ensure long-term implementation of previous planing work in Grimes.

FIGURE 8.6 SAFE SYSTEM APPROACH
SOURCE: U.S. DEPARTMENT OF TRANSPORTATION

Build a Strong + Connected Multi-Modal Network

Strategy 8.2.4: Utilize traffic data sources to review safety on streets.

Traffic data provides critical insight into crash patterns, speed trends, and high-risk locations. The City should use these data sources to identify safety concerns and guide targeted improvements. To help support this strategy, the City and the appropriate departments or agencies, should create a process in which traffic-related issues are reviewed on a regular basis to track consistent issues over time and identify potential solutions. Data-driven reviews help prioritize interventions that reduce accidents and enhance overall roadway safety. An annual report of traffic counts, crash data, and other relevant datapoints pulled from the City's signalized intersections and other partner agency datasets would help to inform improvements and track impacts to the traffic safety.

Strategy 8.2.5: Ensure trails are designed to improve safety.

Trails are an important part of the transportation network and should be designed with safety in mind. Incorporating features such as clear signage, adequate lighting, and safe crossings will protect users and encourage active transportation. Thoughtful design ensures trails remain a safe and enjoyable option for residents.

The City should consider adopting a set of bicycle and trail design standards to support the safety and quality of the trail network. This could either be achieved through a standalone document or by adding to the City's roadway design standards. A relevant case study to this effort includes the City of Des Moines' Bicycle and Trail Master Plan which includes extensive bicycle and trail network scenarios and ideas for improvements. These solutions provide region-specific concepts that could be achieved through improved design standards.

CASE STUDY: City of Des Moines, Iowa
Bicycle and Trail Master Plan

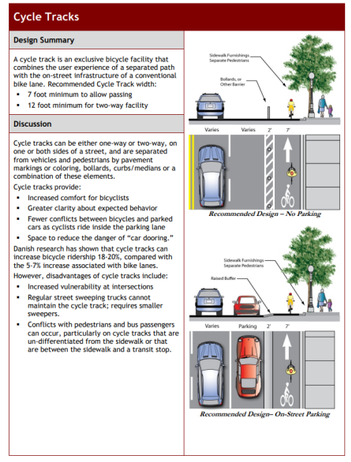
Overview

The City of Des Moines developed a Bicycle and Trail Master Plan to help build on existing trail networks and improve design practices for future connections. This plan supports previous planning components from other plans by the City of Des Moines, as well as regional partners, such as the Des Moines Area Metropolitan Planning Organization (DMAMPO) and its Long-Range Transportation Plan.

The trail design guidelines in Chapter 4 provide a variety of frameworks for future trails to improve safety and quality of bicycle infrastructure throughout the city. These guidelines were developed using industry standards and best management practices.

Key Principles for the Guidelines:

- The bicycling and trail environment should be safe.
- The bicycle and trail network should be accessible.
- The bicycle and trail network should connect to places people want to go.
- The bicycling and trail environment should be clear and easy to use.
- The bicycling and trail environment should be well designed.
- Bicycle and trail improvements should be economical.



There are a variety of design scenarios provided within Chapter 4 that detail what improvements could look like, provide real-world examples, and offer solutions to typical problems associated with each that improvement type. The graphic shown to the left highlights the cycle track improvement type.

PROPOSED TRAILS PLAN

Figure 8.7 identifies the proposed locations for future trails in and around Grimes. These trail types are broken into two categories: Future Trail - Grimes (shown in blue) and Future Trail - Regional (shown in red). The trails proposed within Grimes connect existing trails, parks and open spaces to one another, as well as key destinations in the community. The trail network can be further supported by new sidewalks connecting neighborhoods to all the community's amenities. These additions will need further planning and analysis to identify the confirmed alignment of the trails, however, this Future Trails Plan should be used as a baseline guide for locating future trail facilities.

The regional trails go beyond the planning boundary or along shared jurisdictional streets that will require coordination will require coordination with these adjacent jurisdictions and provide Grimes with more connections to the regional trail system.

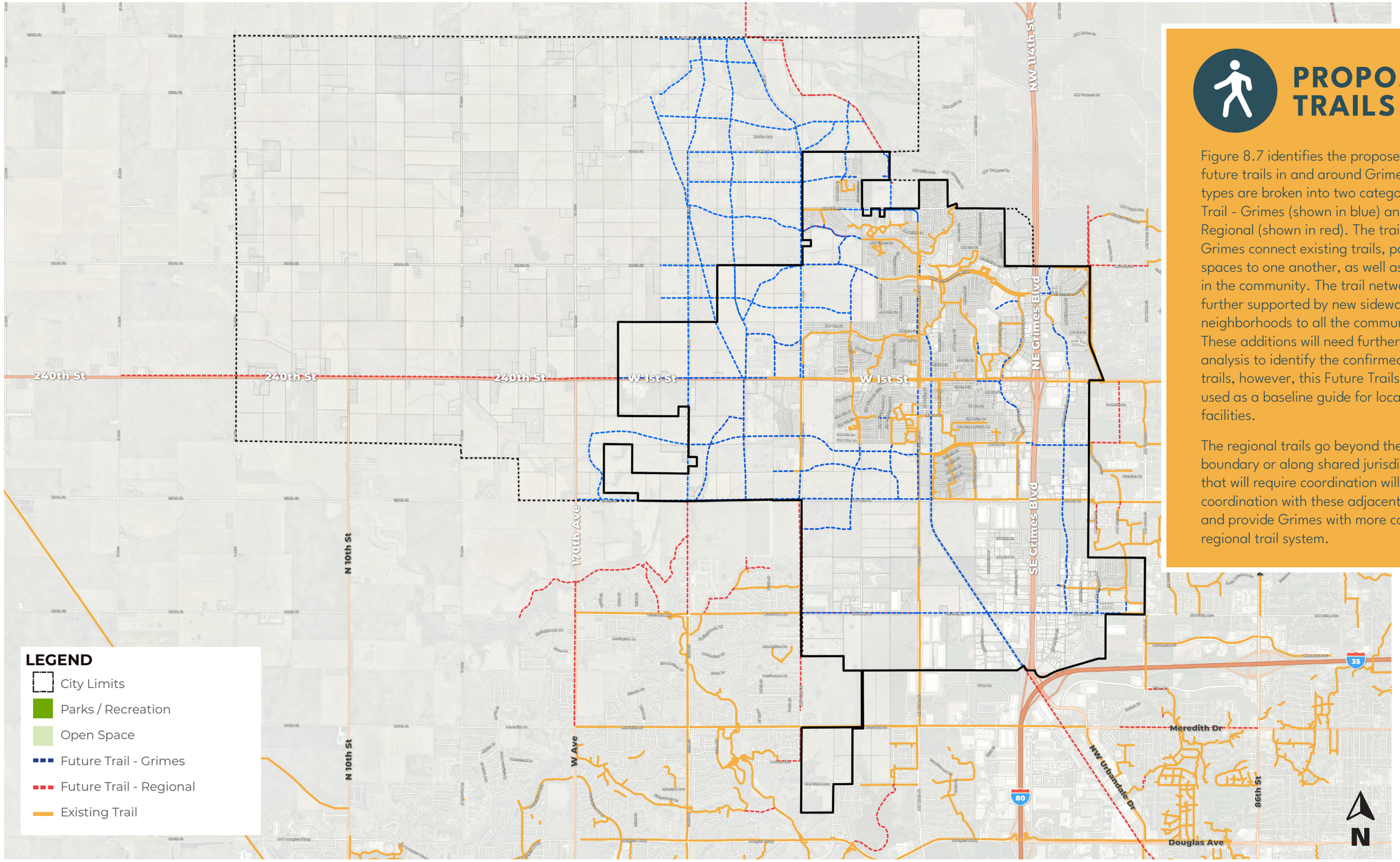


FIGURE 8.7 PROPOSED TRAILS PLAN
SOURCE: CONFLUENCE, WITH INPUTS FROM CITY OF GRIMES

Build a Strong + Connected Multi-Modal Network

Goal 8.3: The City of Grimes should pursue opportunities to increase mobility by improving and expanding the trail network

Strategy 8.3.1: Explore opportunities to connect activity nodes and parks with trails.

Grimes has many high-quality parks and open spaces located throughout the community, however, these facilities do not have ample connections to support a full-cycle network. The online engagement survey from Phase 2 asked residents how they would rate park access on a scale from 1 (low priority) to 10 (high priority) and feedback had an average ranking of six. This result, paired with other high rankings for park needs, demonstrate the community's desire for improved and connected facilities. The community's floodplains and greenways provide ideal opportunities for new trail facilities, as their long linear corridors offer continuous connections between destinations and have limited development potential due to the sensitive nature of these areas. The City should consider opportunities to connect parks, open spaces, and other areas of interest, like Downtown Grimes, via trails and sidewalk where appropriate to improve mobility.

Strategy 8.3.2: Explore opportunities to support rails-to-trails conversions.

Grimes currently has railroad infrastructure located in the southeast portion of the city limits. These railroads are in varying states of use, however, they present opportunities for rails-to-trails conversions to further support the pedestrian and bicyclist network. The Rails to Trails Conservancy offers valuable resources and assistance for developing these facilities. There are several successful examples of these trails in the Des Moines Metro Area, such as the Raccoon River Valley Trail and the High Trestle Trail. These facilities are complete with art installations, including murals, artistic bridges, and lighting. As these railroads in Grimes transition or retire, the City should actively engage these property owners to host conversations around turning the rail lines into trails accessible to the public.

Strategy 8.3.3: Explore opportunities to connect existing trails to one another.

The current trail network supports small-scale mobility but needs further analysis to identify gaps in the trail and sidewalk networks. These gaps should be identified in the near-term to allow City staff and elected officials to appropriately budget and prioritize improvements in the capital improvement plan (CIP). As these improvements are prioritized, the Master Parks and Trails Plan should be updated to reflect these changes.

Strategy 8.3.4: Address winter trail maintenance to improve mobility throughout all seasons of the year.

To ensure all trails are accessible during the year. and especially months, the City should develop a maintenance and operations plan for trail facilities. This could include how to efficiently plow and clear paths in tandem with street clearing or creating priority pathways in the network to clear to allow users to navigate the facilities with poor weather conditions.

What could rails-to-trails conversions look like?

Build a Strong + Connected Multi-Modal Network

Goal 8.4: Strengthen awareness and accessibility of the trail and side path network to promote active transportation and micromobility.

Strategy 8.4.1: Create a cyclist and pedestrian wayfinding system plan.

A wayfinding system plan supports a well-connected network by identifying routes and directions to nearby attractions. The City of Grimes would benefit from such a system, as there is currently no signage of this nature along the network. Implementing it would enhance the network's identity, strengthen branding, and improve overall public awareness. This plan should consider:

- Incorporating the City's brand standard for consistent messaging.
- Locating signs at high-activity nodes with additional informational stations along the network for users.
- Explore opportunities for creative placemaking and experiences within the wayfinding network.

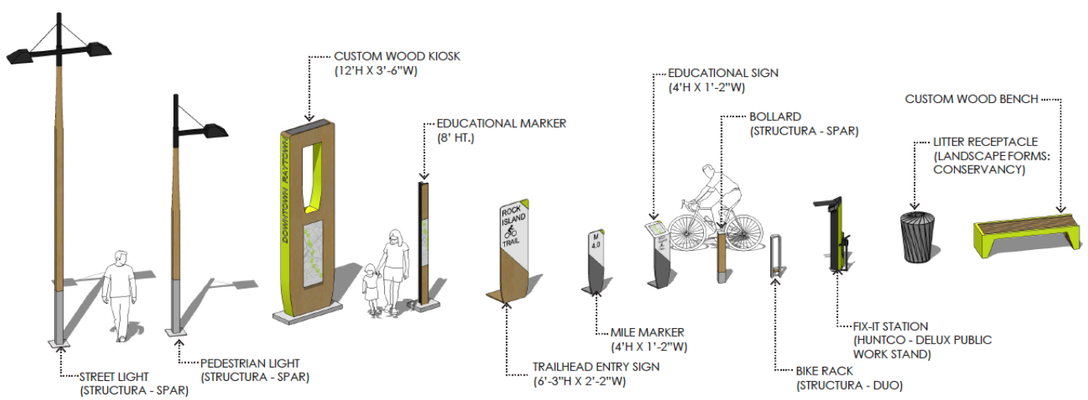


FIGURE 8.8 EXAMPLE OF A TRAIL-ORIENTED WAYFINDING PACKAGE
SOURCE: CONFLUENCE

Strategy 8.4.2: Create a trail-naming process to increase visibility and community knowledge.

Creating a well-known trail and/or trail network is important to provide a sense of place, consistent messaging, improve wayfinding, and user experiences. The City should explore creating a trail-naming process to support this initiative. A thoughtful naming process invites the public to participate, allowing names to reflect local history, natural features, and other community components. This standard could be tied into the recommendations presented in Strategy 8.2.5 for the trail design and safety standards to establish a consistent practice in naming trail routes in Grimes.

FIGURE 8.9 HIGH TRESTLE TRAIL SIGNAGE
SOURCE: TRAVEL IOWA

Strategy 8.4.3: Partner with the Des Moines Area Metropolitan Planning Organization (DMAMPO) to integrate trail improvements into regional transportation plans, secure funding, and promote active transportation.

The Des Moines Area Metropolitan Planning Organization (DMAMPO) is a strong regional partner for active transportation planning, analysis, and funding. DMAMPO has created a series of plans to help guide the future locations of active transportation amenities that the City should reference to identify opportunities for easy linkages into the greater regional system. Projects that reinforce previous planning efforts and recommendations are often well-situated for funding assistance through the organization as well.

DES MOINES AREA MPO
METROPOLITAN PLANNING ORGANIZATION

Maintain and Improve Existing Infrastructure

Goal 8.5: Maintain and expand the City's street infrastructure efficiently and responsibly to support future growth while exploring sustainable funding options to meet rising costs and long-term needs.

Strategy 8.5.1: Continue to improve existing and future streets through timely rehabilitation and upgrades.

Keeping streets in good condition is essential for safety, mobility, and quality of life. The City should focus on timely rehabilitation and upgrades to both existing and future roadways to ensure they remain safe, efficient, and well-maintained. By addressing issues like cracks, potholes, and aging infrastructure at the appropriate times, the City can reduce long-term costs and disruptions in the quality of infrastructure. These types of improvements can be addressed through creating standard methods and processes for road replacement and pavement preservation.

Strategy 8.5.2: Continue to complete pavement management studies.

Understanding the condition of the City's streets is key to making smart decisions about maintenance and improvements. The graphic in Figure 8.10 presents the Treatment Alternative Details from the FY 2021-2031 Pavement Management Program prepared for the City of Grimes. This graphic identifies scaled improvements, rough estimates for cost, and what the trigger point is for causing action. The City should continue updating pavement management studies on a regular basis to assess roadway conditions and identify areas that need attention. These studies help prioritize repairs, plan for future upgrades, and make the most of available resources. Using study data to guide investment in aging infrastructure will help Grimes maintain a high standard for its streets while being proactive and cost-effective.

Strategy 8.5.3: Consider establishing an asset management system to efficiently manage transportation assets.

As development and further expansion occur, the need to manage transportation infrastructure efficiently increases. The City should explore the use of an asset management system to track conditions and maintenance history for roads, sidewalks, signs, and other transportation features. This system would provide for better planning, reduce unexpected costs, and extend the life of assets in the transportation network. Asset management tools support long-term planning and responsible budgeting.

Category	Treatment	Description	Cost	Trigger
Reconstruction	Reconstruction	The complete reconstruction of a roadway and all associated improvements. This assumes new HMA pavement, but full-depth PCC or COM may be considered based on relevant design criteria.	$165/sy	PCI =Poor OR Very Poor
Major Rehabilitation	Crack and Seat Overlay	Asphalt Overlay, of at least 3 inches thick, with preparation including breaking up existing pavement and setting it up as a good structural base for the new asphalt surface. Effectively creates a new pavement.	$65/sy	PCI =Poor, Surface = PCC, Low D Crack
	Mill and Overlay	1.5 to 3 inches of asphalt pavement is milled off and then replaced with 3 inches of asphalt. Repairs surface issues and improves structural character.	$55/sy	PCI =Poor, Surface = HMA, IRI > 250, Moderate Alligator Cracking
	Thick Overlay	Sometimes called a "Structural Overlay." 3 inches of Asphalt that adds enough thickness to increase the durability of the roadway and provides a new wearing surface. Can be done with asphalt or PCC (black-topping/white topping) May require replacing curb and gutter.	$50/sy	PCI =Poor, Low D Crack, Low Spalling, Moderate Alligator Cracking, Moderate Patching
Minor Rehabilitation	Thin Overlay	A "non-structural overlay." Laid on top of existing pavement; typically, 1-2 inches of asphalt. Improves smoothness and extends the life of roads in good to fair condition.	$35/sy	PCI =Poor or Fair, Low D Crack, Low Spalling, Low Alligator Cracking, Low Patching, Low Rutting
	Seal Coat (Various)	Slurry Seals, Chip Seals, Cape Seals, etc. Applications of finer aggregate and binder to affordably extend life of existing pavements. Type is condition and location specific.	$5/sy	PCI = Fair or Good, Surface=HMA, Low Alligator Cracking, Low Patching, Low Rutting, Local Only
	Microsurfacing	Thin asphalt polymer that seals the pavement from weather effects and corrects for minor irregularities. Typically used as a preventative measure, rather than a corrective one.	$6/sy	PCI = Fair or Good, Low D Crack, Low Alligator Cracking, Low Patching, Moderate Rutting
	PCC Restoration	Portions of the street in bad repair are torn out and replaced. This may include patching, full panel replacement, and full depth repairs at joints. Slightly improves overall condition and helps extend life by addressing problem areas before they spread	$21/sy	PCI = Fair or Good, Surface=PCC
	Diamond Grinding	Top ¼ inch to a ½ inch of PCC pavement is ground off and textured. This is only done on rough pavements with good structure to improve ride smoothness and increase vehicle traction for safety purposes.	$5/sy	PCI=Good, IRI>250, Low D Crack, Low Spalling, Low Alligator Cracking, Low Patching, Low Rutting
Restoration/ Preservation	Crack Sealing	Sealant on cracks and joints is used to prevent spreading and moisture from getting into the pavement structure. Deteriorated cracks may be routed or sawed out to provide better seal and bond.	$10,500/ Mile/Lane	Applied every time Last Work Done counter reaches a multiple of 4 years
	Pavement Patching	Asphalt placed at spot locations. Used only on good pavements with minor failures, or as a stop-gap on poor pavements until a better, more permanent, solution is applied.	$3/sy	No trigger assigned

FIGURE 8.10 FY 2021-2031 PAVEMENT MANAGEMENT PROGRAM FOR THE CITY OF GRIMES, TREATMENT ALTERNATIVE DETAILS GRAPHIC

SOURCE: CITY OF GRIMES

Leverage Data to Inform Decision-Making

Goal 8.6: Utilize data analyses and technologies to support informed decision-making.

Strategy 8.6.1: Use traffic modeling to guide phased roadway improvements, support future development, and ensure infrastructure is built when it is truly needed.

Leveraging data and technology is essential for making smart, cost-effective transportation decisions. By using tools such as traffic modeling, GIS systems, aerial imagery, and collaborative data sharing, the City can better understand infrastructure needs and plan improvements strategically. These resources provide accurate and timely information for long-term planning, prioritizes investments, and ensures transportation assets are managed efficiently. Emphasizing data-driven approaches will help the City remain proactive, adaptable, and aligned with future growth.

Traffic modeling provides valuable insight into current and future travel patterns, helping the City make informed decisions about roadway improvements. By using these models, the City can phase projects strategically, ensuring infrastructure is added when demand warrants it. This approach supports growth while avoiding unnecessary costs, aligning transportation investments with actual needs and long-term development plans.

Strategy 8.6.2: Continue to invest in and utilize GIS-related tools and data to make transportation decisions.

Geographic Information System (GIS) tools offer a powerful way to visualize and analyze transportation networks. Continued investment in GIS technology will allow the City to integrate data on roads, traffic, and land use for better decision-making. These tools help identify trends, prioritize improvements, and coordinate projects efficiently, ensuring transportation planning remains data-driven and responsive to community needs.

Strategy 8.6.3: Continue to invest and utilize aerial imagery to maintain and understand pavement health and conditions.

Aerial imagery provides a cost-effective and comprehensive view of pavement conditions across the City. Regular updates using this technology help monitor deterioration, identify problem areas early, and plan maintenance before issues become costly. Leveraging aerial data supports proactive asset management and ensures streets remain safe and well-maintained over time.

Strategy 8.6.4: Continue collaborating with external partners and authorities on data and studies.

Collaboration with regional and state partners strengthens the City's ability to manage transportation assets effectively. Working with organizations such as the Iowa DOT, Polk and Dallas Counties, neighboring communities, and the Des Moines Area MPO provides access to valuable data, research, and best practices. These partnerships enhance planning efforts, reduce duplication, and ensure the City's transportation strategies align with broader regional goals.

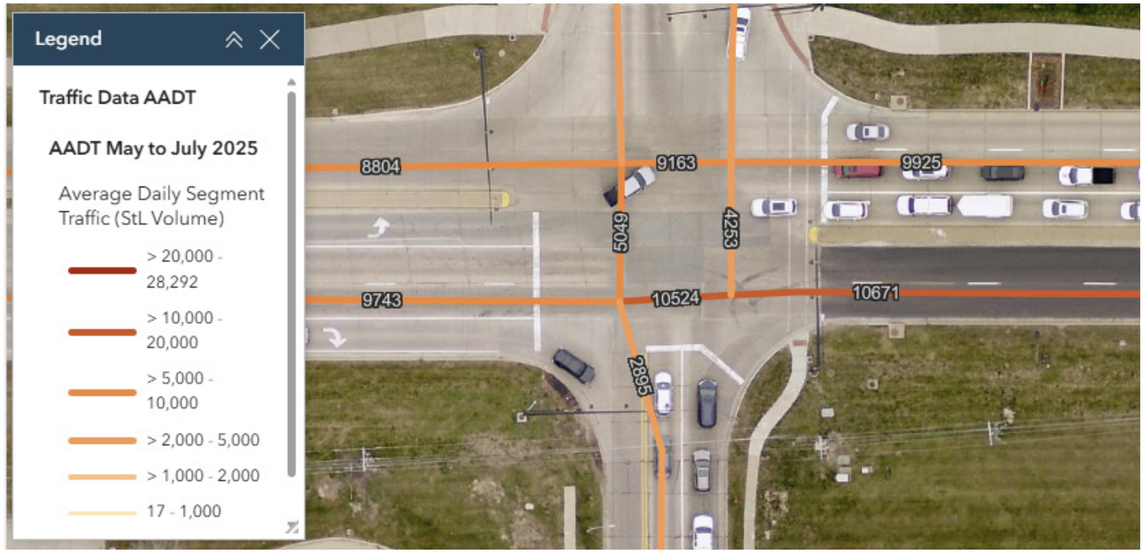


FIGURE 8.11 TRAFFIC DATA ANNUAL AVERAGE DAILY TRAFFIC MAP FOR GRIMES

Leverage Data to Inform Decision-Making

Goal 8.7: Strengthen transportation-related communication efforts with stakeholders within the community.

Strategy 8.7.1: Develop and implement a public portal or dashboard that allows the community access real-time updates.

Effective communication is critical for building trust and ensuring the community stays informed about transportation initiatives. By providing accessible tools such as public dashboards and continuing outreach on safety and improvement projects, the City can keep residents engaged and aware of changes that impact their daily travel. Strengthening communication efforts fosters transparency, encourages collaboration, and supports a safer and more efficient transportation system for all stakeholders.

Providing residents with timely and accurate traffic information improves safety and convenience. The City should develop a public-facing portal or dashboard that shares real-time updates on traffic pattern changes, construction projects, and roadway closures. This tool will help drivers plan routes more effectively, reduce congestion, and enhance transparency in transportation operations.

Strategy 8.7.2: Continue to invest in public awareness communications related to traffic safety and transportation improvements.

Clear and consistent communication is essential for building public trust and promoting safe travel behaviors. The City should continue investing in outreach efforts that inform residents about traffic safety initiatives, upcoming improvements, and opportunities for engagement. Effective communication ensures the community stays informed and supports collaborative efforts to maintain a safe and efficient transportation network.

FIGURE 8.12 EXAMPLE SOCIAL MEDIA GRAPHIC FROM THE CITY OF GRIMES PROVIDING A PROJECT UPDATE

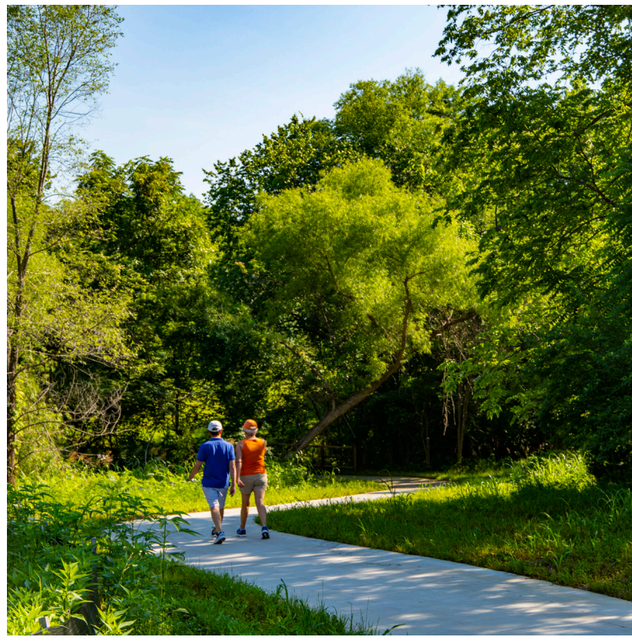
Goal 8.8: Update and maintain alternative mobility infrastructure data.

Strategy 8.8.1: Create a plan to address trail gaps to improve micro-mobility.

The proposed trails plan, shown in Figure 8.6, provides a high-level analysis of potential trail locations. This map does not include sidewalk-level detail but serves to guide next steps for developing a comprehensive trails and sidewalk network. The City should conduct a gap analysis to identify specific areas where smaller infill connections could be made, as well as longer-term planned trails, to prioritize, budget for, and construct improvements.

Strategy 8.8.2: Continue to evaluate trail and sidewalk conditions.

The City should continuously engage in conversations related to trail and sidewalk routes to ensure that identified paths best serve all users. As new trails and sidewalks are constructed, it is important to ensure existing facilities are well-maintained. The City should create a routine assessment or audit for the entire network to track maintenance needs and improvements. For neighborhood sidewalks, there may be an opportunity to incorporate maintenance tracking into an existing reporting system or develop a new platform dedicated to sidewalk upkeep.



CHAPTER 9:

Community Facilities & Utilities

Proactive Expansion for Future Capacity

Resilient + Flexible Utility Systems

Maintain and Improve Existing Infrastructure

Overview

Chapter 9: Community Facilities & Utilities is intended to provide an analysis of the current utility and infrastructure system in Grimes and give guidance related to future investments that supports the community's continued growth and development. This chapter includes supporting themes, goals, and strategies for the City to reference when considering infrastructure improvements, particularly those that facilitate future development.

Utilities, water, sewer, and stormwater networks form the backbone of the City's infrastructure system. These elements not only facilitate development but also contribute significantly to the overall quality of life in the community. Efficient utility services and thoughtful infrastructure investments help create a safe, connected, and resilient city.

As Grimes continues to grow, capacity improvements to alleviate existing congestion and proactive planning will be essential to avoid compounding infrastructure challenges. This chapter outlines recommendations to ensure that infrastructure investments are aligned with the City's long-term vision and growth projections.

Community Facilities Overview

In the last five years, the City has been able to reinvest in itself through the construction of the Grimes Public Library and Public Safety Building. Population growth and the desire for high-quality facilities that reflect the character of the community have allowed for such changes to occur and continue to do so. Other City facilities are reaching a point where additional improvements or a new structure should be considered. This section examines current facilities and opportunities to explore for future planning and improvements to maintain quality city services.

Utilities Overview

Grimes is well-positioned to meet today's utility demands and is prepared for future growth through strategic investments in water, sanitary sewer, and stormwater systems. As a producer community in the newly formed Central Iowa Water Works, Grimes plays a key role in regional water supply efforts. Through major sanitary sewer improvements, such as connecting to the Des Moines Wastewater Reclamation Authority (WRA) and upgrading lift stations and force mains, the City has enabled gravity flow development across large sections of land within the planning boundary.

Stormwater management requirements are in place to ensure responsible development, and the City does not face significant concerns related to flood-prone properties. Together, these City-managed utilities form a strong foundation that supports Grimes' continued growth while maintaining a high quality of life for residents.

Infrastructure Overview

Infrastructure in Grimes is made up of the City's roadway network and utility systems, which together support daily life, community services, and future development. These systems are essential to keeping the City running smoothly and ensuring that new growth is supported in a safe and efficient way.

As Grimes continues to grow, the cost of building and maintaining infrastructure is rising. This makes it more challenging to keep existing systems in good condition while also expanding them to serve new areas. At the same time, funding for infrastructure projects is becoming more competitive, requiring careful planning and coordination to make the most of available resources. The outlined goals and strategies will help Grimes invest wisely in its infrastructure and continue to meet the needs of its residents and businesses.

Proactive Expansion for Future Capacity

Community Facilities

High-quality community facilities are integral to providing excellent city services. Community facilities, including buildings, amenities, and programs, are at the core of civic engagement and community pride. Whether its City Hall or an online portal, efficient and quality services make the difference in overall experiences for residents and visitors.

This section examines the existing facilities in Grimes today and what improvements should be considered for potential capital improvement projects. These recommendations are high-level and should be evaluated in greater detail to ensure they align with staff and resident needs and provide for efficient facility transitions.

The map in Figure 9.1 identifies the location and type of community facility located in Grimes today.

City Facilities

Park Facilities

Schools

Grimes Facilities Map Key

1. North Sports Complex
2. North Ridge Elementary School
3. Grimes Water Plant
4. Grimes Public Library
5. Beaverbrooke North/South Ponds
6. Heritage Elementary School
7. Heritage Park
8. North Point Park
9. Dallas Center-Grimes Community High School
10. Autumn Park
11. Beaverbrooke Park
12. Grimes Cold Storage
13. Lions Park
14. Hy-Vee Multiplex
15. Waterworks Park
16. Grimes Public Library (Vacant)
17. Grimes City Hall
18. Former Fire Station 37 + Water Tower Site
19. Grimes Public Safety Building
20. Kennybrook South Park
21. South Sports Complex
22. South Prairie Elementary
23. Grimes Community Complex
24. Sunny Hill Cemetery
25. Shawver Park
26. Dallas Center-Grimes Oak View Middle School
27. Wallace Park
28. Grimes Public Works Facility
29. Hoff Cemetery
30. 404 SE 2nd Street Building

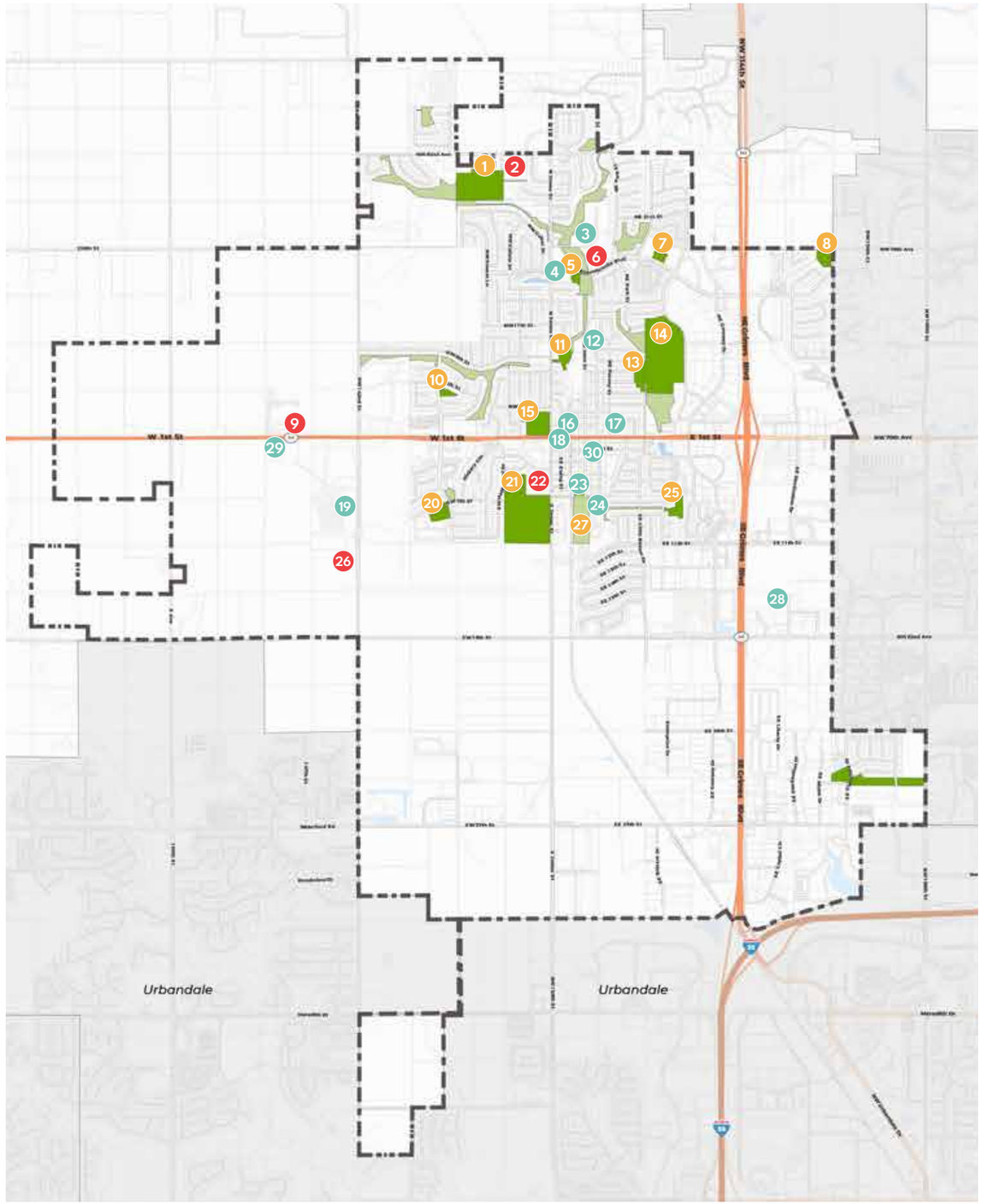


FIGURE 9.1 COMMUNITY FACILITIES MAP

Proactive Expansion for Future Capacity

FACILITY	LOCATION	CITY FUNCTION	YEAR BUILT	SITE AREA (ACRES)	BUILDING SIZE (SQUARE FEET)	ADA ACCESSIBLE (YES/NO)
Grimes City Hall	101 NE Harvey Street	Administration, Finance, Utility Billing	1991	0.675 acres	4,506 square feet	Yes
Grimes Public Library (Vacant)	200 North James Street	Vacant	1993	9.96 acres	6,344 square feet	Yes
Grimes Community Complex	410 SE Main Street	Development Services, Information Technology, Human Resources, Marketing and Communication, Parks and Recreation, Council Chambers, Community Center, Polk County Senior Meals	1934 (oldest part, multiple building additions since)	3.72 acres	37,589 square feet	Yes
Grimes Public Library	200 NE Beaverbrooke Boulevard	Public Library, Liberty Amphitheater, Arboretum	2023	4.56 acres	22,261 square feet	Yes
Grimes Public Works Facility	1700 SE Destination Drive	Public Works Office, Storage and Shop	2003	6.327 acres	44,056 square feet	Yes
Grimes Cold Storage	901 NE Main Street	Public Works and Parks & Recreation Indoor and Outdoor Storage	Building 1: 1986, Building 2: 2006	1.25 acres	9,450 square feet	Yes
Former Fire Station 37 and Water Tower Site	100 S James Street	Decommissioned	1980	1.40 acres	7,200 square feet	Yes
Grimes Public Safety Building	2001 SW 6th Street	Fire Station and Polk County Sheriff Office Space	2025	3.74 acres	18,464 square feet	Yes
Wastewater Treatment Facility	1801 N James Street	Decomissioned	1990	16.57 acres	Varies	No
Sunny Hill Cemetery	SE 6th Street	City Cemetery	Late 1800s	17.26 Acres	N/A	No
Hoff Cemetery	South of DC-G High School	Pioneer Cemetery	Mid-1800s	0.75 acres	N/A	No
404 SE 2nd Street Building	404 SE 2nd Street Building	Leased to Private Organizations	1960	0.067 acres	1,570 square feet	Yes

TABLE 9.1 SUMMARY OF EXISTING CITY-OWNED FACILITIES

Proactive Expansion for Future Capacity

Grimes City Hall
101 NE Harvey Street

City Function: Administration, Finance, Utility Billing

Age: 1991

General Needs: The services within City Hall have expanded over the last several years and will continue in the future. The current facility lacks space for existing and future needs. Additionally, as the Highway 44 widening project continues to take shape, the property will be needed for the project, thus not making it a candidate for expansion or improvement.

Grimes Public Library (Vacant)
200 North James

City Function: Vacant

Age: 1993

General Needs: Following a building feasibility analysis, it was determined that the existing building was not a viable candidate for expansion or significant remodel for the library. This was primary due to the current condition of critical building components and building code requirements. These results were further reinforced upon the completion of a second analysis for the replacement of Station 37. As the Highway 44 widening projects continue to take shape, it is uncertain that the improvements at the intersection of James and Highway 44 will avoid the structure. Given that uncertainty, as well as the results of the condition assessments, the structure is not a candidate for expansion or improvement.

Grimes Community Complex
410 SE Main Street

City Function: Development Services, Information Technology, Human Resources, Marketing and Communication, Parks and Recreation, Council Chambers, Community Center, Polk County Senior Meals

Age: 1934 (multiple building additions since)

General Needs: The building has exceeded the useful life. Significant roof, HVAC, plumbing and structural issues exist. Further, the existence of lead pipe and asbestos is known. Retrofits are not recommended due to the age and condition of the structure.

Grimes Public Library
200 Beaverbrooke Boulevard

City Function: Public Library, Liberty Amphitheater, Arboretum

Age: 2023

General Needs: The facility regularly demands more parking than is provided on site. Further, the various community rooms within the facility consistently rented. Therefore additional parking and a future facility expansion to meet these needs should be considered.

Proactive Expansion for Future Capacity

Grimes Public Works Facility
1700 SE Destination Drive

City Function: Public Works Office, Storage and Shop

Age: 2003

General Needs: The facility was originally constructed by Fed-Ex as a distribution center for shipped goods. Over the years, the City has made various indoor and outdoor improvements to meet the needs of the public works departments. As the City grows, the location and size of the facility will not meet the needs of the City and department. Partnerships with the school district should be considered as they also outgrow their bussing and operation facilities.

Grimes Cold Storage
901 NE Main Street

City Function: Public Works and Parks & Recreation Indoor and Outdoor Storage

Age: Building 1: 1986; Building 2: 2006

General Needs: The facility was the former location of the public works department. The department vacated the site in 2017 when the SE Destination Drive facility was acquired. Currently, the facility houses seasonal equipment and other items in the off season. The building has significant structural and building code issues and is not a candidate for expansion or remodel. In coordination with the development of a new public works facility, the property should be raised, and considered for other public use, or disposed of.

Former Fire Station 37 + Water Tower Site
100 S James Street

City Function: Decommissioned

Age: 1980

General Needs: The site includes the former Fire Station 37, which was closed in 2025 due to the construction of new Station 37 on SW 6th Street. The site also houses the standpipe with communication equipment on top, and a decommissioned water tower. The area that houses the standpipe and water tower is needed for the Highway 44 expansion. The standpipe is no longer needed due to the modernized water system, and therefore should be removed. The decommissioned water tower, while not in use, does have some community identity, and therefore should be considered for relocation as public art. The former Station 37 should be considered for further public use or access improvements to the adjoining retail development. If those uses are determined to not be necessary, the property should be disposed of for redevelopment.

Grimes Public Safety Building
2001 SW 6th Street

City Function: Fire Station and Polk County Sheriff office space

Age: 2025

General Needs: No current needs are identified. The plans do call for future storage or EMS expansion, if determined to be necessary in the future.

Proactive Expansion for Future Capacity

Wastewater Treatment Facility

N/A

City Function: Decommissioned

Age: 1990

General Needs: The City joined the Des Moines Wastewater Reclamation Authority in 2021 and decommissioned the site in 2024. Further demolition is needed to remove the various structures and treatment systems upon the site. Consideration for improved access between North James and NE Park should be considered, as well as future parkland improvements.

Sunny Hill Cemetery

SE 6th Street

City Function: City Cemetery

Age: Late 1800s

General Needs: As the City continues to grow, additional analysis is necessary to determine when capacity will be reached. In order to delay that from occurring, the City should consider additional modern burial practices, as well as the establishment of appropriate rates/fees to ensure that ongoing maintenance is attainable. Further, improvements to help beautify the cemetery should be considered to help make it a more attractive place within the community and incorporate it into the parks system.

Hoff Cemetery

N/A

City Function: Pioneer Cemetery

Age: Mid-1800s

General Needs: The cemetery will have access issues when Highway 44 is improved. Therefore, the City should consider how the cemetery can be accessed through the private development to the south.

Proactive Expansion for Future Capacity

Goal 9.1: Continue to provide high-quality city services and facilities through proactive expansion and planning.

Strategy 9.1.1: Create a long-range strategic approach for future facilities and staff planning that adapts to changing community preferences and needs and identifies a timeline for capital improvement budgeting.

As Grimes continues to grow, resident needs and staff capacity are likely to evolve and change. The City's facilities need to adapt to these changes to continue to provide high-quality services long-term.

As shown in Table 9.1, there are multiple aging facilities that should be considered for future improvements or redevelopment. There are potential opportunities for consolidation of spaces, especially City Hall and the Grimes Community Complex, that would increase efficiency in services by housing various City departments under one roof.

Some general needs have been identified in the facilities summary section in previous pages. Additional improvements and actions to consider include:

- Explore constructing a new public administration building.
- Begin planning efforts to coordinate a possible joint Public Works facility with the Dallas Center-Grimes School District bus storage facility.
- Develop conceptual plans for repurposing the wastewater treatment plant. Coordinate better access as described in the Comprehensive Plan for future park improvements.
- Consider deploying a request for proposals (RFP) for the redevelopment of the Grimes Community Complex following City staff vacation to a new public administration building.
- Consider partnerships with Polk County to create a senior/community center space.
- Evaluate public needs and redevelopment opportunities at the former Fire Station 37.
- Evaluate public needs and redevelopment opportunities for the N Main Street Public Works Cold Storage site.
- Consider expanding burial options at Sunny Hill Cemetery and other aesthetic improvements.
- Consider access improvements to the Hoff Cemetery when development to the south is proposed.
- Monitor parking and community room needs at the Grimes Public Library. Consider improvements when determined necessary.
- Monitor storage and EMS needs at the new Public Safety Building. Consider improvements when determined necessary.
- Consider building upgrades or redevelopment of the 404 SE 2nd Street property.

FIGURE 9.2 RENDERINGS OF THE PUBLIC ADMINISTRATION BUILDING FOR THE CITY OF GRIMES
SOURCE: OPN ARCHITECTS

Resilient + Flexible Utility Systems

Goal 9.2: Maintain a utility system that is resilient and flexible to meet the needs of future development throughout the City.

Strategy 9.2.1: Maintain and improve existing utility systems through timely repairs and upgrades.

Reliable utility systems are essential for supporting daily life and future growth. The City must continue investing in maintenance and upgrades to water, sanitary, and storm infrastructure to ensure consistent service and protect public health. Using system studies to guide improvements, addressing inflow and infiltration, and exploring proactive programs such as sewer lining will strengthen long-term performance. Proactive maintenance ensures efficiency, reduces long-term costs, and supports a resilient utility network. By adopting best practices and planning for future needs, Grimes can maintain a resilient utility network that meets the demands of residents and businesses.

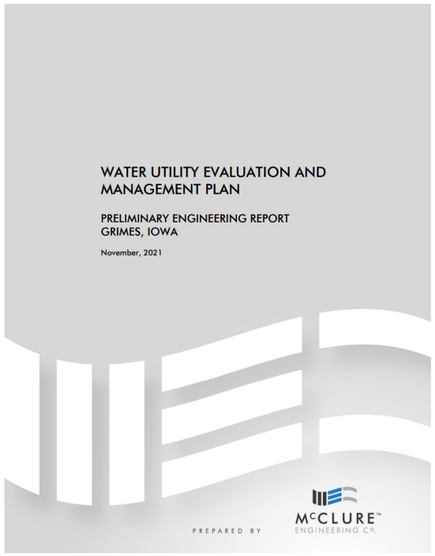
Strategy 9.2.2: Establish a process for pursuing accreditation with American Public Works Association (APWA).

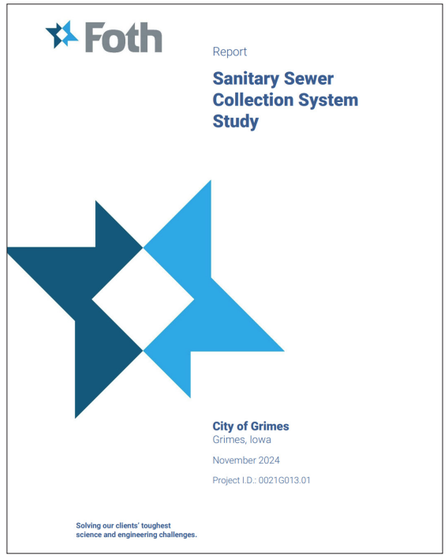
APWA accreditation demonstrates a commitment to best practices and continuous improvement. The City should establish a process for pursuing accreditation through APWA. Pursuing accreditation will provide a framework for evaluating operations, enhancing service delivery, and building public confidence. Achieving accreditation supports accountability and positions the City as a leader in public works management.

APWA
AMERICAN PUBLIC WORKS ASSOCIATION

Strategy 9.2.3: Use the Water and Sanitary Systems studies to inform decisions and update the studies as improvements are completed.

The City has already invested in comprehensive studies of its water and sanitary sewer systems, which provide essential data for planning and prioritizing improvements. These studies should be actively used to guide decisions and updated as projects are completed or as system needs change due to development. Keeping these studies current ensures accurate and efficient infrastructure planning. The City should also proactively plan for the cost of updating these studies through its Capital Improvement Program (CIP) budgeting process to maintain a reliable and forward-looking utility network.





Resilient + Flexible Utility Systems

Strategy 9.2.4: Consider developing best management practices for performing maintenance on private utilities to support longevity of utilities and protect water quality.

Private utility maintenance plays an important role in protecting public systems and water quality. The City should consider developing best management practices and maintenance procedures for property owners to follow. Activities, such as fire hydrant servicing, mainline flushing, valve turning, basin cleaning, and grease interceptor maintenance by licensed professionals, help prevent failures and reduce strain on public infrastructure. Providing clear guidance will support long-term system health and environmental protection.

Strategy 9.2.5: Continue to invest in repairs and upgrades that address inflow and infiltration (I & I) within the sanitary sewer system.

Inflow and infiltration (I & I) can significantly impact the efficiency of the sanitary sewer system. Inflow includes surface water that enters the sanitary sewer system via holes in the manhole casing or illegal connections such as sump pumps, downspouts, and foundation drains. Infiltration is groundwater that enters the system through cracks in the pipe, leaking joints, and connection failures.

The City should continue investing in repairs and upgrades that reduce I & I, protecting system capacity and preventing costly treatment of excess water. Targeted improvements will enhance reliability and reduce operational expenses. The City should also consider budgeting for a consistent improvement program through the capital improvement plan (CIP) budgeting process on an annual basis.

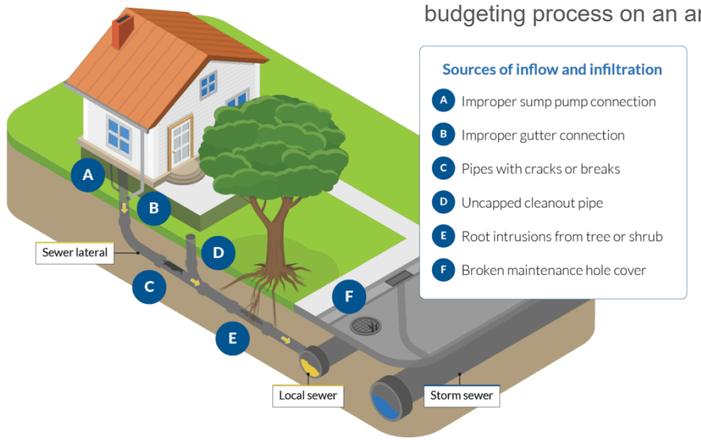


FIGURE 9.3 INFLOW AND INFILTRATION DIAGRAM
SOURCE: MADISON METROPOLITAN SEWERAGE DISTRICT

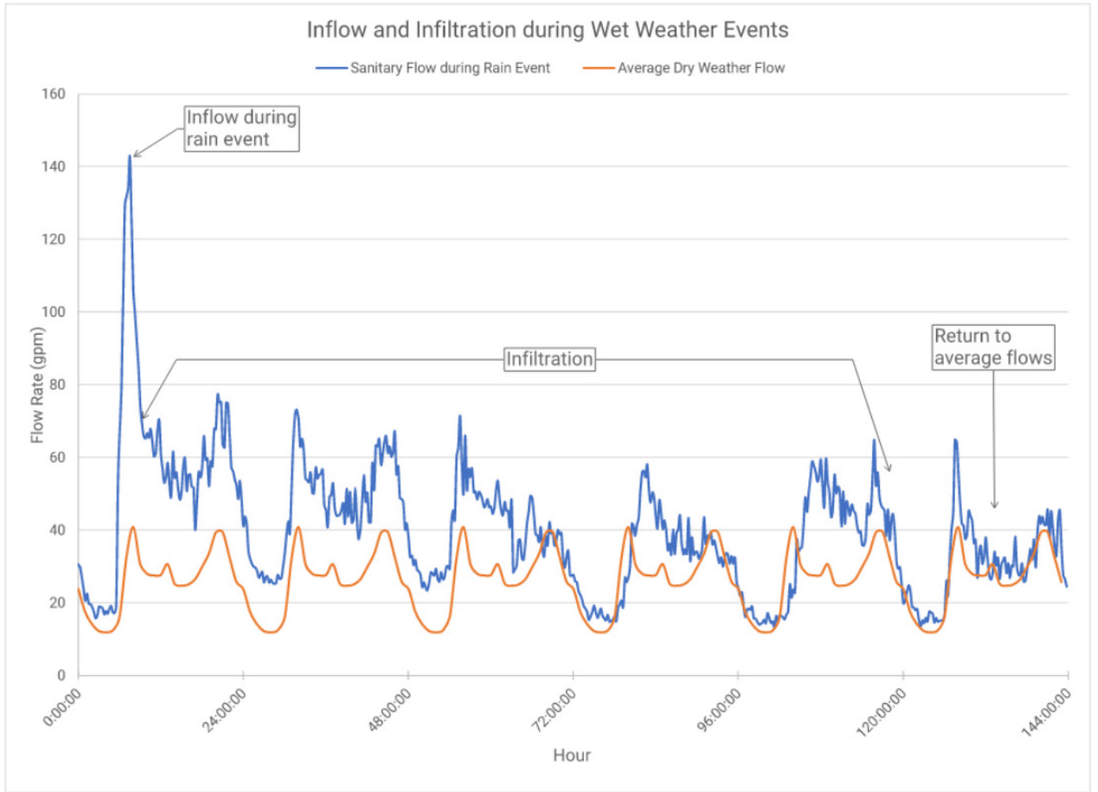


FIGURE 9.4 INFLOW AND INFILTRATION DURING WET WEATHER EVENTS
SOURCE: CITY OF GRIMES, SANITARY SEWER COLLECTION SYSTEM STUDY 2024

Resilient + Flexible Utility Systems

Strategy 9.2.6: Consider the creation of a sanitary sewer lining program to proactively target maintenance on sewer lines to ensure safe and efficient conveyance of wastewater.

A sanitary sewer lining program would allow the City to address aging infrastructure before failures occur. Proactive lining extends the life of sewer lines, improves flow, and reduces infiltration risks. Implementing a program with annual budgeting and a data-driven approach to project determination will support a safe and efficient wastewater system while minimizing emergency repairs.

Strategy 9.2.7: Conduct a lift station analysis study to understand where possible consolidation or service enhancements are needed as well as where new lift stations will need to be constructed based on development patterns.

Lift stations are critical components of the sanitary sewer system, and their performance must align with growth. The map in Figure 9.5 presents the existing gravity and force mains in Grimes, as well as the three existing lift stations. The City's 2024 Sanitary Sewer Collection System Study examines the current lift station facilities and identifies capacities and deficiencies by each lift station and proposes preliminary locations for future lift stations. The City should conduct a supplemental study to evaluate opportunities for consolidation, service enhancements, and new station locations. For example, analyzing the Gateway and Southeast 37th Street lift stations could reveal potential efficiencies or alternatives such as regional partnerships with WRA or neighboring communities. This approach ensures capacity keeps pace with development while optimizing resources.

Strategy 9.2.8: Consider establishing an asset management system to accurately document and track the condition of public infrastructure and utilities.

An asset management system provides a centralized platform for tracking the condition, location, and maintenance history of public infrastructure and utilities. Implementing such a system would allow the City to make data-driven decisions, prioritize repairs, and plan upgrades more effectively. Accurate documentation supports long-term budgeting, reduces unexpected costs, and ensures resources are allocated where they are most needed. Establishing this system can also serve as the first step toward developing a digital twin of the City's infrastructure, creating opportunities for advanced modeling and predictive maintenance in the future.

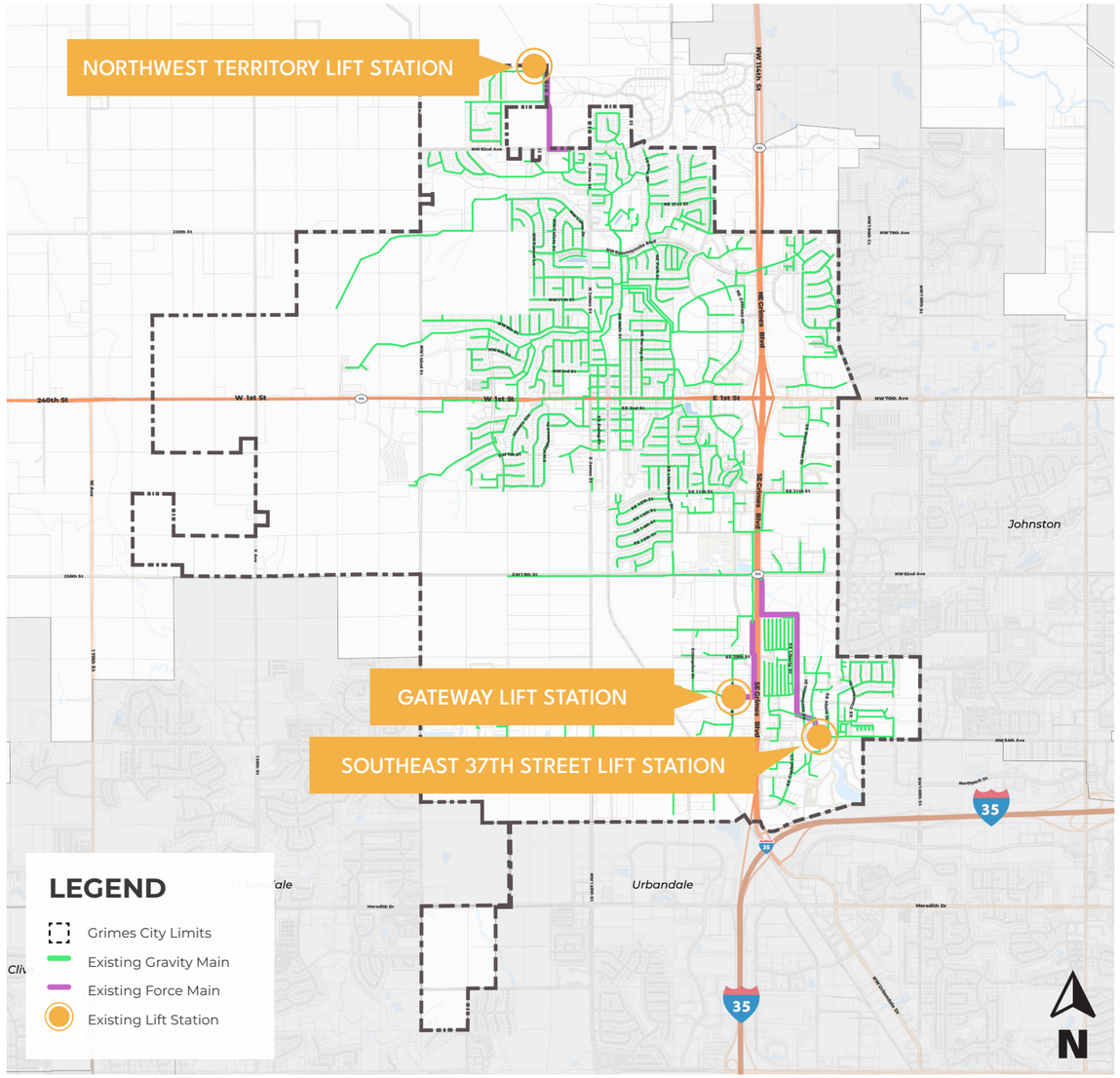


FIGURE 9.5 EXISTING SANITARY SEWER SYSTEMS IN GRIMES
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES

Resilient + Flexible Utility Systems

Goal 9.3: Build capacity and extend utilities to suport future growth of the city.

Strategy 9.3.1: Maintain active coordination with regional utility partners, including Central Iowa Water Works (CIWW) and the Des Moines Wastewater Reclamation Authority (WRA), to support long-term service capacity.

Grimes is proud to be a part of a regional effort to provide reliable and efficient utility services to its community. As a producer community in the newly formed Central Iowa Water Works (CIWW), Grimes helps supply clean water to the region while securing long-term access for its own residents. The City also partners with the Des Moines Wastewater Reclamation Authority (WRA), connecting to a larger sanitary sewer system that supports future growth and protects public health.

By working closely with these regional partners, Grimes ensures that its utility systems are built to last and ready to grow with the community. These partnerships help the City share costs and resources while staying aligned with regional goals.

Strategy 9.3.2: Coordinate with utility and infrastructure authorities that currently govern outside of the city's boundaries.

As development expands westward, the City will increasingly interact with utilities managed by entities, such as Xenia and surrounding municipalities. Establishing clear communication and collaborative processes will make future transitions smoother as more infrastructure falls within city limits. Working closely with Xenia is especially important to ensure service continuity and minimize challenges during annexation or jurisdictional changes.

Strategy 9.3.3: Establish clear and consistent policy that defines which infrastructure costs are covered by the City and which are the responsibility of developers.

As Grimes continues to grow, it is important for the City to remain welcoming to development while also managing the costs that come with expanding infrastructure. Roads, utilities, and stormwater systems are essential to supporting new neighborhoods and businesses. However, building and maintaining these systems requires significant investment. While the City plays a key role in providing infrastructure, it cannot rely solely on public funding to support development.

To ensure long-term financial stability and fairness, the City should define a clear and consistent infrastructure optimization policy for how infrastructure costs are best shared between the City and developers. This policy should outline what infrastructure can be covered by the City and which improvements are the responsibility of developers, helping everyone understand expectations from the start. A uniform approach to cost sharing will support smart growth, reduce uncertainty, and make sure infrastructure investments benefit the entire community. Care will need to be taken to craft a policy that supports and encourages the type of development desired by the City and does not overly burden the City financially. This policy should consider both the type of development and its location within the community's growth areas.

Further consideration should be included regarding infrastructure funding options, such as the utilization of infrastructure fee districts. An infrastructure fee district can fund the extension of major waterlines and sewer mains within a defined area that might otherwise be too difficult or costly for one developer or development to fund. Such fee district enables a city to install major utility lines for a developing area, recouping costs from each property as it develops. Fee districts are often considered a great financing tool where everyone pays their fair share, although this does require a significant upfront investment by the City.

WHEN TO COST-SHARE?

Cost-sharing may be appropriate when the project provides a broad benefit to the greater community. City policy and plans on cost-sharing should generally consider roles and responsibilities for traffic study analysis, connectivity, and when relevant, the need for bridges or additional road infrastructure.

Resilient + Flexible Utility Systems

Strategy 9.3.4: Systemically plan infrastructure network expansions and improvements to align with future key growth areas.

Planning utility expansions in advance of development is critical to supporting growth and avoiding costly delays. Figure 9.7 on the next page identifies a tiered growth approach based upon areas that can be serviced in the near future and areas where long-term investment will be necessary.

Needed Improvements

Areas west of County Line Road along any future Alice's Road extension up to Highway 141 will require a new, sizeable lift station to provide adequate sanitary service. North of 220th Street, smaller lift stations will be needed to accommodate development in those areas. Water main extensions should be completed at the same time as sewer improvements to maximize efficiency and reduce construction impacts.

In the southeast area of Grimes, gravity sewer extensions can serve near-term needs, but future capacity upgrades will be necessary for the lift stations that support this area as development continues over the next 20 years. Coordinating these improvements through a systematic planning process will ensure infrastructure is delivered when and where it is needed, supporting growth while maintaining reliable service.

Strategy 9.3.5: Consider developing a plan to guide infrastructure improvements in areas planned for industrial growth, that includes the use of Tax Increment Financing (TIF) when development reaches a level that can support it.

Industrial growth often requires strategic infrastructure planning to support economic development as the tax increases alone often do not cover the full cost of improvements or only do so over a significant period of time. To help bridge this gap, the City should continue to use tools like Tax Increment Financing (TIF), particularly in areas planned for industrial growth, as development reaches a sustainable level. Industrial land uses are well-suited for TIF because they typically do not require additional public services, allowing increased tax revenues to be reinvested directly into infrastructure. This approach ensures infrastructure investments are timed appropriately and funded responsibly, creating a strong foundation for future business growth.

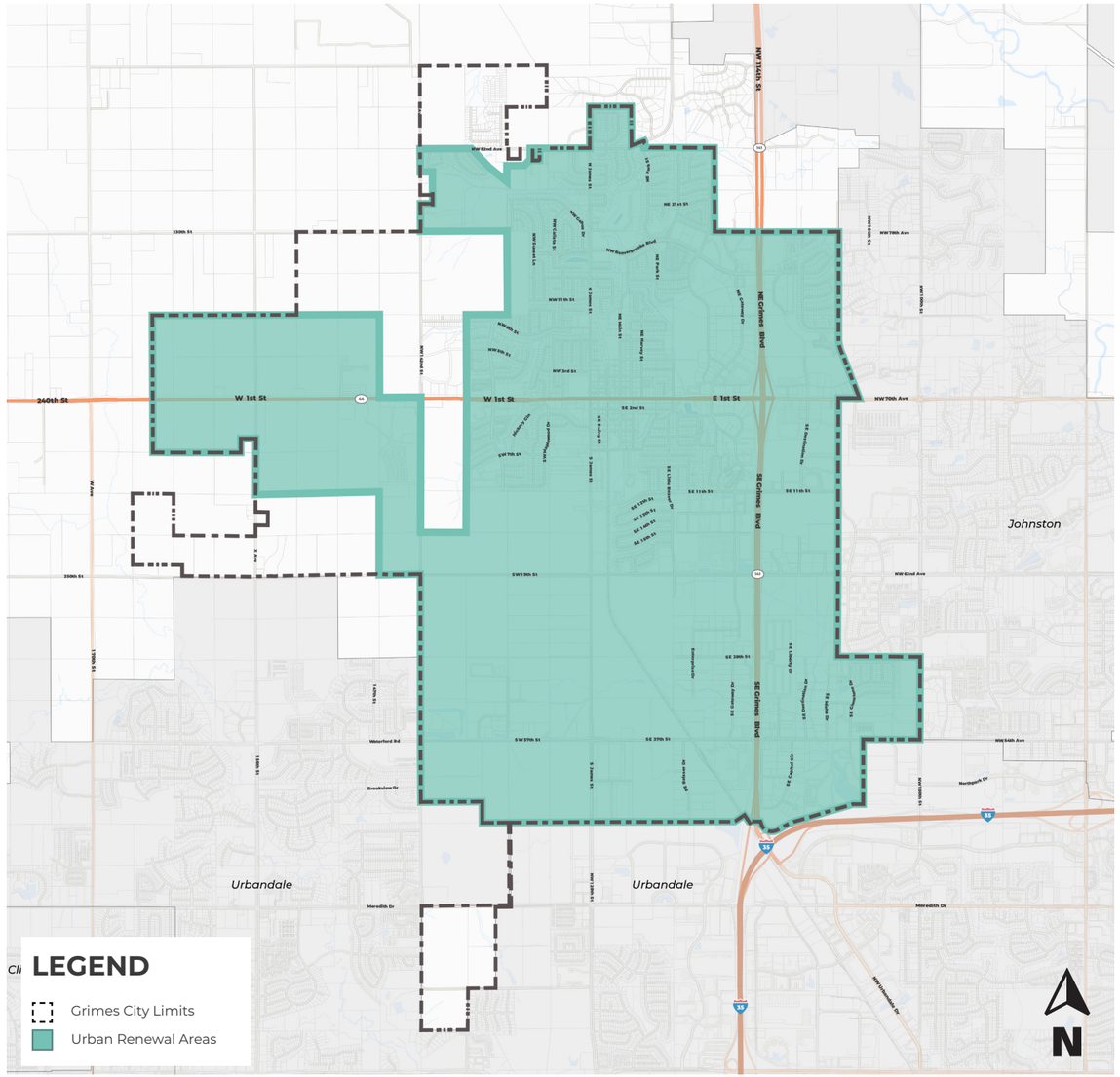
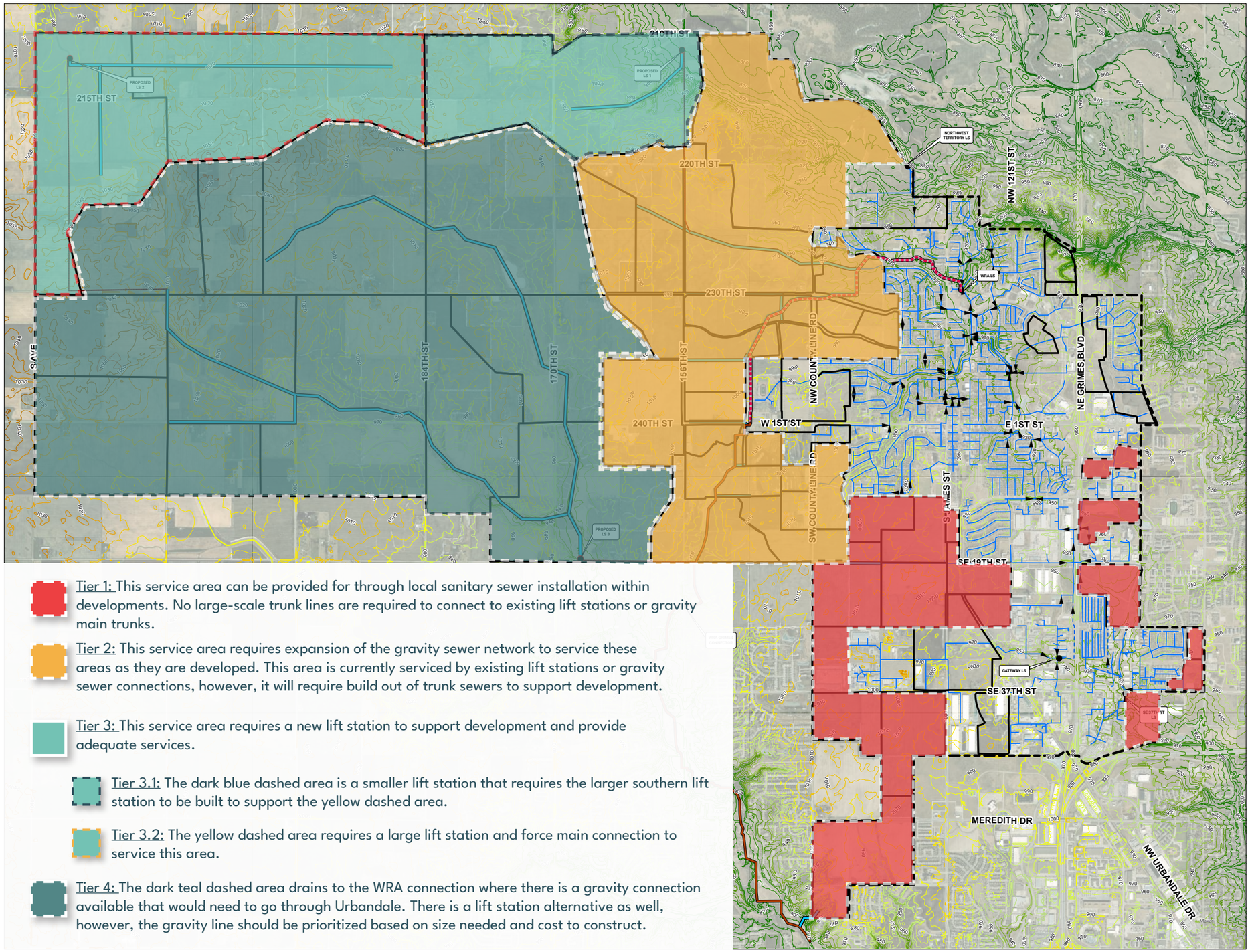


FIGURE 9.6 CITY OF GRIMES URBAN RENEWAL AREAS



CITY OF GRIMES

SANITARY SEWER CONTOUR MAP

ULTIMATE DEVELOPMENT

NOVEMBER 2024

- City Boundary
- Flow Direction
- Lift Stations
- Existing Gravity Main
- Existing Force Main
- Proposed Gravity Main
- Proposed Force Main
- Proposed Lift Station

WRA Grimes Connector

- WRA Force Main
- WRA Gravity Main

CONTOURS

820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080

0 750 1,500 3,000 Ft

N

Foth

Appendix M - 1 of 3

Tier 1: This service area can be provided for through local sanitary sewer installation within developments. No large-scale trunk lines are required to connect to existing lift stations or gravity main trunks.

Tier 2: This service area requires expansion of the gravity sewer network to service these areas as they are developed. This area is currently serviced by existing lift stations or gravity sewer connections, however, it will require build out of trunk sewers to support development.

Tier 3: This service area requires a new lift station to support development and provide adequate services.

Tier 3.1: The dark blue dashed area is a smaller lift station that requires the larger southern lift station to be built to support the yellow dashed area.

Tier 3.2: The yellow dashed area requires a large lift station and force main connection to service this area.

Tier 4: The dark teal dashed area drains to the WRA connection where there is a gravity connection available that would need to go through Urbandale. There is a lift station alternative as well, however, the gravity line should be prioritized based on size needed and cost to construct.

FIGURE 9.7 TIER GROWTH MAP BASED ON SERVICEABILITY

Maintain and Improve Existing Infrastructure

Goal 9.4: Maintain and develop a resilient and efficient stormwater management system that protects water quality, mitigates flood risks, enhances the natural environment, and provides recreational opportunities.

A resilient stormwater system is essential for protecting water quality, reducing flood risks, and supporting sustainable growth. The City should continue to evaluate opportunities for system improvements through data-driven studies, regional basin policies, and enhanced erosion control programs. Incorporating greenway preservation and exploring innovative practices such as reclaimed irrigation will strengthen environmental stewardship while creating recreational amenities for residents. These efforts will ensure stormwater management remains efficient, adaptable, and aligned with community and environmental priorities.

Strategy 9.4.1: Consider developing a stormwater study to identify current stormwater data such as flood zone mitigation locations, regional detention opportunities, locations of greenway and natural landscape preservation.

A stormwater study would provide the City with detailed data to guide improvements that benefit existing residents and prevent unforeseen impacts from upstream development. By identifying areas for flood mitigation, regional detention, and natural landscape preservation, the study would create a foundation for proactive planning. It would also serve as a valuable tool for implementing improvements when they are needed, ensuring decisions are based on accurate information rather than reactive measures.

Strategy 9.4.2: Evaluate and consider creating a regional basin policy to support land use efficiency, regional stormwater detention, cost-share opportunities, and recreational amenities.

While Grimes does not currently face flooding concerns that would require large-scale stormwater detention, there are still meaningful benefits to exploring regional basin solutions. By combining multiple smaller stormwater facilities into larger, shared systems, the City can create opportunities that extend beyond stormwater management, such as adding recreational features, enhancing open space, and improving the overall quality of life for residents.

Regional stormwater basins offer opportunities to improve land use efficiency and enhance community amenities. The City should evaluate the feasibility of a regional basin policy that promotes shared detention facilities, cost-sharing arrangements, and recreational features such as trails or open spaces. This evaluation should focus on identifying regional opportunities that add value to or create recreational amenities for the city, not just on consolidating ownership from developers. This focus would create a balanced solution for stormwater management and community benefit.

The City is actively pursuing flood buy out projects through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program. This funding allows local agencies to acquire land in the floodplain and reduce potential negative impacts for health and safety of residents.

Maintain and Improve Existing Infrastructure

Strategy 9.4.3: Maintain and improve stormwater and erosion control programs to protect water quality and the environment.

Strong stormwater and erosion control programs are essential for protecting water quality and reducing environmental impacts. The City should continue investing in these programs and updating practices as regulations and technology evolve. Proactive management helps prevent sedimentation, safeguard natural resources, and maintain compliance with environmental standards.

Strategy 9.4.4: Evaluate the possibility for reclaimed irrigation systems.

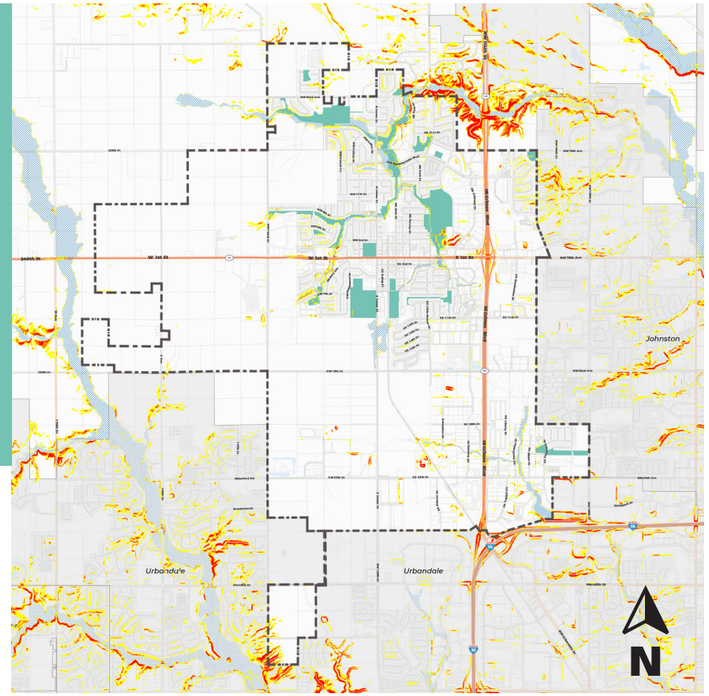
Reclaimed irrigation systems can reduce potable water demand and support sustainable landscaping practices. The City should conduct a study to understand the process, costs, best practices, and benefits of implementing reclaimed irrigation. Exploring this option will help determine whether it can be integrated into future development plans to conserve resources and promote environmental stewardship.

AREAS OF CONCERN FOR POTENTIAL SOIL EROSION DUE TO RUNOFF

The map to the right depicts high slope areas, existing parks and open spaces, and the floodplain located throughout Grimes today. It is important to preserve these sensitive natural features and prevent as much erosion as possible during development.

LEGEND

- Grimes City Limits
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- 10%-15% Slope
- 15%-20% Slope
- Over 20% Slope
- Parks and Open Space

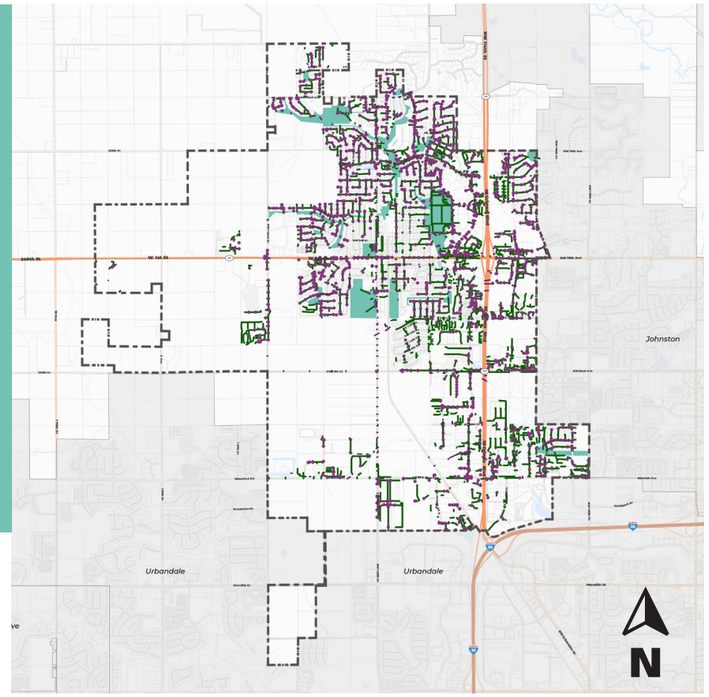


STORMWATER INFRASTRUCTURE + RECREATIONAL FACILITIES

The stormwater infrastructure depicted in the map to the right identifies existing culverts, pipes, and manholes, in addition to existing parks and open spaces. These facilities offer an opportunity for efficient and multi-purpose improvements by combining future stormwater improvements with recreational facilities, such as detention or retention ponds, trails, or greenbelts.

LEGEND

- Grimes City Limits
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Parks and Open Space
- Storm Sewer - Manholes
- Storm Sewer - Culverts
- Storm Sewer - Pipes



CHAPTER 10:

Parks & Recreation

Develop and Maintain Facilities with a Regional Draw

Connect Parks to Neighborhoods

Maintain and Expand Parks and Programs

Parks and Recreation Overview

Chapter 10: Parks and Recreation is intended to provide an analysis of the current parks system and guidance related to the future of the Grimes parks and recreation system. This chapter includes supporting themes, goals, and strategies for the City to reference when considering opportunities related to parks, trails, and recreation programming.

Parks and recreation contribute significantly to the quality of life in a city and can serve as a regional draw for tourism and have a positive impact on the local economy. Planning for future parks demand is critical for a growing community like Grimes. However, park maintenance and improvement of existing facilities are crucial to providing a high-quality parks system.

Consideration for future parks and trails is included as part of recommendations within this chapter to ensure all future residents have access to these amenities.

Public Engagement

Phase 2 of the Grimes 2050 Comprehensive Plan included a robust public engagement process. A variety of engagement activities and events throughout the community helped to identify desired amenities, services, and opportunities related to the community, as well as parks and recreation. Some highlights from the public input is provided below in Figure 10.1.

WHEN ASKED TO RANK COMMUNITY IMPROVEMENT TYPES, PARTICIPANTS RANKED PARKS AND RECREATION AMENITY EXPANSION AS #1.

KEY TAKEAWAYS FROM PARKS-RELATED FEEDBACK FROM PHASE 2 REVEALED A STRONG DESIRE FOR LARGE COMMUNITY GATHERING SPACES.

TOP VOTED IMAGES FOR PARKS AND RECREATION IMPROVEMENTS

FIGURE 10.1 SUMMARY OF PUBLIC INPUT RECEIVED RELATED TO PARKS AND RECREATION

Existing Parks + Trail Systems

Grimes Parks and Open Space

The City of Grimes currently operates 11 parks and 3 sports complexes. Additional areas of open space throughout the city for people to enjoy supplement the overall parks system. Parks and green spaces are maintained jointly by the Grimes Parks & Recreation and Public Works Departments.

Figure 10.2 shows the existing parks and open space in Grimes. Open space is undeveloped land that can be used for recreation, ecological protection, flood mitigation, and more. The existing parks are mostly distributed throughout the northeast portion of the City, where most of the residential development exists. However, there are a few areas that have limited access to parks such as those in the northern-most developments.

Existing Recreational Programming

The City of Grimes works with the Iowa Department of Natural Resources (DNR) to keep public ponds stocked with largemouth bass, bluegill, and channel catfish. The photo below shows the fishing pond at the Hy-Vee Multiplex.

The Grimes Parks and Recreation Department maintains many different recreational programs, including the following:

- Youth Sports and Fitness Programs
- Adult Sports and Fitness Programs
- Youth Enrichment and Summer Camps
- Free Movies and Concerts in Heritage Park
- Festivals and other Community Events
- Open Gym at Community Complex
- Youth, Adult, and Senior Programs
- Shelter Rentals

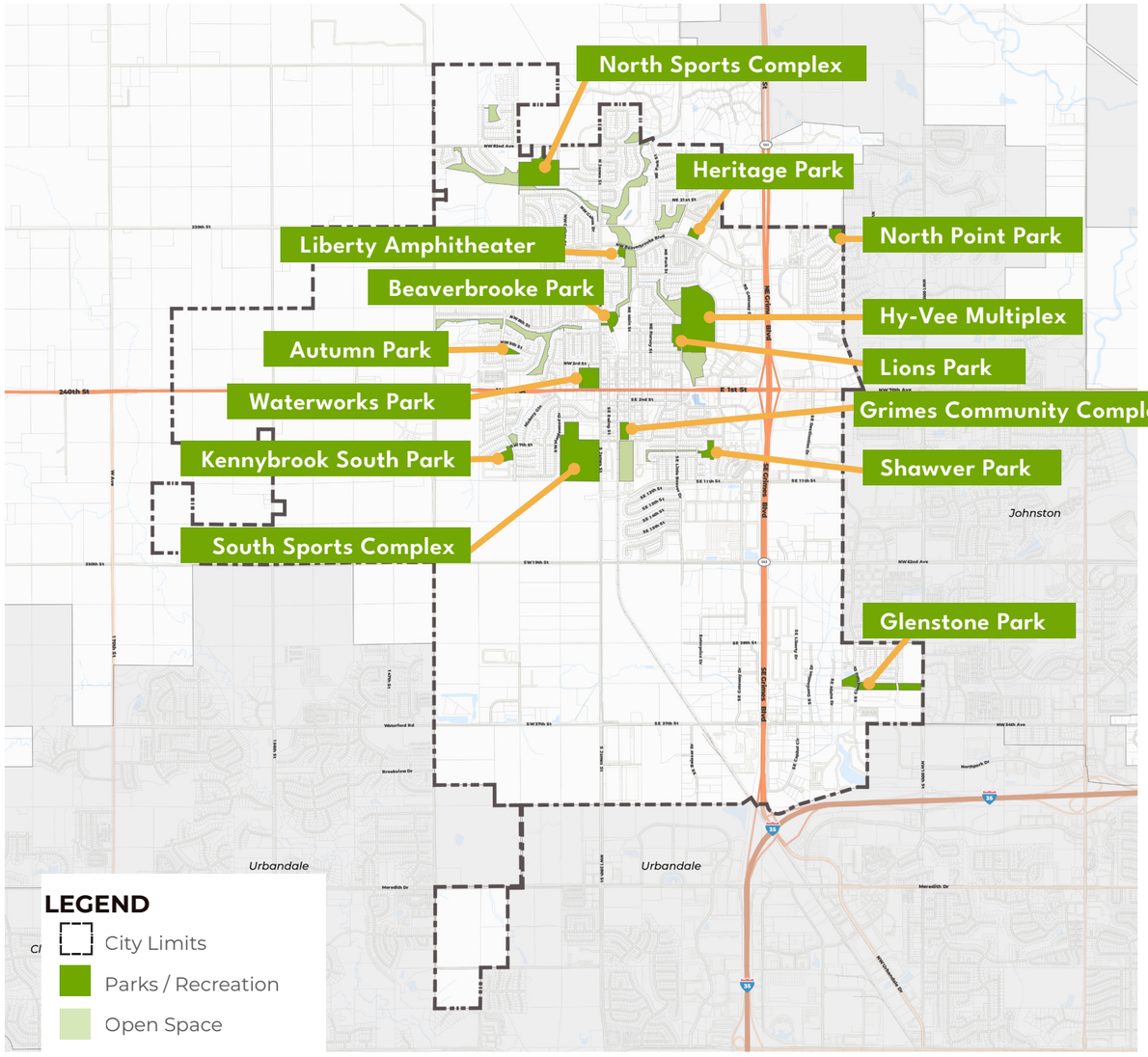


FIGURE 10.2 EXISTING PARKS AND OPEN SPACE
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES

Existing Parks + Trail Systems

Level of Service Analysis

Grimes Overall Level of Service

The National Recreation and Park Association (NRPA) recommends a level of service (LOS) of 10.5 acres of parkland per 1,000 residents. With the inclusion of all parks and city-owned open space in the community today, Grimes' LOS is above the standard recommendation at 18.2 acres per 1,000 residents. The summary of this level of service analysis can be found on the following page in Tables 10.1-10.. At the time of writing this plan, the ownership of the Brenton Slough is being transferred to Polk County Conservation. Brenton Slough has been included in the future LOS estimate based on today's population and projects the LOS to be 72.3 acres per 1,000 residents, maintaining a high LOS in Grimes.

Pocket Parks

Pocket parks have the smallest footprint and serve the immediate vicinity.

Typical Features: playground and single shelter, no parking or restrooms, and may have few or no walking paths.

Neighborhood Parks

Neighborhood parks have a medium footprint serving the surrounding neighborhood.

Typical Features: trails, playgrounds, open-air shelters, and limited amenities with little to no parking, and possibly portable restrooms.

Community Parks

Community parks are the largest and premier parks serving the entire City.

Typical Features: comprehensive amenities such as modern restrooms, parking, trails, multiple facilities, and specialized amenities. They will also include security features, such as lighting throughout the park.

Special Use Parks

Special use parks are areas in which a specialized or single-purpose activity takes place. The areas may be golf courses, amphitheaters, or sports fields. Since the designation is based on the use and not size, there is no set acreage minimum or maximum as these numbers will vary considerably.

Figure 10.2 displays the existing parks in Grimes by type and each park's associated service areas. There are a few areas within both the city limits and planning boundary that are currently under-served by parkland. In order to address this, intentional consideration for new park locations is needed. Opportunities for future parks are addressed throughout the rest of the chapter.

Greenway/Open Space

Open Space is defined as land that is unprogrammed but still available for recreation. General open space may include areas of land that do not have any park amenities but remain accessible for recreation. Greenways are a type of linear open space that often occur along a natural corridor, such as a stream. Greenways connect parks and natural preserves, providing opportunities for recreation and transportation, and sometimes have pedestrian bicycle trails on them.

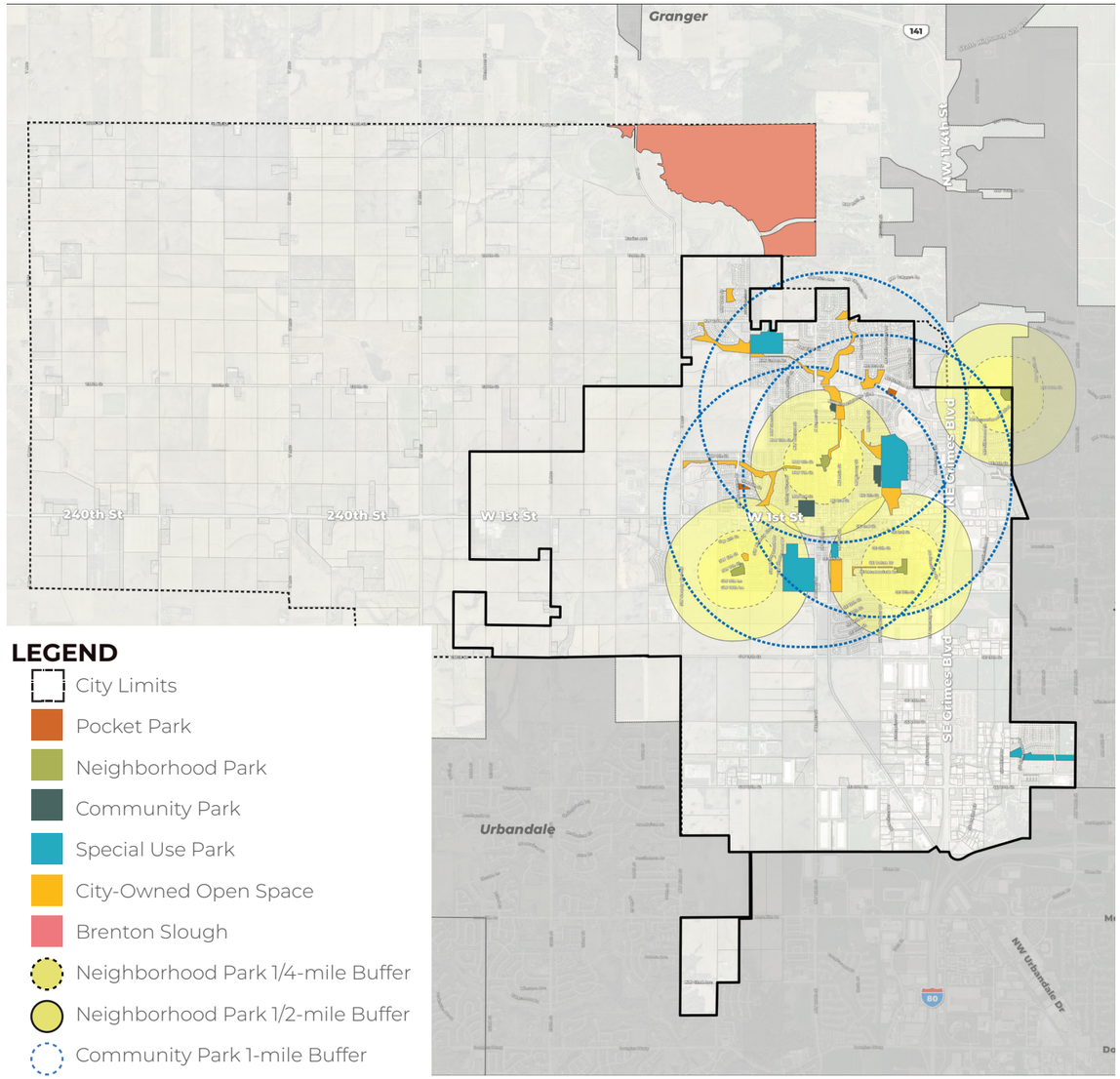


FIGURE 10.3 NEIGHBORHOOD AND COMMUNITY PARK SERVICE AREAS
SOURCE: CONFLUENCE, WITH INPUTS FROM CITY OF GRIMES

Existing Parks + Trail Systems

PARK NAME	ACRES	PARK TYPE
Autumn Park	1.7	Pocket
Beaverbrooke Park	4.2	Neighborhood
Brenton Slough*	587.6	Regional
Glenstone Park	14.1	Special Use
Grimes Community Complex	3.6	Special Use
Hy-Vee Multiplex	49.0	Special Use
Heritage Park	2.1	Pocket
Kennybrook South Park	4.3	Neighborhood
Liberty Amphitheater	1.6	Community
Lions Park	5.2	Community
North Point Park	3.8	Neighborhood
North Sports Complex	26.5	Special Use
Shawver Park	3.8	Neighborhood
South Sports Complex	46.4	Special Use
Waterworks Park	10.0	Community
City-Owned Open Space	*121.5*	*Regional*
TOTAL PARK ACRES	**297.8**	-
EXISTING POPULATION	**16,362**	-
RECOMMENDED LEVEL OF SERVICE	**10.5 / 1,000 Residents**	-
CURRENT LEVEL OF SERVICE	**18.2 / 1,000 Residents**	-
FUTURE LEVEL OF SERVICE*	**72.3 / 1,000 Residents**	-

TABLE 10.1 OVERALL PARK LEVEL OF SERVICE IN GRIMES

POCKET PARK LEVEL OF SERVICE (LOS)	ACRES
Total Acres	16.1
Existing Population	16,362
Recommended LOS	2/1,000 Residents
Existing LOS	0.2

TABLE 10.2 POCKET PARK LOS

The existing pocket parks are summarized in Table 10.2. The National Recreation and Park Association recommends a level of service (LOS) of 2 acres per 1,000 residents. Today, Grimes' pocket park LOS is below the recommended standard, although this is mitigated in part due to the significant acreage of open space areas and special use parks.

NEIGHBORHOOD PARK LEVEL OF SERVICE (LOS)	ACRES
Total Acres	16.1
Existing Population	16,362
Recommended LOS	5/1,000 Residents
Existing LOS	1.0

TABLE 10.3 NEIGHBORHOOD PARK LOS

The existing neighborhood parks are summarized in Table 10.3. The National Recreation and Park Association recommends a level of service (LOS) of 5 acres per 1,000. Today, Grimes' neighborhood LOS is slightly below the recommended standard, although this is mitigated in part due to the significant acreage of open space areas and special use parks.

COMMUNITY PARK LEVEL OF SERVICE (LOS)	ACRES
Total Acres	16.8
Existing Population	16,362
Recommended LOS	5/1,000 Residents
Existing LOS	1.0

TABLE 10.4 COMMUNITY PARK LOS

The existing community parks are summarized in Table 10.4. The National Recreation and Park Association recommends a level of service (LOS) of 5 acres per 1,000 residents. Today, Grimes' community LOS is below the recommended standard. However, this is again mitigated by the large acreage of open space and special use parks that currently exist in the City.

TRAILS LEVEL OF SERVICE (LOS)	MILES
Total Miles	35.6
Existing Population	16,362
Recommended LOS	0.5/1,000 Residents
Existing LOS	2.2

TABLE 10.5 TRAILS LOS

The existing trails system is summarized in Table 10.5. The National Recreation and Park Association recommends a level of service (LOS) of a 1/2 mile for every 1,000 residents. Grimes' trail system is well above the recommended standard, at 2 miles of trail for every 1,000 residents. The trails LOS only includes existing trails within city limits. Many of the trails counted continue further into neighboring cities. As Grimes continues to expand its trail network this, the LOS will increase.

Facilities with a Regional Draw

Goal 10.1: Position the City of Grimes as a regional recreation tourism destination.

Strategy 10.1.1: Continue to explore opportunities to bring in unique regional amenities and enhance destination recreational use.

Grimes should explore other unique amenities and attractions that can draw residents and visitors to the community. Today, the three sports complexes and Glenstone MultiGolf Park comprise over 130 acres of regional attractions. The Glenstone MultiGolf Park is a unique facility to Grimes, as the first multigolf park in the Des Moines Metro and the first 18-hole course of its kind in the country. Grimes should leverage and continue to expand its unique recreational attractions to attract visitors and residents.

To continue growth around recreational destinations, Grimes should consider ways to spur economic development around these features. The City should work with development partners to bring in hotels and commercial nodes around regional recreation destinations. This will serve residents and visitors who use the recreation facilities and attract more people to visit. Grimes should consider studying regional recreational amenities and what comparable cities with recreational tourism programs are doing, and model after them. Case study examples of regional recreation in other cities are provided on pages 12-13.

Strategy 10.1.2: Promote recreational tourism through tournaments, special events, sports-focused partnerships, and providing unique recreational experiences.

Grimes' regional parks and recreation attractions include the South Sports Complex, North Sports Complex, Hy-Vee Multiplex, and the Glenstone MultiGolf Park. These facilities provide space for many sports and recreational activities and the high quantities of fields make Grimes an ideal location for sport tournaments and other unique recreational experiences. The City of Grimes should consider an optimization study of its athletic complexes to ensure efficient use of facilities, to expand programs and tournament opportunities.

What Amenities are Present Today at Grimes' Regional Parks?

The Grimes Parks and Recreation Department web page highlights the existing amenities at each of the community's parks. The City should continue to update this web page as upgrades are made to parks. Below are some of the amenities at the regional attractions in Grimes.

South Sports Complex

- Pickleball
- Tennis
- Soccer
- Sand volleyball
- Green Space for soccer
- Basketball
- Skate park
- Walking trails
- Play structure

North Sports Complex

- 5 youth softball fields
- 1 adult softball field
- Green-space for soccer

Hy-Vee Multiplex

- 12 full size soccer fields
- 18 baseball / softball fields
- 36 Batting cages
- 36 Bullpens

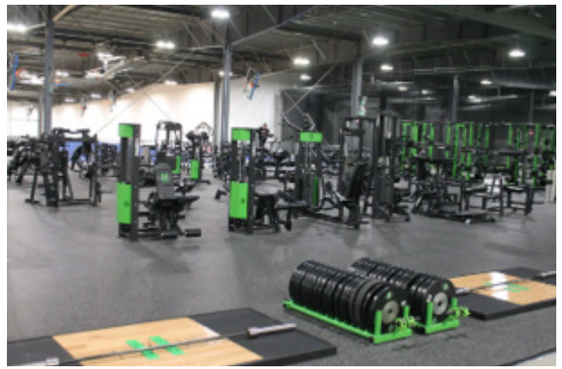
Glenstone Park

- 18-hole MultiGolf Park

Facilities with a Regional Draw

Case Studies

Two case studies, TBK Bank Sports Complex and Wichita Sports Forum, show how sports complexes have been developed as an anchor destination with supporting retail and commercial development adjacent to the site. Retail uses like restaurants, shopping, and hotels have developed alongside these facilities to support the anchor and create a destination for families and athletes. Grimes should consider opportunities to intentionally locate supportive retail, hospitality, and commercial developments around sports facilities.



Case Studies: Regional Recreation Destinations

TBK Bank Sports Complex
Bettendorf, IA

TBK Bank Sports Complex is an indoor-outdoor sports complex located in Bettendorf, Iowa. This facility includes sports fields and courts, a training area, fitness center, and physical therapy facility. It also offers opportunities for both recreational and competitive athletes, hosting many tournaments and camps. An entertainment center with games, bowling, and a restaurant expands services and amenities. The complex offers a gym membership with access to the fitness center and sports complex facilities.

Wichita Sports Forum
Wichita KS

The Wichita Sports Forum, located in Wichita, Kansas, is a dynamic facility located in the heart of a commercial development anchored by sports. The facility has sport courts, batting cages, and turf fields. It also features a trampoline park complete with air sports, a ninja course, and party rooms for events. This provides both a space for sports and recreation, as well as entertainment, making it a regional recreation destination.

Connect Parks to Neighborhoods

Goal 10.2: Promote and provide equitable access to parks and recreation facilities for all residents.

Strategy 10.2.1: Ensure parks are located near all types of residential areas.

The level of service analysis on pages 6-9 shows how current parks are serving the City, using service area standards from the NPRA. The NPRA recommends, per their Safe Routes to Parks Initiative, that people be able to reach a park in a 10-minute walk or a 1/2 mile or less. As shown in Figure 10.2, current park service mostly covers residential areas in Grimes there are a few areas that have limited access to parks such as those in the northern-most developments. Grimes should ensure parks are located near all types of residential areas using the level of service analysis and the Future Land Use Plan. Figure 10.4 displays the future land use map with recommended park nodes, which are general areas recommended for parks. These nodes are made to ensure parks are within reasonable distance from all types of residential, including low, medium, and high-density.

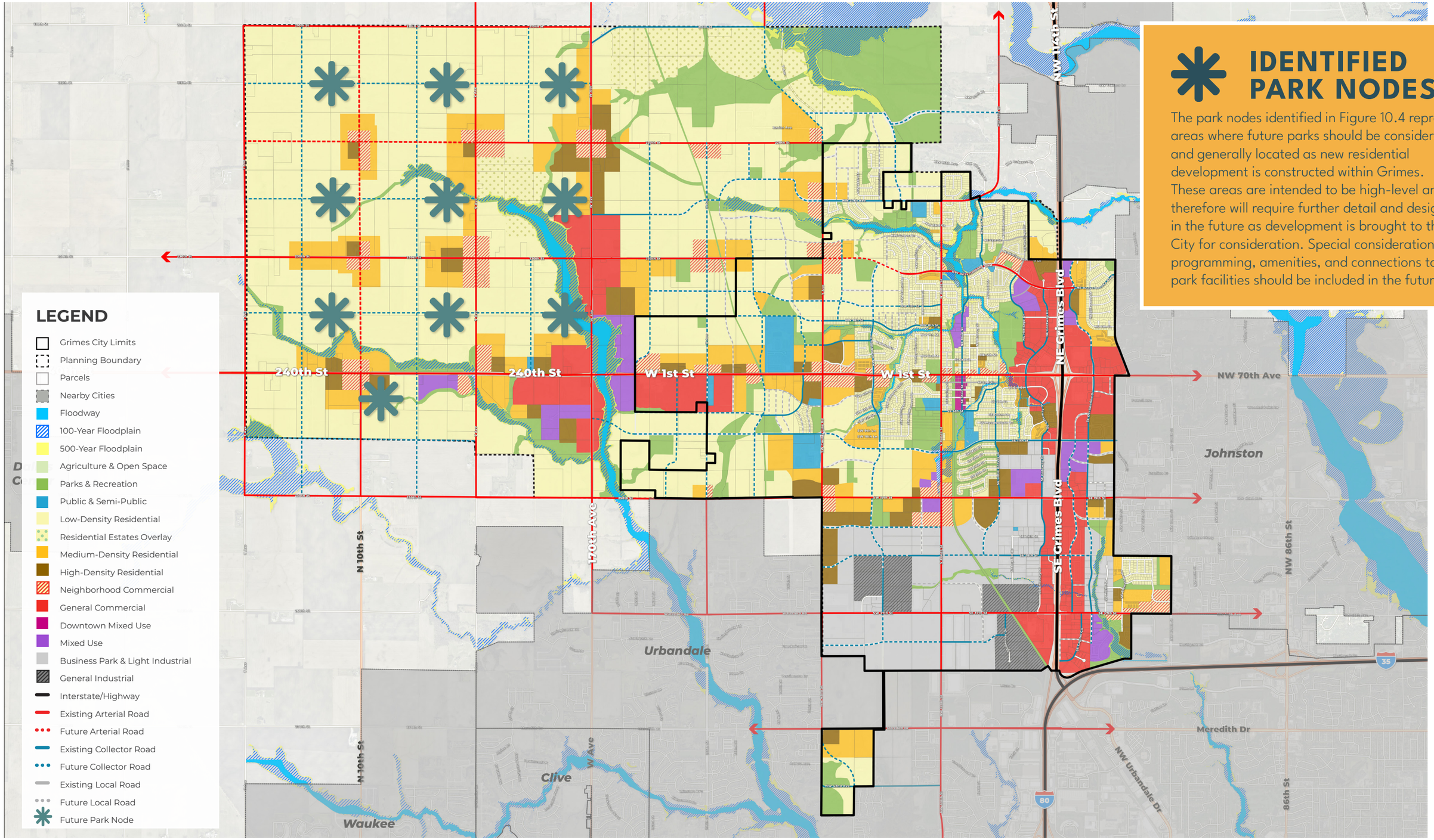
Strategy 10.2.2: Create an interconnected park, greenway, and trail network by ensuring new and existing parks are connected and supported by clear signage, wayfinding, and park naming standards.

Grimes has many high-quality parks and open spaces, but they are not all connected to each other. In the online engagement survey, conducted as part of the public input phase for the development of this plan, residents ranked park access a 6.3 out of 10. Grimes has many greenways which could benefit from trails along them, and connecting them to other greenways, parks, and other areas of interest, like the Governor's District. This will increase mobility in Grimes and make it safer and easier for people to walk and bike to places they want to go.

Trails are a key component of transportation networks for residents without cars, recreational users, and children independently moving throughout the community. There are many existing trails throughout Grimes today, but there are several missing linkages that would establish a healthy and connected trail network. These gaps create a disjointed network that limits the overall mobility of the community and access to parks and open space. The City should examine opportunities to better connect parks and open spaces via trails. ***Chapter 8: Transportation*** outlines strategies and a mobility plan to increase multimodal connections in Grimes. Additionally, developing wayfinding signage and naming standards for parks and trails could assist in creating a connected and unified park and trail system.

How would Grimes residents rate the parks in Grimes today based on ease of access?

What is the ideal distance parks should be from residents?



IDENTIFIED PARK NODES

The park nodes identified in Figure 10.4 represent areas where future parks should be considered and generally located as new residential development is constructed within Grimes. These areas are intended to be high-level and therefore will require further detail and design in the future as development is brought to the City for consideration. Special consideration for programming, amenities, and connections to other park facilities should be included in the future.

FIGURE 10.4 POTENTIAL NEIGHBORHOOD PARK NODE SERVICE AREAS
SOURCE: CONFLUENCE, WITH INPUTS FROM CITY OF GRIMES

Connect Parks to Neighborhoods

Goal 10.3: Ensure existing parks are high-performing and continue to serve the needs of the community.

Strategy 10.3.1: Continue to invest in maintenance and redevelopment of existing parks to ensure they remain high-quality and well-utilized.

Grimes must balance park maintenance and expansion to continue to provide a high-quality park system. The public engagement sessions and online survey, conducted as part of the public input phase of this plan, revealed many Grimes residents are satisfied with the park system and new parks added in recent years. Maintaining this high-quality park system will help to enhance the quality of life for residents now and in the future.

Grimes should consider creating a parks reinvestment plan to establish rating systems for park amenities, determining when improvements are needed, and allocating funding. The City should also consider implementing park furniture standards to create a consistent look between parks and streamline ordering and maintenance.

Grimes should create a Parks and Trails Maintenance Plan to ensure that parks are high-quality and well-utilized. Additionally, a playground & equipment management plan and a vegetation management plan should both be established to streamline efficiency in park maintenance and ensure that parks remain well maintained.

Strategy 10.3.2: Consider developing best management practices for performing maintenance on private trail and sidewalk networks to support an interconnected pedestrian network.

Best management practices help to create a consistent standard for all current and future developments in a community. Grimes should create a private sidewalk and trail maintenance best management practice guidelines to share publicly and with stakeholders to help residents maintain a high-quality pedestrian network.

MAINTENANCE CONSIDERATIONS

Parks

Parks must be regularly maintained to keep a high-quality and usable park system.

Vegetation

Vegetation must be maintained to ensure that ground cover and plantings are well manicured and environmentally suitable.

Trails

Trails must be maintained to remain clean and usable and create a well-connected community.

Furniture + Equipment

Furniture and equipment must be regularly maintained to ensure that it is working and safe for the community.

Goal 10.4: Invest in new parks and expand the park system to support community growth and recreation

Strategy 10.4.1: Identify locations for the construction of neighborhood and community parks within new neighborhood developments as Grimes expands.

Based on the proposed residential areas identified on the Future Land Use Plan, there will be new parks added in the western part of Grimes, as the residential land use expands. Parkland nodes were identified as places where future parks could go. These nodes are not specific locations or parcels of land but general areas of where a park should be included to best service the community, representing a half-mile service radius. Figure 10.4 shows proposed parkland nodes for Grimes. The City should update the Grimes Parks and Trails Master Plan to plan future parks consistent with the parkland nodes identified. The City should also develop a planning process to determine the initial vision and general concept for new parks to ensure that all parks support the visions of the Parks and Trails Master Plan and the goals and strategies outline in this chapter of the Comprehensive Plan, to develop a unified and effective parks and recreation system.

What are Some Benefits of Park Spaces in Neighborhoods?

Activates Vacant Space

The transition of vacant space to an active, gathering space provides a benefit to the neighborhood of increased amenities and recreation.

Increases Access to Activity Spaces

Additional park space increases resident access to programmed spaces, providing playgrounds or unique amenities to a neighborhood.

Improves Property Values

Access to park space in neighborhoods is a desirable amenity for homeowners. As a result, homes closer to park space typically have higher property values.

Provides Environmental Benefits

Parks and open space can provide many environmental benefits, such as decreasing the urban heat island effect, increasing biodiversity, improving air quality, and providing residents with opportunities to connect to nature.

Expand and Maintain Parks

Strategy 10.4.2: Review the current parkland dedication ordinance to ensure it continues to meet the recreation needs of the City and its residents.

Title 13 of the City of Grimes Code of Ordinances includes parkland dedication requirements for all subdivision plats or planned unit developments based on the projected population of the development. The current parkland dedication requirement for the City of Grimes is 6.5 acres per 1,000 residents. The current minimum parkland dedication required is 4 acres per city code. There are some special cases for parkland dedication where credits to the total parkland dedication may be applied if determined to be eligible. The developer may include private recreation areas or greenways as up to 25 percent of the total parkland dedication for the development. The City should review the parkland dedication ordinance to ensure it continues to meet the recreation needs of the City and its residents as the City evolves. Grimes should consider amending the ordinance to allow for flexibility in required parkland acreage in exchange for the construction of park improvements prior to dedicating the land to the City.

Grimes should also develop a tree planting process to allow the City to plant trees in parks and corridors to establish tree canopy where funding has not yet been allocated for improvements. A funding strategy should also be created to determining how the City will allocate funds to purchase parkland when a developer is required to dedicate parkland to serve multiple developments ahead of receiving contributions from other developers. Subsequently, a dashboard should be created to track parkland dedication contributions.

Strategy 10.4.3: Expand variety and quantity of amenities offered within the park system.

In the online engagement survey conducted for this plan, residents were given eight improvements to rank from highest to lowest priority. “Parks and Recreation Amenity Expansion” was ranked as the highest priority overall. Respondents were also able to vote for images that they felt were high or low priorities for Grimes parks. The top chosen priorities were modern public restrooms, nature/wild parks, inclusive parks, and mini golf, shown in Figure 10.1. Other amenities identified by the community were larger park shelters, an event venue for city events, a splash pad, and more sand volleyball courts. Grimes should develop a plan to implement the priority park amenities identified in the Comprehensive Plan feedback.

The City of Grimes should continue to incorporate amenities into parks and expand the number and type of amenities offered at parks. Grimes should continue to evaluate citizen engagement surveys to understand the community’s priorities and preferred amenities. Grimes should also consider developing standard amenity packages required for each type of park. The City should also reference the Public Arts & Culture Master Plan when making decisions about parkland improvements to ensure that culture are incorporated into the parks system.

Additionally, Grimes should collaborate with Polk County Conservation in their work at the Brenton Slough to guarantee that amenities within parks and trails abutting the Brenton Slough are complementary to their vision for the Brenton Slough.

FIGURE 10.5 BRENTON SLOUGH
SOURCE: IOWA NATURAL HERITAGE FOUNDATION

Expand and Maintain Parks

Goal 10.5: Provide inclusive, diverse, and high-quality recreation programs to enhance quality of life for all community members.

Strategy 10.5.1: Increase programming activities for active adults, seniors, and people with disabilities.

The City should conduct a gap analysis of programs for adults, seniors, and people with disabilities to identify areas for improvement and stronger inclusivity. An ADA policy for park and facility improvements should also be developed.

Grimes should explore partnering with age-specific organization that can benefit from senior programming, such as Polk County and senior housing developments. This could help organizations avoid duplicating services and create overall stronger programming. Grimes should also partner with organizations that support people with disabilities.

Strategy 10.5.2: Continue to assess capacity, attendance, and budget for both indoor and outdoor programs and facilities to optimize program offerings.

The City of Grimes offers many recreational activities, events, classes, and other programming opportunities. The City should create a standard process for analyzing programs using survey engagement strategies and registration software analytics. A standard process for analyzing programs should be established and a study of current facility capacity should be conducted. Improvements and expansions based on the findings of the facilities study should be prioritized accordingly.

Strategy 10.5.3: Strengthen communication and outreach to align recreation program opportunities with community member interests and emerging trends.

Grimes should explore expanding program offerings that align with community interests. The City should conduct surveys to understand the community's interest and determine program satisfaction. Low ranking programs should be phased out over time. New programs should be added, and existing programs enhanced as needed based on community interest levels. Post-program satisfaction surveys should also be conducted to determine areas of improvement within existing programs.

Strategy 10.5.4: Continue to partner with cities, schools, athletic associations and the Grimes Public Library to maximize recreational opportunities and facility use.

Grimes should continue to pursue ways to partner with local groups and organizations to maximize recreational opportunities and facility use. Grimes Parks and Recreation currently collaborates with the Grimes Public Library on nature-based programs and events and should continue these collaborations, as well as pursuing other collaboration opportunities with other City departments, schools, and organizations. The City should continue to invest in school-to-work programs with local school districts to help bridge Parks & Recreation staffing gaps.

Grimes should also continue partnerships with other municipalities to deliver join programming opportunities to improve program quality and explore cost-sharing opportunities.

Strategy 10.5.5: Continue to provide and enhance opportunities for public rental space.

Grimes should continue to provide rental spaces while also creating standard facility rental procedures and policies. The City should also complete an investigative study for the construction and operation of a public event venue. Offering public rental spaces will help create flexible places for gatherings and activities, helping attract both visitors and residents to spend more time enjoying and engaging with public spaces in Grimes.

Expand and Maintain Parks

Goal 10.6: Promote best practices to protect natural resources, improve local ecology, and increase community connections to nature.

Strategy 10.6.1: Foster native landscaping practices such as pollinator gardens, native planting areas, and no-mow zones.

Grimes has a Storm Water Assistance Grant Program which can help citizens pay for soil quality restoration projects and rain barrels. This is a great example of encouraging sustainable landscaping. Grimes should continue to this program, and implement other sustainable landscaping practices alongside it.

Native and no-mow landscaping is beneficial to the parks system due to its low-maintenance nature that reduces the cost and time spent on maintenance. Native landscaping also serves as an educational opportunity for the community and provides native habitats that positively impact the local ecosystem.

Grimes should create a parks and trail maintenance plan and a vegetation management plan to ensure proper care of the ecosystem. Grimes should implement pollinator, no-mow, and native habitat programs to increase biodiversity and improve local ecology. Grimes should pursue opportunities to restore and protect prairie and wetland habitats wherever possible.

Strategy 10.6.2: Continue to use the parks and trail system to improve natural resources and habitats within the City by establishing best management practices along wetlands, creeks, urban canopies, water resources, and conservation areas.

The City should establish a waterbody and waterway management plan to ensure that the habitats and natural resources in Grimes are conserved and properly taken care of. The City should continue to protect environmental features from development. Many of these natural resources can be combined with recreation, adding trails alongside them, or using as passive parks to provide dual benefits of conservation while also meeting recreational needs.

Strategy 10.6.3: Continue to collaborate with state, county, and regional agencies to expand natural resource conservation efforts and partnerships.

Grimes should continue to partner with a variety of agencies to expand natural resource conservation efforts and partnerships. This could include the Iowa DNR, Polk and Dallas Counties, and Iowa Natural Heritage Foundation. These partnerships can support environmental conservation, restoration, and educational opportunities in Grimes.

Strategy 10.6.4: Encourage volunteer-based stewardship opportunities through trail adoptions and habitat restoration programs.

The City should implement volunteer-based stewardship by establishing programs such as an adopt a trail program and a pollinator garden creation program. Individuals or groups could sign up to participate in these programs. Grimes should create a standard volunteer program to organize and track volunteerism.

Strategy 10.6.5: Leverage regional stormwater facilities as passive recreation land.

Stormwater facilities are designed to manage and treat stormwater runoff, prevent flooding, and reduce pollution. Both detention basins (dry ponds) and retention basins (wet ponds) should be integrated into the City as passive recreational spaces. While detention basins may flood from time to time, they provide a usable green space, trails, community gardens, and limited use play fields. Retention basins can be incorporated as water features by using landscaping and adding elements like fountains, to make the facility more attractive. Retention basins can also be programmed to provide recreation opportunities, such as fishing. The pond can be stocked with fish or include a fishing pier. Both detention and retention basins can be landscaped to provide a community focal point and gathering space, while also treating stormwater.

The City should analyze results of the regional stormwater facility study, located in ***Chapter 9: Community Facilities and Utilities*** to identify where recreational amenities should be located. The City should also consider developing minimum design and amenity standards in order for regional basins to be dedicated to the City.

GRIMES FUTURE + EXISTING ROAD CLASSIFICATION MAP

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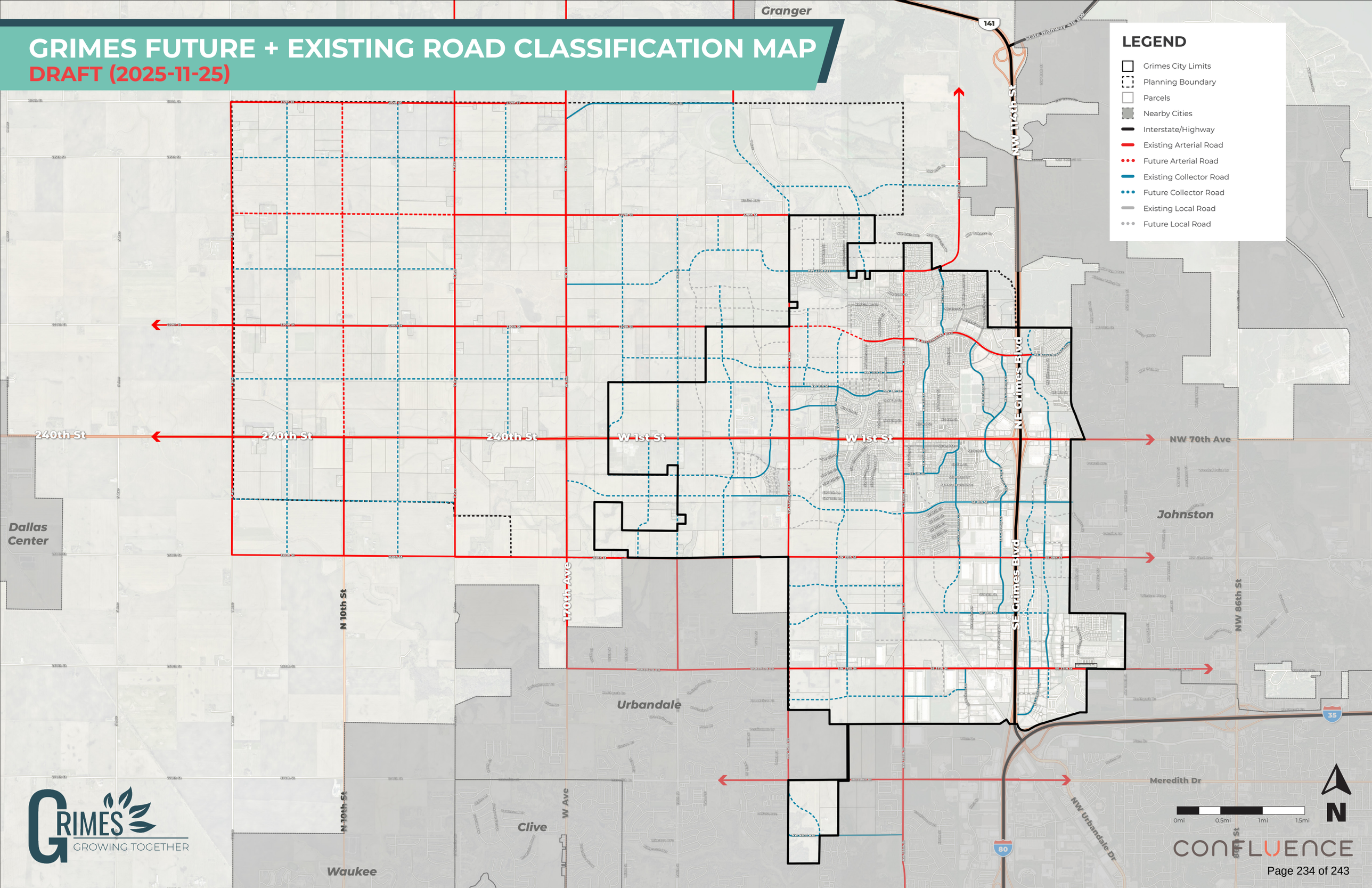

GRIMES FUTURE LAND USE MAP

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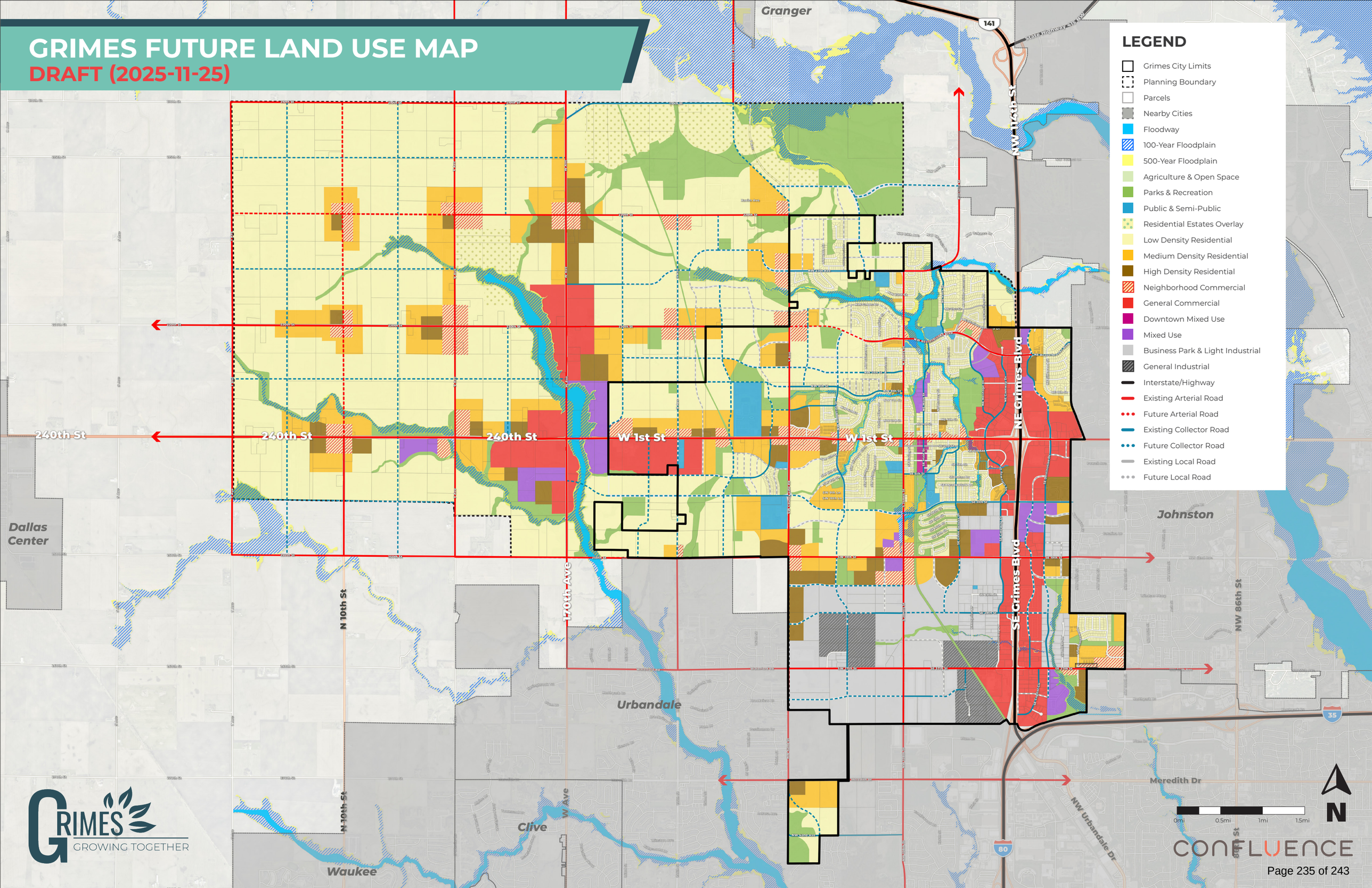

LEGEND

- Grimes City Limits
- Planning Boundary
- Parcels
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Agriculture & Open Space
- Parks & Recreation
- Public & Semi-Public
- Residential Estates Overlay
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- General Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park & Light Industrial
- General Industrial
- Interstate/Highway
- Existing Arterial Road
- Future Arterial Road
- Existing Collector Road
- Future Collector Road
- Existing Local Road
- Future Local Road

GRIMES GROWING TOGETHER

CONFLUENCE

GRIMES FUTURE LAND USE MAP

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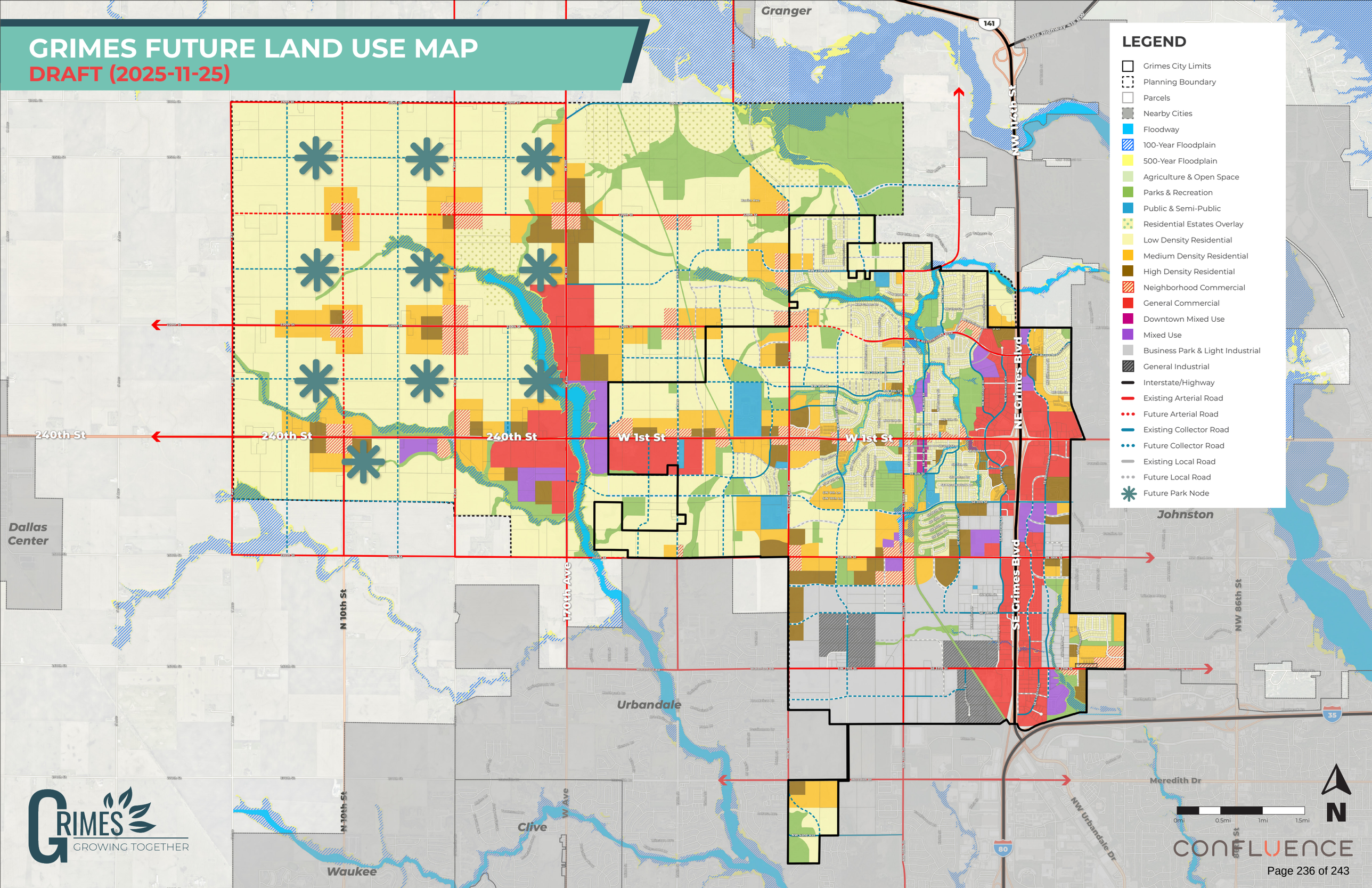

GRIMES GROWING TOGETHER

CONFLUENCE

Chapter 4: Future Land Use

Utilize Best Practices

Goals		Implementation Details										
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions
4.1	Plan for the future growth and development within the City of Grimes, utilizing best practices.	4.1.1	Utilize the Future Land Use Map as a tool for reviewing and considering development cases and zoning amendments.	High	Planning	Engineering/Economic Development	In-house	Action 4.1.1.1: Develop user-friendly design and style guides for each future land use category to communicate land use intent, development character, building form, and infrastructure requirements to help projects align with the Comprehensive Plan.	Action 4.1.1.2: Evaluate citywide inconsistencies between zoning districts and the Future Land Use Map, and produce a report with recommended corrective strategies.	Action 4.1.1.3: Establish a formal process for amending zoning classifications to maintain long-term consistency with the FLU Map, including proactive or voluntary rezoning options."	Action 4.1.1.4: Update the zoning ordinance to align with the Comprehensive Plan and Future Land Use Map, including revised districts, development standards, and implementation procedures.	Action 4.1.1.5: Develop a fiscal impact tool to assess long-term municipal costs and revenue generation to guide responsible growth for large-scale development, rezoning requests, or new greenfield areas.	Action 4.1.1.6: Create a clear, multi-platform notification policy to communicate annexation, rezoning, infrastructure, and development actions to nearby residents, key stakeholders, and regional partners.
		4.1.2	Regularly review and update the Comprehensive Plan and Future Land Use Map to reflect the community.	High	Planning	Engineering/Economic Development/Park & Recreation/Public Works	In-house	Action 4.1.2.1: Establish a formal process for annual review of the Future Land Use Map with the Planning & Zoning Commission and City Council, reporting progress on land use goals, development activity, population projections, and approved deviations.	Action 4.1.2.2: Establish a clear process for updating the Future Land Use Map, both in advance of rezoning requests and concurrently, and revise the zoning ordinance to reflect the adopted process.				
		4.1.3	Require new development within the Planning Boundary to be fully serviced by adequate public infrastructure, streets, sidewalks, and trails.	High	Engineering	Planning	In-house	Action 4.1.3.1: Engage with neighboring communities, Xenia Rural Water District, and regional utility partners to guide growth near shared boundaries and establish boundary agreements, joint utility plans, and coordinated roadway networks to ensure efficient regional development.					
Preserve Sensitive Natural Features													
4.2	The City of Grimes should preserve and protect sensitive environmental features that are unique to the region.	4.2.1	Preserve critical natural resources, such as wetlands, watercourses and waterbodies, steep slopes, significant trees, and remnant prairie land, including sensitive land found at Brenton Slough.	High	Planning	Engineering/Public Works	In-house	Action 4.3.1.1: Establish stream buffer requirements based on drainageway type, floodplains, and ecological function to protect water quality, reduce erosion, and preserve habitats.	Action 4.3.1.2: Establish a policy prioritizing on-site preservation of wetlands, when feasible, and provide standards for mitigation banking or off-site credits when preservation isn't feasible.				
		4.2.2	Leverage areas located within the floodplain as a source of natural recreation and greenway throughout the City of Grimes Planning Boundary.	Medium	Planning	Parks & Recreation	In-house	Action 4.3.2.1: Develop a targeted acquisition plan using the Iowa REAP Grant program to preserve natural areas, protect environmental corridors, and create public open spaces aligned with the Future Land Use Plan.					
		4.2.3	Discourage any major development or disturbance to the floodplain to ensure it is preserved long-term.	High	Planning	Engineering	In-house	Action 4.3.3.1: Routinely review and update the City's floodplain ordinance to remain current with FEMA updates, remapping efforts, and flood risk policy requirements.					
Plan for Future Growth													
4.3	Leverage sub-area planning to create signature developments unique to the City of Grimes/	4.3.1	Guide the development and redevelopment of the Governors District, Walnut Creek Greenbelt, and Lake Cutty Waterfront.	Medium	Planning	Economic Development	$$	Action 4.2.1.1: Develop detailed sub-area plans for key growth and redevelopment areas, providing guidance on implementation, infrastructure phasing, design, and economic strategy.					
		4.3.2	Incentivize redevelopment of existing sites within the sub-areas to support revitalization and enhance community character.	Medium	Economic Development	Planning	$$$						
		4.3.3	Engage with local stakeholders to build capacity and buy-in on development and redevelopment projects.	High	Economic Development	Planning	In-house						

Chapter 5: Economic Development

Leverage Unique Advantages

Goals		Implementation Details												
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions	Actions
5.1	Capitalize on the city's existing strengths, assets, and opportunities to attract investment and support local businesses.	5.1.1	**Promote and market sport complexes to leverage tourism and local commerce as a key driver of economic vitality.**	High	**Economic Development**	Communications	$$	Action 5.1.1.1 Utilize cell phone data to define visitor trends and demographics to inform marketing strategies and messaging.						
		5.1.2	**Maximize sports tourism by ensuring sports complexes and facilities are programmed as a system, and identify any needed improvements to maintain competitiveness.**	High	**Parks and Recreation**	Development Services	$$$	Action 5.1.2.1: Perform an optimization study.	Action 5.1.2.2: Identify and prioritize facility upgrades.	Action 5.1.2.3: Partner with CATCH Des Moines to maximize tournament opportunities and diversify offerings.	Action 5.1.2.4: Utilize sports complexes for other community events to program to provide year-round activities and opportunities to engage local residents and visitors.			
		5.1.3	**Promote and market IA Highway 141 and close proximity to I 35/80 as critical transportation networks.**	High	**Economic Development**	Communications	$$	Action 5.1.3.1: Support and advocate for investments in local transportation network that improve access along Highway 141 and adjacent industrial areas	Action 5.1.3.2: Routinely update and promote traffic counts along Highway 141 at prominent intersections to identify market for continued commercial and retail development.					
		5.1.4	**Strengthen partnership with neighboring communities to host regional events that attract visitors and residents**	Low	**Parks and Recreation**	Economic Development	$$	Action 5.1.4.1: Establish a regional events working group within the Des Moines Metro, inclusive of members of economic development teams, chambers of commerce, parks & recreation departments, tourism bureaus, and school district, to collaborate and create regional events.	Action 5.1.4.2: Develop a Shared Regional Events calendar to share on participating municipalities or organization websites and social platforms.	Action 5.1.4.3: Identify events that may be jointly hosted and create joint branding, marketing and sponsorship opportunities.	Action 5.1.4.4: Streamline practical coordination and develop regional event permit process, share public safety, sanitation and parking resources when feasible, and create emergency response protocols across jurisdictions.	Action 5.1.4.5: Seek regional grants and funding.	Action 5.1.4.6: Rotate hosting responsibilities amongst the participating municipalities and organizations.	
		5.1.5	**Strengthen collaboration with the local school districts to leverage their role as key community and economic development assets.**	High	**City Manager's Office/Dev Services**	Economic Development	$	Action 5.1.5.1: Develop a shared growth and facility planning framework that coordinates growth trends, aligns future school sites with infrastructure improvements, and uses joint demographic modeling for long-term planning.	Action 5.1.5.2: Promote DC-G and Johnston school district strengths by integrating district achievements, branding, and success stories into the City's economic development and recruitment marketing.	Action 5.1.5.3: Expand work-based learning and talent pipelines by connecting students with local businesses, supporting programs aligned with regional economic strengths, and encouraging adaptive spaces such as maker labs or innovation hubs.	Action 5.1.5.4: Enhance community use of school facilities by expanding shared-use agreements, collaborating on District-focused events, and coordinating accessibility for shared spaces.	5.1.5.5: Support safe and connected school environments by investing in safe-routes infrastructure and improving mobility options that help students travel to and from school safely.	Action 5.1.5.7: Enhance teacher retention and quality of life by plannign for workforce housing near school facilities and developing community welcome programs for new educators.	Action 5.1.5.8: Communicate shared progress by producing an annual City–District outcomes report, highlighting economic impact and program participation, and publicly celebrating achievements to build community pride.

Foster a Predictable Development Environment

5.2	Design and implement high-quality standards and processes to support development applications.	5.2.1	**Evaluate existing development review processes and identify opportunities to streamline the approval processes where possible, and provide added flexibility for minor improvements.**	High	**Development Services**	Economic Development	$	Action 5.2.1.1: Develop a survey or hold meetings with developers to understand if there are any current process issues or areas for improvement. Incorporate feedback from business retention and expansion program visits.	Action 5.2.1.2: Compare Grimes development review processes to other metro city processes and define best practices and improvements to implement.	Action 5.2.1.3: Complete a LEAN process analysis for each type of development review process.	Action 5.2.1.4: Review incentive application process, development agreement legal review process and TIF certification processes to ensure the process is efficient and predictable			
		5.2.2	**Clarify design standards to maintain high-quality visual appearance throughout the community and eliminate confusion.**	Medium	**Development Services**	Economic Development/Development Services	$	Action 5.2.2.1: Update architecture zoning standards.	Action 5.2.2.2: Update overlay district standards and clarify boundaries.	Action 5.2.2.3: Communicate any new district standards and clarified boundaries at existing annual code update event.				
		5.2.3	**Protect City's vision and intent for high-value commercial uses in key retail and commercial districts throughout the community.**	Medium	**Development Services**	Economic Development	$$$	Action 5.2.3.1: Define key retail and commercial areas that require detailed master plans.	Action 5.2.3.2: Create master plan for key retail and commercial districts to define visions and clearly communicate expectations.	Action 5.2.3.3: Leverage Retail Market Demand Study results as appropriate.				
		5.2.4	**Advocate and plan for public infrastructure projects to prepare new and developing areas for investment and growth.**	Medium	**Development Services**	Economic Development	$$$	Action 5.2.4.1: Identify and prioritize critical transportation network expansion areas.	Action 5.2.4.2: Build business retention and expansion program feedback into CIP planning process.					
		5.2.5	**Enhance communication around resources and tools that support the development process to inform stakeholders and build Grimes reputation as a development-friendly community.**	Low	**Economic Development**	Development Services	$	Action 5.2.5.1: Leverage technology through the city website to provide and share resources, including the Grimes Economic Development Incentive Policy and Application, Zoning Compliance, and other development tools.	Action 5.2.5.2: Host annual event for the development community communicating any changes to development process, CIP projects, review development timelines, etc.	Action 5.2.5.3: Develop brand for pre-application process to promote benefits of streamlined review and clear steps.				

Promote Opportunity and Resources

5.3	Expand marketing and networking strategies to promote investment and recruit desired development to Grimes.	5.3.1	**Elevate Grimes as a place to invest.**	High	**Economic Development**	Communications	$$	Action 5.3.1.1: Define economic development audiences and messaging.	Action 5.3.1.2: Create economic development marketing plan including strategies for digital advertising and paid media placements					
		5.3.2	**Improve digital media marketing and website presence.**	High	**Economic Development**	Communications	$$	Action 5.3.2.1: Augment and utilize relationships with local media channels to promote upcoming projects and potential investment areas to provide regional awareness.	Action 5.3.2.2: Create marketing content for business attraction targets utilizing social media.	Action 5.3.2.3: Maintain and enhance an online webpage to market available sites and land for development and redevelopment and engage with property owners to routinely update the website with new opportunities.	Action 5.3.2.4: Engage with and attend professional events and conferences as an opportunity to network with professionals and market the City of Grimes to attract new development.			
5.4	Increase business investment in Grimes.	5.4.1	**Connect potential investors to internal and external incentive programs and resources that support new business investment.**	Medium	**Economic Development**	Development Services	$	Action 5.4.1.1: Provide information regarding available resources on the City website.	Action 5.4.1.2: Maintain and enhance business retention and expansion program to ensure Grimes businesses have access to resources they need to be successful.					
		5.4.2	**Ensure city incentives are aligned with desired land use types and market conditions.**	Medium	**Economic Development**	Development Services	$	Action 5.4.2.1: Compare Grimes' incentives to peer communities across the state.	Action 5.4.2.2: Seek stakeholder feedback about market dynamics and the value of various incentive offerings.	5.4.2.3: Review and update the City's incentive policy.				
		5.4.3	**Enhance access to online information about city projects, public infrastructure, and current development applications.**	Medium	**IT/GIS**	Economic Development/Development Services	$	Action 5.4.3.1: Create an online interactive map showing location/size of public infrastructure and zoning/future land use.	Action 5.4.3.2: Create an online interactive map showing the location and status of current development and City projects.	Action 5.4.3.3: Establish a process to update the map regularly or in real time.				

Support Strategic Revitalization

5.5	Support redevelopment and adaptive reuse to create vibrant, economically resilient areas.	5.5.1	**Prioritize targeted redevelopment areas.**	High	**Economic Development**	Development Services	$$$	Action 5.5.1.1: Develop a transparent scoring framework to evaluate and rank redevelopment priority areas based on underutilization, infrastructure, market feasibility, land use alignment, placemaking potential, accessibility, redevelopment opportunities, and environmental considerations.	Action 5.5.1.2: Conduct a redevelopment opportunity analysis by mapping underperforming sites, analyzing trends and constraints with GIS, and incorporating input from stakeholders.	Action 5.5.1.3: Designate priority redevelopment areas for City Council adoption, including primary focus zones, secondary opportunistic zones, and integration into the CIP.	Action 5.5.1.4: Develop redevelopment profiles and concept plans for each priority area, defining uses, character, zoning needs, infrastructure costs, and potential public investment tools.	Action 5.5.1.5: Engage stakeholders through workshops, pre-development support, and marketing materials to build market alignment and ownership	Action 5.5.1.6: Establish a redevelopment prioritization review cycle to reassess areas every 2–3 years, adjust priorities based on performance and market shifts, and track progress with investment, valuation, and occupancy metrics.	
		5.5.2	**Utilize outside funding sources and partner with local property owners and business to spur investment in alignment with redevelopment plans in alignment with area redevelopment plans.**	Medium	**Economic Development**	Development Services	$$	Action 5.6.2.1: Consider applying for Iowa Economic Development Authority (IEDA) grant programs As well as federal programs that support redevelopment efforts.						
		5.5.3	**Increase engagement and communication with existing property owners and businesses.**	High	**Economic Development**	Communications	$	Action item 5.6.3.1: Determine existing property owners' willingness to sell or improve their property and create an inventory of opportunities.						
		5.5.4	**Define physical improvements needed to defined redevelopment areas to achieve a more consistent visual appeal.**	Low	**Development Services**	Economic Development	$	Action 5.6.4.1: Develop a Facade Improvement Program, aligning the program with a set of design guidelines.						
5.6	Encourage new growth and redevelopment within the Governors District that meets community needs while creating vibrant destinations for tourists.	5.6.1	**Attract and recruit additional businesses into the Governors District, focusing on entertainment, food/dining, and retail as sites become available for redevelopment.**	High	**Economic Development**	Development Services	$$	Action 5.6.1.1: Use results of Retail Market Demand Study to define top retail, dining, and entertainment concepts that align with demographic and market demand.	Action 5.6.1.2: Create a Governors District brand and marketing campaign.	Action 5.6.1.3: Find ways to activate public alleyways through art, creative lighting, access improvements, etc.	Action 5.6.1.4: Develop a plan for trail connections and wayfinding signage to attract visitors from other Grimes destinations such as the Grimes South and North Sports Complexes, the Hy-Vee Multiplex, the library, splashpad, etc.			
		5.6.2	**Consider establishing Wallace Park as an anchor for the Governors District, incorporating private investment and placemaking opportunities along the future trail corridor and supporting trail-oriented development.**	Medium	**Development Services**	Economic Development	$$	Action 5.6.5.1: Engage with Norfolk Southern to determine the path toward acquisition of the abandoned rail line.	Action 5.6.5.2: Partner with Norfolk Southern to clean up the abandoned rail line.	Action 5.6.5.3: Develop a cohesive and actionable master plan for Wallace Park that establishes a clear vision, identifies phased improvements, and outlines a realistic funding and implementation strategy.	Action 5.6.5.4: Evaluate options for how Wallace Park and the Grimes Community Complex redevelopment can be leveraged to maximize the impact			
		5.6.3	**Ensure parking can adequately serve the Governors District as development and redevelopment occur.**	Low	**Development Services**	Economic Development	$$	Action 5.6.6.1: Conduct a parking analysis of existing parking availability and usage.	Action 5.6.6.2: Establish parking requirements in the zoning ordinance.					

Chapter 6: Community Character

Sense of Place

Goals		Implementation Details											
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions	Actions
6.1	Continue to invest in arts and culture throughout Grimes.	6.1.1	**Invest in arts and cultural events.**	Low	**Parks and Recreation**	Public Works	$	Action 6.1.1.1 Use census data to identify cultural group presence in the Grimes community to inform inclusive public art and cultural event strategies.	Action 6.1.1.2 Develop a festival event to celebrate the various cultural groups in the Grimes community.	Action 6.1.1.3 Expand current live music events.	Action 6.1.1.4 Expand the Grimes Annual Arbor Day Event to include Earth Day related activities and education.	Action 6.1.1.5 Develop a signature community event to be held in the spring.		
		6.1.2	**Continue to invest in public art.**	Low	**All**	All	$$$	Action 6.1.2.1 Develop a framework to determine how and when the City will invest in public art.	Action 6.1.2.2 Reserve places for public art when developing future parks and public facilities and streetscapes.	Action 6.1.2.3 Partner with local schools, universities, local artists and regional nonprofit organizations to commission art.	Action 6.1.2.4 Consider establishing an Arts and Culture Commission.	Action 6.1.2.5 Consider investing in public art that portrays Grimes' historical/cultural agricultural roots.		
		6.1.3	**Encourage private investment in art.**	Medium	**Parks and Recreation/Economic Development**	Planning/Communication	In-House	Action 6.1.3.1 Provide information on the city website about art grants and resources that are available to property owners.	Action 6.1.3.2 Consider amendments to the zoning code that provide incentive to include art installation as part of the site plan approval process.					
		6.1.4	**Grimes should support community service organizations and facilitate activities that help get the community involved and bring people together.**	High	**Parks and Recreation/Clerk**	Communications/Public Works	In-House	Action 6.1.4.1 Promote and encourage neighborhood block parties by providing information and resources on the city website.	Action 6.1.4.2 Consider streamlining the block party and neighborhood event approval process.	Action 6.1.4.3 Develop a process for community members to host events in public spaces.	Action 6.1.4.4 Provide available resources online for community-based volunteer opportunities.			

Strong Identity

6.2	Continue supporting Governors District to ensure it remains a thriving and inclusive area for residents, businesses, and visitors.	6.2.1	**Provide opportunities for pop-up vendors and starter businesses to locate within the Governors District.**	Medium	**Building/Planning**	Economic Development	In-House	Action 6.2.1.1 Identify building code barriers that may prevent small interior pop-up vendor spaces and consider updating the code.	Action 6.2.1.2 Identify existing pre-approved locations for pop-up vendors to set up.	Action 6.2.1.3 Consider amendments to the outdoor temporary use code to streamline the approval process or establish regulations specifically for the Governors District.	Action 6.2.1.4 Plan public spaces where outdoor events can be held.			
		6.2.2	**Consider establishing a set of design standards and plan for the Governors District, addressing minimum site design requirements for new construction and development, outdoor seating, and signage.**	High	**Planning**	Economic Development	$$	Action 6.2.2.1 Establish the boundary of the Governors District	Action 6.2.2.2 Complete analysis of existing properties and development conditions in the Governors District.	Action 6.2.2.3 Complete a parking study.	Action 6.2.2.4 Develop zoning regulations for the Governors District.			
		6.2.3	**Support Governors District through beautification projects including public art, benches, street banners, landscaping, wayfinding, and community entrance signs.**	Medium	**Public Works**	Engineering/Planning/Economic Development/Communications	$$ or $$$	Action 6.2.3.1 Develop a program to partner with external organizations to install street banners featuring public art.	Action 6.2.3.2 Establish Governors District streetscape standards (benches, trash cans, bike racks, plant beds, etc.).	Action 6.2.3.3 Establish guidelines for private beautification features (i.e maintain egress paths when putting in planters).	Action 6.2.3.4 Establish Governors District streetscape feature maintenance plan.	Action 6.2.3.5 Develop a wayfinding plan to promote District businesses and recreation features.	Action 6.2.3.6 Create an entrance feature plan on both ends of the corridor (north and south).	Action 6.2.3.7 Find unique ways to activate public alleyways.
6.3	Foster community connections through events, activities, and city projects to maintain community feel.	6.3.1	**Continue to create City programs that connect community members.**	High	**Parks and Recreation**	Communications	$$	Action 6.3.1.1 Conduct a study to see what other types of programs and engagement strategies that other cities or organizations are using to bring neighbors together.						
		6.3.2	**Continue to improve City project public input process to ensure community members are informed and involved.**	High	**Communications**	Planning/Engineering/Parks and Recreation	In-House	Action 6.3.2.1 Evaluate the effectiveness of the current public input processes for every type of City project (development, parks, roads, etc.).	Action 6.3.2.2 Evaluate and improve existing project notification processes.	Action 6.3.2.3 Consider establishing a neighborhood ambassador program.	Action 6.3.2.4 Consider developing a community engagement process to determine the desired community identity and character elements to inform the built environment and amenities.			
		6.3.3	**Engage young residents and continue to involve them in the community.**	Low	**City Manager/Library/Parks and Recreation**	Communications	$$$	Action 6.3.3.1 Partner with the local school districts to provide field trip and educational opportunities to learn about city government and community organizations.	Action 6.3.3.2. Continue to partner with the school districts for job shadow opportunities.	Action 6.3.3.3. Update the City project engagement process to include activities and sessions focused on youth.	Action 6.3.3.4 Consider working with the school district to engage students in their respective neighborhoods on city issues and opportunities. If a neighborhood ambassador program is pursed, consider implementing together.			

Connecting Community Members

6.4	Maintain community-feel by promoting cohesive development, enhancing character districts, and strengthening community identity.	6.4.1	**Leverage character districts to cultivate unique community identity and foster a strong sense of place.**	Low	**Planning**	Economic Development	$$	Action 6.4.1.1: Establish a definition for 'character district' to identify and create future character districts as the City expands.	Action 6.4.1.2: Define the boundaries of existing community character districts.	Action 6.4.1.3: Establish design guidelines for existing and future character districts.	Action 6.4.1.4: Identify financial resources for redevelopment and façade improvement in key community districts.	Action 6.4.1.5 Encourage district branding and design themes for character districts and key corridors.		
		6.4.2	**Develop community identity through urban design.**	High	**Planning**	Engineering/Public Works	In-House	Action 6.4.2.1: Use the Grimes Corridor Beautification Master Plan to create identifiable streetscapes and public spaces.	Action 6.4.2.2: Consider expanding the Grimes Corridor Beautification Master Plan to include greenways, trails, and other pedestrian focused spaces.	Action 6.4.2.3: Update the existing zoning overlays along the key corridors specified in the Grimes Corridor Beautification Master Plan.	Action 6.4.2.4: Establish a landscaping ordinance.	Action 6.4.2.5: Update the existing architecture ordinances.		

Chapter 7: Housing

Support Residential Growth in Grimes

Goals		Implementation Details								
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions
7.1	The City of Grimes should continue to prioritize and support residential growth and housing choice throughout the community.	7.1.1	Utilize the Future Land Use Plan for decision-making when reviewing new areas for new residential development and types.	High	Planning	Engineering	In-house	Action 7.1.1.1 Develop a process to update the Future Land Use Plan when amendments are requested and when rezonings are processed.			
		7.1.2	Follow the recommendations outlined in the sub-area plans to attract unique development to Grimes.	Medium	Planning	Engineering	In-House	Action 7.1.2.1. Create a housing product style and architectural guide for each sub-area.			
		7.1.3	Reference the population and household demand projections to evaluate progress on residential development on a routine basis to ensure there is available housing for current and prospective residents.	Medium	Development Services Administration	GIS	In-house	Action 7.1.2.1 Incorporate residential entitlement and construction metrics into the annual report.	Action 7.1.2.2 Develop a dashboard with relevant housing related metrics that is available to the development community and general public.		

Housing Opportunities for All

7.2	Residential development in Grimes should reflect the needs of all community members.	7.2.1	Reduce barriers to accessory dwelling units (ADU's) to help address housing affordability while providing alternative income sources to property owners.	Medium	Planning	Building	In-house	Action 7.2.1.1 Update the zoning code to provide guidance and direction on Accessory Dwelling Units (ADUs) following the State of Iowa law change.			
		7.2.2	Review and update the zoning code to accommodate a broad mix of residential types and support life cycle housing options.	High	Planning	GIS	$$$	Action 7.2.2.1 Utilize GIS to complete analysis of the built environment to understand what housing types exist and their development conditions (current open space percentages, setbacks, heights, parking, etc.).	Action 7.2.2.2 Reclassify zoning districts to reduce non-conformities in existing development.	Action 7.2.2.3 Consider city-wide rezone process to address areas where the current or amended zoning does not match the future land use plan.	Action 7.2.2.4 Update the residential zoning districts to ensure a variety of housing types are permitted by right.
		7.2.3	Support and encourage creative residential developments that provide vibrant and diverse neighborhoods.	Medium	Planning	Economic Development	$	Action 7.2.3.1 Update the zoning ordinance to reduce any existing inefficiencies that prevent the development of certain housing types.	Action 7.2.3.2 Amend the PUD zoning district requirements.	Action 7.2.3.3 Amend the zoning ordinance to allow residential units above certain neighborhood-oriented commercial developments.	Action 7.2.3.4 Consider zoning ordinance amendments that focus on form and neighborhood cohesion, rather than strict Euclidian zoning standards.
		7.2.4	Promote and identify opportunities for senior-friendly housing in Grimes.	High	Planning	Economic Development	In-house	Action 7.2.4.1 Update the zoning code to identify which zoning districts should permit senior-care facilities by right and establish specific zoning standards.	Action 7.2.4.2 Update the zoning ordinance to provide more flexible standards or regulations for developments with management associations to include private amenities and services for residents.	Action 7.2.4.3 Encourage staff to obtain Certified Professional in Accessibility Core Competencies (CPACC).	Action 7.2.4.4 Recruit developers to bring senior housing projects to Grimes.
		7.2.5	Encourage the use of universal design practices in residential development.	Medium	Building	Planning	In-house	Action 7.2.5.1 Develop a Universal Design handout to share on the city website.	Action 7.2.5.2 Share Universal Design practices with builders and developers through events and annual updates.	Action 7.2.5.3 Consider integrating Universal Design principles into the building code.	Action 7.2.5.4 Consider expanding the Metro Home Improvement Grant Program to allow for aging in place home rehabilitation cost assistance.
		7.2.6	Encourage energy efficiency practices and upgrades in new residential development and existing housing.	Medium	Building	Economic Development	In-house	Action 7.2.6.1 Develop an energy efficiency upgrade handout to share on the city website.	Action 7.2.6.2 Share energy efficiency practices with builders and developers through events and annual updates.	Action 7.2.6.3 Consider expanding energy efficiency principles into the building code.	Action 7.2.6.4 Consider expanding the Metro Home Improvement Grant Program to allow for energy efficiency upgrade cost assistance.
		7.2.7	Encourage more family-oriented rental options in Grimes.	Medium	Planning	Economic Development	In-house	Action 7.2.7.1 Consider offering optional density bonuses or other development regulation incentives that in exchange require minimum three-bedroom unit ratios.			
		7.2.8	Ensure housing is available for all income levels.	High	Planning	GIS/Economic Development	$$	Action 7.2.8.1 Complete a housing affordability gap analysis.	Action 7.2.8.2 Work with developers to incorporate housing products that fill the needs identified in the gap analysis.		

Resilient and Quality Neighborhoods

7.3	The City should continue to maintain high standards for neighborhood development character.	7.3.1	Continue to utilize and improve the Rental Housing Inspection Program.	High	Code Enforcement	Building/GIS	In-house	Action 7.3.1.1 Update the rental code to clarify inconsistencies and adjust registration and inspection timelines.	Action 7.3.1.2 Consider updating the rental code to include inspection items in addition to the ICC Property Maintenance Code requirements.	Action 7.3.1.3 Enhance data processes to streamline the identification of rental units.	Action 7.3.1.4 Utilize software programs to organize rental program information and make reports and status updates readily available to rental property owners.
		7.3.2	Continue to have effective code enforcement practices to maintain neighborhood quality in Grimes.	High	Code Enforcement	City Attorney/Communications	In-house	Action 7.3.2.1 Maintain and consider expansion of the Neighbor Volunteers Program.	Action 7.3.2.2 Provide educational materials and outreach to residents and property owners regarding property maintenance and common code violations.	Action 7.3.2.3 Evaluate and consider amendments to the code of ordinances to establish clear regulations for common complaints or improve the enforcement process for violations.	Action 7.3.2.4 Establish standard operating processes for all types of violations, especially cases that involve multiple city departments and law enforcement, to improve consistency and efficiency in resolving concerns.
		7.3.3	Consider updating tree preservation, tree planting, and street tree requirements to ensure the tree canopy can flourish.	Low	Development Services/ Public Works	GIS	In-house	Action 7.3.3.1 Develop a tree inventory of all trees throughout the city.	Action 7.3.3.2 Update zoning ordinance regulations to require minimum tree plantings on all residential lots.	Action 7.3.3.3 Develop mitigation plans for dead, diseased or dying trees.	Action 7.3.3.4 Develop a code enforcement process to ensure that required trees and plantings remain in place over time.
		7.3.4	Identify opportunities to create distinctive character throughout neighborhoods in new developments.	Medium	Planning	Economic Development	In-house	Action 7.3.4.1 Consider optional density bonuses or other development regulation incentives that in exchange require architectural requirements.			

Chapter 8: Transportation

Build a Strong + Connected Multi-Modal Network

Goals		Implementation Details									
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions
8.1	Build a strong and connected street network that supports future growth in a safe and efficient manner.	8.1.1	As redevelopment occurs, the City should support consolidating access points along congested arterial corridors.	Medium	Planning Division	Engineering	In-House	Action 8.1.1.1. Establish access management and control standards for each major corridor.	Action 8.1.2.1. Establish a process of when access mangement standards are reviewed for future roadways within the planning boundary.	
		8.1.2	Proactively preserve the necessary Right-of-Way for corridors identified in the Future Streets Plan in accordance with the Grimes Street Design Guide.	High	Planning Division	Engineering	In-House	Action 8.1.2.1 Utilize and reference the Grimes Street Design Guide when reviewing rezonings and preparing development agreements.	Action 8.1.2.2 Utilize and reference the Grimes Street Design Guide when preparing plans for Capital Improvement Projects	
		8.1.3	Evaluate and implement Traffic Calming Designs in accordance with the Grimes Street Design Guide when areas of concern are identified.	High	Engineering	Public Works	$$	Action 8.1.3.1. Adopt a Traffic Calming Guide in accordance with the Grimes Street Design Guide.	Action 8.1.3.2. Consider creating a policy to determine when traffic calming designs are implemented into the street network.	
		8.1.4	Coordinate with neighboring communities and regional partners to plan shared transportation corridors, support regional goals, and pursue funding opportunities for future improvements.	Low	Engineering	Planning	In-House	Action 8.1.4.1. Complete necessary corridor studies, such as the SE 19th Street study, to identify future improvements.	Action 8.1.4.2. Coordinate with the Iowa DOT on planned improvements for DOT-owned highways.	Action 8.1.4.3. Coordinate with the City of Urbandale on future improvements to County Line Road.
		8.1.5	Continue to invest in proactive corridor planning and early design work to guide future development and improve the City's ability to compete for grant funding opportunities.	High	Engineering	Planning	$	Action 8.1.5.1. Develop a policy on the development of functional design plans for future major corridors		
		8.1.6	Strengthen north-south transportation network connections.	High	Engineering	Planning	$$$	Action 8.1.6.1. Continue to advocate for strengthening regional transportation networks ensure regional transportation improvements are planned and implemented.	Action 8.1.6.2. Continue to collaborate with neighboring authorities and municipalities on projects that improve regional transportation on the west side of the Des Moines Metro.	
8.2	Promote and implement strategies to improve transportation safety across all modes and corridors in Grimes.	8.2.1	Ensure pedestrian network is ADA Compliant.	High	Engineering	Public Works	$$$	Action 8.2.1.1. Create and adopt an ADA Compliance Plan to ensure standard processes are in place for reviewing and improving sidewalks, crossings, and related infrastructure, and to ensure pedestrian infrastructure complies with ADA standards.	Action 8.2.1.2. Consider including ADA compliance improvement projects in the Capital Improvements Plan (CIP).	
		8.2.2	Continue awareness, planning, and pursuit of funding for Safe Routes to School as the city continues to grow and develop.	High	Engineering	Planning	In-House	Action 8.2.2.1. Develop and Adopt a Safe Routes to School Plan.		
		8.2.3	Complete and implement Safe Streets for All (SS4A) action items.	High	Engineering	GIS/Planning/Public Works	$$$	Action 8.2.3.1. Complete a City-specific SS4A study and plan imrpovements based on the results.	Action 8.2.3.2. Consider including SS4A improvements within the Capital Improvement Plan (CIP).	
		8.2.4	Utilize traffic data sources to review safety on streets.	Medium	Engineering	Public Works	In-House	Action 8.2.4.1. Consider establishing a process for reviewing traffic issues on local streets.	Action 8.2.4.2. Use annual traffic count data from signalized intersections to inform safety-related improvements.	
		8.2.5	Ensure trails are designed to improve safety.	High	Engineering	Public Works	In-House	Action 8.2.5.1. Create and adopt trail design guidelines.	Action 8.2.5.2. Evaluate current trails and their compliance to the design guidelines.	Action 8.2.5.3. Plan and complete trail reconstruction projects that do not conform to the standard guidelines and pose eminent safety risks.
8.3	The City of Grimes should pursue opportunities to increase mobility by improving and expanding the trail network.	8.3.1	Explore opportunities to connect activity nodes and parks with trails	Medium	Parks and Recreation	Planning	In-House	Action 8.3.1.1 Coordinate future land use plans with parks and trails planning documents to ensure connectivty between parks and areas of interest.		
		8.3.2	Explore opportunities for rails to trails conversion.	High	Economic Development	Parks and Recreation/Planning	In-House	Action 8.3.2.1 Maintain relations with railroad ownership groups.		
		8.3.3	Explore opportunities to connect existing trails to one another.	Medium	Parks and Recreation	Planning	$$	Action 8.3.3.1. Create a plan to address sidewalk and trail gaps.	Action 8.3.3.2. Consider incorporating sidewalk and trail gap infill projects in the Capital Improvements Plan (CIP).	Action 8.3.3.3. Update the existing Master Parks and Trail Plan as needed.
		8.3.4	Address winter trail maintenance to improve mobility throughout all seasons of the year.	Low	Public Works	Parks and Recreation	$$	Action 8.3.4.1. Develop and approve a policy for winter trail maintenance.		
8.4	Strengthen awareness and accessibility of the trail and side path network to promote active transportation and micro-mobility.	8.4.1	Create a cyclist and pedestrian wayfinding system plan.	Medium	Parks and Recreation	Planning	$$	Action 8.4.1.1 Identify key nodes and areas of interest within the City, and prepare a wayfinding plan that directs cyclistd and pedestrians from within and outside the City.	Action 8.4.1.2 Consider signage opportuniites outside of Grimes in coordination with our neighboring communities.	
		8.4.2	Create a trail-naming process to increase visibility and community knowledge.	Low	Parks and Recreation	Planning	In-House	Action 8.4.2.1 Develop a standard and policy for naming trails.	Action 8.4.2.2 Consider ways to involve the community in the naming process of trails.	
		8.4.3	Partner with the Des Moines Area metropolitan planning organization (DMAMPO) to integrate trail improvements into regional transportation plans, secure funding, and promote active transportation.	Medium	Engineering	Planning	In-House	Action 8.4.3.1 When requested, include future Grimes trails into the DMAMPO regional trail mapping efforts.		

Maintain and Improve Existing Infrastructure

8.5	Maintain and expand the City's street infrastructure efficiently and responsibly to support future growth and meet rising and long-term needs.	8.5.1	Continue to improve existing and future streets through timely rehabilitation and upgrades.	High	Engineering	Public Works	$$	Action 8.5.1.1. Craft standard processes and methods to address road replacement and pavement preservation projects.		
		8.5.2	Continue to complete pavement management studies.	Medium	Engineering	Public Works	$$	Action 8.5.2.1. Continue updating pavement management studies on a regular basis to assess roadway conditions and identify areas in need to rehabilitation.	Action 8.5.2.2. Evaluate best practices and develop policies to reduce chemical and salt quantities to preserve pavement health and reduce costs.	
		8.5.3	Consider establishing an asset management system to efficiently manage transportation assets.	Medium	Public Works	GIS/Engineering	$$$	Action 8.5.3.1. Consider acquiring an asset management system.	Action 8.5.3.2. Consider creating a standard process related to traffic sign replacement and other transportation-related replacements.	

Leverage Data to Inform Decision-Making

8.6	Utilize data analyses and technologies to support informed decision-making.	8.6.1	Use traffic modeling to guide phased roadway improvements, support future development, and ensure infrastructure is built when it is truly needed.	Medium	Engineering	Planning	$$$	Action 8.6.1.1. Develop a city-wide traffic model to determine when street improvements are warranted, such as street widening, roundabouts, traffic signals, and turn lanes.		
		8.6.2	Continue to invest in and utilize GIS-related tools and data to make transportation decisions.	Medium	GIS	Planning	$$	Action 8.6.2.1. Develop a city-wide street centerline layer for use by staff to mange the City's pavement inventory. This data can also be used to inform asset management-related decisions.	Action 8.6.2.2. Consider developing dashboards or analytics for pavement data to inform data-driven transportation decisions.	Action 8.6.2.3 Consider updating and managing right-of-way (ROW) assets to understand the current uses in the ROW and have accurate ROW information.
		8.6.3	Continue to invest and utilize aerial imagery to maintain and understand pavement health and conditions.	Medium	GIS	Planning	$$	Action 8.6.3.1. Continue to invest resources in the City's aerial imagery contract and modify the agreement as needed based on industry trends.	Action 8.6.3.2. Enhance the imagery viewer to provide staff with quick access to oblique and street-level imagery to improve visualization and decision-making capabilities.	Action 8.6.3.3. Use the annual imagery program to establish a process to extract ROW features such as sidewalks, detect AWS, observe crack sealing, and track pavement patching.
		8.6.4	Continue collaborating with external partners and authorities on data and studies.	Low	Engineering	GIS/Public Works	In-House	Action 8.6.4.1. Continue to require GIS deliverables with all plans, projects, and studies to aid in maintaining and supporting data driven decisions.	Action 8.6.4.2. Consider supporting real time data connections for external partners to design, build, and help manage data connections.	
8.7	Strengthen transportation-related communication efforts with stakeholders within the community.	8.7.1	Develop and implement a public portal or dashboard that allows the community to access real-time traffic updates.	Medium	GIS/Communications	Engineering	In-House	Action 8.7.1.1. Develop and implement a public portal or dashboard that shares real-time updates related to traffic patterns, construction projects, and roadway closures.		
		8.7.2	Continue to invest in public awareness communications related to traffic safety and transportation improvements.	Medium	Communications	Engineering	In-House	Action 8.7.2.1. Develop media, such as infographics, videos, or activities, based on traffic safety.	Action 8.7.2.2. Develop standard road and trail closure processes that include improved public communication strategies.	
8.8	Update and maintain alternative mobility infrastructure data.	8.8.1	Create a plan to address trail gaps to improve micro-mobility.	Medium	Engineering	Parks and Recreation	In-House	Action 8.8.1.1 Prepare a map of all trail and sidewalk gaps within the community. Prioritize gaps based upon making connections between parks and areas of interest.		
		8.8.2	Continue to evaluate trail and sidewalk conditions.	High	Engineering	GIS/Public Works	$$	Action 8.8.3.1. Continue to ride bicycles and walk on the trails every four years to understand pavement roughness.	Action 8.8.3.2. Create a formal evaluation schedule for pavement conditions, safety hazards, and heavily used trail issues using the data provided from the DMAMPO's data bike, Strava data, and manual evaluation inspections by staff.	Action 8.8.2.3. Establish a sidewalk and trail audit program to ensure accessibility through continual maintenance and improvements.

Chapter 9: Community Facilities + Utilities

Proactive Expansion for Future Capacity

Goals		Implementation Details																	
		Strategy	Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions
9.1	Continue to provide high-quality city services and facilities through proactive expansion and planning.	9.1.1 Create a long-range strategic approach to future facilities and staff planning that adapts to changing community preferences and needs and identifies a timeline for capital improvement budgeting.	High	City Manager	Human Resources	In-House	Action 9.1.1.1 Explore constructing a new public administration building to combine offices in City Hall and the Grimes Community Complex, and include space for City Council Chambers.	Action 9.1.1.2 Begin planning efforts to coordinate a possible joint Public Works and Dallas Center-Grimes School District bus storage facility.	Action 9.1.1.3 Develop conceptual plans for repurposing the wastewater treatment plant property into a future park and coordinate transportation access between North James Street and NE Park Drive.	Action 9.1.1.4 Consider deploying a request for proposals for the redevelopment of the Grimes Community Complex following City staff vacation to a new public administration building.	Action 9.1.1.5 Consider beginning partnerships and discussions with Polk County to create a senior/community center space.	Action 9.1.1.6 Evaluate public use and access needs, and redevelopment opportunities for the former Fire Station 37.	Action 9.1.1.7 Evaluate public needs and redevelopment opportunities for the North Main Street Public Works Cold Storage site.	Action 9.1.1.8 Consider expanding burial options at Sunny Hill Cemetery and other aesthetic improvements to incorporate the cemetery into the parks system.	Action 9.1.1.9 Consider incorporating access improvements to the Hoff Cemetery in future development plans to the south of the site.	Action 9.1.1.10 Monitor parking and community room needs and capacity at the Grimes Public Library to determine when expansion is necessary.	Action 9.1.1.11 Monitor storage and EMS needs and capacity at the Public Safety Building to determine when expansion is necessary.	Action 9.1.1.12 Evaluate building upgrade needs or redevelopment of the 404 SE 2nd Street property.

Resilient + Flexible Utility Systems

9.2	Continue to maintain and upgrade the City's existing utilities to meet the needs of the current residents and businesses.	9.2.1	Maintain and improve existing utility systems through timely repairs and upgrades.	High	Public Works	GIS/Engineering	$$	Action 9.2.1.1. Invest in data tools, like GIS and asset management programs, to extend utility life and reduce long-term costs through data-driven decisions.	Action 9.2.1.2. Continue to schedule routine preventative maintenance and inspections for public utility components to identify issues and perform repairs prior to failures occuring.	Action 9.2.1.3. Prioritize updates and replacements for critical and aging utility assets based on condition assessments and risk analysis.									
		9.2.2	Establish a process for pursuing accreditation with American Public Works Association (APWA).	Low	Public Works	Engineering	In-House	Action 9.2.2.1. Create standards for inspections and maintenance for public utilities.											
		9.2.3	Use the Water and Sanitary Systems studies to inform decisions and update the studies as improvements are completed.	High	Engineering	Public Works	$$	Action 9.2.3.1. Utilize findings from the Water and Sanitary Systems studies when prioritizing infrastructure investments and improvement projects.	Action 9.2.3.2. Update the Water and Sanitary Systems studies on a scheduled basis or immediately after the completion of major projects, of which new data and outcomes can be included in the studies.										
		9.2.4	Consider developing best management practices for performing maintenance on private utilities to support longevity of utilities and protect water quality.	Medium	Public Works	Engineering	In-House	Action 9.2.4. 1. Create a best management practices handbook outlining maintenance protocols for private utilities, such as proper leak detection, timely repairs, and responsible chemical or waste handling.	Action 9.2.4.2. Consider requiring documentation and routine reporting for private inspection and maintenance activities from private utility owners. This could include a reporting program for fire safety private maintenance inspections for fire hydrants.	Action 9.2.4.3. Establish a communication process for annual updates on best management practices for private utilities. Include any updates in city-led events tailored to the contractor and development community.									
		9.2.5	Continue to invest in repairs and upgrades that address inflow and infiltration (I & I) within the sanitary sewer system.	Medium	Engineering	Public Works	$$	Action 9.2.5.1. Consider incorporating the costs of inflow and infiltration repairs and improvements into the Capital Improvements Plan (CIP).											
		9.2.6	Consider the creation of a sanitary sewer lining program to proactively target maintenance on sewer lines to ensure safe and efficient conveyance of wastewater.	Medium	Engineering	Public Works	In-House	Action 9.2.6.1. Develop a sewer lining plan based on asset condition and maintenance needs to then prioritize sewer improvements where needed.	Establish a routine inspection and maintenance schedule to ensure long-term performance and to target future lining needs.										
		9.2.7	Conduct a lift station analysis study to understand where possible consolidation or service enhancements are needed as well as where new lift stations will need to be constructed based on development patterns.	Medium	Public Works	Engineering	$$	Action 9.2.7.1. Collect and understand current lift station operational and flow data to evaluate existing capacity, performance, and maintenance needs and identify new lift station locations and lift station consolidation locations.	Action 9.2.7.2. Use the results of the study to determine the improvements included in future public infrastructure and utility projects.										
		9.2.8	Consider establishing an asset management system to accurately document and track the condition of public infrastructure and utilities.	High	Public Works	GIS/Engineering	$$$	Action 9.2.8.1. Establish a city-wide asset inventory analysis to collect asset data.	Action 9.2.8.2. Implement a standardized condition assessment process for each asset type (streets, sidewalks, water, sewer, stormwater, facilities, parks, etc.) with clear condition rating scales and inspection frequencies.	Action 9.2.8.3. Select and deploy an asset management software program to store asset data, conduct analyses, and track and generate information reports to inform budgeting decisions.	Action 9.2.8.4. Identify an asset management coordinator and a cross-departmental team that is responsible for maintaining, updating, and reporting asset data, conditions, and planned improvements.									
9.3	Build capacity and extend utilities to support future growth of the City.	9.3.1	Maintain active coordination with regional utility partners, including Central Iowa Water Works (CIWW) and the Des Moines Wastewater Reclamation Authority (WRA), to support long-term service capacity.	High	Public Works	Engineering	In-House	Action 9.1.3.1. Continue to invest time in regularly attending organization meetings and collaboration sessions.	Action 9.1.3.2. Continue to communicate data and planned project information to the CIWW and WRA as development or redevelopment occurs within the City.										
		9.3.2	Coordinate with utility and infrastructure authorities that currently govern outside of the City's boundaries.	Medium	Public Works	Planning/Engineering	In-House	Action 9.3.2.1. Establish collaboration processes with Xenia Rural Water District to review upcoming projects and maintenance work that may affect both Xenia and the City.	Action 9.3.2.2. Continue to develop and share data and maps with other utility authorities and municipalities to coordinate alignments, construction schedules, and right-of-way needs along corridors entering the City and within future growth areas.										
		9.3.3	Establish clear and consistent policy that defines which infrastructure costs are covered by the City and which are the responsibility of developers.	High	Engineering/Planning	Public Works	In-House	Action 9.3.3.1. Develop an infrastructure optimization study to understand what infrastructure the City is able to incur the costs on without financially burdening the City's budget while also balancing the shared cost with developers.	Action 9.3.3.2. Reevaluate the City of Grimes utility and infrastructure standards and site plan review process to understand how to reduce unnecessary cost burdens for developers related to utility and infrastructure construction.	Action 9.3.3.3. Reevaluate the current use of infrastructure and utility fee districts and establish a fee district process for future areas of the City.	Action 9.3.3.1. Develop an infrastructure optimization policy to communicate how infrastructure costs are shared between the City and developers.									
		9.3.4	Systemically plan infrastructure network expansions and improvements to align with future key growth areas.	High	Engineering	Planning	$$$	Action 9.3.4.1. Continue to plan infrastructure and utility expansions prior to development and during the rezoning process to support growth and avoid costly inefficiencies.	Action 9.3.4.2. Coordinate future sewer and water capacity improvements during the rezoning process with developers and other neighboring authorities as needed to ensure developments have realiable services.										
		9.3.5	Consider developing a plan to guide infrastructure improvements in areas planned for industrial growth.	Medium	Engineering	Planning	$$	Action 9.3.5.1. Continue to seek creative funding solutions to support infrastructure improvements that support the capacity needed for industrial business and development.	Action 9.3.5.2. Continue to use economic development funding tools, such as Tax Increment Financing (TIF), in areas planned for industrial growth.										

Maintain and Improve Existing Infrastructure

9.4	Maintain and develop a resilient and efficient stormwater management system that protects water quality, mitigates flood risks, and enhances the natural environment, and provides recreational opportunities.	9.4.1	Consider developing a stormwater study to identify current stormwater data such as flood zone mitigation locations, regional detention opportunities, locations of greenway and natural landscape preservation.	Medium	Public Works	Engineering	$$$	Action 9.4.1.1. Conduct a stormwater study to guide improvements and identify areas for flood mitigation, regional detention, and natural landscape preservation.	Action 9.4.1.2. Use the stormwater study to improve the flood buyout program and other future flood mitigation programs.	Action 9.4.1.3. Update the stormwater ordinance as needed based on the stormwater study and regional basin policy.	Action 9.4.1.4. Utilize current flood zone data and the stormwater study to determine flood zones, future buyout locations, and greenway corridor preservations in growth areas.								
		9.4.2	Evaluate and consider creating a regional basin policy to support land use efficiency, regional stormwater detention, cost-share opportunities, and recreational amenities.	High	Public Works	Planning/Engineering	In-House	Action 9.4.2.1. Develop a regional basin policy to guide regional stormwater detention opportunities in key growth areas. This could include evaluating feasibility, cost-sharing arrangements, and implementation of recreational amenities that help improve land use efficiency.	Action 9.4.2.1. Develop a regional basin policy to guide regional stormwater detention opportunities in key growth areas. This could include evaluating feasibility, cost-sharing arrangements, and implementation of recreational amenities that help improve land use efficiency.	Action 9.4.2.2. Update the stormwater ordinance as needed based on the results of stormwater and regional basin policy studies.									
		9.4.3	Maintain and improve stormwater and erosion control programs to protect water quality and the environment.	High	Public Works	Engineering	$$	Action 9.4.3.1. Continue investing resources in stormwater and erosion control programs to provide a proactive approach in mitigating sedimentation, protecting natural resources, and maintaining compliance with local, state, and federal environmental standards.	Action 9.4.3.2. Continue to invest in being an MS4 community. This includes compliance with MS4 permitting and inspection regulations, conducting quarterly inspections on development projects, and ensuring both private and public development projects are in compliance with all stormwater and erosion control regulations set by the City of Grimes and the Iowa DNR.										
		9.4.4	Evaluate the possibility for reclaimed irrigation systems.	Low	Public Works	Engineering	$$	Action 9.4.4.1. Conduct a reclaimed irrigation system study to understand the process, feasibility, and possible benefits of implementing such a system.	Action 9.4.4.2. Build relationships with other midwest or similarly-sized municipalities that have a reclaimed irrigation systems to understand feasibility, maintenance, and long-term implementation realities.										

Chapter 10: Parks and Recreation

Facilities with a Regional Draw

Goals		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Implementation Details: Actions	Actions	Actions	Actions	Actions
10.1	Position Grimes as a regional recreation tourism destination.	10.1.1	Continue to explore opportunities to bring in unique regional amenities and enhance destination recreational use.	High	Parks & Recreation	Economic Development	In-house	Action 10.1.1.1: Research, visit, and complete investigative studies on unique regional amenities and facilities to determine if they would be a good fit for Grimes.	Action 10.1.1.2: Conduct a benchmarking study of comparable cities with strong recreational tourism programs to identify innovative and unique amenities, successful event models, and efficient departmental processes.			
		10.1.2	Promote recreational tourism through tournaments, special events, sports-focused partnerships, and providing unique recreational experiences.	High	Parks & Recreation	Economic Development	$$$	Action 10.1.2.1: Conduct an optimization study for the City's athletic complexes to ensure each facility is utilized efficiently to expand tournaments and programs.				
Connect Parks to Neighborhoods												
10.2	Promote and provide equitable access to parks and recreation facilities for all residents.	10.2.1	Ensure parks are located near all types of residential areas.	High	Planning	Parks & Recreation	In-house	Action10.2.1.1: Utilize the future land use plan to site parks next to differing residential land use areas.	Action 10.2.1.2: Follow the NRPA Safe Routes to Parks Initiative (10-minute walk or ½ mile or less).			
		10.2.2	Create an interconnected park, greenway, and trail network by ensuring new and existing parks are connected and supported by clear signage, wayfinding, and park naming standards.	High	Parks & Recreation	Development Services/Public Works/GIS	$$	Action 10.2.2.1: Complete a gap analysis to ensure all parks are connected via the trail network.	Action 10.2.2.2: Create a wayfinding and signage plan to update and install signage for parks and trails.	Action 10.2.2.3: Develop naming policies for parks and trails.		
10.3	Ensure existing parks are high-performing and continue to serve the needs of the community.	10.3.1	Continue to invest in maintenance and redevelopment of existing parks to ensure they remain high-quality and well-utilized.	High	Parks & Recreation	Public Works	$$	Action 10.3.1.1: Adopt a parks reinvestment plan to establish rating systems for existing park amenities, determine when improvements are needed, and allocate funding.	Action 10.3.1.2: Adopt standards for park furniture to provide consistency between parks and streamline ordering and maintenance.	Action 10.3.1.3: Create a playground and equipment maintenance plan to streamline maintenance efficiency.	Action 10.3.1.4: Create a vegetation management plan to ensure ground cover and plantings are well-manicured and care is seasonally appropriate.	Action 10.3.1.5: Create a Parks and Trails Maintenance Plan
		10.3.2	Consider developing best management practices for performing maintenance on private trail and sidewalk networks to support an interconnected pedestrian network.	Medium	Parks & Recreation	Public Works	In-house	Action 10.3.2.1: Create private sidewalk and trail maintenance best management practice guidelines and share publicly and directly with stakeholders through inspections and city-led events.				
Expand and Maintain Parks												
10.4	Invest in new parks and expand the park system to support community growth and recreation.	10.4.1	Identify locations for the construction of neighborhood and community parks within new neighborhood developments as Grimes expands.	Medium	Planning	Parks & Recreation	In-house	Action 10.4.1.1: Update the Parks and Trails Master Plan to plan future parks consistent with the parkland nodes identified in the Future Land Use Plan.	Action 10.4.1.2: Develop a planning process to determine the initial vision and general concept for new parks.			
		10.4.2	Review the current parkland dedication ordinance to ensure it continues to meet the recreation needs of the City and its residents.	Medium	Planning	Parks & Recreation	In-house	Action 10.4.2.1: Consider amending the parkland dedication ordinance to provide flexibility in required parkland acreage in exchange for the construction of park improvements prior to dedicating the land to the City.	Action 10.4.2.2: Develop a tree planting process to allow the City to plant trees in parks and trail corridors to establish tree canopy when funding has not yet been allocated for park and trail improvements.	Action 10.4.2.3: Develop a funding strategy to determine how the City will allocate funds to purchase parkland when a developer is required to dedicate parkland to serve multiple developments ahead of receiving contributions from other developers.	Action 10.4.2.4: Create a dashboard to keep track of parkland dedication contributions received by developers and to which park the funds are allocated.	
		10.4.3	Expand variety and quantity of amenities offered within park system.	Medium	Parks & Recreation	Development Services/Public Works	In-house	Action 10.4.3.1: Continue to evaluate citizen engagement surveys to understand the community's priorities and preferred amenities.	Action 10.4.3.2: Develop standard amenity packages required for each type of park (neighborhood, community, special use parks).	Action 10.4.3.3: Create a plan to implement the priority park amenities identified in the comprehensive plan citizen feedback (nature/wild parks, inclusive park/miracle league park, and mini golf course).	Action 10.4.3.4: Collaborate with Polk County Conservation to ensure amenities within parks and trails abutting the Brenton Slough are complimentary to their vision for the Brenton Slough.	Action 10.4.3.5: Utilize the Public Arts & Culture Master Plan to inform parkland improvements that incorporate art and culture.
10.5	Provide inclusive, diverse and high-quality recreation programs to enhance quality of life for all community members.	10.5.1	Increase programming activities for active adults, seniors, and people with disabilities.	High	Parks & Recreation	Polk County/Public Works	$$	Action 10.5.1.1: Conduct a programming gap analysis for adults, seniors, and differently-abled individuals.	Action 10.5.1.2: Develop an ADA policy for park and facility improvements.	Action 10.5.1.3: Partner with age-specific organizations that can benefit from senior programming (Polk County, senior housing developments, other cities). This would help each organization avoid duplicating services.	Action 10.5.1.4: Partner with organizations that support differently-abled individuals that can benefit from programming or provide insights on best practices for program operations.	
		10.5.2	Continue to assess capacity, attendance, and budget for both indoor and outdoor programs and facilities to optimize program offerings.	Medium	Parks & Recreation	Engineering	$$$	Action 10.5.2.1: Create a standard process for analyzing programs using survey engagement strategies and registration software analytics.	Action 10.5.2.2: Conduct a space study to understand the current facility capacity and the space needed to increase the number of programs offered and the number of sessions for each program.			
		10.5.3	Strengthen communication and outreach to align recreation program opportunities with community member interests and emerging trends.	High	Parks & Recreation	Communications	In-house	Action 10.5.3.1: Conduct surveys to determine the types of programs that align with the community's interests.	Action 10.5.3.2: Conduct post-program satisfaction surveys to determine areas of improvement.			
		10.5.4	Continue to partner with cities, schools, athletic associations and the Grimes Public Library to maximize recreational opportunities and facility use.	High	Parks & Recreation	Library/DC-G School District	In-house	Action 10.5.4.1: Continue and strengthen relationships with the local school districts to share facilities for programming and events.	Action 10.5.4.2: Continue to collaborate with the Grimes Public Library on nature-based programs and events at the Library, Liberty Amphitheater, Arboretum, and other public facilities.	Action 10.5.4.3: Continue partnerships with other municipalities to deliver joint programming opportunities to improve program quality and explore cost-sharing opportunities.	Action 10.5.4.4: Continue to invest in school-to-work programs with the school districts to help bridge Parks & Recreation staffing gaps.	
		10.5.5	Continue to provide and enhance opportunities for public space rental.	Medium	Parks & Recreation	Economic Development	$$	Action 10.5.5.1: Establish standardized rental procedures and facility use policies for shelters and indoor spaces.	Action 10.5.5.2: Complete an investigative study for construction and operation of a public event venue.			
10.6	Promote best practices to protect natural resources, improve local ecology and increase community connections to nature.	10.6.1	Foster native landscaping practices such as pollinator gardens, native planting areas, and no-mow zones.	High	Parks & Recreation	Public Works	In-house	Action 10.6.1.1: Develop and adopt a parks & trails maintenance plan.	Action 10.6.1.2: Develop and adopt a vegetation management plan.	Action 10.6.1.3: Create and adopt a pollinator, no-mow, and native habitat preservation program.	Action 10.6.1.4: Restore and protect prairie and wetland habitats through conservation-focused maintenance.	
		10.6.2	Continue to use the parks and trail system to improve natural resources and habitats within the City by establishing best management practices along wetlands, creeks, urban canopies, water resources, and conservation areas.	Medium	Public Works	Parks & Recreation	$$$	Action 10.6.2.1: Create a waterbody and waterway management plan.	Action 10.6.2.2. Use the waterbody and waterway management plan to inform development and infrastructure decisions and to update maintenance plans related to waterbodies and waterways.			
		10.6.3	Continue to collaborate with state, county, and regional agencies to expand natural resource conservation efforts and partnerships.	Medium	Public Works	Parks & Recreation	In-house	Action 10.6.3.1. Continue to build relationships with Polk County Conservation and Dallas County Conservation to share goals, projects, and future resource needs.				
		10.6.4	Encourage volunteer-based stewardship opportunities through trail adoptions and habitat restoration programs.	Medium	Parks & Recreation	Public Works	In-house	Action 10.6.4.1: Create an adopt-a-trail program.	Action 10.6.4.2 Consider creating a pollinator garden program to encourage community members to install pollinator gardens on private property. This could include opportunities for local master gardeners to volunteer to help establish the gardens.	Action 10.6.4.3 Create a standard volunteer process and marketing strategy to connect people to projects.		
		10.6.5	Leverage regional stormwater facilities as passive recreation land.	Medium	Public Works	Development Services/Parks & Recreation	In-house	Action 10.6.5.1: Analyze results of regional stormwater facility study to inform where recreational amenities should be located (referenced in the utilities chapter).	Action 10.6.5.2: Consider developing minimum design and amenity standards in order for regional basins to be dedicated to the City.			