

Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
May 5, 2026 @ 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. Unitypoint Clinic-Grimes Site Plan Amendment and Request for Waiver of Requirements to Allow Clear Glass to be Raised Above Eye Level
2. Goodwill Store Site Plan
3. Heritage Town Center Phase 2B Site Plan Amendment
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, April 07th, 2026, at 5:30 p.m.

Roll Call: Present: Scott Almeida, Russ Lickteig, Adam Bunge, Justin Nickel.

Council Liaison: Abi Reiland, Andrew Borcherding – Not Present

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

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

2. APPROVAL OF THE MINUTES

Motion by Bunge, Second by Almeida, to approve the minutes from the March 4th, 2026, meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Goodwill Store Site Plan - Request for Waiver of Requirements: Service Bay Orientation Facing Highway 141

Staff, Alex Pfaltzgraff, presents.

This is a waiver request. The board's decision will be passed on to council for consideration should the applicant wish to continue to City Council. The waiver is being pursued before site plan issuance as it may affect the design and layout of the site plan. If passed, this waiver would allow the construction of service bay doors facing Highway 141. City Staff presented on the history of the site, waiver process, and alternatives to the proposed service bay orientation. The applicant and team spoke in favor of the waiver, citing safety and topographic issues. The Board asked questions regarding a similar Goodwill in Urbandale, IA. The Board also asked questions regarding the number of delivery trucks anticipated daily at the proposed site in Grimes. The Commission discussed the proposal and asked questions of staff and applicants.

Motion by Lickteig, Second by Nickel to DENY Goodwill Store Site Plan - Request for Waiver of Requirements: Service Bay Orientation Facing Highway 141

Roll Call: Aye-All Nay-0 **Motion Passes 5-0 to DENY**

Next meeting May 5th, 2026

Meeting is adjourned at 6:32 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

DATE

May 5, 2026

PROJECT NAME

Unitypoint Clinic-Grimes Site Plan Amendment

APPLICANT

All Points Development, LC

REQUESTED ACTION

Approval of site plan to construct a 3,308 sf building addition, parking stalls, and to reconstruct a trash enclosure and detention area.

REQUEST FOR WAIVER OF REQUIREMENTS

Request for waiver of requirements for clear glass raised above eye level.

LOCATION

101 SE Destination Drive

ZONING

C-2 (General and Highway Service Commercial)

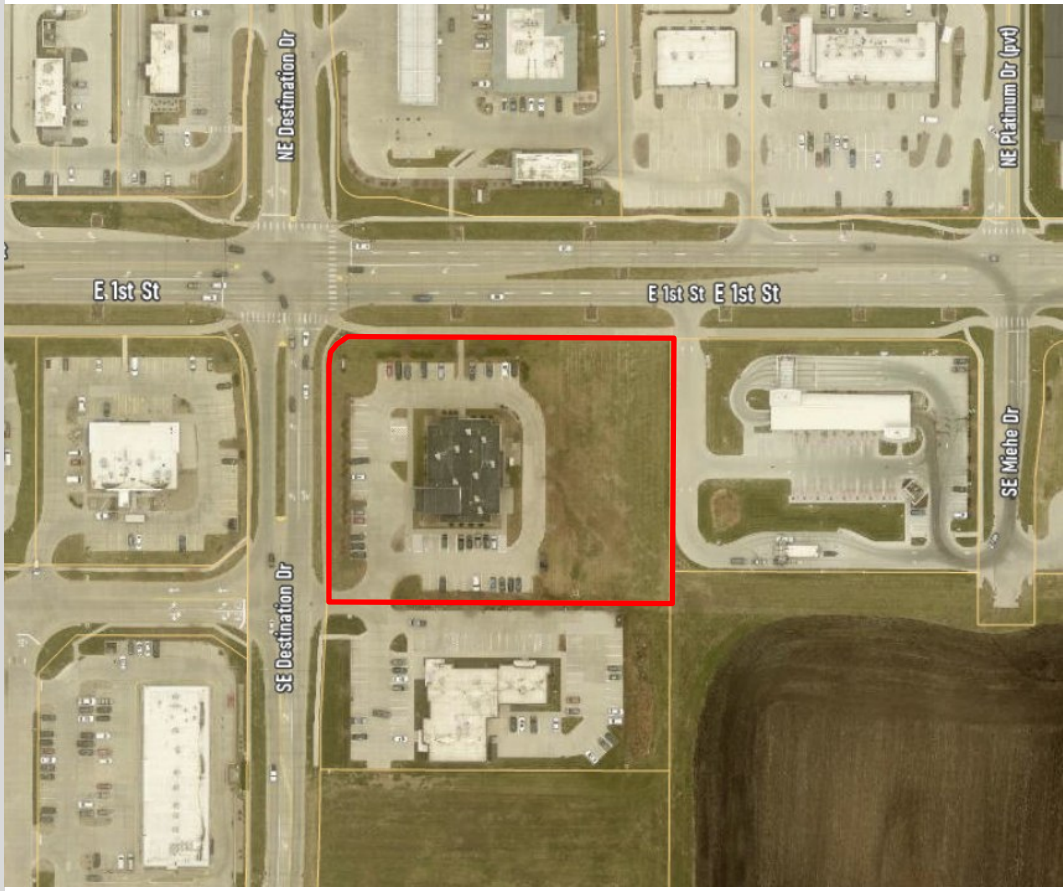
Highway 141 Mixed use Development Corridor District Zone 1

Transportation Corridor Mixed Use Development

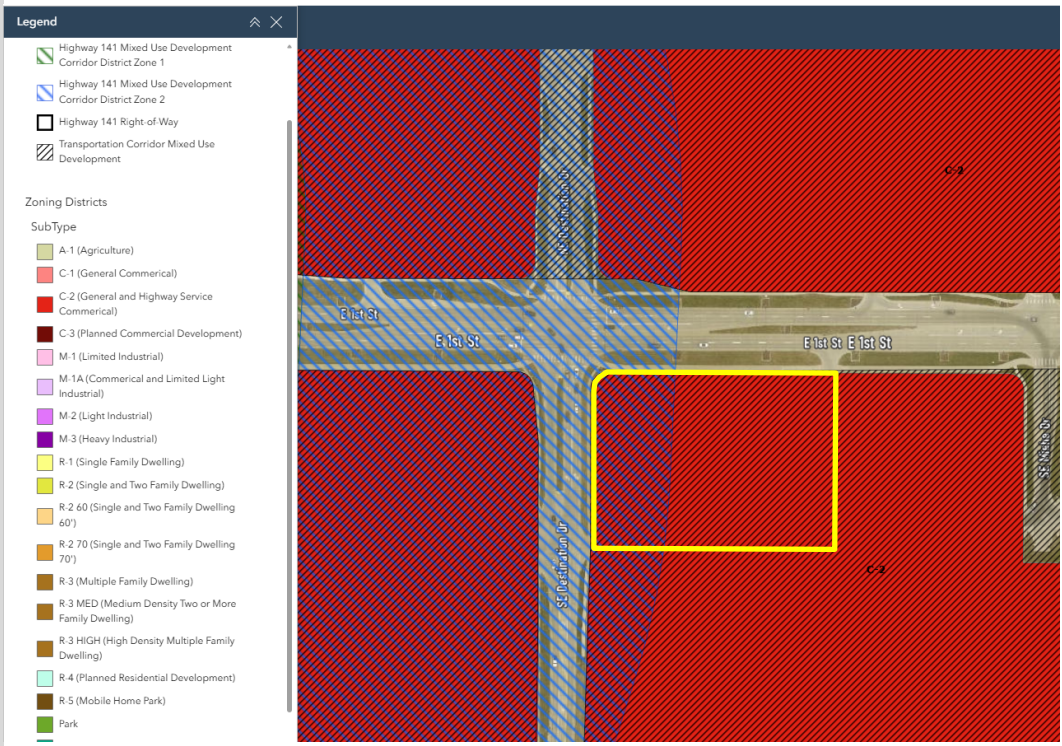
PLANNER

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	Commercial	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1; Transportation Corridor Mixed Use Development
North	Commercial	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1; Transportation Corridor Mixed Use Development
South	Commercial	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1; Transportation Corridor Mixed Use Development
East	Commercial	General Commercial	C-2; Transportation Corridor Mixed Use Development
West	Commercial	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1; Transportation Corridor Mixed Use Development

PARKS

No dedication is required as the site is a commercial use and commercial zoning.

Future Land Use Map



Relation to Studies & Legal

Legal

The existing building does not meet the zoning regulations related to the architecture requirements in which were in place at the time of original site plan approval in 2010. Due to this, the existing building is has a legal non-conforming status and follows the regulations set forth in 12-5-3 Nonconformities section of the Grimes Code of Ordinances.

The proposed building addition only is required to meet all current architecture code requirements. There are no architectural requirements for the existing building.

Request for Waiver of Requirements

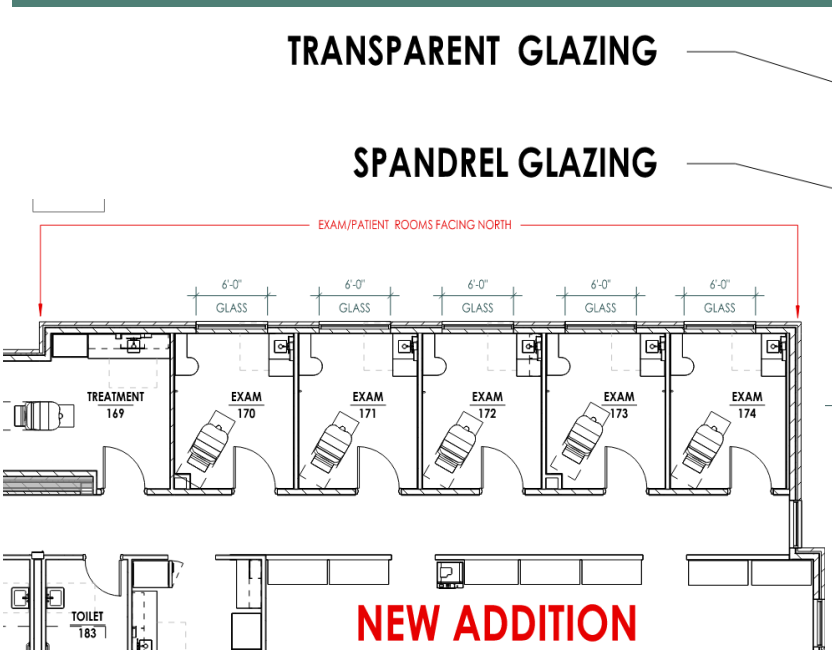
Legal Waiver Requirements

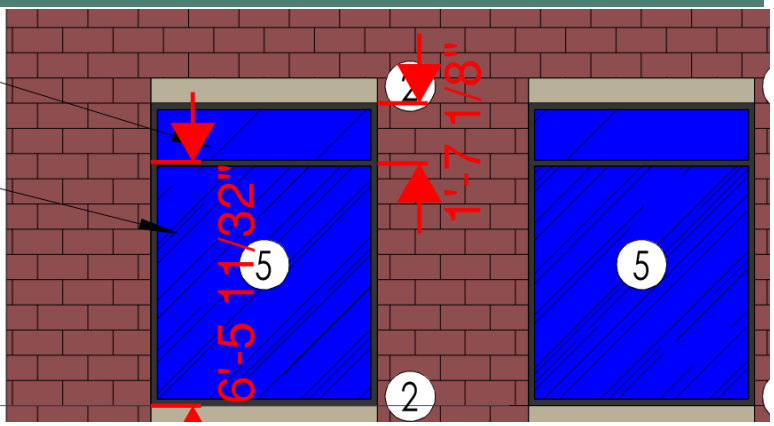
The Waiver of Requirements is applicable to any one or more of the requirements for the Transportation Corridor Mixed use Development Overlay set forth in Section 12-11-2 of the Zoning Ordinance. Requirements may be waived after a recommendation of the Planning and Zoning Commission and approval of the City Council for reasons of safety, topographic conditions, or engineering issues. No waiver shall be authorized or permitted for relief from any requirements for reasons related primarily to the costs of compliance, aesthetic, or business preferences. To request a Waiver of Requirements, the applicant must submit a written application for the waiver that includes a detailed description of the safety, topographic condition, or engineering need.

Waiver Request

The applicant has submitted a written waiver request related to the transparent glazing requirement for the north elevation of the proposed building addition and for the reasons of safety. The request is specific to the height and placement of the transparent glazing due to the use of the building space on that side of the building will be used for medical examination rooms and private patient care. The applicant states that the lower transparent glazing would create direct visibility into spaces where patient privacy must be protected and the proposed request is intended to balance the City's architecture requirements with the operational and privacy needs of a healthcare facility. The applicant has proposed a design that maintains the appearance of glazing on the north elevation by using spandrel glazing at eye level and raising the transparent glazing above eye level. Please see the waiver request letter for more information of the applicant's request and reasons of safety.

The applicant has submitted both the site plan and waiver request to be considered concurrently in the agendas at the Planning and Zoning Commission and City Council meetings.





Site Layout

ACCESS

There is existing full access to the site from SE Destination Drive.

DEMOLITION AND RECONSTRUCTION

The proposed improvements require the existing wrap-around drive, trash enclosure, and some plantings to be removed. A new drive aisle and trash enclosure will be constructed further east on the site. Some existing curbs were in disrepair and will be reconstructed with the proposed improvements. Additional plantings will replace the ones needed to be removed for the building addition.

LIGHTING

There is existing lighting on the building and on the site. The proposed light poles and building lighting fixtures will match the existing fixtures on site.

BUILDING SETBACKS

Front: 25 Feet

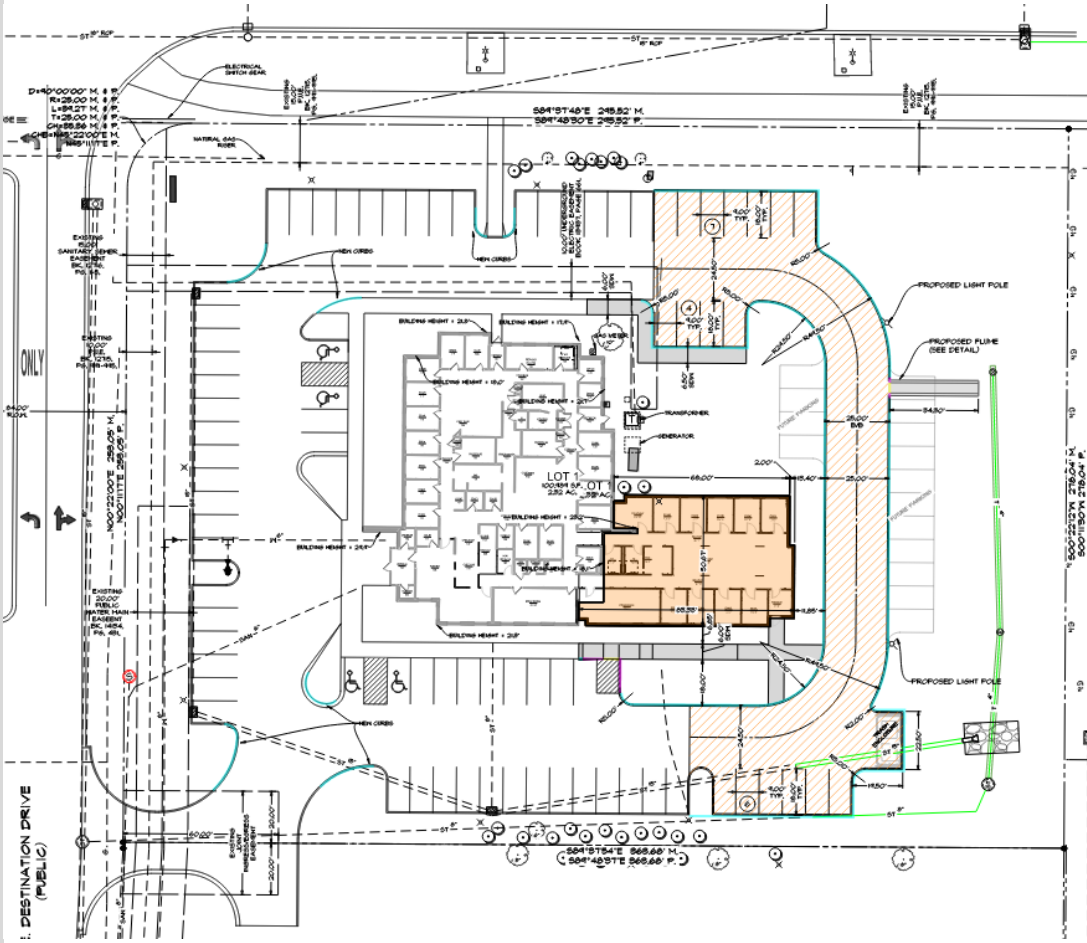
Side: N/A

Rear: 25 Feet

Max Height: 45 Feet

Number of Stories: 3 Stories

Site Layout



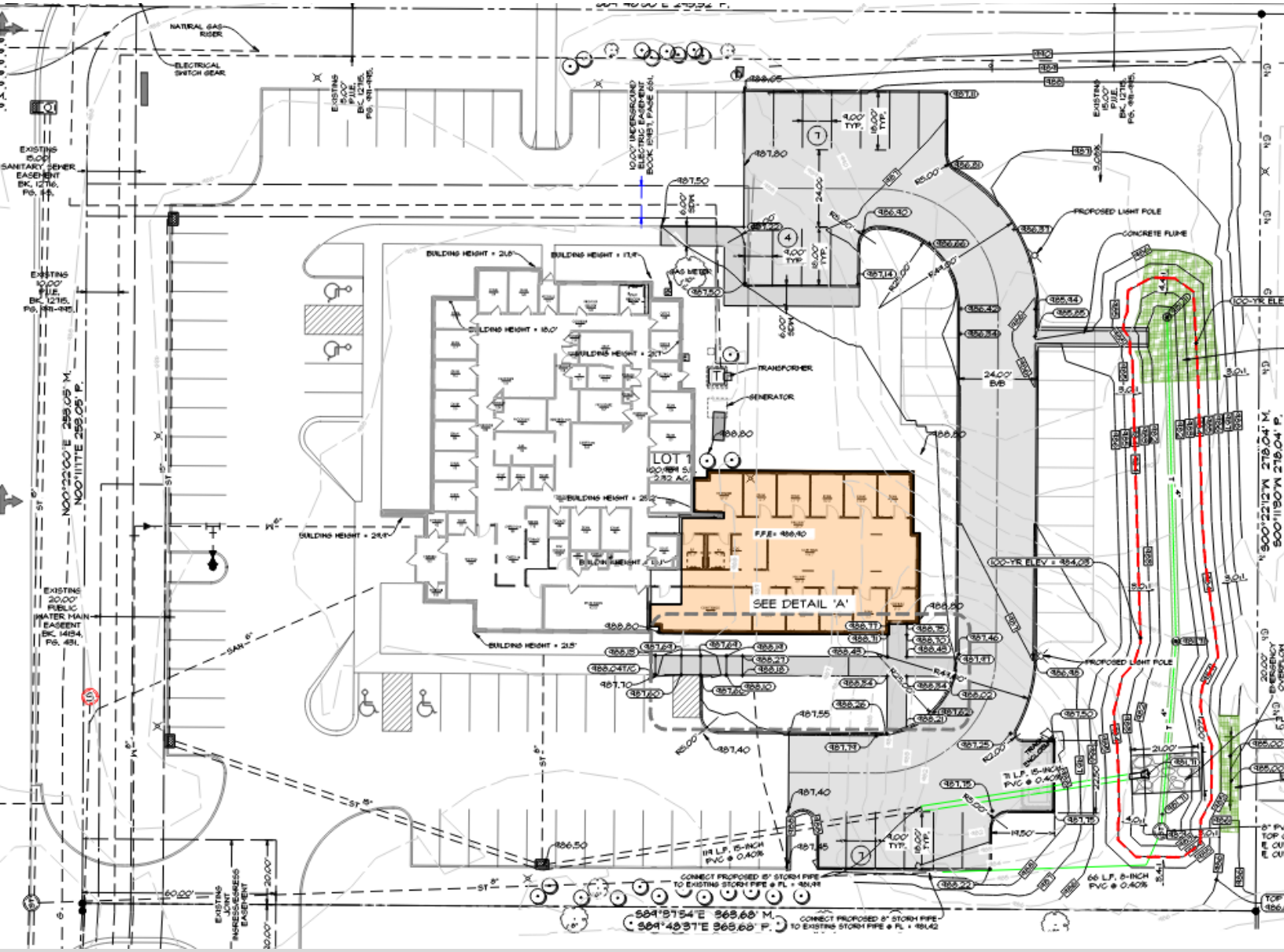
Parking Calculation Table

Required	Proposed
10 stalls (building addition only)	17 stalls (new stalls only)

PARKING:

There are 60 existing parking stalls on site. There are in total 17 proposed additional stalls added to the site. Accessible stalls are existing on site. No existing stalls will be removed with the proposed project.

Utilities Map



SANITARY

The existing sanitary service is connected to a public main on the east side of SE Destination Drive. The proposed building addition sanitary sewer lines will connect to the existing building's infrastructure.

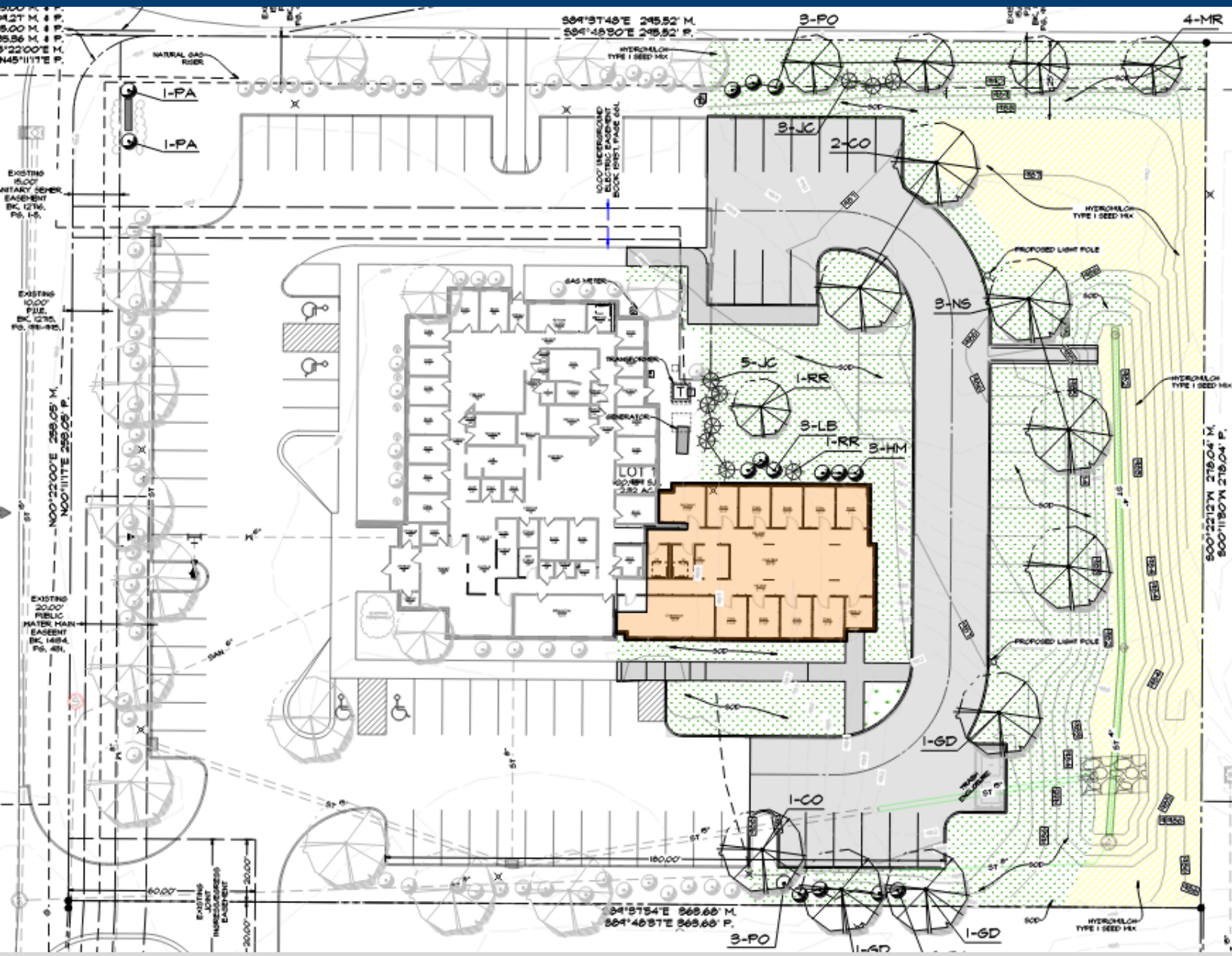
WATER

The existing water service is connected to a public main on the east side of SE Destination Drive. The proposed building addition water lines will connect to the existing building's infrastructure.

STORM WATER

There is existing storm sewer infrastructure on site that is connected to public storm sewer on the east side of SE Destination Drive. The proposed site improvements includes extending private storm sewer and reconstructing the detention area to accommodate for the site improvements.

Landscaping



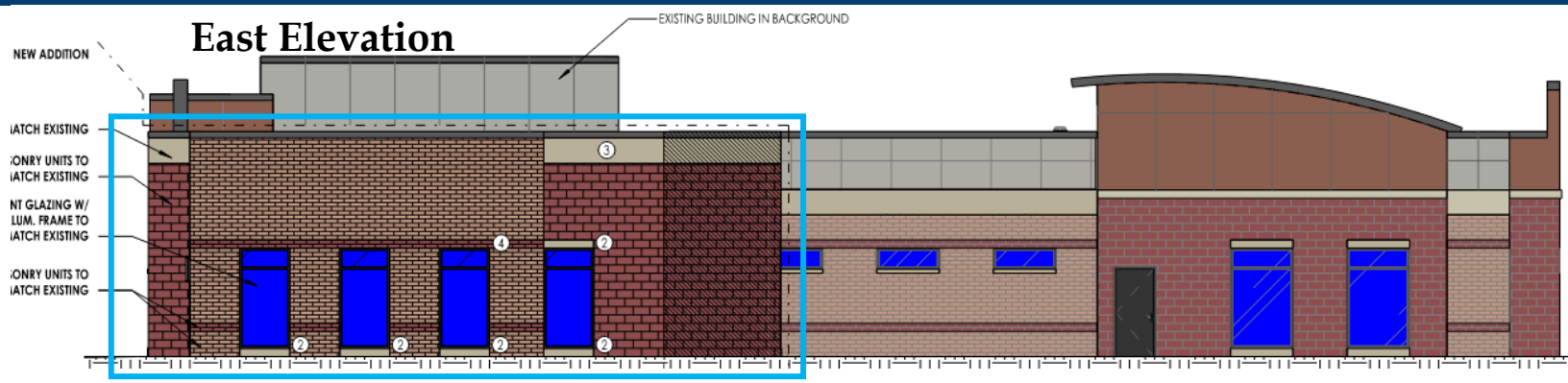
LANDSCAPING

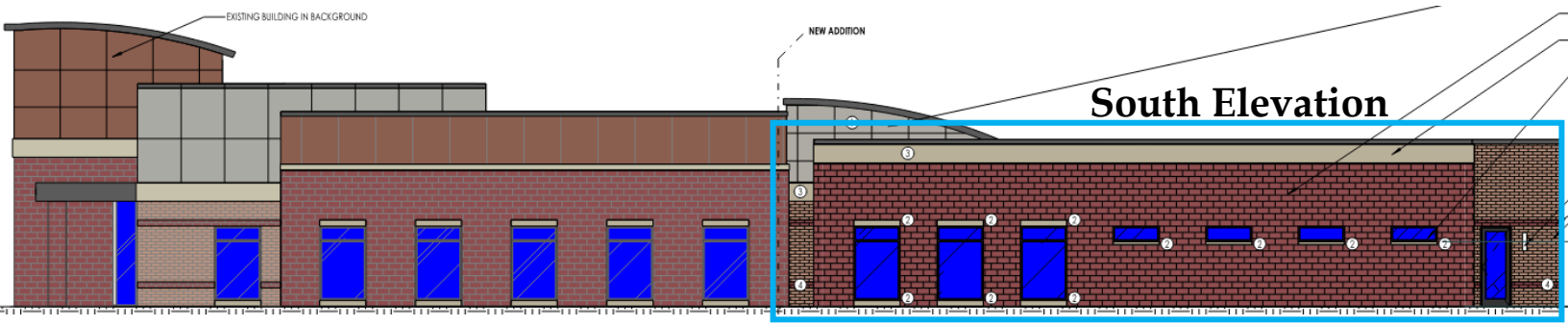
Landscaping provided meets the open space and street tree requirements. Landscaping required to be removed for the proposed improvements are planned to be replaced.

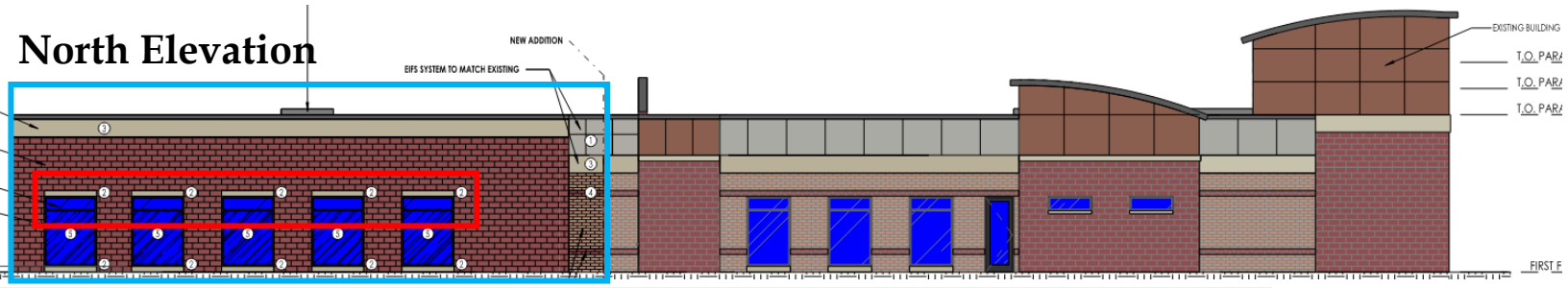
Open Space: 2 trees per 1,000 square feet of required open space = 31 trees required
= 31 trees provided (17 existing & 14 proposed)
1 shrub per 500 square feet = 31 shrubs required
= 102 shrubs provided (76 existing and 26 proposed)

Street Trees: 1 overstory tree per 40 lineal feet of ROW frontage and side/rear setback = 15 trees required
= 15 trees provided
1 shrub per 10 lineal feet of ROW frontage = 39 shrubs required
= 51 shrubs provided

Architecture







BUILDING & ELEVATIONS

The building addition will consist of brick and EIFS materials to meet the architecture requirements for the C-2 zoning, Highway 141 Zone 1, and Transportation Corridor Overlay Zones and also match the architecture style of the existing building. There will be rooftop units on the proposed addition, but they will be screened by the parapet wall and will not be able to be seen from the property lines. The proposed building additions are outlined in blue.

The Waiver of Requirements Request from the applicant is related to the clear glazing height shown on the north elevation (outlined in red).

DUMPSTER ENCLOSURE

The existing trash enclosure will be removed and reconstructed. The proposed dumpster enclosure materials will match the brick on the existing building and will have a metal frame with wood face on the gates.

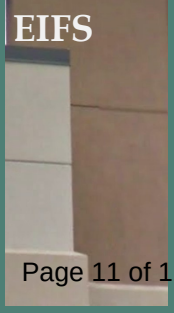
LIGHTING

There are proposed wall sconces on the proposed building addition. The fixtures match the existing fixtures on the existing building.

Material Board







Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Unitypoint-Clinic Grimes site plan subject to any remaining staff comments.

Staff recommends approval of the Request for Waiver of Requirements to allow the spandrel glass at eye level and raise the clear-glass above eye level for the reasons of safety.

Conclusion

- Site plan amendment to construct a 3,308 sf building addition, 17 parking stalls, and to reconstruct a trash enclosure and detention area.
- Proposed building addition architecture meets the current architectural requirements and matches the existing building architecture.
- The proposed trash enclosure will match the building materials.
- The proposed improvements meet all landscaping requirements.
- The applicant has submitted a request for waiver of requirements related to the height and placement of transparent glazing on the north elevation.
- The existing building architecture is considered legal-nonconforming status and only the proposed building addition is required to meet the architectural requirements.

Alivia Hoodjer
Assistant Planner
City of Grimes
410 SE Main Street, Suite 102
Grimes, IA 50111

May 1st, 2026

Re: UnityPoint Clinic – Grimes Site Plan Amendment; **Waiver Request for Transparent Glazing Requirement**

Alivia,

On behalf building owner and project team, we are submitting this written waiver request related to the transparent glazing requirement for the north elevation of the proposed clinic addition.

Specifically, we are requesting a waiver under **Section 12-11-2, Item #19, Transportation Corridor Mixed Use Development Overlay District Code**, which allows one or more requirements of Section 12-11-2 to be waived after recommendation of the Planning and Zoning Commission and approval of the City Council for reasons of safety, topographic conditions, or engineering issues. This request is being made for reasons of safety and patient privacy. It is not being requested due to cost, aesthetic preference, or business preference.

The requested waiver is specific to the height and placement of transparent glazing on the north elevation. The north side of the addition contains patient exam rooms. Because these rooms are used for medical examinations, consultations, and other private patient care activities, lower transparent glazing would create direct visibility into spaces where patient privacy must be protected. The proposed adjustment is intended to balance the City's architectural requirements with the operational and privacy needs of a healthcare environment.

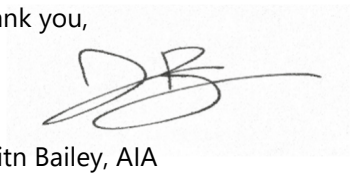
For this reason, we are requesting that the City allow the transparent glazing on the north elevation to be raised above "eye level." The proposed design maintains the appearance of glazing on the exterior elevation but locates the transparent portion in a manner that better protects patient privacy and feeling of safety within the exam rooms.

To support this request, we are also submitting the floor plan of the proposed addition, which identifies the exam rooms located along the north elevation. This plan demonstrates the relationship between the glazing locations and the private patient care spaces they serve.

We respectfully request that staff support this waiver request and present it with the site plan for consideration by the Planning and Zoning Commission and City Council.

Please let us know if you need any additional information.

Thank you,



Jusitn Bailey, AIA
Principal, Architect
JustinB@UnisonDS.com
(515) 534-4990

UNISON DESIGN STUDIO

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Des Moines, IA 50309
515.534.4990

Alivia Hoodjer
Assistant Planner
City of Grimes
410 SE Main Street, Suite 102
Grimes, IA 50111

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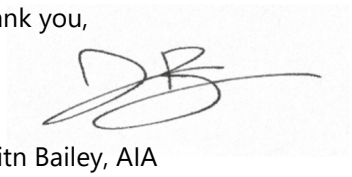
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N 1 FLOOR PLAN - City Submission
1/8" = 1'-0"

unison DESIGN STUDIO

CITY SUBMISSION
GRIMES ADDITION AND REMODEL
2024

SCALE: 1/8" = 1'-0"
DATE: 05.01.2026
SD1

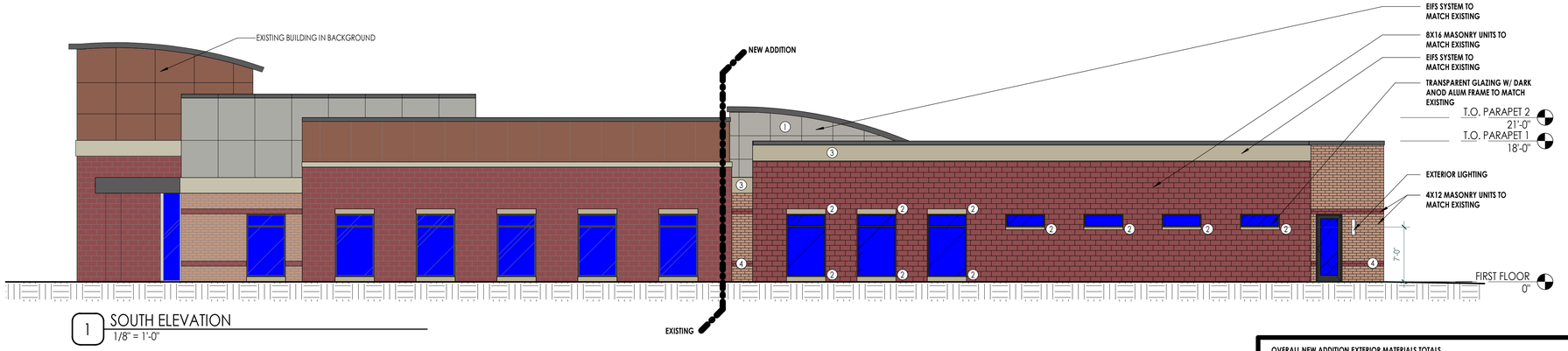
FOR REFERENCE ONLY

NEW ADDITION EXTERIOR MATERIALS TOTALS
TOTAL ELEVATION SF = 1569.5

GLAZING TOTAL SF = 182
GLAZING COVERAGE = 11.5%

WALL MATERIAL EXCLUDING GLASS = 1387.5
BRICK TOTAL SF = 1114
BRICK COVERAGE = 80.25%

EIFS TOTAL SF = 273.5
EIFS COVERAGE = 19.75%



1 SOUTH ELEVATION
1/8" = 1'-0"

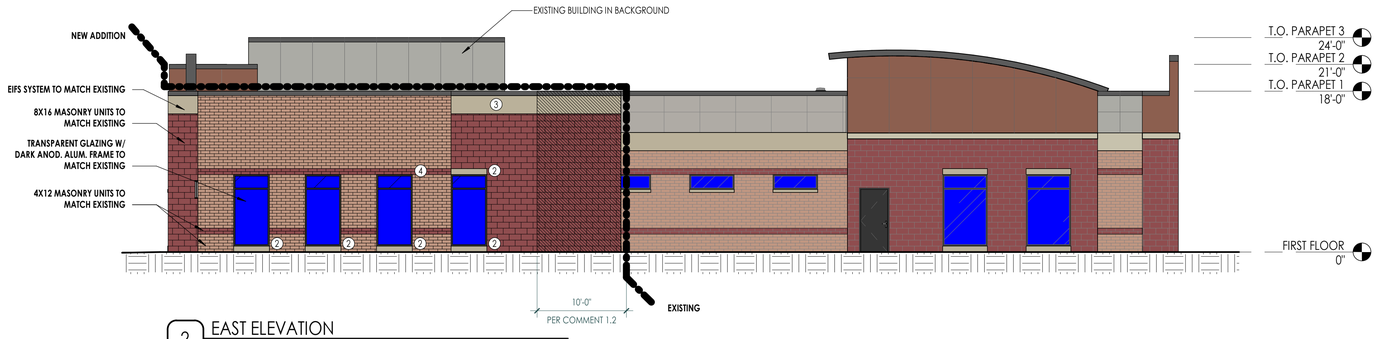
NEW ADDITION EXTERIOR MATERIALS TOTALS
TOTAL ELEVATION SF = 912

GLAZING TOTAL SF = 128
GLAZING COVERAGE = 14%

WALL MATERIAL EXCLUDING GLASS = 784
BRICK TOTAL SF = 713
BRICK COVERAGE = 91%

EIFS TOTAL SF = 71
EIFS COVERAGE = 9%

COMMENT 1.2 = 85.75%



2 EAST ELEVATION
1/8" = 1'-0"

OVERALL NEW ADDITION EXTERIOR MATERIALS TOTALS
SUM OF WALL AREAS EXCLUDING GLASS = 3155.5

SUM OF BRICK SF = 2621.75
BRICK COVERAGE = 83%

SUM OF EIFS SF = 533.75
EIFS COVERAGE = 17%

CITY COMMENTS
Prior to 2nd submittal staff assumed that the existing 2010 building met the architecture requirements and in result, the addition and existing building could be reviewed together as a whole to meet the required percentages for brick/masonry and glazing.

Because the existing building does not meet the original requirements and was approved this way in 2010, the existing building is considered legal-nonconforming status.

Because the existing building is legal-nonconforming, the addition will be reviewed by staff separately and only the new addition will need to meet the architecture requirements.

Below are the requirements that would apply to the building addition only:

- The Transportation Overlay requires 100% masonry (there is opportunity to receive approval with a 4/5 Council vote to meet the lesser Zone 2 Hwy 141 architectural requirements to have the EIFS) (Other projects have been approved this way with no issues).

1.Brick:
1.1 The primary material (brick) shall constitute a minimum of 75% of the wall area on the north elevation, excluding glass. **This requirement is met (80.75%).**

1.2 The primary material (brick) shall be a minimum of 75% of the wall area within a minimum 10 feet in length of the east elevation. **This requirement is met (85.75%).**

1.3 60% of the sum of the total of all wall areas, excluding glass, shall be primary material (brick).**This requirement is met (83%).**

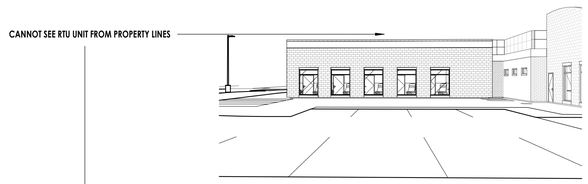
1.4 25% of the primary material (brick) shall be on each wall that does not face the public right of way (east and south). **This requirement is met.**

2. EIFS:
2.1 no more than 25% of the total wall area, excluding glass, is able to be EIFS. **This requirement is met (17%)**

3. Glass:
3.1 a minimum of 20% glass is required on the north facing elevation. **This requirement is met (20%)**

3.2 a minimum of 40% of the wall length on the north facing elevation is required to have clear glass at eye level. **This requirement is met (44%)**

4. Architecture treatments:
A minimum of 5 treatments listed below are required to be on the building addition. **Please add a label on the elevations to point out each one**
1. Reveals: EIFS reveals
2. Pop outs: Cast stone pop outs above windows
3. Architectural banding: EIFS banding
4. Color, texture or material change including, but not limited to, brick or stone: 4x12 Masonry color change
5. Deep-set windows with mullions or decorative glazing: Spandrel glazing on North Elevation



+ 5'-6" GROUND PERSPECTIVE FROM PROPERTY LINE

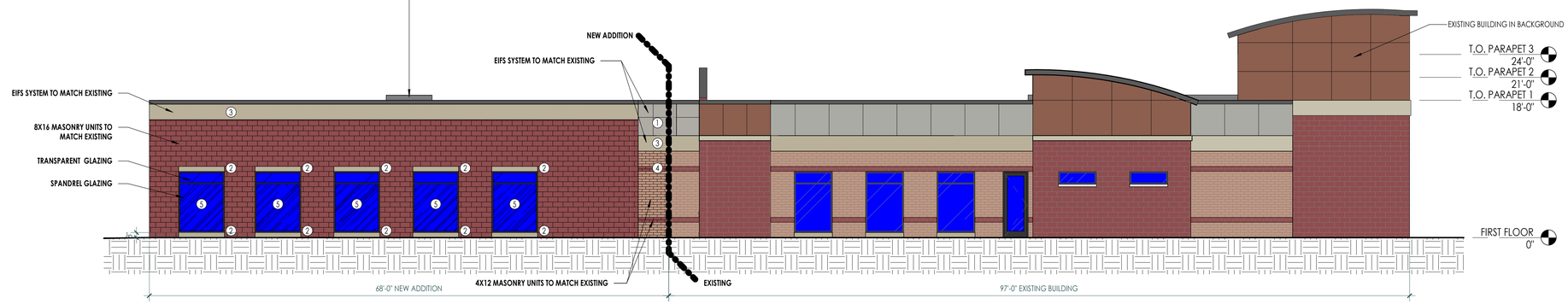
NEW ADDITION EXTERIOR MATERIAL TOTALS
TOTAL ELEVATION SF = 1224

GLAZING TOTAL SF = 240.25
GLAZING COVERAGE = 20%

WALL MATERIAL EXCLUDING GLASS = 984
BRICK TOTAL SF = 794.75
BRICK COVERAGE = 80.75%

EIFS TOTAL SF = 189.25
EIFS COVERAGE = 19.25%

GLASS
TOTAL LENGTH = 68'
TOTAL GLASS LENGTH = 30'
GLAZING COVERAGE AT EYE LEVEL = 44%



3 NORTH ELEVATION
1/8" = 1'-0"

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WWW.UNISONDESIGNSTUDIO.COM

UNITYPOINT CLINIC

GRIMES ADDITION AND REMODEL

101 SE DESTINATION DR.
GRIMES, IA 50111

UnityPoint Clinic

Justin Bailey
e: justinb@unisonds.com
P: 515-534-4990

CITY REVIEW
05.01.2026

REVISIONS:	DATE:

PROJECT NO: 26004

EXTERIOR ELEVATIONS & BUILDING SECTIONS

A201

PRELIMINARY NOT FOR CONSTRUCTION

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4/30/2026 5:48:05 PM

Planner Comments Complete

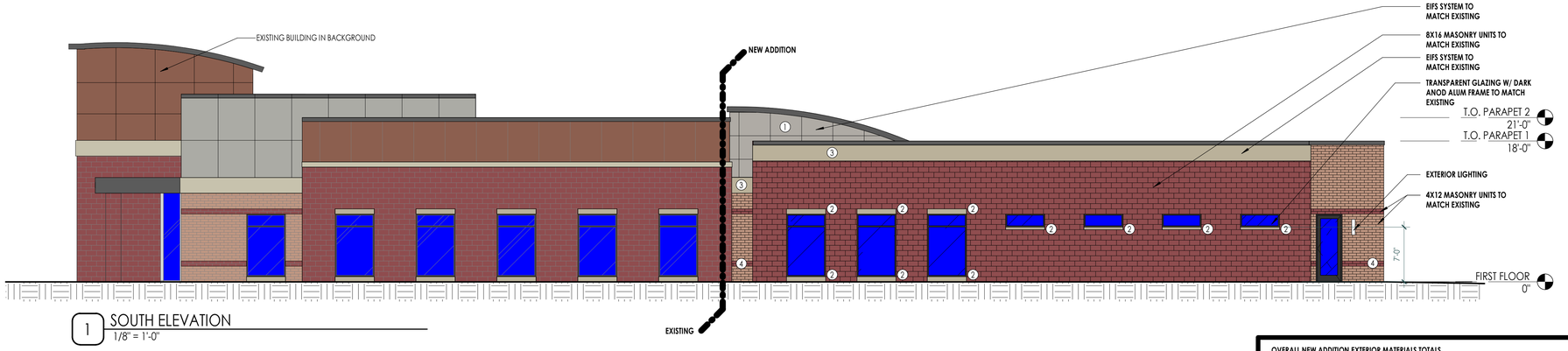
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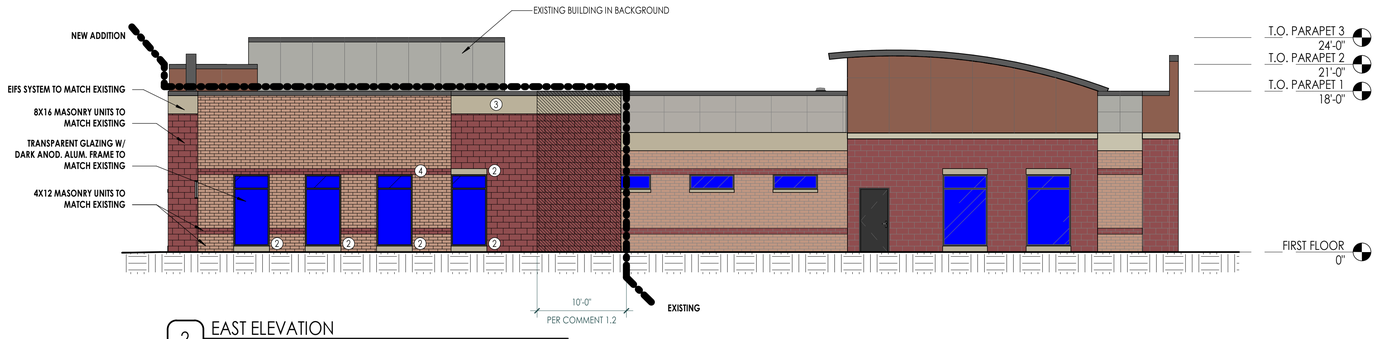
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BRICK COVERAGE = 91%

EIFS TOTAL SF = 71
EIFS COVERAGE = 9%

COMMENT 1.2 = 85.75%



2 EAST ELEVATION
1/8" = 1'-0"

OVERALL NEW ADDITION EXTERIOR MATERIALS TOTALS
SUM OF WALL AREAS EXCLUDING GLASS = 3155.5

SUM OF BRICK SF = 2621.75
BRICK COVERAGE = 83%

SUM OF EIFS SF = 533.75
EIFS COVERAGE = 17%

CITY COMMENTS
Prior to 2nd submittal staff assumed that the existing 2010 building met the architecture requirements and in result, the addition and existing building could be reviewed together as a whole to meet the required percentages for brick/masonry and glazing.

Because the existing building does not meet the original requirements and was approved this way in 2010, the existing building is considered legal-nonconforming status.

Because the existing building is legal-nonconforming, the addition will be reviewed by staff separately and only the new addition will need to meet the architecture requirements.

Below are the requirements that would apply to the building addition only:

- The Transportation Overlay requires 100% masonry (there is opportunity to receive approval with a 4/5 Council vote to meet the lesser Zone 2 Hwy 141 architectural requirements to have the EIFS) (Other projects have been approved this way with no issues).

1.Brick:
1.1 The primary material (brick) shall constitute a minimum of 75% of the wall area on the north elevation, excluding glass. **This requirement is met (80.75%).**

1.2 The primary material (brick) shall be a minimum of 75% of the wall area within a minimum 10 feet in length of the east elevation. **This requirement is met (85.75%).**

1.3 60% of the sum of the total of all wall areas, excluding glass, shall be primary material (brick).**This requirement is met (83%).**

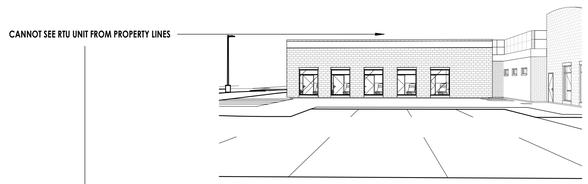
1.4 25% of the primary material (brick) shall be on each wall that does not face the public right of way (east and south). **This requirement is met.**

2. EIFS:
2.1 no more than 25% of the total wall area, excluding glass, is able to be EIFS. **This requirement is met (17%)**

3. Glass:
3.1 a minimum of 20% glass is required on the north facing elevation. **This requirement is met (20%)**

3.2 a minimum of 40% of the wall length on the north facing elevation is required to have clear glass at eye level. **This requirement is met (44%)**

4. Architecture treatments:
A minimum of 5 treatments listed below are required to be on the building addition. **Please add a label on the elevations to point out each one**
1. Reveals: EIFS reveals
2. Pop outs: Cast stone pop outs above windows
3. Architectural banding: EIFS banding
4. Color, texture or material change including, but not limited to, brick or stone: 4x12 Masonry color change
5. Deep-set windows with mullions or decorative glazing: Spandrel glazing on North Elevation



+ 5'-6" GROUND PERSPECTIVE FROM PROPERTY LINE

NEW ADDITION EXTERIOR MATERIAL TOTALS
TOTAL ELEVATION SF = 1224

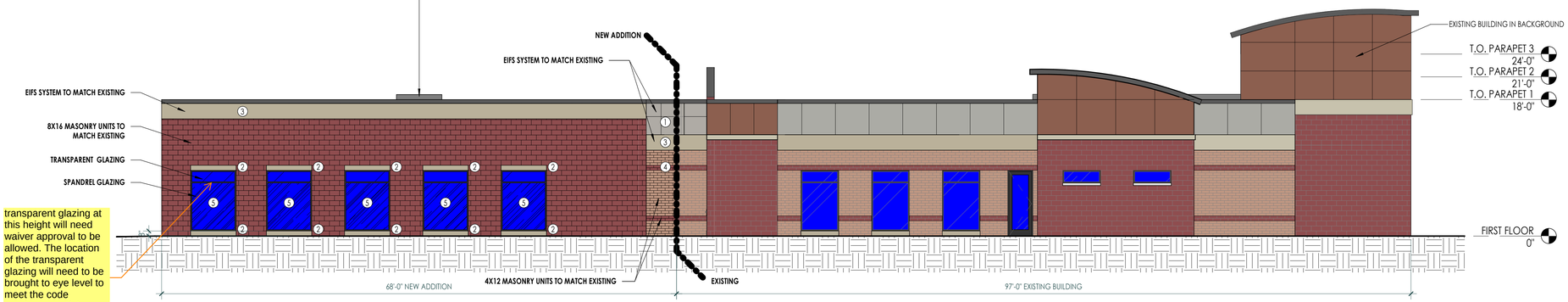
GLAZING TOTAL SF = 240.25
GLAZING COVERAGE = 20%

WALL MATERIAL EXCLUDING GLASS = 984
BRICK TOTAL SF = 794.75
BRICK COVERAGE = 80.75%

EIFS TOTAL SF = 189.25
EIFS COVERAGE = 19.25%

GLASS
TOTAL LENGTH = 68'
TOTAL GLASS LENGTH = 30'
GLAZING COVERAGE AT EYE LEVEL = 44%

transparent glazing at this height will need waiver approval to be allowed. The location of the transparent glazing will need to be brought to eye level to meet the code requirements if the waiver request is not approved by P&Z and Council.



3 NORTH ELEVATION
1/8" = 1'-0"

unison DESIGN STUDIO
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UNITYPOINT CLINIC

GRIMES ADDITION AND REMODEL

101 SE DESTINATION DR.
GRIMES, IA 50111

UnityPoint Clinic

Justin Bailey
e: justinb@unisonds.com
P: 515-534-4990

CITY REVIEW
05.01.2026

REVISIONS:	DATE:

PROJECT NO: 26004

EXTERIOR ELEVATIONS & BUILDING SECTIONS

A201

PRELIMINARY NOT FOR CONSTRUCTION

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SITE PLAN MINOR MOD

UNITYPOINT CLINIC-GRIMES

LOT 1 - DESTINATION RIDGE PLAT 2

101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

Planner Comments Complete

PROJECT CONTACTS

SANITARY SEWER
CITY OF GRIMES
PUBLIC WORKS
1700 SE DESTINATION DRIVE
GRIMES, IA 50111
PHONE: 515-986-3036

WATER MAIN
CITY OF GRIMES
PUBLIC WORKS
1700 SE DESTINATION DRIVE
GRIMES, IA 50111
PHONE: 515-986-3036

STORM SEWER
CITY OF GRIMES
PUBLIC WORKS
1700 SE DESTINATION DRIVE
GRIMES, IA 50111
PHONE: 515-986-3036

NATURAL GAS UTILITY
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

ELECTRIC
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

TELEPHONE
CENTURY LINK
2103 E UNIVERSITY
DES MOINES, IA 50317
CONTACT: DAVE HARRIS
PHONE: 303-263-1250

BUILDING DEPARTMENT
DEVELOPMENT SERVICES
410 SE MAIN
STREET, SUITE 102
PHONE NUMBER:
515-986-4050

HEALTH DEPARTMENT
POLK COUNTY PUBLIC HEALTH
1907 CARPENTER AVE.
DES MOINES, IA 50314
PHONE: 515-286-3798

FIRE DEPARTMENT
JOHNSTON-GRIMES
METROPOLITAN FIRE DEPARTMENT
6373 MERLE HAY ROAD
JOHNSTON, IA 50131
PHONE: 515-334-5390

LAND AREA
2.32 AC. 100,984 SQ. FT.

LAND USE
C-1 (GENERAL COMMERCIAL)
FUTURE LAND USE: C-1 (GENERAL COMMERCIAL)

EXISTING ZONING
C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL)

OVERLAY DISTRICTS.
TRANSPORTATION CORRIDOR
MIXED USE DEVELOPMENT OVERLAY ZONE.
ZONE 2 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

PROPOSED BUILDING AREA
3,308 SQ.F.T

PROPOSED BUILDING HEIGHT
23.5 FEET

BULK REQUIREMENTS
FRONT YARD SETBACK: 25 FEET.
SIDE YARD SETBACK: N/A .
REAR YARD SETBACK: 25 FEET.
MAX HEIGHT 45 FEET.
MAX NUMBER OF STORIES: 3 STORIES

PROJECT DESCRIPTION:
THE PROPOSED ADDITIONAL BUILDING WILL BE USED FOR COMMERCIAL PURPOSES AS PART OF UNITYPOINT CLINICS, PROVIDING MEDICAL SERVICES.

IMPERVIOUS & OPEN AREA
TOTAL SITE AREA = 100,984 SQ.FT. = 2.32 AC. (100%)
EXISTING IMPERVIOUS AREA = 39,708 SQ.FT. = 0.91 AC. (34%)
EXISTING OPEN AREA = 61,281 SQ.FT. = 1.41 AC. (61%)
PROPOSED IMPERVIOUS AREA = 1.34 AC. / 2.32 AC. = 57.75%
PROPOSED OPEN AREA = 0.98 AC./ 2.32 AC. = 42.24%
REQUIRED OPEN SPACE PERCENTAGE: 15% OF GROSS AREA = 0.348 AC.

PARKING CALCULATIONS
REQUIRED: 3 STALL / 1000 SQ.FT OF GROSS FLOOR AREA = 3,308 SQ.FT X 3 STALLS / 1000 SQ.FT. = 10 STALLS

PROVIDED: 17 STALLS INCLUDING OFF-STREET PARKING

EXISTING PARKING SPACES : 60 PARKING STALLS INCLUDING 4 HANDICAP SPACES

REQUIRED HANDICAP SPACES : TOTAL PARKING SPACES OF 76-100 REQUIRES 4 HANDICAP SPACES

TOTAL PARKING SPACES = 60 + 17 = 77 SPACES INCLUDING 4 HANDICAP SPACES

the site exceeds the maximum parking requirement. demonstrate the need for additional parking by providing a market analysis, estimated employee count, floor plans, or other similar materials. The request must also provide a projection of future demand, and consideration and evaluation of alternative parking management practices (e.g., shared parking, shuttle, valet, etc.).

GENERAL LEGEND

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

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



VICINITY MAP
1"=500' PRINTED ON 22"x34" SHEET
1"=1000' PRINTED ON 11"x17' SHEET

NORTH

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
MARCH 23, 2026	INITIAL SUBMITTAL
APRIL 14, 2026	
MAY 1, 2026	

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER
02	NOTES & DETAILS
03	DEMOLITION PLAN
04	DIMENSION & PAVING PLAN
05	EROSION CONTROL NOTES
06	EROSION CONTROL PLAN
07	EROSION CONTROL DETAILS
08	GRADING AND UTILITY PLAN
09	LANDSCAPING PLAN

CONSTRUCTION SCHEDULE:

SITE DEMOLITION	APRIL, 2026
SITE GRADING	MAY, 2026
SITE UTILITIES	JUNE, 2026
SITE BUILDING	JULY, 2026
SITE PAVING	AUGUST, 2026
SITE PUNCH LIST	SEPTEMBER & OCTOBER, 2026

update construction schedule once known

LEGAL DESCRIPTION
LOT 1, DESTINATION RIDGE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 13663, PAGE 292-302 AT THE POLK COUNTY RECORDER'S OFFICE, AND CONTAINING 2.32 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, AGREEMENTS, RESTRICTIONS, AND LICENSES OF RECORD.

FEMA F.I.R.M. CLASSIFICATION
THIS PARCEL LIES WITHIN FLOOD ZONE 'X' BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0160F WITH EFFECTIVE DATE OF FEBRUARY 1, 2019
*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

PROPERTY OWNER:
ALL POINTS DEVELOPMENT, LC
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
CONTACT: JAKE LUNDGREN
PH. 515-222-5228
EMAIL: JAKE@KNAPPLC.COM

APPLICANT:
ALL POINTS DEVELOPMENT, LC
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
CONTACT: JAKE LUNDGREN
PH. 515-222-5228
EMAIL: JAKE@KNAPPLC.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:
EVANN COFFEY
CITY OF GRIMES
PLANNING DIVISION
TITLE: SENIOR PLANNER
PHONE: 515-986-4050

PROPERTY ADDRESS:
101 SE DESTINATION DRIVE
GRIMES, IOWA 50111

PARCEL ID:
GEOPARCEL
'1425-04-126-001

PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS
ATTN: PAUL CLAUSEN, PE
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 217
EMAIL: CLAUSEN@CECLAC.COM

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
PRELIMINARY 5/1/2026
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

SHEETS 01 - 09

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
PRELIMINARY
PAUL J.D. CLAUSEN, IOWA LIC. NO. 23772 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322

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

PRELIMINARY

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

COVER

SHEET 01 OF 09

E9611

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

DATE: May 1, 2026
DATE OF SURVEY:
DESIGNED BY: PC
DRAWN BY: MEH

PLOT BY: AUSTIN BOEHLER - 2026/05/01 - Q:\E-FILES\E-9000\E9611_CSD Drawings\Construction Documents\Site Plan\E9611 SP COVER.dwg, 5/1/2026 10:13:22 AM, arcsmc, 1:1

GENERAL NOTES

1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2026 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES (515-986-4050).
   b. ALL POINTS DEVELOPMENT, L.C. (515-223-4000)
   c. CIVIL ENGINEERING CONSULTANTS, INC. (515-278-4884)
   d. IOWA ONE-CALL
2. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
3. CIVIL ENGINEERING CONSULTANTS INC. IS NOT A GEOTECHNICAL ENGINEER, GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
5. ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
6. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
7. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
9. ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
10. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR SHALL NOTIFY CITY OF GRIMES PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
12. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
13. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
14. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
15. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
16. LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF GRIMES.
17. ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

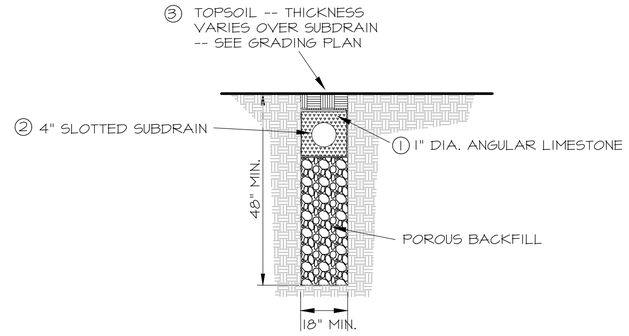
CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

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 TR355 (8A TO 15A).
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4A TO 6A).
   d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B1PCG W/ADJUSTING MECHANISM.
   g. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

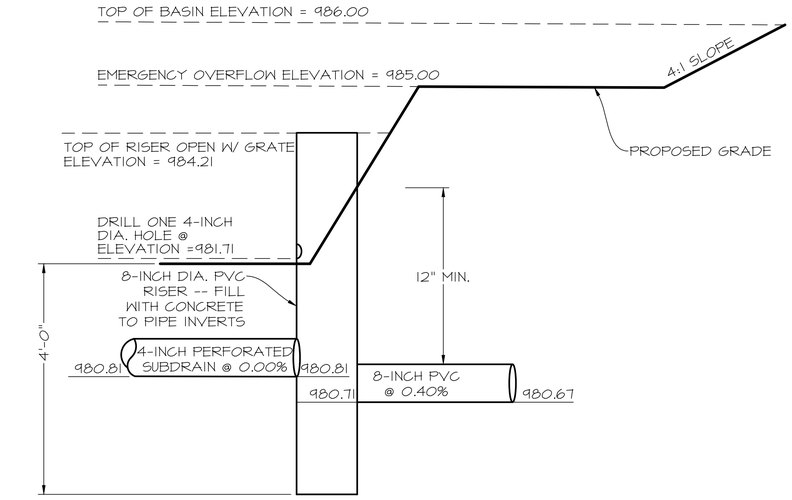
3. WATER MAIN NOTES:
   a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6A M.J SHOE, 2-1/2A HOSE NOZZLE, 4-1/2A STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-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.

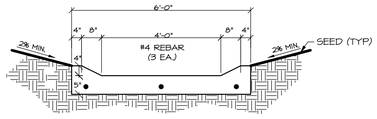


NOTES:
1. ENCOMPASS SUBDRAIN W/ MIN. 6" OF 1-INCH ANGULAR LIMESTONE
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
3. TOP SOIL SHALL CONSIST OF SANDY LOAM - DO NOT COMPACT.

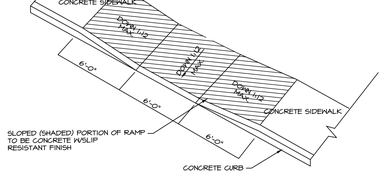
SLOTTED SUBDRAIN DETAIL
NO SCALE



DETENTION OUTLET DETAIL
SCALE: NOT TO SCALE



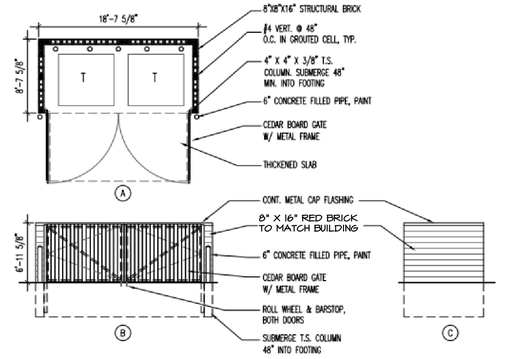
CONCRETE FLUME DETAIL
NO SCALE



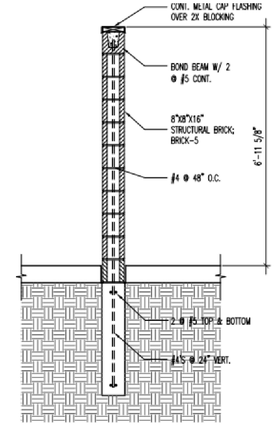
NOTE: ON-SITE INSPECTION SHALL BE REQUESTED WITH THE DES MOINES BUILDING DIVISION, PRIOR TO POURING ANY CONCRETE RAMPS.

CURB RAMP
NO SCALE

1/2" = 1'-0"



6 TRASH ENCLOSURE
1/8" = 1'-0"



7 TRASH ENCL. SECT.
1/2" = 1'-0"

PAVING NOTES
1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT.
3. CITY OF GRIMES SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
4. SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

NPDES/SWPPP
1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES
1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RE-SPREAD (8" MINIMUM).
8. ADDITIONAL SILT FENCING MAY BE REQUIRED AFTER CITY FIELD INSPECTION.
9. SPECIAL CARE MUST BE TAKEN IN AREAS OF FILL TO REDUCE THE RISK OF SETTLEMENT AND SAGGING.
10. AREAS TO BE SURCHARGED SHALL BE STRIPPED PRIOR TO SURCHARGING.
11. REFER TO AND COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL EXPLORATION REPORT

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

DATE: May 1, 2026
DATE OF SURVEY:
DESIGNED BY: PC
DRAWN BY: MEH

PRELIMINARY

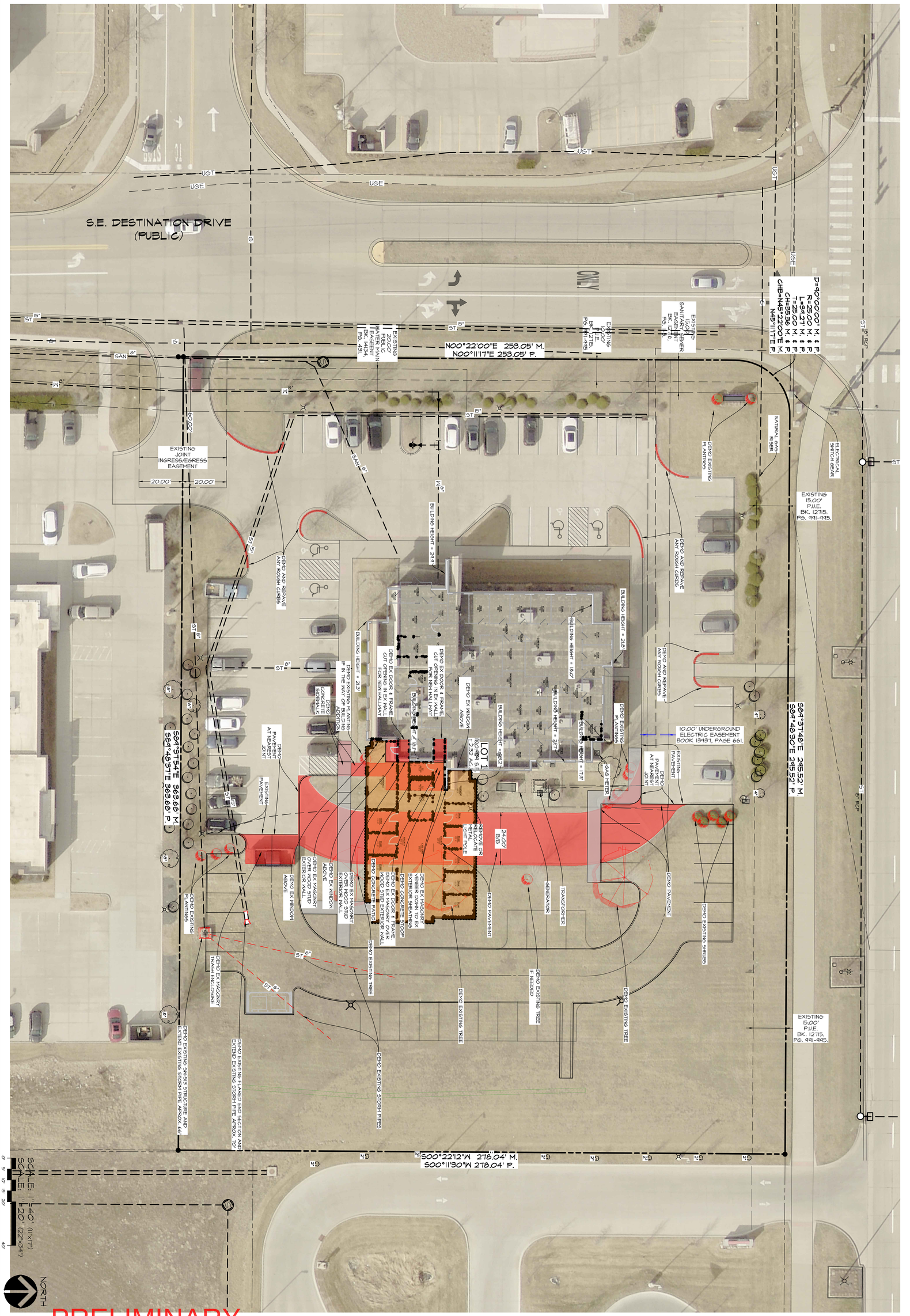
UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

NOTES & DETAILS

SHEET 02 OF 09

E9611

PLOT BY: AUSTIN ROEMER - 2026/05/01 - G:\E_FILES\E-9000\E9611_CSD Drawings\Construction Documents\Site Plan\E9611 SP COVER.dwg, 5/1/2026 9:51:24 AM, aroemer, 1:1



PRELIMINARY

SHEET 03 OF 08

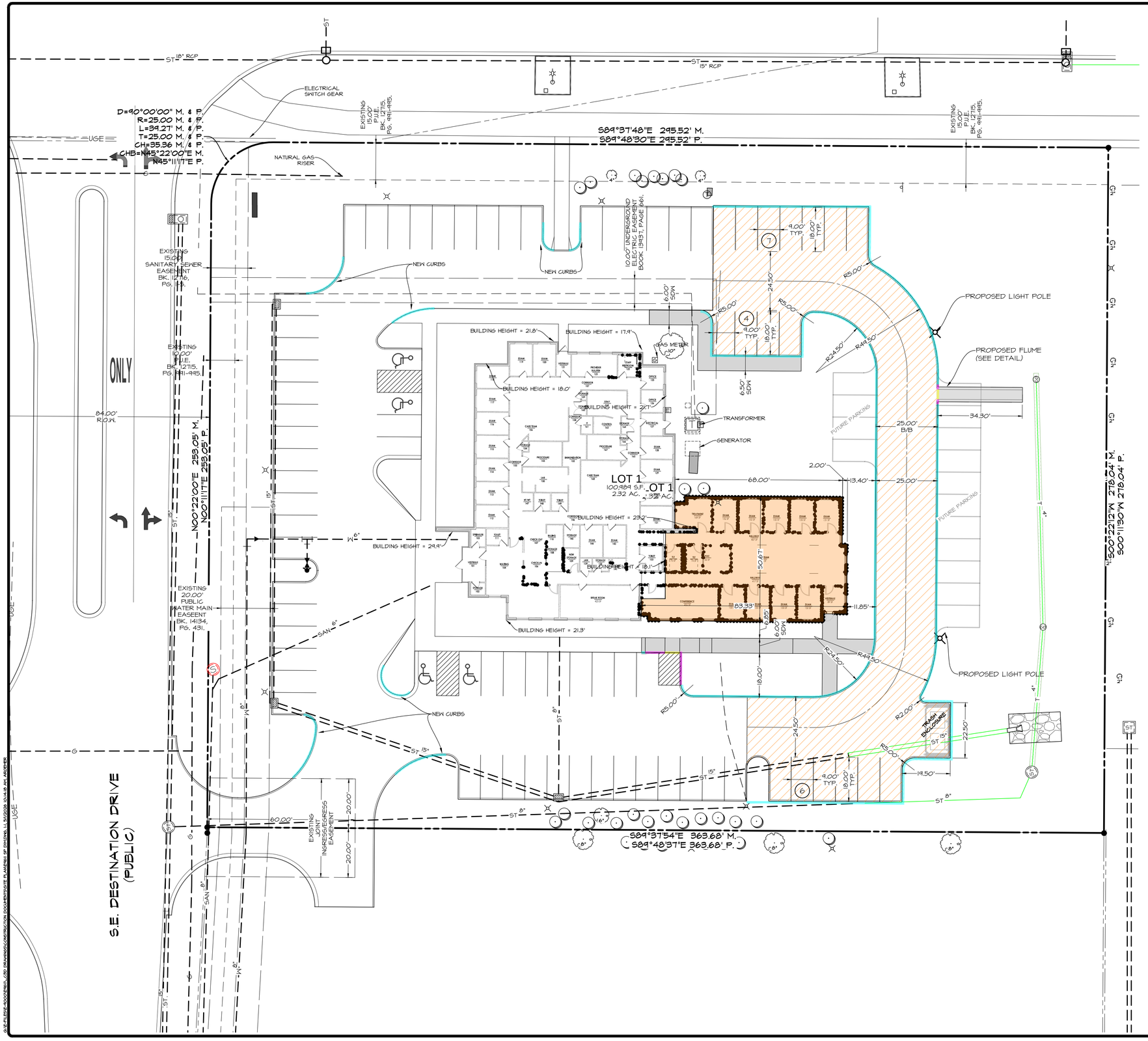
UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

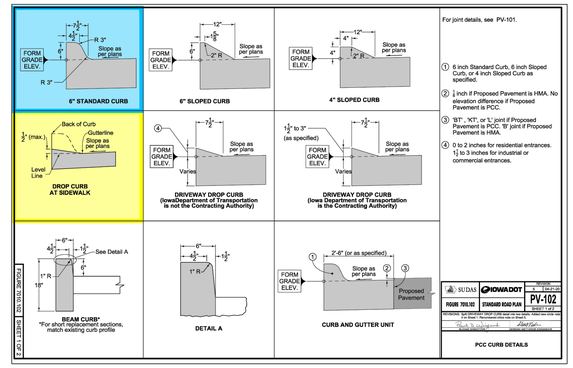
DEMOLITION PLAN

DATE:	May. 1, 2026
	MAY 1, 2026
	APRIL 14, 2026
	MARCH 23, 2026
DATE OF SURVEY:	NOV. XX, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH

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

E9611





6" STANDARD CURB

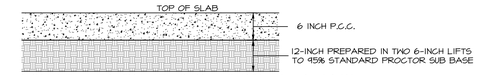
TRANSITIONAL HEIGHT CURB

NO CURB

PAVING THICKNESS LEGEND

6 INCH NON REINFORCED P.C.C. WITH NO ROCK BASE

5 INCH NON REINFORCED P.C.C.



6 INCH PCC PAVING SECTION - WITH NO ROCK BASE

NO SCALE

(T IS THE THICKNESS SPECIFIED FOR PAVEMENT -- SEE PLAN & PAVING NOTES)

INTEGRAL CURB AND SIDEWALK

NORTH

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

PRELIMINARY

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

DATE:
MAY 1, 2026
MAY 1, 2026
APRIL 14, 2026
MARCH 23, 2026
NOV. XX, 2020
DATE OF SURVEY:
DESIGNED BY: PC
DRAWN BY: MEH

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

DIMENSION & PAVING PLAN

SHEET 04 OF 09

E9611

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G:\E-FILES\E-ACCOUNTS_CSD DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLAN\E9611 SP DIM.DWG, 1:1, 5/1/2026 10:14:18 AM, ANSMITH

EROSION CONTROL PLAN

PART III D 1 SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER/APPLICANT: ALL POINTS DEVELOPMENT LC
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921
CONTACT: TOM WITTMAN PHONE: (515) 223-4000
EMAIL: TOM.WITTMAN@KNAPPLC.COM

- LOCATION: 101 SE DESTINATION DR, GRIMES, IA 50111.
- NATURE OF CONSTRUCTION ACTIVITY: CONSTRUCTION ACTIVITIES FOR COMMERCIAL DEVELOPMENT.
- AREAS: TOTAL SITE AREA = 2.32 ACRES
  SITE AREA AFFECTED = 1.00 ACRES
- RUNOFF COEFFICIENT = 0.81 (RATIONAL METHOD)
- RUNOFF FROM PROJECT WILL FLOW INTO UN-NAMED CREEK TO NORTH WALNUT CREEK.
- 100 YEAR DISCHARGE FOR DEVELOPED SITE = 13.18 CFS
- SOILS:
  - C. CLARION LOAM, BEMIS LOAM, 2-6%; NICOLLET LOAM, 1-3%.
- ESTIMATED DATE WORK IS TO COMMENCE: JUNE 2026.
- ESTIMATED DATE WORK IS TO BE COMPLETED: DECEMBER 2026.

PART III D 2 CONTROLS

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

2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
- SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 7Z-14).
- EARTH DIKES
- BRUSH PILES
- DRAINAGE SWALES (S.U.D.A.S. SECTION 7E-23)
- SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 AND 7E-13)
- CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
- STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-1)
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- INLET PROTECTION (S.U.D.A.S. 7E-20)
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.

2C WASTE DISPOSAL
C1 ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
C2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE TRACKING ENTRANCE WITH 8-INCHES OF LIMESTONE
C3 TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

PART III D 7 CONTRACTORS

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

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT-(SEE CONTRACTOR CERT TO RIGHT).

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

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

"I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."
- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 9th STREET, DES MOINES, IOWA 50314-0034.

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

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

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

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

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

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

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

PART IV D 3 IMPLEMENTATION / MAINTENANCE

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

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

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

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

G. AREAS TO RECEIVE FILL TO BE BENCHED.

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

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

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

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

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

N. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE. 20.TOPSOIL SHALL BE RESPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL DISTURBED UNPAVED AREAS.

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

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

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES
   b. ALL POINTS DEVELOPMENT, LC
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
2. CITY OF GRIMES PUBLIC WORKS SHALL BE NOTIFIED IN SPILL REPORTING.
3. WEEKLY INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY 6P2 SHALL BE SUBMITTED TO GRIMES DEVELOPMENT SERVICES.
4. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA AND IOWA ONE CALL TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
6. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPREAD ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
7. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
8. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
9. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
10. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
11. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
12. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
13. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
14. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
15. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
16. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITHH ALL APPLICABLE SAFETY REGULATIONS.
17. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
18. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
19. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
20. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
21. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
22. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG PERIMETER OF PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. **FINISH GRADING AND SEEDING:** FINISH GRADING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS PRACTICAL.

OWNER'S CERTIFICATION

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

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

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

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

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

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

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

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

SEDIMENT AND EROSION CONTROL QUANTITIES

1126 L.F.	SILT FENCE
860	FILTER SOCK
1 EA.	CONSTRUCTION ENTRANCE
56 SQ.YD.	TURF REINFORCEMENT MAT

S.U.D.A.S. REFERENCES

1. SILT FENCE: S.U.D.A.S. FIGURE 9040.119
2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040.113, 9+040.114, 9040.115
3. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
4. RIP RAP: S.U.D.A.S. FIGURES 9040.110, 9040.111
5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040.101
6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120
7. CHECK DAM: S.U.D.A.S. FIGURE 9040.106

LEGEND

EXISTING/PROPOSED

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

PRELIMINARY

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

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

CEC

DATE:	
	MAY 1, 2026
	MAY 1, 2026
	APRIL 14, 2026
	MARCH 23, 2026
DATE OF SURVEY:	NOV. XX, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

EROSION CONTROL NOTES

SHEET 05 OF 09

E4611

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E 1ST STREET
(PUBLIC)

S.E. DESTINATION DRIVE
(PUBLIC)

ONLY

S89°37'48"E 295.52' M.
S89°48'30"E 295.52' P.

D=90°00'00" M. & P.
R=25.00 M. & P.
L=39.27' M. & P.
T=25.00 M. & P.
CH=35.36 M. & P.
CHB=N45°22'00"E M.
N45°11'17"E P.

N00°22'00"E 253.05' M.
N00°11'17"E 253.05' P.

S00°22'12"W 278.04' M.
S00°11'30"W 278.04' P.

S89°37'54"E 363.68' M.
S89°48'37"E 363.68' P.

LOT 1
190,484 S.F.
2.32 AC.

BUILDING HEIGHT = 21.8'
BUILDING HEIGHT = 17.9'
BUILDING HEIGHT = 18.0'
BUILDING HEIGHT = 21.7'
BUILDING HEIGHT = 25.2'
BUILDING HEIGHT = 29.9'
BUILDING HEIGHT = 19.1'
BUILDING HEIGHT = 21.3'

F.F.E.= 988.90

SEE DETAIL 'A'

PROVIDE SANITARY FACILITIES ANCHORED TO PREVENT TURN-OVER.

GAS METER

TRANSFORMER

GENERATOR

NATURAL GAS RISER

ELECTRICAL SWITCH GEAR

EXISTING 15.00' SANITARY SEWER EASEMENT BK. 1276, PG. 118

EXISTING 10.00' U.E. BK. 12715, PG. 491-495

EXISTING 15.00' U.E. BK. 12715, PG. 491-495

10.00' UNDERGROUND ELECTRIC EASEMENT BOOK 1285, PAGE 861

EXISTING 20.00' PUBLIC WATER MAIN EASEENT BK. 14134, PG. 431.

EXISTING JOINT INGRESS/EGRESS EASEMENT

DISTURBANCE LIMIT

SILT FENCE

FILTER SOCKS

TOPSOIL STOCKPILE AREA

PROPOSED LIGHT POLE

CONCRETE FLUME

CONCRETE WASHOUT AREA. MUST BE 50' FROM ANY STORM SEWER INTAKE

PROPOSED CONSTRUCTION ENTRANCE 20' MIN. x 50' MIN. 3" CRUSHED STONE 8" THICK.

SEDIMENT BASKET

32 S.Y. TRM-V TURF REINFORCEMENT MAT (OR EQUIVALENT) WITH GRIPPLE TL-TAI 8" TWIST ANCHORS (OR EQUIVALENT)

24 S.Y. TOTAL EMERGENCY OVERFLOW RECYCLEX TRM-V TURF REINFORCEMENT MAT (OR EQUIVALENT) WITH GRIPPLE TL-TAI 8" TWIST ANCHORS (OR EQUIVALENT)

PLACE 14 TON OF CLASS 'D' RIP RAP 1.0' DEEP OVER ENGINEERING FABRIC

8" PVC STANDING PIPE (SEE DETAIL ON SHEET 2)
TOP OF PIPE =984.21
IE. OUT SW = 980.71
IE. OUT N = 980.81

119 L.F. 15-INCH PVC @ 0.40%

71 L.F. 15-INCH PVC @ 0.40%

66 L.F. 8-INCH PVC @ 0.40%

CONNECT PROPOSED 15" STORM PIPE TO EXISTING STORM PIPE @ FL = 981.89

CONNECT PROPOSED 8" STORM PIPE TO EXISTING STORM PIPE @ FL = 981.42

24.00' B/B

20.00' EMERGENCY OVERFLOW

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

NORTH

PRELIMINARY

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DATE:	
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UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

EROSION CONTROL PLAN

SHEET 06 OF 09

E9611

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DATE:
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PRELIMINARY

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

EROSION CONTROL DETAILS

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

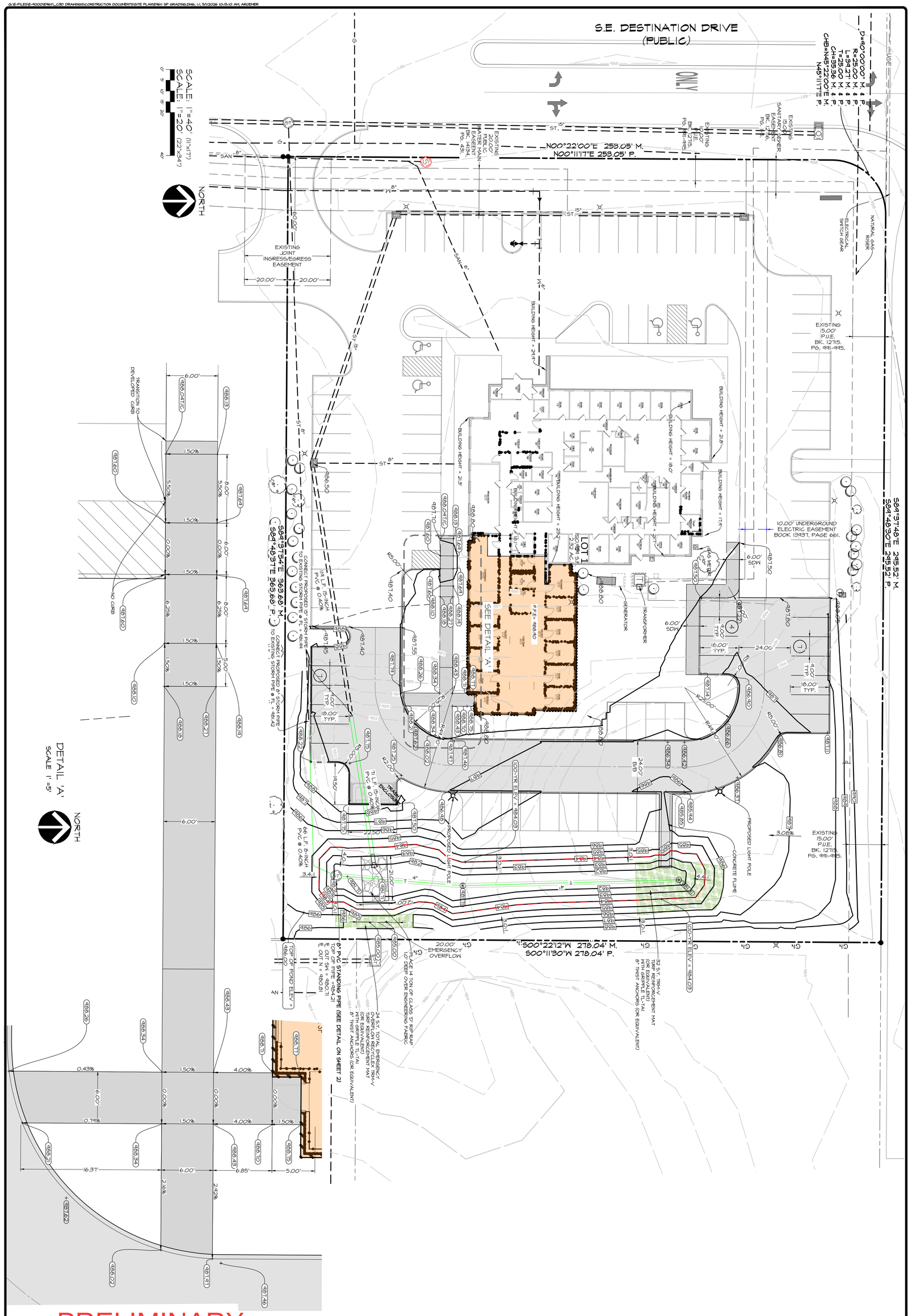
NORTH

SHEET 07 OF 09

E9611

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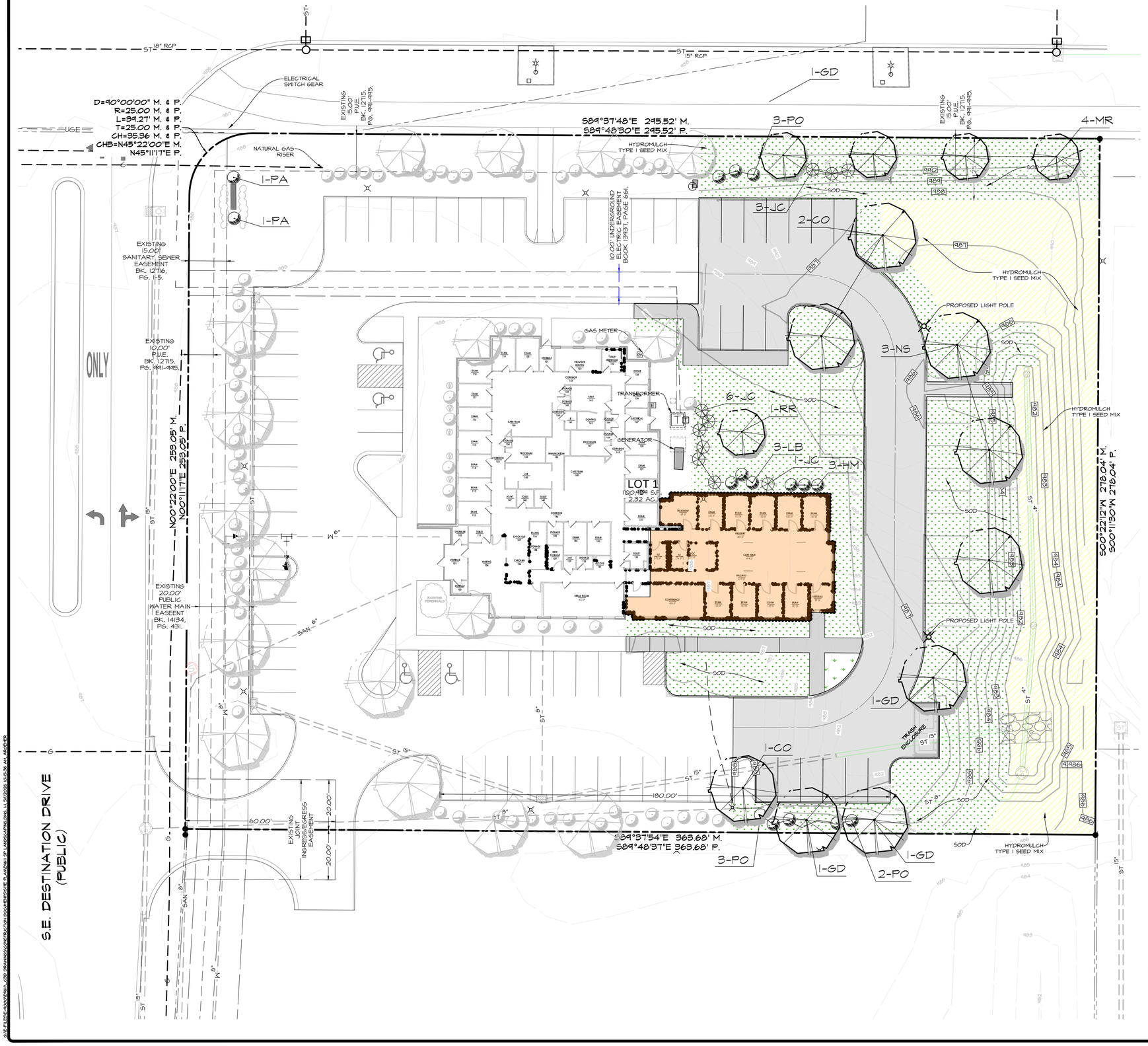


PRELIMINARY

SHEET	08 of 08
UNITYPOINT CLINIC-GRIMES	
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111	
GRADING AND UTILITY PLAN	
DATE:	May. 1, 2026
	MAY 1, 2026
	APRIL 14, 2026
	MARCH 23, 2026
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PLANTING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) WITH CITY OF DES MOINES ADDENDUM FOR AND LANDSCAPE STANDARDS.
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
7. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECTS APPROVAL BEFORE DIGGING HOLES.
9. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
10. ALL TREES AND SHRUBS SHALL BE MULCHED WITH WASHED RIVER ROCK (1"-2" DIA.) AND SHALL BE SEPARATED FROM TURF WITH STEEL EDGING.
11. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
12. ALL DISTURBED AREAS SHALL BE SODDED/SEEDED AS NOTED ON THE LANDSCAPE PLAN.
13. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GROUNDCOVER AND ENSURE THAT ADEQUATE VEGETATIVE COVER IS PRESERVED

LANSCAPING REQUIREMENTS

THIS SITE IS LOCATED WITHIN THE TRANSPORTATION CORRIDOR DISTRICT ALONG WITH THE I-81 HWY (ZONE II) OVERLAY DISTRICT. THIS SITE SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT BETWEEN THE TWO OVERLAY DISTRICTS.

PARKING LOT

ISLANDS

REQUIREMENT: 1 ISLAND PER 1ST 50 SPACES + 1 PER ADD. 25 SPACES
51 SPACES PROPOSED
TOTAL REQUIRED = 3

PROVIDED: 2 ISLANDS CURRENTLY EXIST
1 ADDITIONAL ISLAND REQUIRED

PLANTINGS

REQUIREMENT: 1 OVERSTORY TREE PER 40 LF OF PARKING FRONTAGE ALONG ROW AND SIDE/REAR SETBACK PLUS 1 SHRUB PER 10 LF FRONTAGE ALONG ROW
438 LF (EXISTING) + 126 LF (PROPOSED) = 564 / 40 = 15 TREES
384 / 10 = 39 SHRUBS

PROVIDED: 15 TREES AND 51 SHRUBS

OPEN SPACE

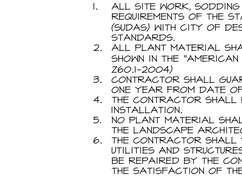
MINIMUM REQUIRED OPEN SPACE - 15% OR 15,148 SF

REQUIREMENT: 2 TREES/ 1000 SF MROS = 15,148/1000 (2) = 31 TREES
1 SHRUB/500 SF MROS - 15,148/500 = 31 SHRUBS

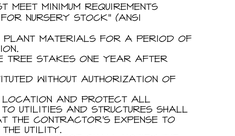
PROVIDED: 17 (EXISTING) + 14 (PROPOSED) = 31 TREES
76 (EXISTING) + 26 (PROPOSED) = 102 SHRUBS

FOUNDATIONS

REQUIREMENT: PLANTINGS SHALL BE REQUIRED ALONG THE FRONTS OF COMMERCIAL BUILDINGS.



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPING SCHEDULE

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
GD	3	Gymnocladus dioicus 'KENTUCKY' COFFEETREE	2" Cal.	TS/B&B	SEE PLAN
NS	3	Nyssa sylvatica 'Red Rage' BLACK TUPELO	2" Cal.	TS/B&B	SEE PLAN
CO	3	Celtis Occidentalis COMMON HACKBERRY	2" Cal.	TS/B&B	SEE PLAN
MR	4	Malus "Robinson" ROBINSON CRABAPPLE	2" Cal.	TS/B&B	SEE PLAN
RR	1	Malus 'Royal Raindrops' ROYAL RAINDROPS CRABAPPLE	2" Cal.	TS/B&B	SEE PLAN
PO	8	Physocarpus opulifilus GINGER WINE NINEBARK	#2	CONT.	SEE PLAN
HM	3	Hydrangea macrophylla ENDLESS SUMMER HYDRANGEA	#2	CONT.	SEE PLAN
JC	10	Juniper chinensis 'Mint Julep' MINT JULEP JUNIPER	#2	CONT.	SEE PLAN
LB	3	Lindera benzoin NORTHERN SPICEBUSH	#2	CONT.	SEE PLAN
PA	2	Picea abies 'Nidiformis' BIRD'S NEST SPRUCE	#2	CONT.	SEE PLAN

HYDROMULCH TYPE I SEED MIX

SOD

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PRELIMINARY

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

LANDSCAPING PLAN

SHEET 09 OF 09

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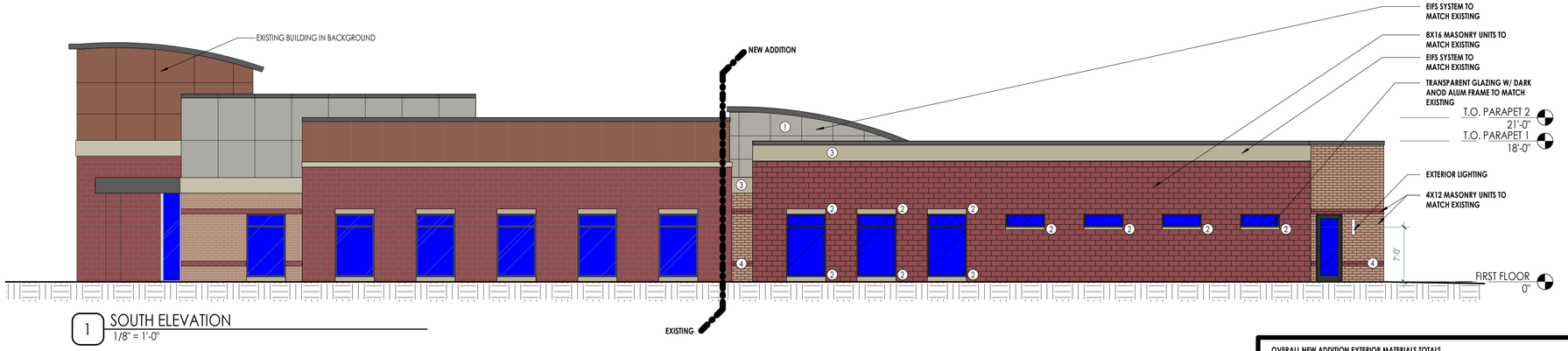
FOR REFERENCE ONLY

NEW ADDITION EXTERIOR MATERIALS TOTALS
TOTAL ELEVATION SF = 1569.5

GLAZING TOTAL SF = 182
GLAZING COVERAGE = 11.5%

WALL MATERIAL EXCLUDING GLASS = 1387.5
BRICK TOTAL SF = 1114
BRICK COVERAGE = 80.25%

EIFS TOTAL SF = 273.5
EIFS COVERAGE = 19.75%



1 SOUTH ELEVATION
1/8" = 1'-0"

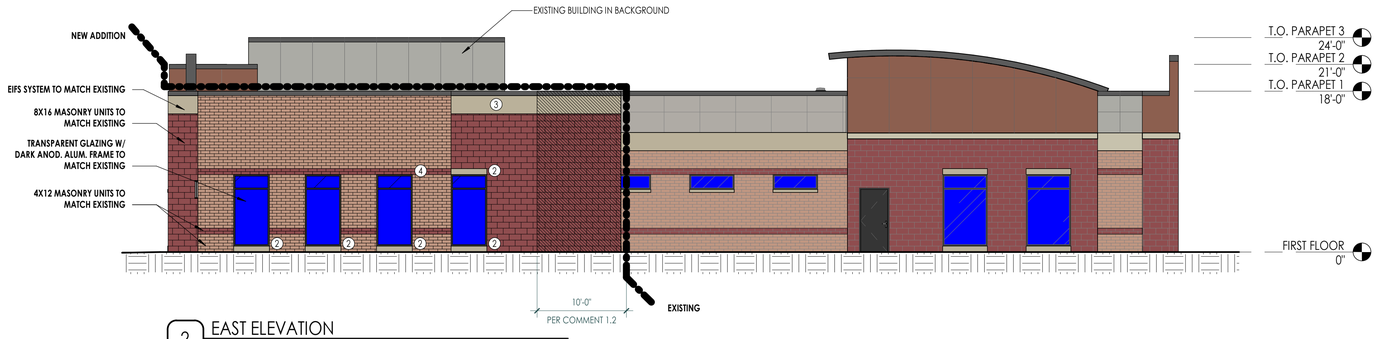
NEW ADDITION EXTERIOR MATERIALS TOTALS
TOTAL ELEVATION SF = 912

GLAZING TOTAL SF = 128
GLAZING COVERAGE = 14%

WALL MATERIAL EXCLUDING GLASS = 784
BRICK TOTAL SF = 713
BRICK COVERAGE = 91%

EIFS TOTAL SF = 71
EIFS COVERAGE = 9%

COMMENT 1.2 = 85.75%



2 EAST ELEVATION
1/8" = 1'-0"

OVERALL NEW ADDITION EXTERIOR MATERIALS TOTALS
SUM OF WALL AREAS EXCLUDING GLASS = 3155.5

SUM OF BRICK SF = 2621.75
BRICK COVERAGE = 83%

SUM OF EIFS SF = 533.75
EIFS COVERAGE = 17%

CITY COMMENTS
Prior to 2nd submittal staff assumed that the existing 2010 building met the architecture requirements and in result, the addition and existing building could be reviewed together as a whole to meet the required percentages for brick/masonry and glazing.

Because the existing building does not meet the original requirements and was approved this way in 2010, the existing building is considered legal-nonconforming status.

Because the existing building is legal-nonconforming, the addition will be reviewed by staff separately and only the new addition will need to meet the architecture requirements.

Below are the requirements that would apply to the building addition only:

- The Transportation Overlay requires 100% masonry (there is opportunity to receive approval with a 4/5 Council vote to meet the lesser Zone 2 Hwy 141 architectural requirements to have the EIFS) (Other projects have been approved this way with no issues).

1.Brick:
1.1 The primary material (brick) shall constitute a minimum of 75% of the wall area on the north elevation, excluding glass. **This requirement is met (80.75%).**

1.2 The primary material (brick) shall be a minimum of 75% of the wall area within a minimum 10 feet in length of the east elevation. **This requirement is met (85.75%).**

1.3 60% of the sum of the total of all wall areas, excluding glass, shall be primary material (brick).**This requirement is met (83%).**

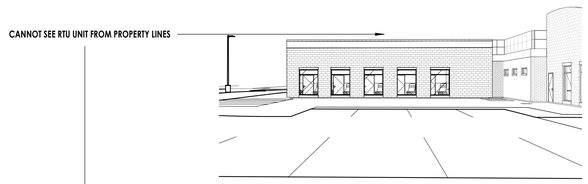
1.4 25% of the primary material (brick) shall be on each wall that does not face the public right of way (east and south). **This requirement is met.**

2. EIFS:
2.1 no more than 25% of the total wall area, excluding glass, is able to be EIFS. **This requirement is met (17%)**

3. Glass:
3.1 a minimum of 20% glass is required on the north facing elevation. **This requirement is met (20%)**

3.2 a minimum of 40% of the wall length on the north facing elevation is required to have clear glass at eye level. **This requirement is met (44%)**

4. Architecture treatments:
A minimum of 5 treatments listed below are required to be on the building addition. **Please add a label on the elevations to point out each one**
1. Reveals: EIFS reveals
2. Pop outs: Cast stone pop outs above windows
3. Architectural banding: EIFS banding
4. Color, texture or material change including, but not limited to, brick or stone: 4x12 Masonry color change
5. Deep-set windows with mullions or decorative glazing: Spandrel glazing on North Elevation



+ 5'-6" GROUND PERSPECTIVE FROM PROPERTY LINE

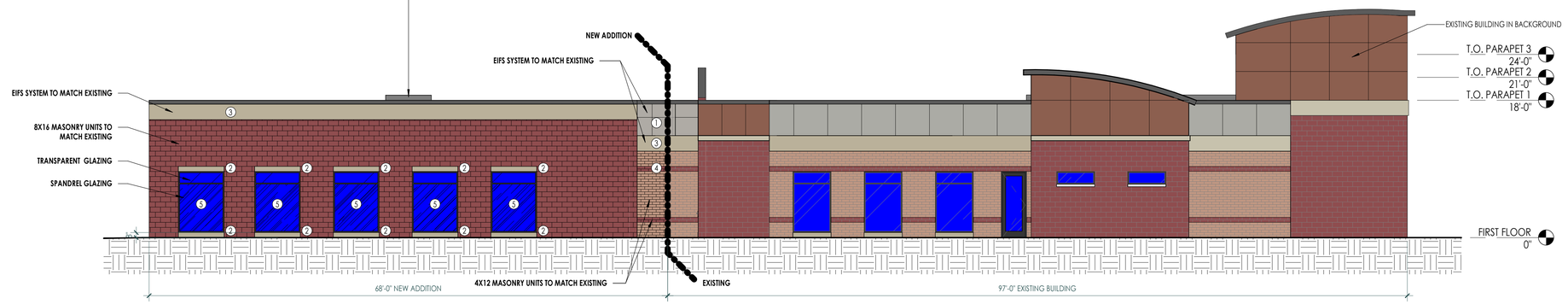
NEW ADDITION EXTERIOR MATERIAL TOTALS
TOTAL ELEVATION SF = 1224

GLAZING TOTAL SF = 240.25
GLAZING COVERAGE = 20%

WALL MATERIAL EXCLUDING GLASS = 984
BRICK TOTAL SF = 794.75
BRICK COVERAGE = 80.75%

EIFS TOTAL SF = 189.25
EIFS COVERAGE = 19.25%

GLASS
TOTAL LENGTH = 68'
TOTAL GLASS LENGTH = 30'
GLAZING COVERAGE AT EYE LEVEL = 44%



3 NORTH ELEVATION
1/8" = 1'-0"

unison DESIGN STUDIO
WWW.UNISONDESIGNSTUDIO.COM

UNITYPOINT CLINIC

GRIMES ADDITION AND REMODEL

101 SE DESTINATION DR.
GRIMES, IA 50111

UnityPoint Clinic

Justin Bailey
e: justinb@unisonds.com
P: 515-534-4990

CITY REVIEW
05.01.2026

REVISIONS:	DATE:

PROJECT NO: 26004

EXTERIOR ELEVATIONS & BUILDING SECTIONS

A201

PRELIMINARY NOT FOR CONSTRUCTION

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4/30/2026 5:48:05 PM

SITE PLAN MINOR MOD

UNITYPOINT CLINIC-GRIMES

LOT 1 - DESTINATION RIDGE PLAT 2

101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

PROJECT CONTACTS

SANITARY SEWER
CITY OF GRIMES
PUBLIC WORKS
1700 SE DESTINATION DRIVE
GRIMES, IA 50111
PHONE: 515-986-3036

WATER MAIN
CITY OF GRIMES
PUBLIC WORKS
1700 SE DESTINATION DRIVE
GRIMES, IA 50111
PHONE: 515-986-3036

STORM SEWER
CITY OF GRIMES
PUBLIC WORKS
1700 SE DESTINATION DRIVE
GRIMES, IA 50111
PHONE: 515-986-3036

NATURAL GAS UTILITY
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

ELECTRIC
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: JIM KEISLAR
PHONE: 515-252-6472

TELEPHONE
CENTURY LINK
2103 E UNIVERSITY
DES MOINES, IA 50317
CONTACT: DAVE HARRIS
PHONE: 303-263-1250

BUILDING DEPARTMENT
DEVELOPMENT SERVICES
410 SE MAIN
STREET, SUITE 102
PHONE NUMBER:
515-986-4050

HEALTH DEPARTMENT
POLK COUNTY PUBLIC HEALTH
1907 CARPENTER AVE.
DES MOINES, IA 50314
PHONE: 515-286-3798

FIRE DEPARTMENT
JOHNSTON-GRIMES
METROPOLITAN FIRE DEPARTMENT
6373 MERLE HAY ROAD
JOHNSTON, IA 50131
PHONE: 515-334-5390

LAND AREA
2.32 AC. 100,984 SQ. FT.

LAND USE
C-1 (GENERAL COMMERCIAL)
FUTURE LAND USE: C-1 (GENERAL COMMERCIAL)

EXISTING ZONING
C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL)

OVERLAY DISTRICTS.
TRANSPORTATION CORRIDOR
MIXED USE DEVELOPMENT OVERLAY ZONE.
ZONE 2 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

PROPOSED BUILDING AREA
3,308 SQ.F.T

PROPOSED BUILDING HEIGHT
23.5 FEET

BULK REQUIREMENTS
FRONT YARD SETBACK: 25 FEET.
SIDE YARD SETBACK: N/A .
REAR YARD SETBACK: 25 FEET.
MAX HEIGHT 45 FEET.
MAX NUMBER OF STORIES: 3 STORIES

PROJECT DESCRIPTION:
THE PROPOSED ADDITIONAL BUILDING WILL BE USED FOR COMMERCIAL PURPOSES AS PART OF UNITYPOINT CLINICS, PROVIDING MEDICAL SERVICES.

IMPERVIOUS & OPEN AREA
TOTAL SITE AREA = 100,984 SQ.FT. = 2.32 AC. (100%)
EXISTING IMPERVIOUS AREA = 39,708 SQ.FT. = 0.91 AC. (34%)
EXISTING OPEN AREA = 61,281 SQ.FT. = 1.41 AC. (61%)
PROPOSED IMPERVIOUS AREA = 1.34 AC. / 2.32 AC. = 57.75%
PROPOSED OPEN AREA = 0.98 AC./ 2.32 AC. = 42.24%
REQUIRED OPEN SPACE PERCENTAGE: 15% OF GROSS AREA = 0.348 AC.

PARKING CALCULATIONS
REQUIRED: 3 STALL / 1000 SQ.FT OF GROSS FLOOR AREA = 3,308 SQ.FT X 3 STALLS / 1000 SQ.FT. = 10 STALLS

PROVIDED: 17 STALLS INCLUDING OFF-STREET PARKING

EXISTING PARKING SPACES : 60 PARKING STALLS INCLUDING 4 HANDICAP SPACES

REQUIRED HANDICAP SPACES : TOTAL PARKING SPACES OF 76-100 REQUIRES 4 HANDICAP SPACES

TOTAL PARKING SPACES = 60 + 17 = 77 SPACES INCLUDING 4 HANDICAP SPACES

GENERAL LEGEND

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

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



VICINITY MAP
1"=500' PRINTED ON 22"x34" SHEET
1"=1000' PRINTED ON 11"x17' SHEET

NORTH

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
MARCH 23, 2026	INITIAL SUBMITTAL
APRIL 14, 2026	
MAY 1, 2026	

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER
02	NOTES & DETAILS
03	DEMOLITION PLAN
04	DIMENSION & PAVING PLAN
05	EROSION CONTROL NOTES
06	EROSION CONTROL PLAN
07	EROSION CONTROL DETAILS
08	GRADING AND UTILITY PLAN
09	LANDSCAPING PLAN

CONSTRUCTION SCHEDULE:

SITE DEMOLITION	APRIL, 2026
SITE GRADING	MAY, 2026
SITE UTILITIES	JUNE, 2026
SITE BUILDING	JULY, 2026
SITE PAVING	AUGUST, 2026
SITE PUNCH LIST	SEPTEMBER & OCTOBER, 2026

LEGAL DESCRIPTION
LOT 1, DESTINATION RIDGE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 13663, PAGE 292-302 AT THE POLK COUNTY RECORDER'S OFFICE, AND CONTAINING 2.32 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, AGREEMENTS, RESTRICTIONS, AND LICENSES OF RECORD.

FEMA F.I.R.M. CLASSIFICATION
THIS PARCEL LIES WITHIN FLOOD ZONE 'X' BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0160F WITH EFFECTIVE DATE OF FEBRUARY 1, 2019
*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

PROPERTY OWNER:
ALL POINTS DEVELOPMENT, LC
5000 WESTOWN PARKWAY, SYITE 400
WEST DES MOINES, IOWA 50266
CONTACT: JAKE LUNDGREN
PH. 515-222-5228
EMAIL: JAKE@KNAPPLC.COM

APPLICANT:
ALL POINTS DEVELOPMENT, LC
5000 WESTOWN PARKWAY, SYITE 400
WEST DES MOINES, IOWA 50266
CONTACT: JAKE LUNDGREN
PH. 515-222-5228
EMAIL: JAKE@KNAPPLC.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:
EVANN COFFEY
CITY OF GRIMES
PLANNING DIVISION
TITLE: SENIOR PLANNER
PHONE: 515-986-4050

PROPERTY ADDRESS:
101 SE DESTINATION DRIVE
GRIMES, IOWA 50111

PARCEL ID:
GEOPARCEL
'1425-04-126-001

PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS
ATTN: PAUL CLAUSEN, PE
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 217
EMAIL: CLAUSEN@CECLAC.COM

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
PRELIMINARY 5/1/2026
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

SHEETS 01 - 09

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
PRELIMINARY
PAUL J.D. CLAUSEN, IOWA LIC. NO. 23772 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322

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

PRELIMINARY

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

DATE: May 1, 2026
DATE OF SURVEY:
DESIGNED BY: PC
DRAWN BY: MEH

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111
COVER

SHEET 01 OF 09

E9611

PLOT BY: AUSTIN ROEPER - 2026/05/01 - Q:\E-FILES\E-9000\E9611_CSD Drawings\Construction Documents\Site Plan\E9611 SP COVER.dwg, 5/1/2026 10:13:22 AM, ansiexc 1:1

GENERAL NOTES

1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2026 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES (515-986-4050).
   b. ALL POINTS DEVELOPMENT, L.C. (515-223-4000)
   c. CIVIL ENGINEERING CONSULTANTS, INC. (515-278-4884)
   d. IOWA ONE-CALL
2. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
3. CIVIL ENGINEERING CONSULTANTS INC. IS NOT A GEOTECHNICAL ENGINEER, GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
5. ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
6. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
7. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
9. ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
10. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR SHALL NOTIFY CITY OF GRIMES PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
12. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
13. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
14. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
15. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
16. LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF GRIMES.
17. ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

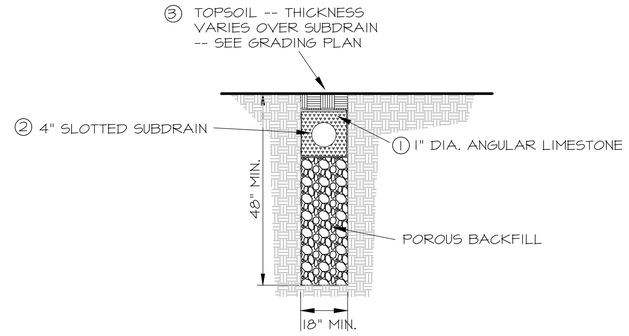
CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

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 TR355 (8A TO 15A).
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4A TO 6A).
   d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B1PCG W/ADJUSTING MECHANISM.
   g. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

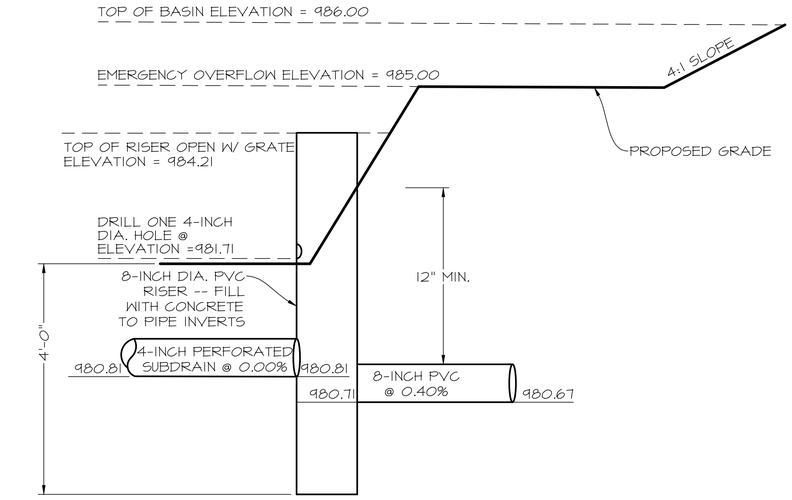
3. WATER MAIN NOTES:
   a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6A M.J SHOE, 2-1/2A HOSE NOZZLE, 4-1/2A STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-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.

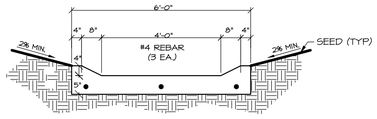


NOTES:
1. ENCOMPASS SUBDRAIN W/ MIN. 6" OF 1-INCH ANGULAR LIMESTONE
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
3. TOP SOIL SHALL CONSIST OF SANDY LOAM - DO NOT COMPACT.

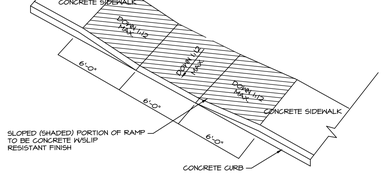
SLOTTED SUBDRAIN DETAIL
NO SCALE



DETENTION OUTLET DETAIL
SCALE: NOT TO SCALE



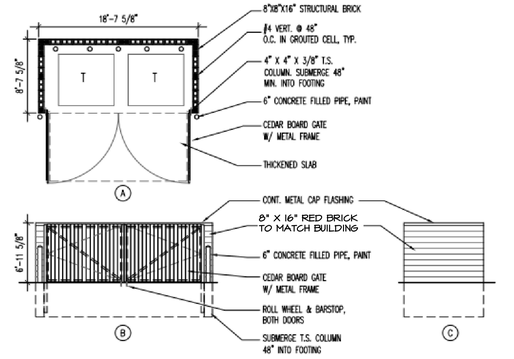
CONCRETE FLUME DETAIL
NO SCALE



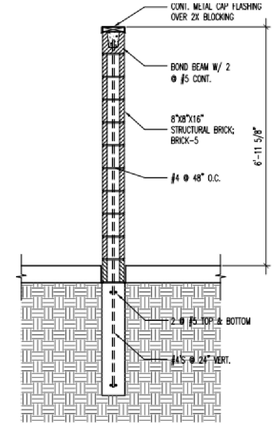
NOTE: ON-SITE INSPECTION SHALL BE REQUESTED WITH THE DES MOINES BUILDING DIVISION, PRIOR TO POURING ANY CONCRETE RAMPS.

CURB RAMP
NO SCALE

1/2" = 1'-0"



6 TRASH ENCLOSURE
1/8" = 1'-0"



7 TRASH ENCL. SECT.
1/2" = 1'-0"

PAVING NOTES
1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT.
3. CITY OF GRIMES SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
4. SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

NPDES/SWPPP
1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES
1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RE-SPREAD (8" MINIMUM).
8. ADDITIONAL SILT FENCING MAY BE REQUIRED AFTER CITY FIELD INSPECTION.
9. SPECIAL CARE MUST BE TAKEN IN AREAS OF FILL TO REDUCE THE RISK OF SETTLEMENT AND SAGGING.
10. AREAS TO BE SURCHARGED SHALL BE STRIPPED PRIOR TO SURCHARGING.
11. REFER TO AND COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL EXPLORATION REPORT

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

DATE: May 1, 2026
DATE OF SURVEY: PC
DESIGNED BY: MEH
DRAWN BY:

PRELIMINARY

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

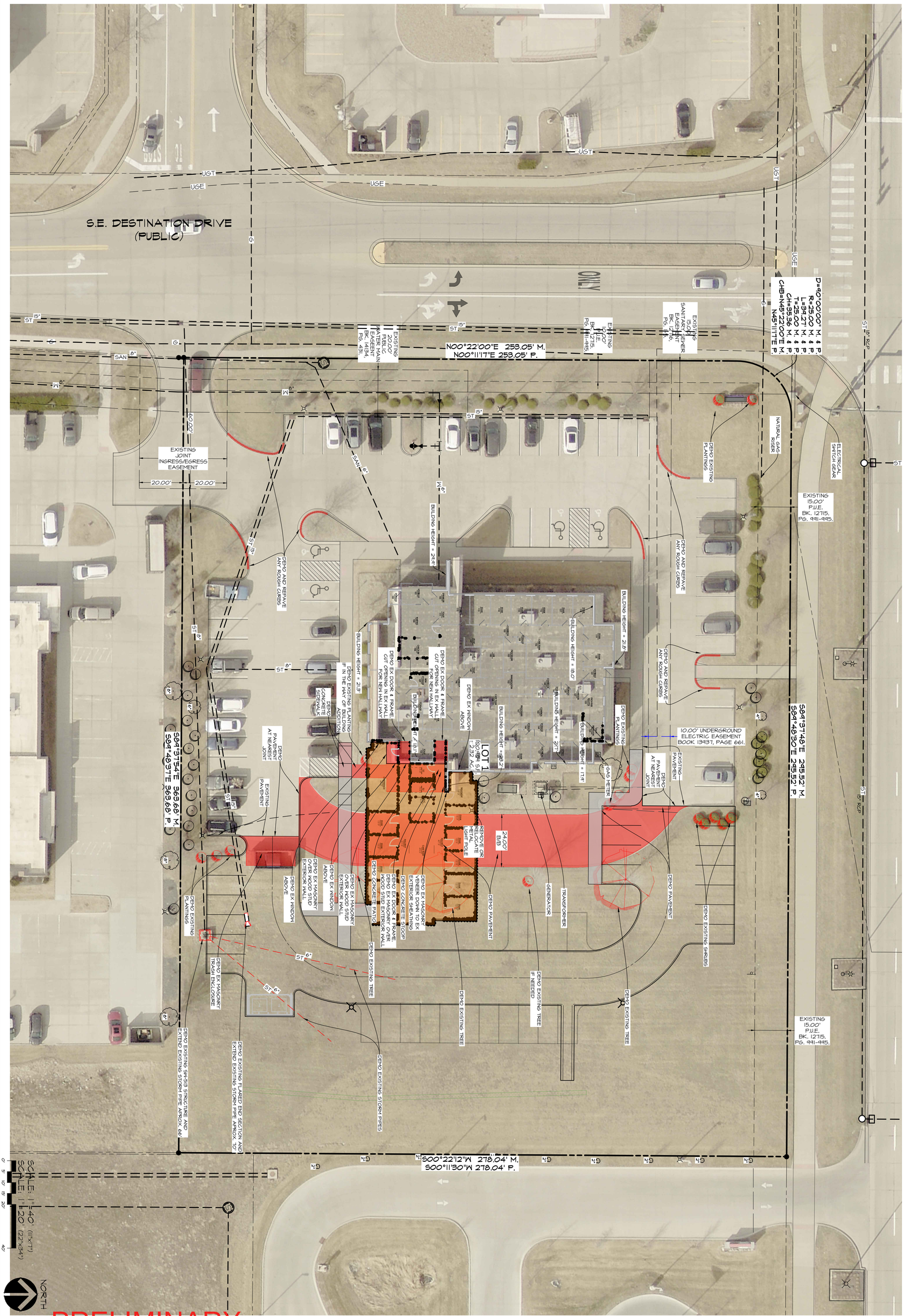
NOTES & DETAILS

SHEET 02 OF 09

E9611

PLOT BY: AUSTIN ROEMER - 2026/05/01 - G:\E_FILES\E-9000\E9611_CSD Drawings\Construction Documents\Site Plan\E9611 SP COVER.dwg, 5/1/2026 9:31:24 AM, xerox6_1:1

Q:\E-FILES\E-9000\E9611_C3D DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLAN\E9611 SP DEMO.DWG, 1:1, 5/1/2026 10:13:51 AM, ARSEMER



PRELIMINARY

SHEET 03 OF 08

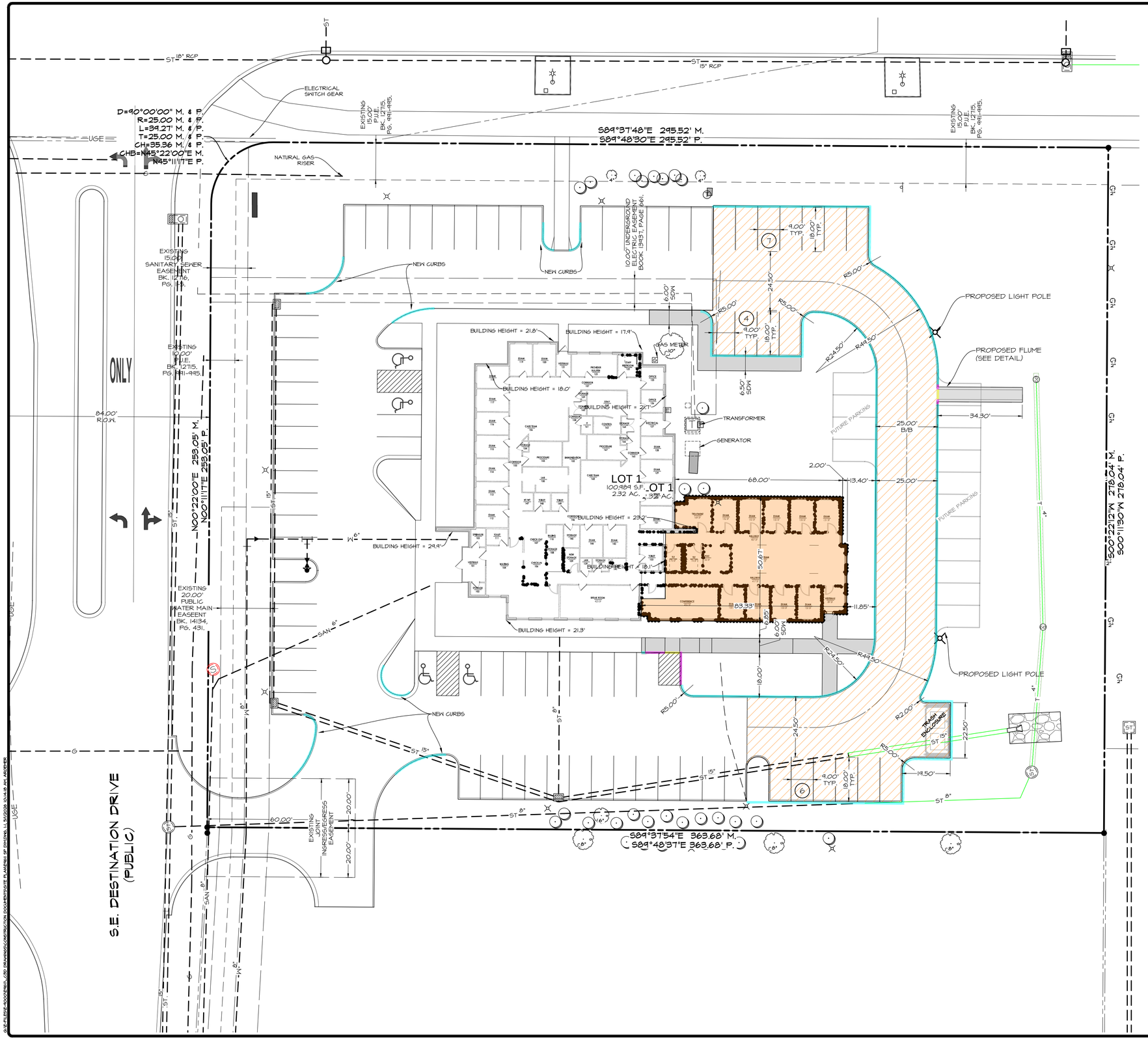
UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

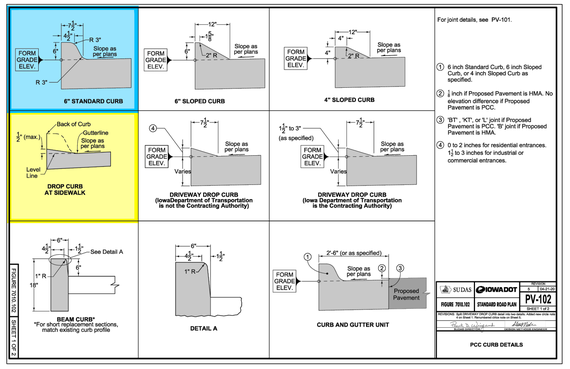
DEMOLITION PLAN

DATE:	May. 1, 2026
	MAY 1, 2026
	APRIL 14, 2026
	MARCH 23, 2026
DATE OF SURVEY:	NOV. XX, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH

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

E9611





6" STANDARD CURB

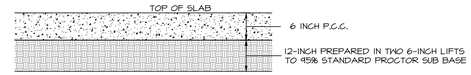
TRANSITIONAL HEIGHT CURB

NO CURB

PAVING THICKNESS LEGEND

6 INCH NON REINFORCED P.C.C. WITH NO ROCK BASE

5 INCH NON REINFORCED P.C.C.



6 INCH PCC PAVING SECTION - WITH NO ROCK BASE

NO SCALE

(T IS THE THICKNESS SPECIFIED FOR PAVEMENT -- SEE PLAN & PAVING NOTES)

INTEGRAL CURB AND SIDEWALK

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

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

NORTH

PRELIMINARY

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

DATE:
MAY 1, 2026
MAY 1, 2026
APRIL 14, 2026
MARCH 23, 2026
NOV. XX, 2020
DATE OF SURVEY:
DESIGNED BY: PC
DRAWN BY: MEH

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

DIMENSION & PAVING PLAN

SHEET 04 OF 09

E9611

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EROSION CONTROL PLAN

PART III D 1 SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER/APPLICANT: ALL POINTS DEVELOPMENT LC
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921
CONTACT: TOM WITTMAN PHONE: (515) 223-4000
EMAIL: TOM.WITTMAN@KNAPPLC.COM

- LOCATION: 101 SE DESTINATION DR, GRIMES, IA 50111.
- NATURE OF CONSTRUCTION ACTIVITY: CONSTRUCTION ACTIVITIES FOR COMMERCIAL DEVELOPMENT.
- AREAS: TOTAL SITE AREA = 2.32 ACRES
  SITE AREA AFFECTED = 1.20 ACRES
- RUNOFF COEFFICIENT = 0.81 (RATIONAL METHOD)
- RUNOFF FROM PROJECT WILL FLOW INTO UN-NAMED CREEK TO NORTH WALNUT CREEK.
- 100 YEAR DISCHARGE FOR DEVELOPED SITE = 13.18 CFS
- SOILS:
  - C. CLARION LOAM, BEMIS LOAM, 2-6%; NICOLLET LOAM, 1-3%.
- ESTIMATED DATE WORK IS TO COMMENCE: JUNE 2026.
- ESTIMATED DATE WORK IS TO BE COMPLETED: DECEMBER 2026.

PART III D 2 CONTROLS

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

2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
- SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 7Z-14).
- EARTH DIKES
- BRUSH PILES
- DRAINAGE SWALES (S.U.D.A.S. SECTION 7E-23)
- SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 AND 7E-13)
- CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
- STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-1)
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- INLET PROTECTION (S.U.D.A.S. 7E-20)
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.

2C WASTE DISPOSAL
C1 ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
C2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE TRACKING ENTRANCE WITH 8-INCHES OF LIMESTONE
C3 TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

PART III D 7 CONTRACTORS

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

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT-(SEE CONTRACTOR CERT TO RIGHT).

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____

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

"I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."
- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 9th STREET, DES MOINES, IOWA 50314-0034.

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

A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;
FIRE HYDRANT FLUSHINGS;
NON-DETERGENT LADEN WATER FROM WASHING VEHICLES;
POTABLE WATER SOURCES 1E; WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS, AND WHERE DETERGENTS ARE NOT USED;
AIR CONDITIONING CONDENSATE;
SPRINGS OR UNCONTAMINATED GROUNDWATER;
UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

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

PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINESFOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE:
AT MINIMUM, SUCH CONTROLS MUST BE DESINGED, INSTALLED AND MAINTAINED TO:

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

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

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

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

PART IV D 3 IMPLEMENTATION / MAINTENANCE

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

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

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

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

G. AREAS TO RECEIVE FILL TO BE BENCHED.

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

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

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

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

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

N. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE. 20.TOPSOIL SHALL BE RESPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL DISTURBED UNPAVED AREAS.

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

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

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES
   b. ALL POINTS DEVELOPMENT, LC
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
2. CITY OF GRIMES PUBLIC WORKS SHALL BE NOTIFIED IN SPILL REPORTING.
3. WEEKLY INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY 6P2 SHALL BE SUBMITTED TO GRIMES DEVELOPMENT SERVICES.
4. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA AND IOWA ONE CALL TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
6. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPREAD ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
7. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
8. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
9. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
10. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
11. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
12. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
13. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
14. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
15. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
16. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITHH ALL APPLICABLE SAFETY REGULATIONS.
17. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
18. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
19. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
20. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
21. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
22. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG PERIMETER OF PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. **FINISH GRADING AND SEEDING:** FINISH GRADING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS PRACTICAL.

OWNER'S CERTIFICATION

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

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

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

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

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

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

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

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

SEDIMENT AND EROSION CONTROL QUANTITIES

1126 L.F.	SILT FENCE
860	FILTER SOCK
1 EA.	CONSTRUCTION ENTRANCE
56 SQ.YD.	TURF REINFORCEMENT MAT

S.U.D.A.S. REFERENCES

1. SILT FENCE: S.U.D.A.S. FIGURE 9040.119
2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040.113, 9+040.114, 9040.115
3. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
4. RIP RAP: S.U.D.A.S. FIGURES 9040.110, 9040.111
5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040.101
6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120
7. CHECK DAM: S.U.D.A.S. FIGURE 9040.106

LEGEND

EXISTING/PROPOSED

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

PRELIMINARY

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

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

CEC

DATE:	
	MAY 1, 2026
	MAY 1, 2026
	APRIL 14, 2026
	MARCH 23, 2026
DATE OF SURVEY:	NOV. XX, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

EROSION CONTROL NOTES

SHEET 05 OF 09

E9611

Q:\E-FILES\E-9000\E9611_CSD Drawings\Construction Documents\Set Plan\E9611 SP GRADING.dwg, 5/1/2026 10:14:23 AM, aarcher, 1:1

E 1ST STREET
(PUBLIC)

S.E. DESTINATION DRIVE
(PUBLIC)

S89°37'48"E 295.52' M.
S89°48'30"E 295.52' P.

D=90°00'00" M. & P.
R=25.00 M. & P.
L=39.27' M. & P.
T=25.00 M. & P.
CH=35.36 M. & P.
CHB=N45°22'00"E M.
N45°11'17"E P.

N00°22'00"E 253.05' M.
N00°11'17"E 253.05' P.

S00°22'12"W 278.04' M.
S00°11'30"W 278.04' P.

LOT 1
190,484 S.F.
2.32 AC.

SEE DETAIL 'A'

F.F.E= 988.90

PROVIDE SANITARY FACILITIES ANCHORED TO PREVENT TURN-OVER.

BUILDING HEIGHT = 21.8'
BUILDING HEIGHT = 17.9'
BUILDING HEIGHT = 18.0'
BUILDING HEIGHT = 21.7'
BUILDING HEIGHT = 25.2'
BUILDING HEIGHT = 29.9'
BUILDING HEIGHT = 18.1'
BUILDING HEIGHT = 21.3'

GAS METER

TRANSFORMER

GENERATOR

NATURAL GAS RISER

ELECTRICAL SWITCH GEAR

EXISTING 15.00' SANITARY SEWER EASEMENT BK. 12716, PG. 1-8

EXISTING 10.00' U.E. BK. 12715, PG. 491-495

EXISTING 15.00' U.E. BK. 12715, PG. 491-495

10.00' UNDERGROUND ELECTRIC EASEMENT BOOK 1285, PAGE 861

EXISTING 20.00' PUBLIC WATER MAIN EASEENT BK. 14134, PG. 431.

EXISTING JOINT INGRESS/EGRESS EASEMENT

DISTURBANCE LIMIT

SILT FENCE

FILTER SOCKS

TOPSOIL STOCKPILE AREA

PROPOSED LIGHT POLE

CONCRETE FLUME

CONCRETE WASHOUT AREA. MUST BE 50' FROM ANY STORM SEWER INTAKE

PROPOSED CONSTRUCTION ENTRANCE 20' MIN. x 50' MIN. 3" CRUSHED STONE 8" THICK.

SEDIMENT BASKET

32 S.Y. TRM-V TURF REINFORCEMENT MAT (OR EQUIVALENT) WITH GRIPPLE TL-TAI 8" TWIST ANCHORS (OR EQUIVALENT)

24 S.Y. TOTAL EMERGENCY OVERFLOW RECYCLEX TRM-V TURF REINFORCEMENT MAT (OR EQUIVALENT) WITH GRIPPLE TL-TAI 8" TWIST ANCHORS (OR EQUIVALENT)

PLACE 14 TON OF CLASS 'D' RIP RAP 1.0' DEEP OVER ENGINEERING FABRIC

8" PVC STANDING PIPE (SEE DETAIL ON SHEET 2)
TOP OF PIPE =984.21
IE. OUT SW = 980.71
IE. OUT N = 980.81

119 L.F. 15-INCH PVC @ 0.40%

71 L.F. 15-INCH PVC @ 0.40%

66 L.F. 8-INCH PVC @ 0.40%

CONNECT PROPOSED 15" STORM PIPE TO EXISTING STORM PIPE @ FL = 981.89

CONNECT PROPOSED 8" STORM PIPE TO EXISTING STORM PIPE @ FL = 981.42

S89°37'54"E 363.68' M.
S89°48'37"E 363.68' P.

24.00' B/B

20.00' EMERGENCY OVERFLOW

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

NORTH

PRELIMINARY

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DRAWN BY:	MEH

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

EROSION CONTROL PLAN

SHEET 06 OF 09

E9611

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DRAWN BY:	

PRELIMINARY

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111

EROSION CONTROL DETAILS

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

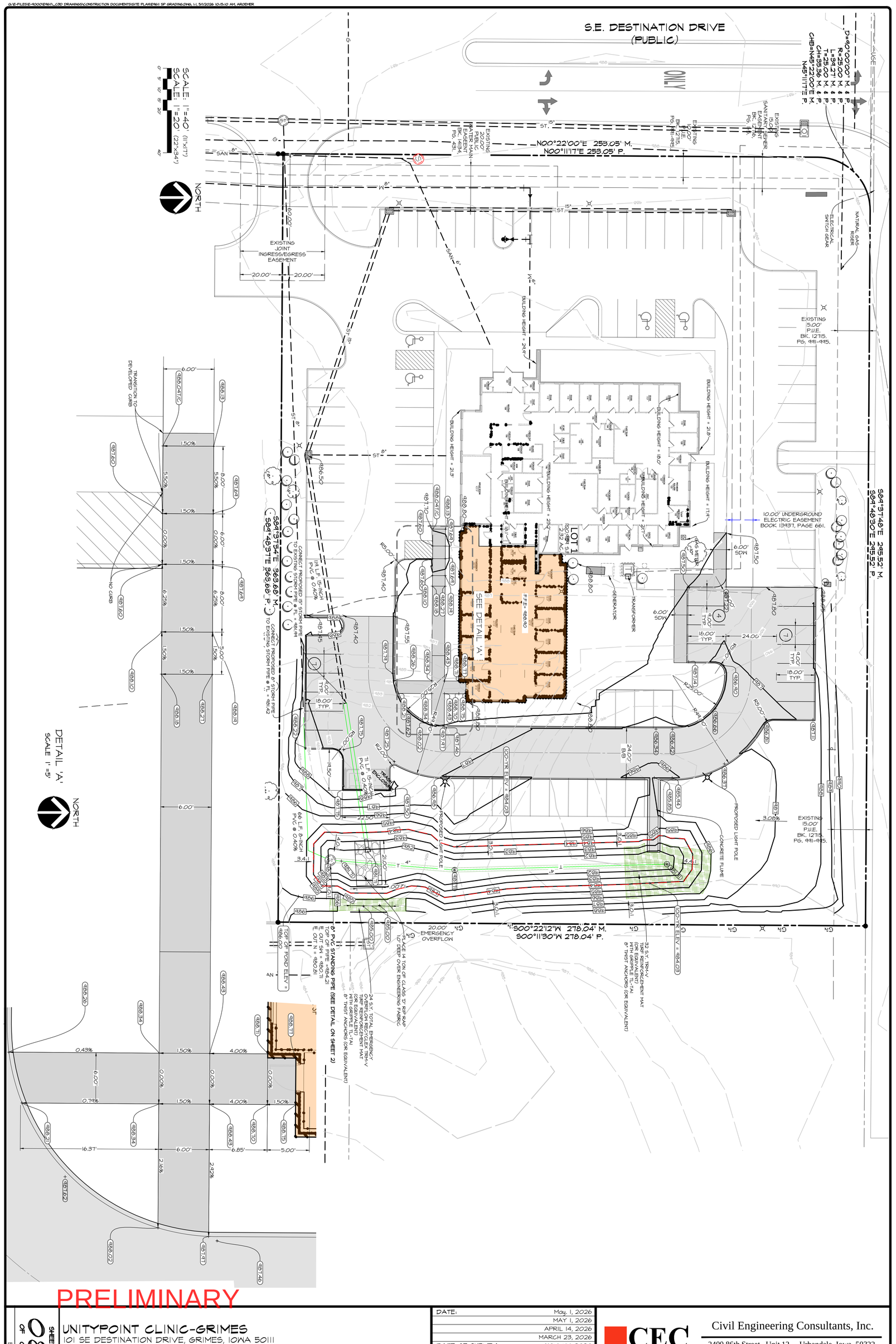
NORTH

SHEET 07 OF 09

E9611

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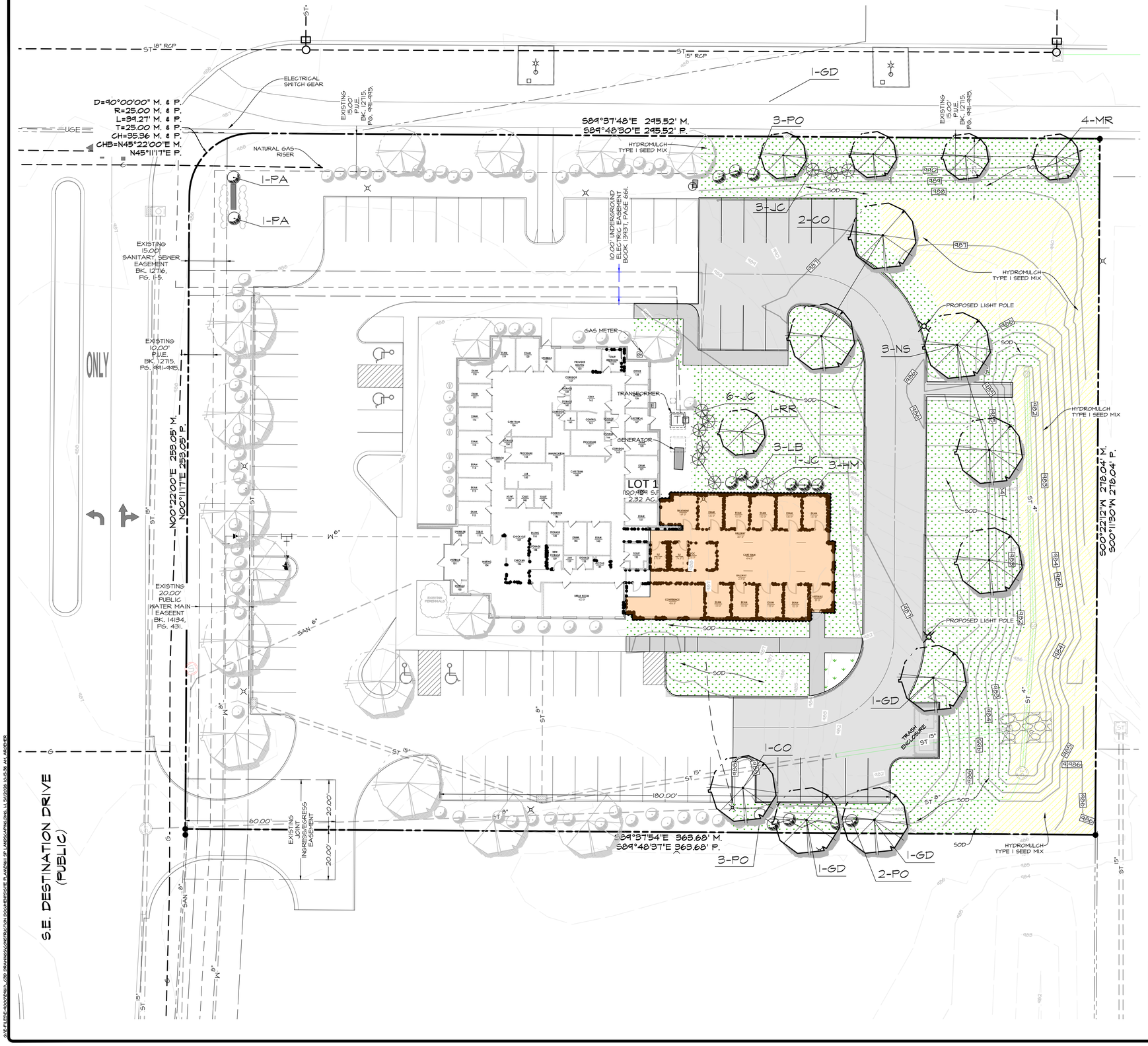
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SHEET	08 of 08
UNITYPOINT CLINIC-GRIMES	
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111	
GRADING AND UTILITY PLAN	

DATE:	May. 1, 2026
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	MARCH 23, 2026
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PLANTING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) WITH CITY OF DES MOINES ADDENDUM FOR AND LANDSCAPE STANDARDS.
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
7. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECTS APPROVAL BEFORE DIGGING HOLES.
9. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
10. ALL TREES AND SHRUBS SHALL BE MULCHED WITH WASHED RIVER ROCK (1"-2" DIA.) AND SHALL BE SEPARATED FROM TURF WITH STEEL EDGING.
11. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
12. ALL DISTURBED AREAS SHALL BE SODDED/SEEDED AS NOTED ON THE LANDSCAPE PLAN.
13. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GROUNDCOVER AND ENSURE THAT ADEQUATE VEGETATIVE COVER IS PRESERVED

LANSCAPING REQUIREMENTS

THIS SITE IS LOCATED WITHIN THE TRANSPORTATION CORRIDOR DISTRICT ALONG WITH THE I-81 HWY (ZONE U) OVERLAY DISTRICT. THIS SITE SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT BETWEEN THE TWO OVERLAY DISTRICTS.

PARKING LOT

ISLANDS

REQUIREMENT: 1 ISLAND PER 1ST 50 SPACES + 1 PER ADD. 25 SPACES
51 SPACES PROPOSED
TOTAL REQUIRED = 3

PROVIDED: 2 ISLANDS CURRENTLY EXIST
1 ADDITIONAL ISLAND REQUIRED

PLANTINGS

REQUIREMENT: 1 OVERSTORY TREE PER 40 LF OF PARKING FRONTAGE ALONG ROW AND SIDE/REAR SETBACK PLUS 1 SHRUB PER 10 LF FRONTAGE ALONG ROW
438 LF (EXISTING) + 126 LF (PROPOSED) = 564 / 40 = 15 TREES
384 / 10 = 39 SHRUBS

PROVIDED: 15 TREES AND 51 SHRUBS

OPEN SPACE

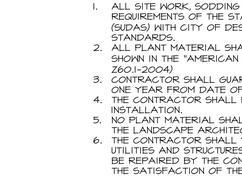
MINIMUM REQUIRED OPEN SPACE - 15% OR 15,148 SF

REQUIREMENT: 2 TREES/ 1000 SF MROS = 15,148/1000 (2) = 31 TREES
1 SHRUB/500 SF MROS - 15,148/500 = 31 SHRUBS

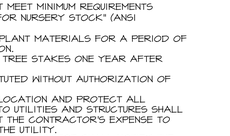
PROVIDED: 17 (EXISTING) + 14 (PROPOSED) = 31 TREES
76 (EXISTING) + 26 (PROPOSED) = 102 SHRUBS

FOUNDATIONS

REQUIREMENT: PLANTINGS SHALL BE REQUIRED ALONG THE FRONTS OF COMMERCIAL BUILDINGS.



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPING SCHEDULE

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
GD	3	Gymnocladus dioicus 'KENTUCKY' COFFEETREE	2" Cal.	TS/B&B	SEE PLAN
NS	3	Nyssa sylvatica 'Red Rage' BLACK TUPELO	2" Cal.	TS/B&B	SEE PLAN
CO	3	Celtis Occidentalis COMMON HACKBERRY	2" Cal.	TS/B&B	SEE PLAN
MR	4	Malus "Robinson" ROBINSON CRABAPPLE	2" Cal.	TS/B&B	SEE PLAN
RR	1	Malus 'Royal Raindrops' ROYAL RAINDROPS CRABAPPLE	2" Cal.	TS/B&B	SEE PLAN
PO	8	Physocarpus opulifilus GINGER WINE NINEBARK	#2	CONT.	SEE PLAN
HM	3	Hydrangea macrophylla ENDLESS SUMMER HYDRANGEA	#2	CONT.	SEE PLAN
JC	10	Juniper chinensis 'Mint Julep' MINT JULEP JUNIPER	#2	CONT.	SEE PLAN
LB	3	Lindera benzoin NORTHERN SPICEBUSH	#2	CONT.	SEE PLAN
PA	2	Picea abies 'Nidiformis' BIRD'S NEST SPRUCE	#2	CONT.	SEE PLAN

HYDROMULCH TYPE I SEED MIX

SOD

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

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DESIGNED BY:	
DRAWN BY:	

UNITYPOINT CLINIC-GRIMES
101 SE DESTINATION DRIVE, GRIMES, IOWA 50111
LANDSCAPING PLAN

SHEET 09 OF 09

E9611

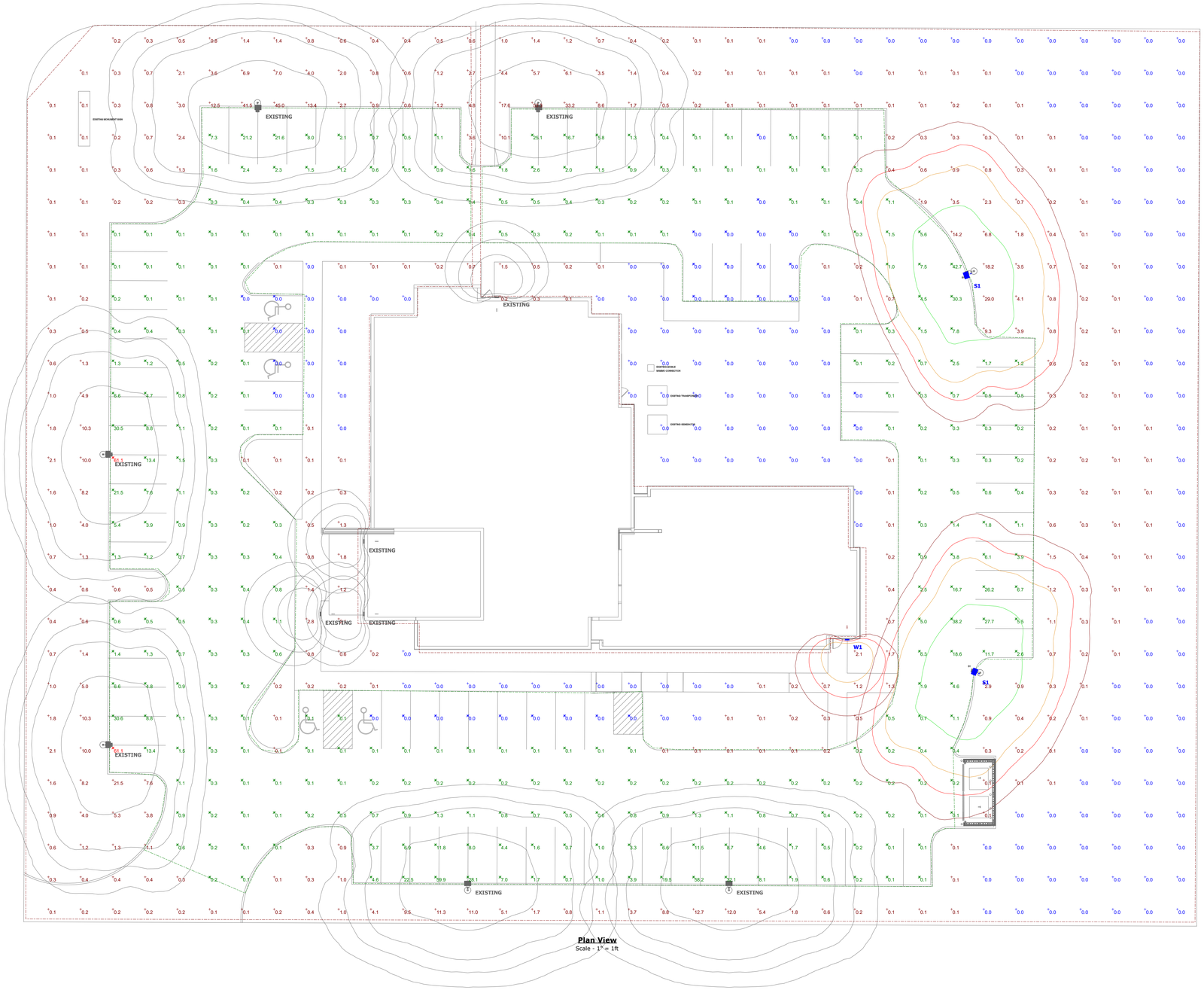
Q:\E-FILES\E-9000\E9611_CD\Drawings\Construction Documents\Site Plan\E9611 SP LANDSCAPING.DWG, 1:1, 5/1/2026 10:15:33 AM, aromero, 1:1

LIGHTING FIXTURE SCHEDULE

TYPE	QTY	MODEL	DESCRIPTION	MANUFACTURER	# OF LAMPS	LUMEN OUTPUT	WATTS
S1	2	ASD-LSB5B-PRO-240BR	NEW AREA SITE LIGHT	ASD LIGHTING	1	24419	238
W1	1	7329-H32-40K	NEW WALL SCONCE	BROWNLEE	1	1916	32.43
EXISTING	6	ASD-LSB5B-PRO-240BR	EXISTING AREA SITE LIGHT	ASD LIGHTING	1	24419	238
EXISTING	4	7329-H32-40K	EXISTING WALL SCONCE	BROWNLEE	1	1916	32.43

LIGHTING CALC ZONE

DESCRIPTION	AVG	MAX	MIN	AVG/MIN
Stat Zone #1	3.1 fc	61.1 fc	0.0 fc	N/A
Calc Zone #1	2.1 fc	61.1 fc	0.0 fc	N/A



Plan View
Scale - 1" = 1ft

TESDELL ELECTRIC

REVISION SCHEDULE

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

SITE PLAN - LIGHTING PHOTOMETRICS

GRIMES CLINIC EXPANSION

101 SE DESTINATION DR
GRIMES, IA 50111

PROJECT NO.
260556

SHEET SET:
PERMIT SET

ISSUE DATE:
4/13/2026

SHEET
E001

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LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

DESIGN - LED AREA LIGHT WITH Q-BASE AND PHOTOCELL is highly efficient with a 170lm/W output. With 10kV surge protection and a 0-10V dimmable driver. The built-in motion sensor base allows you to install the microwave or PIR motion sensor. Integrated photocell switches the fixture on at night time. The photocell can be disabled with built-in switch.

VARIETY - Fixture is designed to operate on 120-277V or 200-480V circuits (depending on model) and is available in White, Black, Silver or Bronze finishes.

PHOTOCELL - The built-in Dusk to Dawn Photocell will automatically activate/deactivate the fixture depending on the time of day. The photocell can be disabled with on-off switch.

COLOR SELECTABLE - You can choose between 3,000 K warm white, 4,000 K cool white, and 5,000 K daylight white color temperatures.

INSTALLATION - The fixture can be mounted to a junction box or directly to a wall. Perfect commercial or industrial solution for outdoor security lighting, wall perimeter lighting, garages, large backyards, warehouses, hotels, and many other applications. It is also Wet Locations rated.

ADVANTAGES - With calculated lifespan up to 145 000 hours, these fixtures are made to last decades under normal operation! ASD provides a 5-year limited warranty along with UL and DLC Premium certifications to guarantee top quality products and safety!

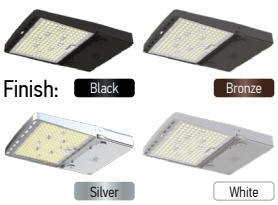












Model	Power	Sensor base	Voltage	Dimming	Lumens	CCT	Finish	Dimensions	Option	Feature	Certification
LSB5B-PRO 170lm/W											
ASD-LSB5B-PRO-150WH	100/120/150W	3-pin	120-277V	0-10V	25,480lm	3CCT (3,000/4,000/5,000K)	White	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-150SL	100/120/150W	3-pin	120-277V	0-10V	25,480lm	3CCT (3,000/4,000/5,000K)	Silver	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-150BR	100/120/150W	3-pin	120-277V	0-10V	25,480lm	3CCT (3,000/4,000/5,000K)	Bronze	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-150BK	100/120/150W	3-pin	120-277V	0-10V	25,480lm	3CCT (3,000/4,000/5,000K)	Black	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-200BR	100/150/200W	3-pin	120-277V	0-10V	33,541lm	3CCT (3,000/4,000/5,000K)	Bronze	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-240BR	150/200/240W	3-pin	120-277V	0-10V	40,208lm	3CCT (3,000/4,000/5,000K)	Bronze	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-300WH	200/240/300W	3-pin	120-277V	0-10V	52,312lm	3CCT (3,000/4,000/5,000K)	White	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-300SL	200/240/300W	3-pin	120-277V	0-10V	52,312lm	3CCT (3,000/4,000/5,000K)	Silver	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-300BR	200/240/300W	3-pin	120-277V	0-10V	52,312lm	3CCT (3,000/4,000/5,000K)	Bronze	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-300BK	200/240/300W	3-pin	120-277V	0-10V	52,312lm	3CCT (3,000/4,000/5,000K)	Black	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5B-PRO-500BR	300/400/500W	3-pin	120-277V	0-10V	84,993lm	3CCT (3,000/4,000/5,000K)	Bronze	29-7/16" x 12-3/16" x 2-3/4"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
LSB5BHV-PRO HIGH VOLTAGE 170lm/W											
ASD-LSB5BHV-PRO-150BR	100/120/150W	3-pin	200-480V	0-10V	25,063lm	3CCT (3,000/4,000/5,000K)	Bronze	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5BHV-PRO-200BR	100/150/200W	3-pin	200-480V	0-10V	35,081lm	3CCT (3,000/4,000/5,000K)	Bronze	12-5/16" x 11-5/16" x 2-7/16"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5BHV-PRO-240BR	150/200/240W	3-pin	200-480V	0-10V	41,003lm	3CCT (3,000/4,000/5,000K)	Bronze	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5BHV-PRO-300SL	200/240/300W	3-pin	200-480V	0-10V	52,156lm	3CCT (3,000/4,000/5,000K)	Silver	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5BHV-PRO-300BR	200/240/300W	3-pin	200-480V	0-10V	52,156lm	3CCT (3,000/4,000/5,000K)	Bronze	16-9/16" x 12-3/16" x 2-1/2"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
ASD-LSB5BHV-PRO-500BR	300/400/500W	3-pin	200-480V	0-10V	86,367lm	3CCT (3,000/4,000/5,000K)	Bronze	29-7/16" x 12-3/16" x 2-3/4"	Photocell	Cord 3.9 ft	UL(E473804), DLC Premium
SENSORS AND REMOTE											
ASD-09MW-WH	Microwave motion sensor 3pin white							2-1/8" x 2-1/8" x 1-5/16"	-	-	-
ASD-09MW-BK	Microwave motion sensor 3pin black							2-1/8" x 2-1/8" x 1-5/16"	-	-	-
ASD-09IR-WH	Infrared motion sensor 3pin 39 ft white							2-1/8" x 2-1/8" x 1-11/16"	-	-	-
ASD-09IR-BK	Infrared motion sensor 3pin 39 ft black							2-1/8" x 2-1/8" x 1-11/16"	-	-	-
ASD-09IR50-WH	Infrared motion sensor 3pin 50 ft white							2-1/8" x 2-1/8" x 1-11/16"	-	-	-
ASD-09MW-NLS-WH	Microwave motion sensor NLS 3pin white							2-1/8" x 2-1/8" x 1-3/8"	-	-	-
ASD-09IR-NLS-WH	Infrared motion sensor NLS 3pin 39 ft white							2-1/8" x 2-1/8" x 1-11/16"	-	-	-
ASD-06RC	Remote control for motion sensor							5-11/16" x 1-3/4" x 13/16"	-	-	-

For detailed luminous flux information please refer to Annex 1, page 10.

English

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

TECHNICAL PARAMETERS:

Model	Max input current	Inrush current	Work environment	Operating temperature	Power factor	Surge protection	Housing	Lens	CRI
LSB5B-PRO 170lm/W									
ASD-LSB5B-PRO-150WH	1,7A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>80
ASD-LSB5B-PRO-150SL	1,7A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>80
ASD-LSB5B-PRO-150BR	1,7A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-150BK	1,7A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-200BR	2,2A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-240BR	2,7A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-300WH	3,4A	80A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-300SL	3,4A	80A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-300BR	3,4A	80A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-300BK	3,4A	80A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
ASD-LSB5B-PRO-500BR	5,6A	60A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	6kV	Aluminum	PC	>70
LSB5BHV-PRO HIGH VOLTAGE 170lm/W									
ASD-LSB5BHV-PRO-150BR	0,9A	78A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	10kV	Aluminum	PC	>70
ASD-LSB5BHV-PRO-200BR	1,1A	130A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	10kV	Aluminum	PC	>70
ASD-LSB5BHV-PRO-240BR	1,4A	58A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	10kV	Aluminum	PC	>70
ASD-LSB5BHV-PRO-300SL	1,7A	96A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	10kV	Aluminum	PC	>70
ASD-LSB5BHV-PRO-300BR	1,7A	96A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	10kV	Aluminum	PC	>70
ASD-LSB5BHV-PRO-500BR	2,8A	130A	Wet location	-40°F to 122°F(-40°C to 50°C)	>0,9	10kV	Aluminum	PC	>70

EFFECTIVE PROJECTED AREA:

Model	Fixture quantity					
LSB5B-PRO	Single	Double 180°	Double 90°	Triple 90°	Triple 120°	Quad 90°
150-200W	1.16 ft²	2.32 ft²	2.32 ft²	3.48 ft²	3.48 ft²	4.64 ft²
240-300W	1.686 ft²	3.372 ft²	3.372 ft²	5.058 ft²	5.058 ft²	6.744 ft²
500W	2.98 ft²	5.96 ft²	5.96 ft²	8.94 ft²	8.94 ft²	11.92 ft²

DIMMING COMPATIBLE CONTROLS:

Brand	Lutron	Leviton	Eaton
Models	DVCL-153P	IP710-DLZ	SF10P
	NTSTV-DV	DDMX1	
	NTFTV	DDL06	

PACKAGE CONTENTS:

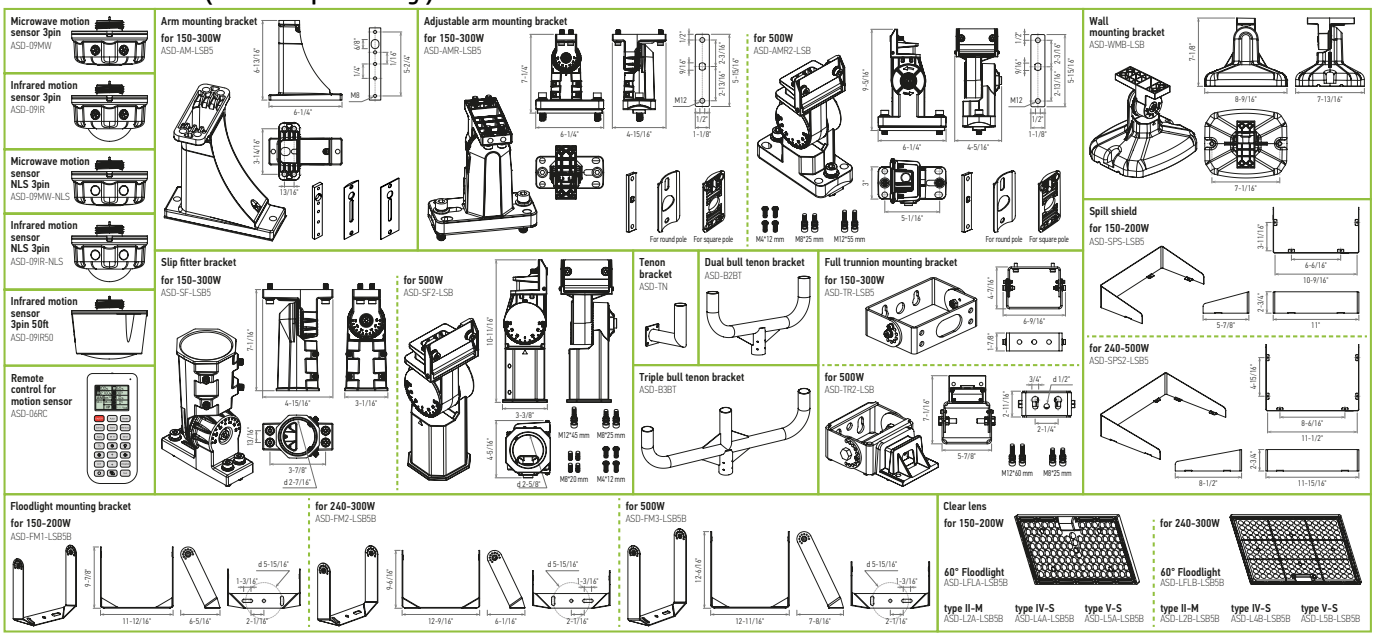
Description	Quantity
LED Area Light with Q-base and photocell	1
Box	1

For most up-to-date spec sheets please refer to asd-lighting.com

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

ACCESSORIES (sold separately):



ACCESSORY COMPATIBILITY LIST:

Models \ Accessories		Microwave motion sensor 3pin ASD-09MW	Infrared motion sensor 3pin ASD-09IR, ASD-09IR50	Microwave motion sensor smart 3pin ASD-09MW-NLS	Infrared motion sensor smart 3pin ASD-09IR-NLS	Arm mounting bracket ASD-AM-LSB5	Adjustable arm mounting bracket for 150-300W ASD-AMR-LSB5	Adjustable arm mounting bracket for 500W ASD-AMR2-LSB	Slip fitter bracket for 150-300W ASD-SF-LSB5	Slip fitter bracket for 500W ASD-SF2-LSB	Tenon bracket ASD-TN	Dual bull tenon bracket ASD-B2BT	Triple bull tenon bracket ASD-B3BT	Full trunnion mounting bracket for 150-300W ASD-TR-LSB5	Full trunnion mounting bracket for 500W ASD-TR2-LSB	Floodlight mounting bracket for 150-200W ASD-FM1-LSB5B	Floodlight mounting bracket for 240-300W ASD-FM2-LSB5B	Floodlight mounting bracket for 500W ASD-FM3-LSB5B	Wall mounting bracket ASD-WMB-LSB	Spill shield for 150-200W ASD-SPS-LSB5	Spill shield for 240-500W ASD-SPS2-LSB5	Clear lens for 150-200W ASD-L2A-LSB5B; ASD-L4A-LSB5B; ASD-L5A-LSB5B	60° Floodlight Clear lens for 150-200W ASD-LFLA-LSB5B	Clear lens for 240-500W ASD-L2B-LSB5B; ASD-L4B-LSB5B; ASD-L5B-LSB5B	60° Floodlight Clear lens for 240-500W ASD-LFLB-LSB5B
ASD-LSB5B/ ASD-LSB5BHV	150W	•	•	•	•	•	•		•			•	•	•		•			•	•		•	•		
	200W	•	•	•	•	•	•		•			•	•	•		•			•	•		•	•		
	240W	•	•	•	•	•	•		•			•	•	•			•		•		•			•	•
	300W	•	•	•	•	•	•		•			•	•	•			•		•		•			•	•
	500W	•	•	•	•			•		•	•				•			•	•		•			•	•

For most up-to-date spec sheets please refer to asd-lighting.com

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

MOTION SENSOR INFORMATION

REMOTE CONTROL ASD-06RC sold separately



Button	Remarks	Button	Remarks	Button	Remarks
ON/OFF ON/OFF	Turn the sensor ON/OFF.	M H Mounting height	Adjust detection area/sensitivity levels according to real installation situations, higher or lower.	Up	The main functional buttons to adjust the factors to desired level. Press + - button to dim light directly auto in non-detection mode.
Auto Auto	Enter "sensor mode" and perform previous settings.	Send Send	Memorize and send out the previous setting of individual parameters.	Down	
Reset Reset	Enter "sensor mode" and perform the default settings.	Detection range	Also known as "sensitivity", 100 % means the highest sensitivity and longest distance. Use this button and the + - buttons to adjust.	CCT CCT selectable	Not applicable to this product.
Scenes Scenes	Shows current settings saved in remote.	Daylight sensor	The preset lux level at which motion will be detected. Use this button and the + - buttons to adjust.	POWER Power	Adjust brightness in both ON/OFF mode & sensor mode, minimum 10%, max 100%, each time this button is pressed it changes by 5%.
Start Start	Press this to begin scene setup.	Stand-by dimming	After hold time, the light will dim from 100 % to optional standby dimming levels. Use this button and the + - buttons to adjust.	Reserved button	Not applicable to this product.
Memory Memory	Saves the scene settings.	Hold time	The period that light will stay illuminated 100 % after no motion is detected. Use this button and the + - buttons to adjust.	Daylight harvesting	Daylight harvesting function enabled or disabled.
Appy Apply	Applies current scene settings to the fixture.	Stand-by period	The period after holdtime, during which the light keeps standby dimming level. Use this button and the + - buttons to adjust.	Test button	Press this button to test the sensor; it will temporarily change the hold time to 2s. This setting cannot be saved.

⚠ Use the ASD-06RC remote control to put the ASD-09-NLS sensor in pairing mode. Point the remote control at the sensor and press the "RESET" button.



ASD-09MW Microwave motion sensor 3pin + **ASD-06RC** Remote control

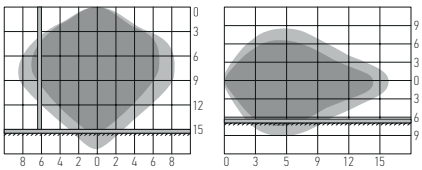
ASD-09IR Infrared motion sensor 3pin + **ASD-06RC** Remote control

ASD-09IR50 Infrared motion sensor 3pin + **ASD-06RC** Remote control

ASD-09MW-NLS Microwave motion sensor NLS 3pin + **ASD-06RC** Remote control or smartphone

ASD-09IR-NLS Infrared motion sensor NLS 3pin + **ASD-06RC** Remote control or smartphone

MICROWAVE MOTION SENSOR:



Ceiling mounted Wall mounted

Highest mounting height is 49.2 ft (15 m). This figure indicates the maximum distance at the highest mounting height with 100 % sensitivity.

Well detected area

Possibly detected area

User notes:

1. Microwaves can penetrate walls or glass thinner than 0.8" but will be impaired if thicker than 0.8".
2. The driver voltage shall be stable and float within 10 %.
3. Detection area will be affected by speed of motion, mounting height and movement volume.
4. Conduct testing with adequate ambient lighting for best results.
5. Dimming performance differs when connected to different drivers; If the driver can't completely turn OFF, sensor can't either.
6. The first time powered ON sensor, light will be ON 100% for about 10S then dims to standby level or OFF.

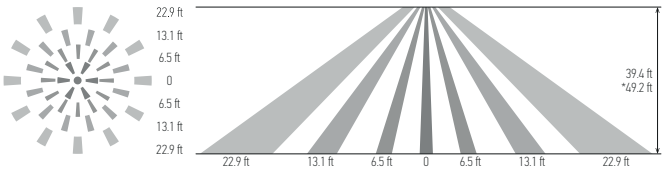
Installation precautions:

1. Suitable for ceiling mount installation, adjust sensitivity properly if it's installed on side-wall because it gets more sensitive.
2. Make sure the microwave module is completely exposed.
3. The detection surface of the sensor module should be installed facing the detection area.

Application environment:

1. Suitable for indoor application, half/completely outdoor environment conditions might trigger the sensor.
2. Shall be mounted securely, to avoid any false triggers caused by movement of the fixture itself.
3. Keep the sensor module away from AC input and DC output to avoid high/low frequency signal interference.

INFRARED MOTION SENSOR:



Mounting height < 39.4 ft (12 m) ceiling mounting (* for ASD-09IR50 < 49.2 ft (15 m))

User notes:

1. The driver voltage shall be stable and float within 10%.
2. Detection area options may not function as expected because they depend on the Fresnel lens, which physically determines their operation.
3. Detection distance performance works better when moving parallel to the sensor as opposed to towards it.
4. Conduct testing with adequate ambient lighting for best results.
5. Dimming performance differs when connected to different drivers; If the driver can't completely turn OFF, sensor can't either.
6. The first time powering ON the sensor, light will be ON 100% for about 45S then dims to standby level or OFF.

Installation precautions:

1. PIR sensor can't be placed inside any material, fresnel lens must be completely exposed in air.
2. Fresnel lens of the PIR sensor must be lower than light fixture.
3. Suitable for ceiling mount installation, adjust sensitivity properly if it's installed on a wall because it will become more sensitive.

Application environment:

1. Suitable for indoor application, partial/completely outdoor environment conditions might trigger the sensor.
2. The PIR sensor is not suitable for environments with sudden changes in temperature or airflow.
3. Not suitable environment if there's shelves between the sensor and target area.
4. Shall be mounted securely, to avoid any false triggers caused by movement of the fixture itself.

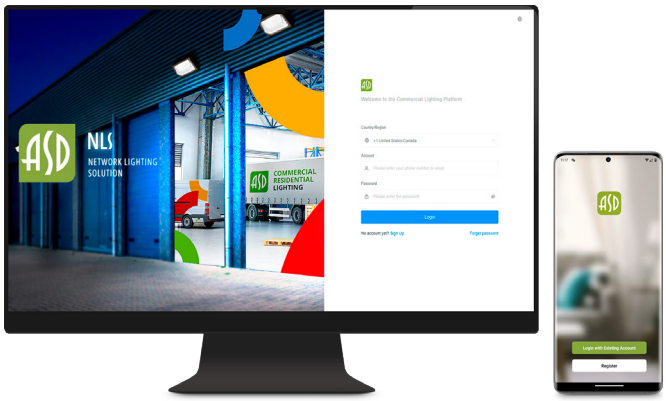
Specifications	models: ASD-09MW, ASD-09MW-NLS	models: ASD-09IR, ASD-09IR-NLS	models: ASD-09IR50	Default setting
Detection area	25 %/50 %/75 %/100 %			100 %
Hold time	**Remote control:** 5 s/30 s/1 min/3 min/5 min/10 min/20 min/30 min **Built-in switch:** 5 s/1 min/5 min/10 min			10 min
Daylight threshold	2 lux (0.2 fc)/10 lux (0.9 fc)/30 lux (2.8 fc)/50 lux (4.7 fc)/80 lux (7.4 fc)/120 lux (11.2 fc)/200 lux (18.6 fc)/250 lux (23.2 fc)/ 300 lux (27.9 fc)/350 lux (32.5 fc)/400 lux (37.2 fc)/disable			Disable
Standby period	0 s/10 s/30 s/1 min/5 min/10 min/30 min/60 min/+ ∞			0 s
Standby dimming level	**Remote control:** 10 %/20 %/30 %/50 % **Built-in switch:** 0 %/10 %/30 %/50 %			10 %
Operating voltage	10 - 15 V			-
Operating current	< 30 mA	< 15 mA	< 30 mA	-
Mounting height	max 49.2 ft (15 m)	max 39.4 ft (12 m)	max 49.2 ft (15 m)	-
Detection range	≥ 9 ft (3 m)	9.8 - 22.9 ft (3-7 m)		-
Operating frequency	5.8 GHz ± 75 MHz	-	-	-
Transmitting power	< 0.3 mW	-	-	-

For most up-to-date spec sheets please refer to asd-lighting.com

English

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series



ASD NLS is a professional-grade smart control application designed to manage and control lighting fixtures in commercial properties. With ASD NLS, you can conveniently control your lights from your smartphone or PC, anytime and anywhere.

You can group fixtures by rooms, floors and objects, and create schedules based on day and time. You can also grant permanent or temporary permissions to employees and guests with different access levels. Our smart platform enables you to monitor energy usage statistics, view the status of each fixture, and much more.

- For **ASD-NLS sensors** download ASD NLS App and add the fixture to it according to the manual (download manuals and app from the links or scan the QR codes on the right).

Desktop manual

Smartphone manual

ASD NLS APP download Android

ASD NLS APP download iOS



ASD-09MW-NLS
Microwave motion sensor NLS 3pin



ASD-09IR-NLS
Infrared motion sensor NLS 3pin

FIXTURE CONTROL

Set brightness, standby time and dimming level, or apply scenes and schedules.



SCHEDULING

Set a variety of customizable start / end actions based on time of day and days of the week.



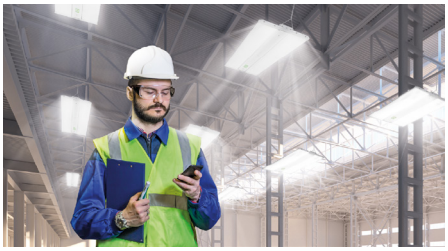
ADVANCED AREA MANAGEMENT

Create and customize projects for different types of areas, buildings, floors and zones.



CONTROL PERMISSIONS

Give your staff or installers control over the lighting.



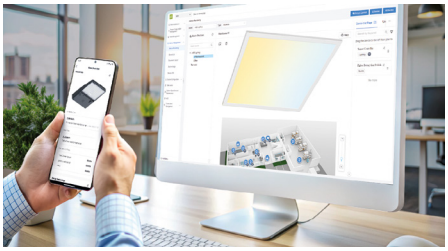
ADVANCED ENERGY CONSUMPTION

Monitor equipment status and receive daily reports.



PROJECT OVERVIEW

Monitor device status and daily reports.



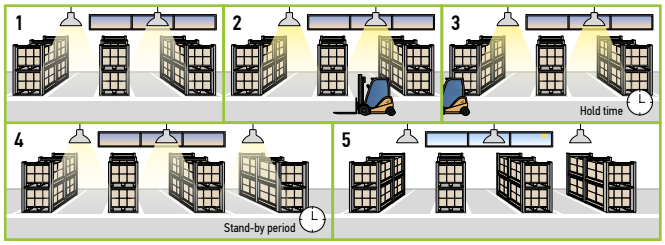
For most up-to-date spec sheets please refer to asd-lighting.com

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

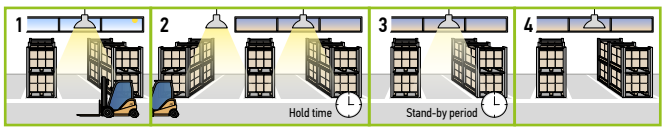
WITH DUSK/DAWN FUNCTION:

1. With insufficient ambient brightness, sensor turns on light and keeps it at standby dimming level even if there is no motion or presence.
2. When sensor detects motion or presence it will bring the light level up to 100 %.
3. After motion is no longer detected, fixture remains at 100 % for hold time.
4. After the preset hold time period, it will dim to the standby dimming level and maintain it indefinitely.
5. With sufficient ambient brightness, sensor will turn OFF light automatically.



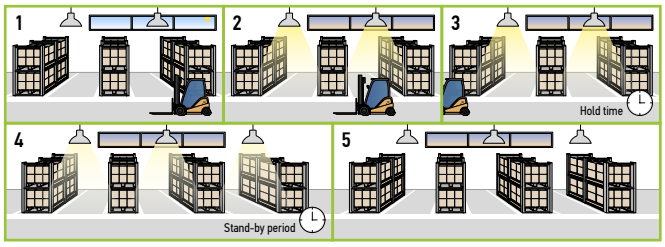
WITH DAYLIGHT DISABLED:

1. Sensor turns ON light when motion is detected.
2. Light will stay on after detecting motion for the desired hold time.
3. Sensor dims light to standby dimming level after hold time if there is still no motion.
4. Sensor turns OFF light after standby period.



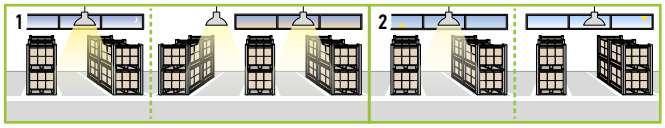
WITH DAYLIGHT THRESHOLD:

1. With sufficient daylight, the light remains OFF even after motion is detected.
2. With insufficient daylight, the sensor turns light ON when motion is detected.
3. After there's no motion detected, the sensor keeps light ON 100 % for holdtime.
4. After holdtime, sensor dims light to standby dimming level for standby period. If the standby period has been set as 0s, sensor turns light OFF automatically after holdtime.
5. The sensor turns OFF light automatically after the standby period when there's no motion detected.



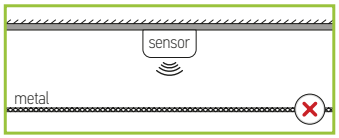
DAYLIGHT HARVESTING:

1. When the ambient brightness is lower than the preset lux level, the sensor will automatically turn on the light and adjust the dimming according to changes in ambient brightness. As it gets darker outside, the fixtures will brighten, and as it gets brighter outside, the fixtures will dim.
2. When the ambient brightness exceeds the preset lux level, the light will turn OFF.

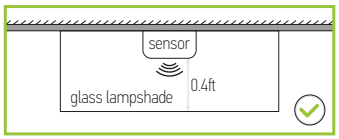


MICROWAVE MOTION SENSOR:

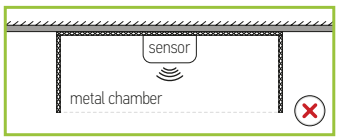
To avoid blocking the microwave emission, the microwave sensor can not be covered with metal materials, be sprayed with a coating of metal components, or have attached metal material or stickers etc.



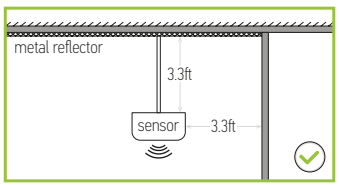
The distance between the antenna and the glass (dielectric material) should be no less than 0.4 ft when the sensor is within the glass lampshade. Otherwise, the microwave motion sensor will not penetrate the glass easily.



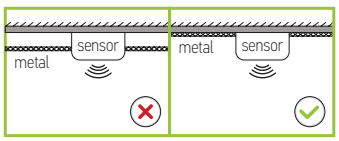
Avoid placing the sensor inside a metal chamber, this may cause a mis-trigger.



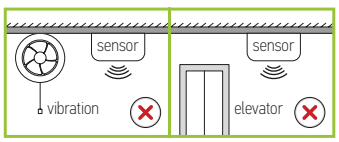
The sensor should not be placed in a small confined space. To avoid increasing the sensor detection range or abnormal operation, the sensor should be kept away from large areas of metal and glass reflectors (separation distance at least 3.3 ft). Reduce the detection area setting.



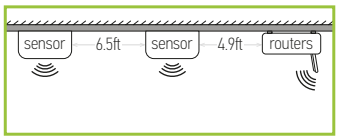
To avoid affecting the microwave signal transmission, the microwave antenna should be higher than the surrounding metal surface.



Any vibration or movement may trigger the sensor. Ensure the sensor is far from any constant movement.

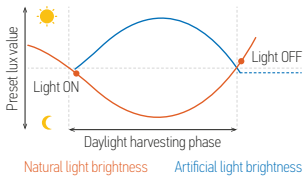


At least 2 m/6.5 ft distance between microwave sensors;
1.5 m/4.9 ft between the sensor and other wireless devices such as routers to avoid possible radio interference.



DAYLIGHT HARVESTING SETTING:

1. Adjust "daylight" value higher than 50lux.
2. Preset "standby period" 0S.
3. Press "daylight harvesting" button on remote control to activate.



For most up-to-date spec sheets please refer to asd-lighting.com

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

INSTALLATION GUIDE

IMPORTANT SAFETY INFORMATION:

Please read all the instructions below before installation!

- Make sure that the supply voltage corresponds to the rated product voltage.
- The product must be installed by a qualified electrician in accordance with the National Electrical Code and corresponding local codes.
- If the product is damaged, do not use it.

⚠ WARNING

Risk of personal injury – read and follow all warnings and installation instructions. Keep or give to the owner for future reference.

Risk of cuts: Wear gloves to prevent cuts or abrasions when removing from carton, handling, installing, and maintaining this product.

Risk of electric shock: This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.

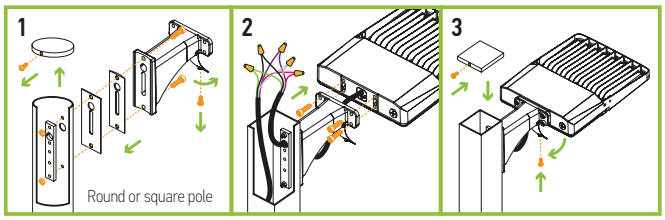
Risk of Fire: Minimum 194°F supply conductors. Consult a qualified electrician to ensure correct branch circuit conductor.

ASD® assumes no responsibility for claims arising out of improper or careless Installation or handling of this product.

ARM MOUNTING BRACKET:

ASD-AM-LSB5 sold separately

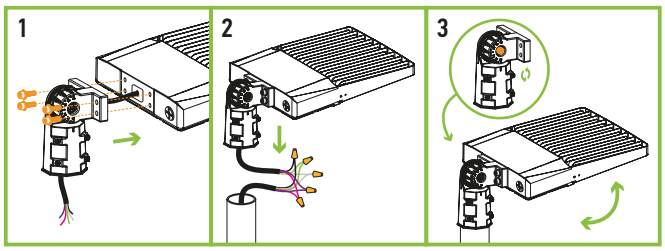
1. Open up the door on the arm bracket (1 screw). Install the mounting arm onto the pole (2 bolts). Make sure the silicone gaskets form a tight seal.
2. Thread the cord from the fixture through the bracket into the pole and tighten the four M8 screws on the body of the light. Wire in accordance with wiring schematic.
3. Close the door on the arm bracket (1 screw).



SLIP FITTER MOUNTING BRACKET:

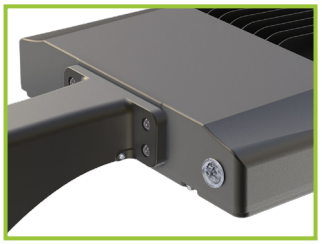
ASD-SF-LSB5 **ASD-SF2-LSB** sold separately

1. Thread the wire through the slip fitter and secure it to the fixture with four screws.
2. Make AC connections in accordance with wiring diagram.
3. If necessary adjust the fixture angle with the large hex bolt on the side of the slip fitter.



* The wiring is inside the pole, the side is sealed with a rubber ring and secured with screws, preventing water from getting inside the fixture.

BUILT-IN PHOTOCELL INFORMATION



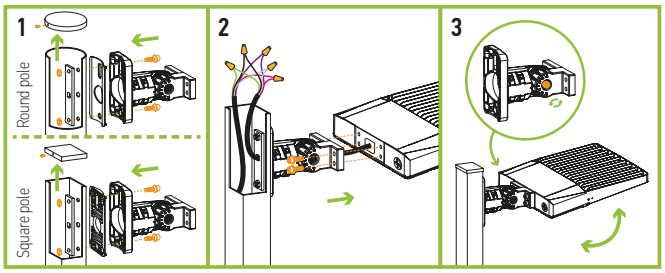
Specifications	
Light level to turn ON	≤ 80 lux (≤ 7.4 fc)
Light level to turn OFF	≥ 150 lux (≥ 13.9 fc)
Operating temperature	-40°F to 140°F (-40°C to 60°C)

The fixtures with a built-in photocell automatically turn off during daylight hours. Photocell can be easily deactivated by unscrewing it.

ADJUSTABLE ARM MOUNTING BRACKET:

ASD-AMR-LSB5 **ASD-AMR2-LSB** sold separately

1. Open up the door on the arm bracket (1 screw). Install the mounting arm onto the pole (2 bolts). Make sure the silicone gaskets form a tight seal. Choose gasket depending on the shape of the pole (round or flat).
2. Thread the cord from the fixture through the bracket into the pole and tighten the four M8 screws on the body of the light. Wire in accordance with wiring schematic.
3. Adjust the fixture angle with the large hex bolt on the side of the bracket If necessary.

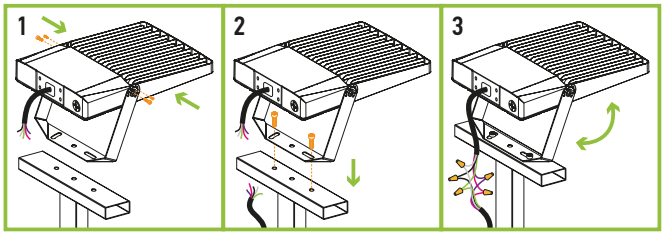


FLOODLIGHT MOUNTING BRACKET:

ASD-FM1-LSB5B **ASD-FM2-LSB5B** **ASD-FM3-LSB5B**

sold separately

1. Drill holes on the mounting surface corresponding to the holes in the arm. Attach fixture to bracket with 2 screws.
2. Align bracket holes with mounting surface holes and secure with 2 screws.
3. Wire in accordance with the wiring schematic. Seal the connections with the back plate of the fixture. Adjust fixture angle as needed.



For most up-to-date spec sheets please refer to asd-lighting.com

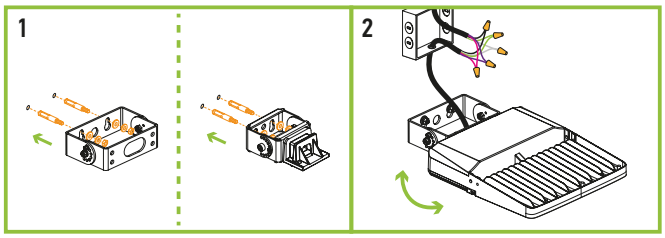
LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

FULL TRUNNION MOUNTING BRACKET:

ASD-TR-LSB5 ASD-TR2-LSB sold separately

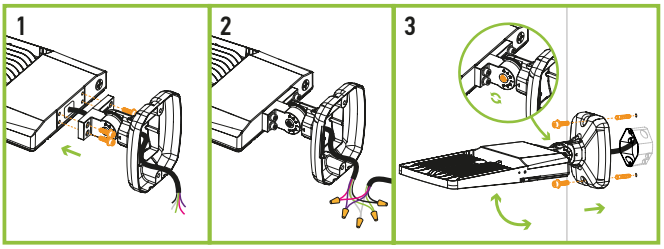
1. Drill holes on the mounting surface matching in size to the holes on the arm. Secure the bracket on the wall with screws. Pull wires through mount, secure fixture to the bracket.
2. Wire the AC power into the water tight junction box as shown in the wiring schematic diagram. Adjust the screw position to get desired angle when necessary.



WALL MOUNTING BRACKET:

ASD-WMB-LSB sold separately

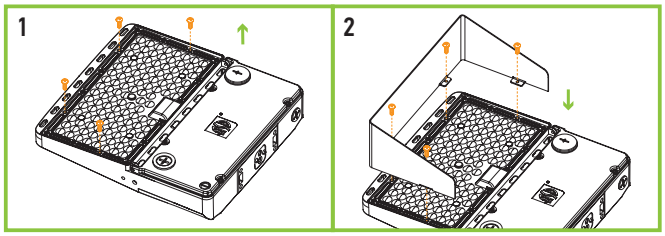
1. Take the bracket apart. Mark and drill two holes in the wall. Insert two dowels into the holes and secure the bracket to the wall using bolts. Then, feed the wire from the bracket into the lamp body. Once properly positioned, use four screws to fasten the lamp body to the gasket.
2. Wire according to the electrical schematic diagram.
3. Put the bracket on the bolt with screws. Turn the large screws to adjust the angle.



SPILL SHIELD INSTALLATION:

ASD-SPS-LSB5 ASD-SPS2-LSB5 sold separately

1. Take out 4 screws from the front of the 150-200W fixture, 6 screws for 240-300W fixture.
2. Attach the visor to the lens and secure it with new screws. For 150-200W fixtures, use ASD-SPS-LSB5 and 4 bolts; for 240-300W fixtures, use ASD-SPS2-LSB5 and 6 bolts. Ensure all screws are tightened securely.

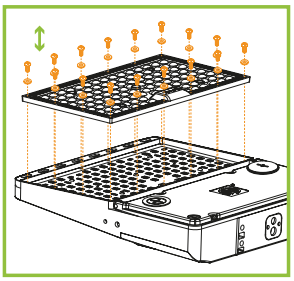


LENS INSTALLATION:

ASD-L2A-LSB5B ASD-L4A-LSB5B ASD-L5A-LSB5B
ASD-L2B-LSB5B ASD-L4B-LSB5B ASD-L5B-LSB5B
ASD-LFLA-LSB5B ASD-LFLB-LSB5B sold separately

1. Unscrew all screws from the original lens (T3-M) on the housing.
2. Install the rubber ring on new lens (T4/T5-M, sold separately).
3. Place the lens on the housing and make sure it fits the LEDs correctly.
4. Tighten all the screws back.

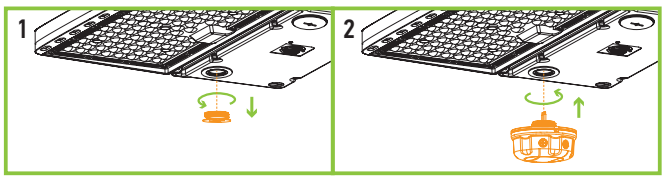
Models	Lens
150W, 200W	1 lens (L2A, L4A, L5A, LFLA)
240W, 300W	1 lens (L2B, L4B, L5B, LFLB)
500W	2 lenses (L4B, L5B, LFLB)



MOTION SENSOR INSTALLATION:

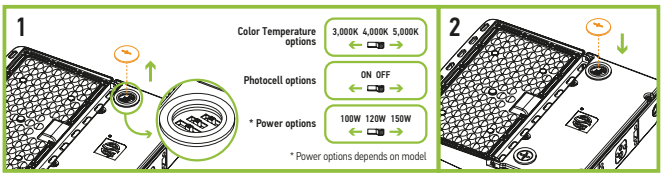
ASD-09MW ASD-09IR ASD-09IR50
ASD-09MW-NLS ASD-09IR-NLS sold separately

1. Unscrew the sensor base cap.
2. Insert and twist the sensor until it is tight on the base surface.



POWER, COLOR TEMPERATURE AND PHOTOCELL SETTINGS:

1. Open knock-out cap in the front panel of the fixture. Select needed power, color temperature and on/off photocell mode with a simple switch.
2. Then close the knock-out cap back.



For most up-to-date spec sheets please refer to asd-lighting.com

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

ORDERING INFORMATION

Model	Product dimensions	Weight	Pcs. Per carton	Carton size	Carton weight	UPC
LSB5B-PRO 170lm/W						
ASD-LSB5B-PRO-150BK	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811871
ASD-LSB5B-PRO-150BR	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811604
ASD-LSB5B-PRO-150SL	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811835
ASD-LSB5B-PRO-150WH	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811873
ASD-LSB5B-PRO-200BR	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811605
ASD-LSB5B-PRO-240BR	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811606
ASD-LSB5B-PRO-300BK	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811880
ASD-LSB5B-PRO-300BR	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811607
ASD-LSB5B-PRO-300SL	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811881
ASD-LSB5B-PRO-300WH	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811882
ASD-LSB5B-PRO-500BR	29 7/16" x 12 3/16" x 2 3/4"	14.1 lbs(6.4kg)	1	31.30" x 14.17" x 4.92"	15.7 lbs	81012811688
LSB5BHV-PRO HIGH VOLTAGE 170lm/W						
ASD-LSB5BHV-PRO-150BR	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811608
ASD-LSB5BHV-PRO-200BR	12 5/16" x 11 5/16" x 2 7/16"	5.7 lbs(2.6kg)	1	14.57" x 13.39" x 4.72"	6.8 lbs	81012811689
ASD-LSB5BHV-PRO-240BR	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811609
ASD-LSB5BHV-PRO-300BR	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811610
ASD-LSB5BHV-PRO-300SL	16 9/16" x 12 3/16" x 2 1/2"	7.1 lbs(3.2kg)	1	18.90" x 14.17" x 4.72"	8.2 lbs	81012811612
ASD-LSB5BHV-PRO-500BR	29 7/16" x 12 3/16" x 2 3/4"	14.1 lbs(6.4kg)	1	31.30" x 14.17" x 4.92"	15.7 lbs	81012811690

ACCESSORIES:

Model	Product dimensions	Pcs. in middle box"	Middle box size	Middle box weight	Pcs. per carton	Carton size	Carton weight	UPC	GTIN 14 in middle box"	GTIN 14
ASD-09MW-WH	2 1/8" x 2 1/8" x 1 5/16"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	12.1 lbs	81012811370	20810128113704	30810128113701
ASD-09MW-BK	2 1/8" x 2 1/8" x 1 5/16"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	12.1 lbs	81012811371	20810128113711	30810128113718
ASD-09IR-WH	2 1/8" x 2 1/8" x 1 11/16"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	12.1 lbs	81012811369	20810128113698	30810128113695
ASD-09IR-BK	2 1/8" x 2 1/8" x 1 11/16"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	12.1 lbs	81012811434	20810128114343	30810128114340
ASD-09IR50-WH	2 1/8" x 2 1/8" x 1 11/16"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	10.7 lbs	81012811679	10810128116791	20810128116798
ASD-09IR-NLS-WH	2 1/8" x 2 1/8" x 1 11/16"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	12.1 lbs	81012811375	20810128113759	30810128113756
ASD-09MW-NLS-WH	2 1/8" x 2 1/8" x 1 3/8"	10	5.5" x 2.6" x 11.4"	1.2 lbs	120	17.32" x 11.81" x 11.02"	12.1 lbs	81012811376	20810128113766	30810128113763
ASD-06RC	5 11/16" x 1 3/4" x 13/16"	10	6.3" x 2.9" x 11.4"	0.5 lbs	60	15.75" x 11.81" x 9.29"	24.7 lbs	81012811437	30810128114371	40810128114378
ASD-AM-LSB5-WH	6 13/16" x 6 1/4" x 2 5/16"	-	-	-	10	26.97" x 9.45" x 15.94"	15.4 lbs	81012811847	-	10810128118474
ASD-AM-LSB5-SL	6 13/16" x 6 1/4" x 2 5/16"	-	-	-	10	26.97" x 9.45" x 15.94"	15.4 lbs	81012811846	-	10810128118467
ASD-AM-LSB5-BR	6 13/16" x 6 1/4" x 2 5/16"	-	-	-	10	26.97" x 9.45" x 15.94"	15.4 lbs	81012811620	-	10810128116203
ASD-AM-LSB5-BK	6 13/16" x 6 1/4" x 2 5/16"	-	-	-	10	26.97" x 9.45" x 15.94"	15.4 lbs	81012811845	-	10810128118450
ASD-AMR-LSB5-WH	7 1/4" x 4 15/16" x 6 1/4"	-	-	-	20	27.36" x 16.54" x 13.98"	52.9 lbs	81012811329	-	10810128113295
ASD-AMR-LSB5-SL	7 1/4" x 4 15/16" x 6 1/4"	-	-	-	20	27.36" x 16.54" x 13.98"	52.9 lbs	81012811225	-	20810128112257
ASD-AMR-LSB5-BR	7 1/4" x 4 15/16" x 6 1/4"	-	-	-	20	27.36" x 16.54" x 13.98"	52.9 lbs	81012811224	-	20810128112240
ASD-AMR-LSB5-BK	7 1/4" x 4 15/16" x 6 1/4"	-	-	-	20	27.36" x 16.54" x 13.98"	52.9 lbs	81012811223	-	20810128112233
ASD-AMR2-LSB-WH	9 5/8" x 6 1/4" x 4 5/16"	-	-	-	10	21.38" x 9.57" x 13.43"	30.9 lbs	81012811401	-	10810128114018
ASD-AMR2-LSB-SL	9 5/8" x 6 1/4" x 4 5/16"	-	-	-	10	21.38" x 9.57" x 13.43"	30.9 lbs	81012811333	-	10810128113332
ASD-AMR2-LSB-BR	9 5/8" x 6 1/4" x 4 5/16"	-	-	-	10	21.38" x 9.57" x 13.43"	30.9 lbs	81012811332	-	10810128113325
ASD-AMR2-LSB-BK	9 5/8" x 6 1/4" x 4 5/16"	-	-	-	10	21.38" x 9.57" x 13.43"	30.9 lbs	81012811331	-	10810128113318
ASD-SF-LSB5-WH	7 1/16" x 4 15/16" x 3 1/16"	-	-	-	20	15.51" x 17.72" x 11.14"	35.3 lbs	81012811330	-	10810128113301
ASD-SF-LSB5-SL	7 1/16" x 4 15/16" x 3 1/16"	-	-	-	20	15.51" x 17.72" x 11.14"	35.3 lbs	81012811197	-	10810128111970
ASD-SF-LSB5-BR	7 1/16" x 4 15/16" x 3 1/16"	-	-	-	20	15.51" x 17.72" x 11.14"	35.3 lbs	81012811104	-	20810128111045
ASD-SF-LSB5-BK	7 1/16" x 4 15/16" x 3 1/16"	-	-	-	20	15.51" x 17.72" x 11.14"	35.3 lbs	81012811196	-	10810128111963
ASD-SF2-LSB-WH	10 11/16" x 4 5/16" x 3 3/8"	-	-	-	10	18.43" x 9.25" x 11.77"	35.1 lbs	81012811425	-	10810128114254
ASD-SF2-LSB-SL	10 11/16" x 4 5/16" x 3 3/8"	-	-	-	10	18.43" x 9.25" x 11.77"	35.1 lbs	81012811424	-	10810128114247
ASD-SF2-LSB-BR	10 11/16" x 4 5/16" x 3 3/8"	-	-	-	10	18.43" x 9.25" x 11.77"	35.1 lbs	81012811423	-	10810128114230
ASD-SF2-LSB-BK	10 11/16" x 4 5/16" x 3 3/8"	-	-	-	10	18.43" x 9.25" x 11.77"	35.1 lbs	81012811422	-	10810128114223
ASD-TN-BR	9 7/16" x 3 15/16" x 8 11/16"	-	-	-	5	21.73" x 10.43" x 9.80"	26.2 lbs	81012811680	-	10810128116807
ASD-B2BT	26" x 14 3/16" x 2 3/4"	-	-	-	2	28.43" x 9.92" x 18.50"	28.0 lbs	81012811787	-	10810128117873
ASD-B3BT	37 13/16" x 14 3/16" x 2 3/4"	-	-	-	1	39.45" x 4.41" x 17.32"	19.0 lbs	81012811788	-	-
ASD-TR-LSB5-WH	6 9/16" x 4 7/16" x 1 7/8"	-	-	-	20	14.76" x 10.31" x 12.40"	44.1 lbs	81012811343	-	10810128113431
ASD-TR-LSB5-SL	6 9/16" x 4 7/16" x 1 7/8"	-	-	-	20	14.76" x 10.31" x 12.40"	44.1 lbs	81012811199	-	10810128111994
ASD-TR-LSB5-BR	6 9/16" x 4 7/16" x 1 7/8"	-	-	-	20	14.76" x 10.31" x 12.40"	44.1 lbs	81012811105	-	10810128111055
ASD-TR-LSB5-BK	6 9/16" x 4 7/16" x 1 7/8"	-	-	-	20	14.76" x 10.31" x 12.40"	44.1 lbs	81012811198	-	10810128111987
ASD-TR2-LSB-WH	7 1/16" x 5 7/8" x 2 11/16"	-	-	-	10	14.5" x 14" x 8.2"	31.7 lbs	810128114295	-	10810128114292
ASD-TR2-LSB-SL	7 1/16" x 5 7/8" x 2 11/16"	-	-	-	10	14.5" x 14" x 8.2"	31.7 lbs	810128114288	-	10810128114285
ASD-TR2-LSB-BR	7 1/16" x 5 7/8" x 2 11/16"	-	-	-	10	14.5" x 14" x 8.2"	31.7 lbs	810128114271	-	10810128114278
ASD-TR2-LSB-BK	7 1/16" x 5 7/8" x 2 11/16"	-	-	-	10	14.5" x 14" x 8.2"	31.7 lbs	810128114264	-	10810128114261

For most up-to-date spec sheets please refer to asd-lighting.com

LED AREA LIGHT WITH Q-BASE AND PHOTOCELL

PRO series

Model	Product dimensions	Pcs. in middle box"	Middle box size	Middle box weight	Pcs. per carton	Carton size	Carton weight	UPC	GTIN 14 in middle box"	GTIN 14
ASD-FM1-LSB5B-WH	11 7/16" x 6 5/16" x 9 7/8"	-	-	-	10	24.80" x 13.78" x 12.40"	21.2 lbs	81012811839	-	10810128118399
ASD-FM1-LSB5B-SL	11 7/16" x 6 5/16" x 9 7/8"	-	-	-	10	24.80" x 13.78" x 12.40"	21.2 lbs	81012811672	-	10810128116722
ASD-FM1-LSB5B-BR	11 7/16" x 6 5/16" x 9 7/8"	-	-	-	10	24.80" x 13.78" x 12.40"	21.2 lbs	81012811838	-	10810128118382
ASD-FM1-LSB5B-BK	11 7/16" x 6 5/16" x 9 7/8"	-	-	-	10	24.80" x 13.78" x 12.40"	21.2 lbs	81012811671	-	10810128116715
ASD-FM2-LSB5B-WH	12 9/16" x 6 1/16" x 9 5/16"	-	-	-	10	22.64" x 13.98" x 13.98"	27.6 lbs	81012811841	-	10810128118412
ASD-FM2-LSB5B-SL	12 9/16" x 6 1/16" x 9 5/16"	-	-	-	10	22.64" x 13.98" x 13.98"	27.6 lbs	81012811674	-	10810128116746
ASD-FM2-LSB5B-BR	12 9/16" x 6 1/16" x 9 5/16"	-	-	-	10	22.64" x 13.98" x 13.98"	27.6 lbs	81012811673	-	10810128116739
ASD-FM2-LSB5B-BK	12 9/16" x 6 1/16" x 9 5/16"	-	-	-	10	22.64" x 13.98" x 13.98"	27.6 lbs	81012811840	-	10810128118405
ASD-FM3-LSB5B-WH	12 11/16" x 7 1/2" x 12 3/8"	-	-	-	5	14.96" x 13.78" x 13.78"	22.1 lbs	81012811844	-	10810128118443
ASD-FM3-LSB5B-SL	12 11/16" x 7 1/2" x 12 3/8"	-	-	-	5	14.96" x 13.78" x 13.78"	22.1 lbs	81012811842	-	10810128118429
ASD-FM3-LSB5B-BR	12 11/16" x 7 1/2" x 12 3/8"	-	-	-	5	14.96" x 13.78" x 13.78"	22.1 lbs	81012811675	-	10810128116753
ASD-FM3-LSB5B-BK	12 11/16" x 7 1/2" x 12 3/8"	-	-	-	5	14.96" x 13.78" x 13.78"	22.1 lbs	81012811843	-	10810128118436
ASD-WMB-LSB-BR	7 3/16" x 6 1/4" x 3 5/16"	-	-	-	8	18.50" x 15.75" x 13.98"	9.3 lbs	81012811848	-	10810128118481
ASD-SPS-LSB5-BR	11" x 5 7/8" x 2 3/4"	-	-	-	10	15.35" x 12.95" x 12.40"	13.2 lbs	81012811784	-	10810128117842
ASD-SPS2-LSB5-BR	11 15/16" x 8 1/2" x 2 3/4"	-	-	-	10	18.50" x 15.55" x 12.99"	17.6 lbs	81012811785	-	10810128117859
ASD-L2A-LSB5B	10 9/16" x 5 7/8" x 1/2"	-	-	-	30	10.83" x 8.46" x 12.01"	11.7 lbs	81012811613	-	10810128116135
ASD-L4A-LSB5B	10 9/16" x 5 7/8" x 1/2"	-	-	-	30	10.83" x 8.46" x 12.01"	11.7 lbs	81012811615	-	10810128116159
ASD-L5A-LSB5B	10 9/16" x 5 7/8" x 1/2"	-	-	-	30	10.83" x 8.46" x 12.01"	11.7 lbs	81012811617	-	10810128116173
ASD-LFLA-LSB5B	10 9/16" x 5 7/8" x 1/2"	-	-	-	30	10.83" x 8.46" x 12.01"	11.7 lbs	81012811619	-	10810128116197
ASD-L2B-LSB5B	11 7/8" x 8 1/4" x 7/16"	-	-	-	30	11.81" x 10.83" x 12.80"	12.4 lbs	81012811614	-	10810128116142
ASD-L4B-LSB5B	11 7/8" x 8 1/4" x 7/16"	-	-	-	30	11.81" x 10.83" x 12.80"	12.4 lbs	81012811616	-	10810128116166
ASD-L5B-LSB5B	11 7/8" x 8 1/4" x 7/16"	-	-	-	30	11.81" x 10.83" x 12.80"	12.4 lbs	81012811618	-	10810128116180
ASD-LFLB-LSB5B	11 7/8" x 8 1/4" x 7/16"	-	-	-	30	11.81" x 10.83" x 12.64"	12.4 lbs	81012811687	-	10810128116876

ANNEX 1

Model	Watts	3,000 K	4,000 K	5,000 K
ASD-LSB5B-PRO-150WH ASD-LSB5B-PRO-150SL ASD-LSB5B-PRO-150BR ASD-LSB5B-PRO-150BK	100W	17,215 lm	18,124 lm	17,388 lm
	120W	19,958 lm	20,827 lm	20,520 lm
	150W	24,335 lm	25,480 lm	24,141 lm
ASD-LSB5B-PRO-200BR	100W	17,707 lm	18,646 lm	18,135 lm
	150W	24,750 lm	25,904 lm	25,516 lm
	200W	32,410 lm	33,541 lm	33,273 lm
ASD-LSB5B-PRO-240BR ASD-LSB5BHV-PRO-240BR	150W	25,935 lm	26,972 lm	26,433 lm
	200W	32,734 lm	34,305 lm	33,619 lm
	240W	38,197 lm	40,208 lm	39,419 lm
ASD-LSB5B-PRO-300WH ASD-LSB5B-PRO-300SL ASD-LSB5B-PRO-300BR ASD-LSB5B-PRO-300BK	200W	35,785 lm	37,163 lm	37,051 lm
	240W	41,015 lm	43,620 lm	42,765 lm
	300W	48,844 lm	52,312 lm	51,005 lm
ASD-LSB5B-PRO-500BR	300W	51,980 lm	55,099 lm	54,658 lm
	400W	65,693 lm	69,886 lm	69,521 lm
	500W	80,148 lm	84,993 lm	83,326 lm
ASD-LSB5BHV-PRO-150BR	100W	18,124 lm	19,082 lm	18,616 lm
	120W	20,140 lm	20,758 lm	20,446 lm
	150W	23,898 lm	25,063 lm	24,436 lm
ASD-LSB5BHV-PRO-200BR	100W	17,463 lm	18,245 lm	18,135 lm
	150W	25,137 lm	65,181 lm	25,950 lm
	200W	32,410 lm	35,081 lm	34,052 lm
ASD-LSB5BHV-PRO-240BR	150W	25,427 lm	26,487 lm	26,225 lm
	200W	32,474 lm	34,632 lm	34,806 lm
	240W	38,976 lm	41,003 lm	40,224 lm
ASD-LSB5BHV-PRO-300SL ASD-LSB5BHV-PRO-300BR	200W	33,475 lm	35,274 lm	35,098 lm
	240W	39,568 lm	41,546 lm	40,923 lm
	300W	48,505 lm	52,156 lm	51,208 lm
ASD-LSB5BHV-PRO-500BR	300W	53,588 lm	56,707 lm	55,323 lm
	400W	65,770 lm	71,671 lm	70,404 lm
	500W	80,753 lm	86,367 lm	83,851 lm

Model	BUG rating
ASD-LSB5B-PRO-150WH	B4-U0-G4
ASD-LSB5B-PRO-150SL	
ASD-LSB5B-PRO-150BR	
ASD-LSB5B-PRO-150BK	
ASD-LSB5B-PRO-200BR	
ASD-LSB5B-PRO-240BR	
ASD-LSB5BHV-PRO-150BR	
ASD-LSB5BHV-PRO-200BR	
ASD-LSB5BHV-PRO-240BR	
ASD-LSB5B-PRO-300WH	B5-U0-G5
ASD-LSB5B-PRO-300SL	
ASD-LSB5B-PRO-300BR	
ASD-LSB5B-PRO-300BK	
ASD-LSB5B-PRO-500BR	
ASD-LSB5BHV-PRO-300SL	
ASD-LSB5BHV-PRO-300BR	
ASD-LSB5BHV-PRO-500BR	

For most up-to-date spec sheets please refer to asd-lighting.com

FLEX [OPEN]

PROJECT:	
MODEL #:	
FIXTURE TYPE:	

STANDARD SPECIFICATIONS

HOUSING
The modern design is a one piece housing assembly with the diffuser held in place by formed rails. The assembly consists of formed, cold rolled steel parts that welded and fastened with hardware. This fixture is not recommended for installation along coastal areas. Contact factory for further details.

DIFFUSER
A simple white UV stabilized acrylic panel provides an understated elegance to this sleek design.

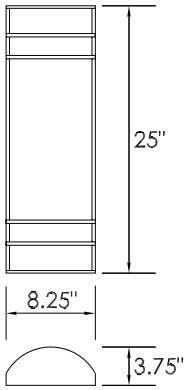
LED PERFORMANCE - 3500K STANDARD
120-277V - 3500K, 90+ CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Dimming compatible - 0-10V control required
Operating ambient temperature: -20°C / -4°F - 50°C / 122°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
H16 – 16W nominal, .14 A input – 968 lm. Dimmable (0-10V).
H21 – 21W nominal, .18 A input – 1159 lm. Dimmable (0-10V).
H32 – 32W nominal, .26 A input – 1916 lm. Dimmable (0-10V).
H41 – 41W nominal, .35 A input – 2340 lm. Dimmable (0-10V).

MOUNTING
The 7329 series is designed to be mounted directly to a j-box (by others), and additional wall anchors (by others) at the ends of the fixture.

FINISH
The 7329 series is available in Nickel Tone as a standard, and in all Brownlee paints as an optional offering.

WARRANTY
5 year limited warranty on this LED product. Consult factory for details.





C US WET ADA SUPPORTS T24 COMPLIANCE RoHS COMPLIANT ELECTRONICS BAA OPTIONS

ORDERING INFORMATION

7329 - _____ - _____ - _____ - _____

Model | 2. | 3. | 4. | 5. (if required)

2. FINISH

STANDARD
NT Nickel Tone

OPTIONAL
BL Black
BZ Bronze
GM Gun Metal
MB Metallic Bronze
WH White

CUSTOM
Provide color sample or RAL code to match

3. WATTAGE

H16 16W H Series LED
H21 21W H Series LED
H32 32W H Series LED
H41 41W H Series LED

4. COLOR TEMPERATURE

35K 3500K standard color temperature
30K 3000K color temperature
40K 4000K color temperature

5. AVAILABLE OPTIONS

BAC[1] Buy American Compliant (BAA)
FCL[7] French Canadian Labels
T24[9] Title 24 JA8 Compliant (H16 & H32 only)

Universal Footnotes (only applies if superscript is shown in Options section): (0) 90R - All LEDs/CCTs are being transitioned to 90 CRI standard over 2025. Inquire for this model's availability. **1) BAC/BAB** - www.brownlee.com/resources/usa. **(2) BBI/BBC** - cannot combine with ECW or EXT. **(3) BLD** - integral microwave motion sensor (step-dim). Cannot combine with DTR. **(4) DTR** - cannot combine with BLD. **(5) ECW** - cannot combine with BBI, BBC, or DTR. **(7) FCL** - cannot combine with BAC. **(8) OCC** - integral microwave motion sensor (ON/OFF). **(9) T24** - includes JA8 labeling and 90 CRI LEDs. **(10) PCH/PC4** - cannot combine with BLD or OCC.
Add'l Notes: *BBI/BBC - BBI minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F.
****BLD** - integral microwave motion sensor with step-dim control. 1: Motion is detected, illuminate to 100%.
2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Config. via onboard dip switches.

Specifications subject to change without notice.

BROWNLEE LIGHTING
www.brownlee.com

REVISED 2024.12.20

Planning & Zoning Staff Report

DATE

May 5, 2026

PROJECT NAME

Goodwill Store Site Plan

APPLICANT

Goodwill Industries of Central Iowa

REQUESTED ACTION

Approval of site plan to construct a 16,000 sf building with loading dock area and drop off drive-through area, parking stalls, and detention basin.

LOCATION

361 SE Gateway Circle

ZONING

C-2 (General and Highway Service Commercial)

Highway 141 Mixed use Development Corridor District Zone 1

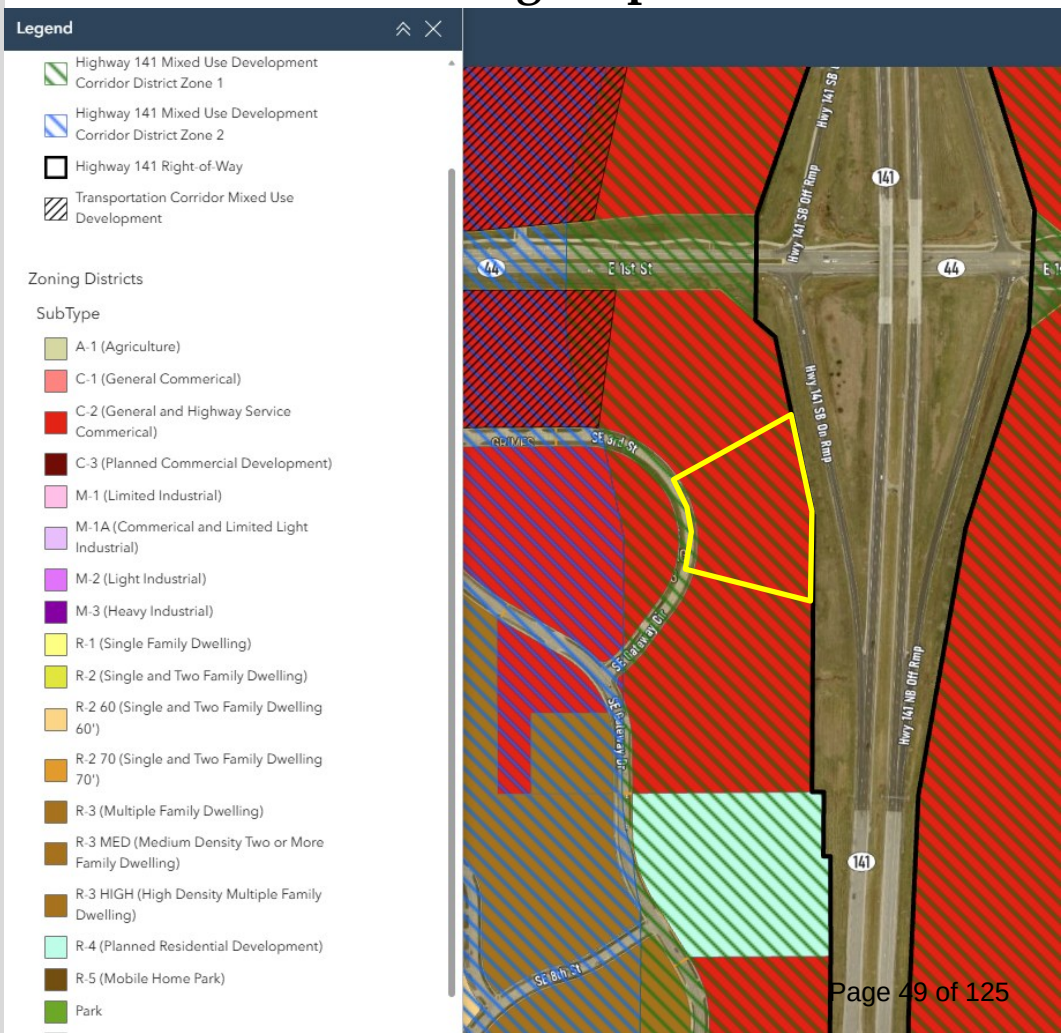
PLANNER

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

Location Map



Zoning Map



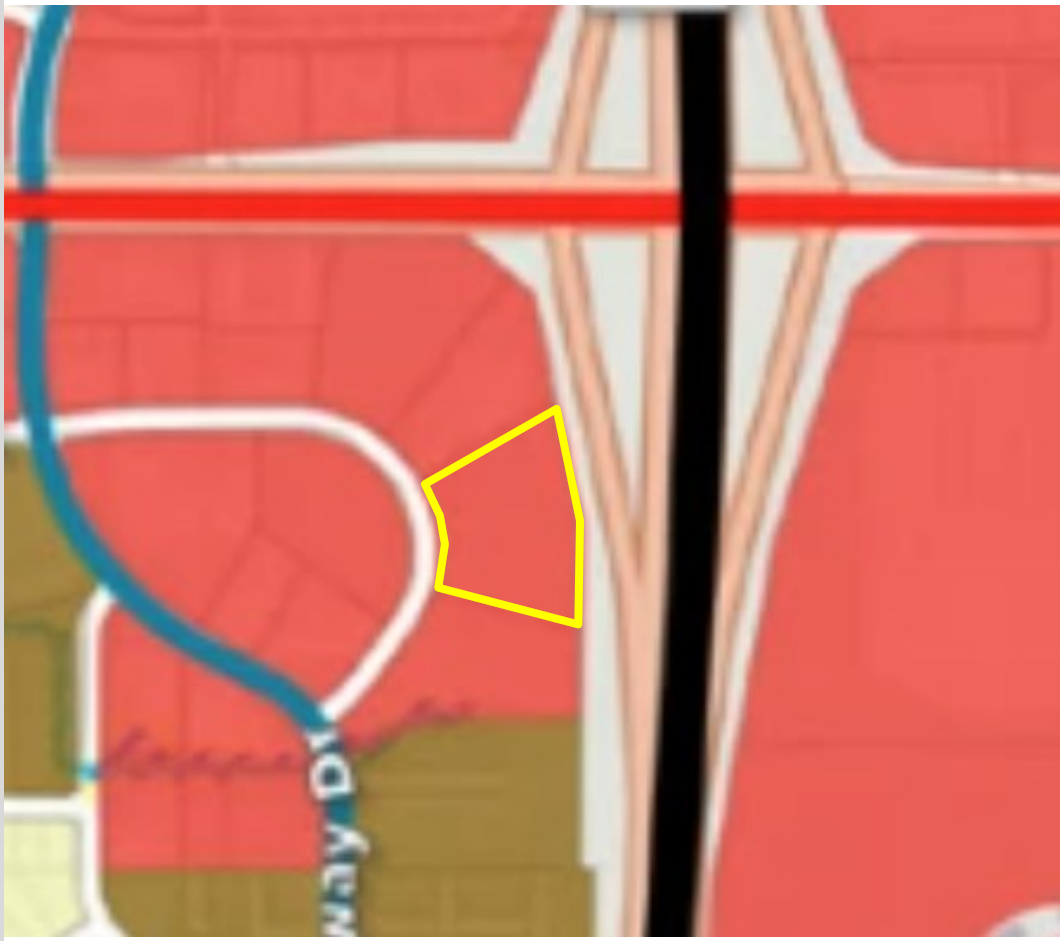
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Undeveloped	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1
North	Commercial	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1
South	Undeveloped	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1
East	Highway/Commercial	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1; Transportation Corridor Mixed Use Development
West	Undeveloped	General Commercial	C-2; Highway 141 Mixed use Development Corridor District Zone 1

PARKS

No dedication is required as the site is a commercial use and commercial zoning.

Future Land Use Map



Previous Site History

Previous Planning & Zoning Commission Decisions

The Request for Waiver of Requirements to allow service bay orientation facing Highway 141 was denied by the Planning and Zoning Commission at the April 7, 2026, P&Z Commission Meeting. The applicant has altered the site plan since the date of the request denial to meet the requirements of the Code of Ordinances.

Site Layout

ACCESS

There will be two full access from the site onto SE Gateway Circle

LIGHTING

There is proposed parking lot lighting and building lighting fixtures proposed.

BUILDING SETBACKS

Front: 25 feet

Side: N/A

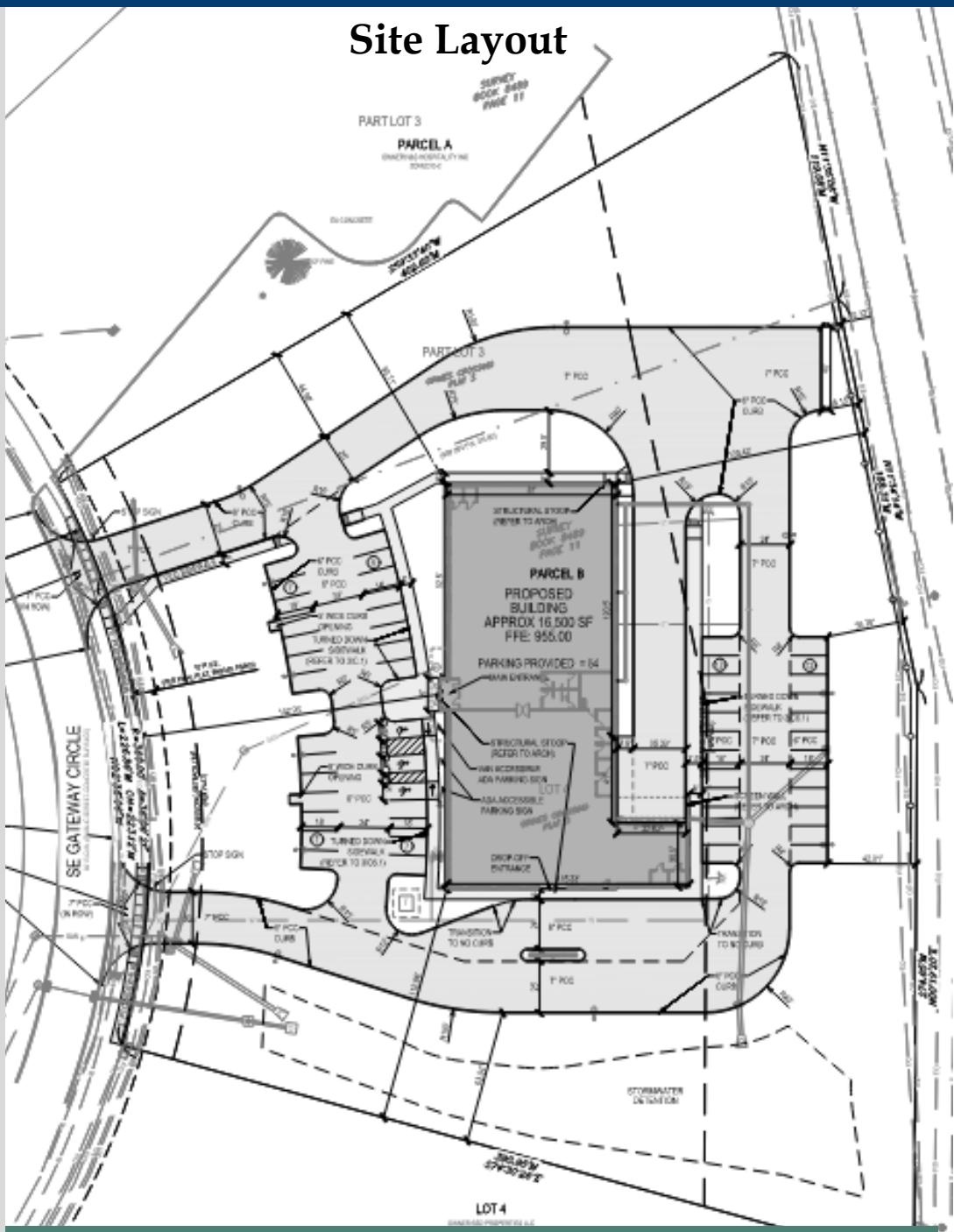
Rear: 25 feet

Hwy 141 Building Setback: 100 feet

PARKING:

A loading dock and docking area is proposed. The loading area is required to be screened from the ROW frontage (Highway 141).

There will also be a covered drive-through area intended for drop-off merchandise use against the south end of the building.



Parking Calculation Table

Required:	Proposed:
4 stalls/1000 sf (Retail)	
32 stalls (Retail Use Requirement) 16 stalls (Warehouse Use Requirement) 2 ADA stalls	55 stalls Including 3 ADA stalls

Utilities

SANITARY

The existing sanitary service is connected to a public main on the east side of SE Gateway Circle. The proposed building addition sanitary sewer lines will connect to the existing building's infrastructure.

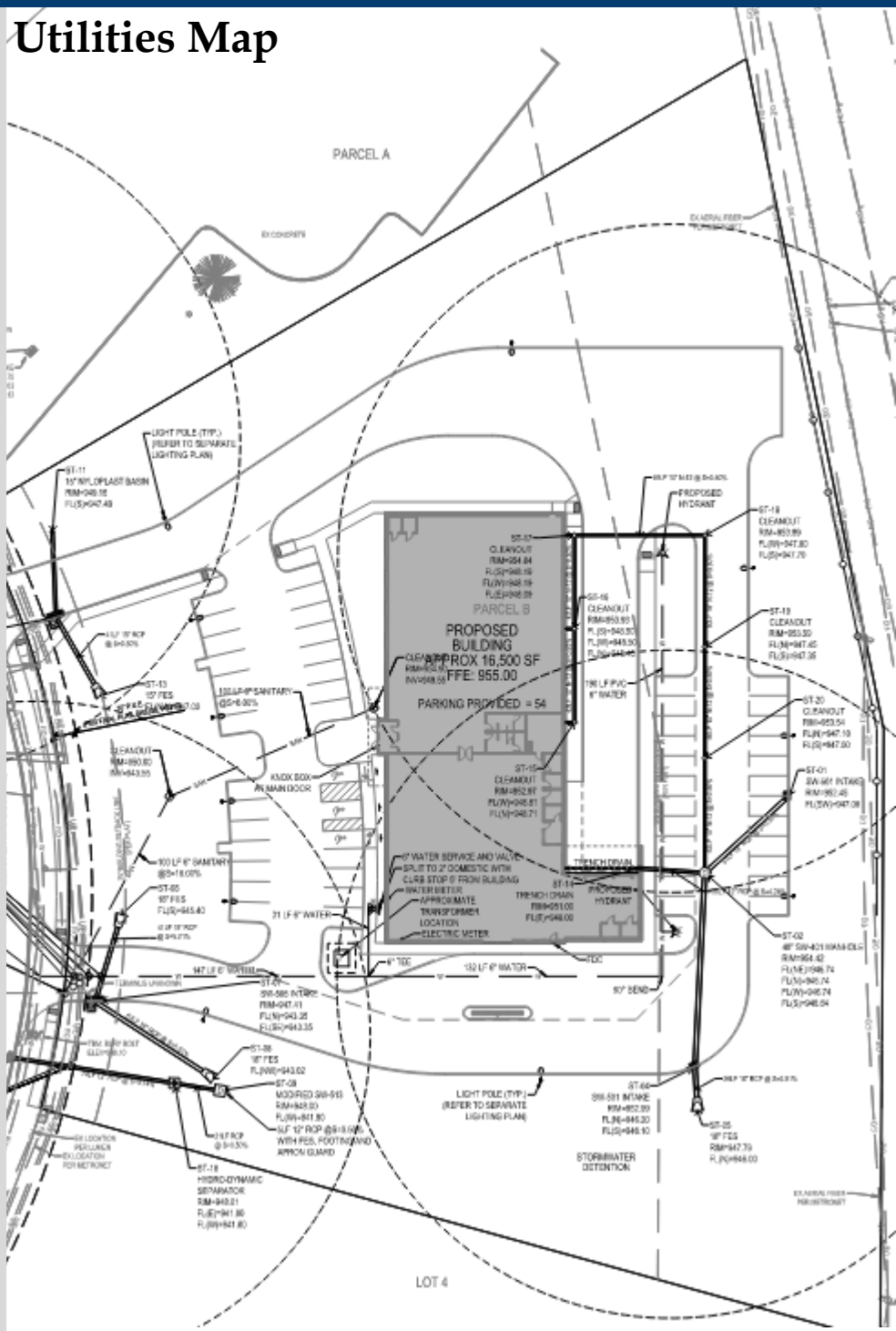
WATER

The water service will be stubbed in at the public main on the east side of SE Gateway Circle. There are proposed private water service line, fire hydrants and water main on site.

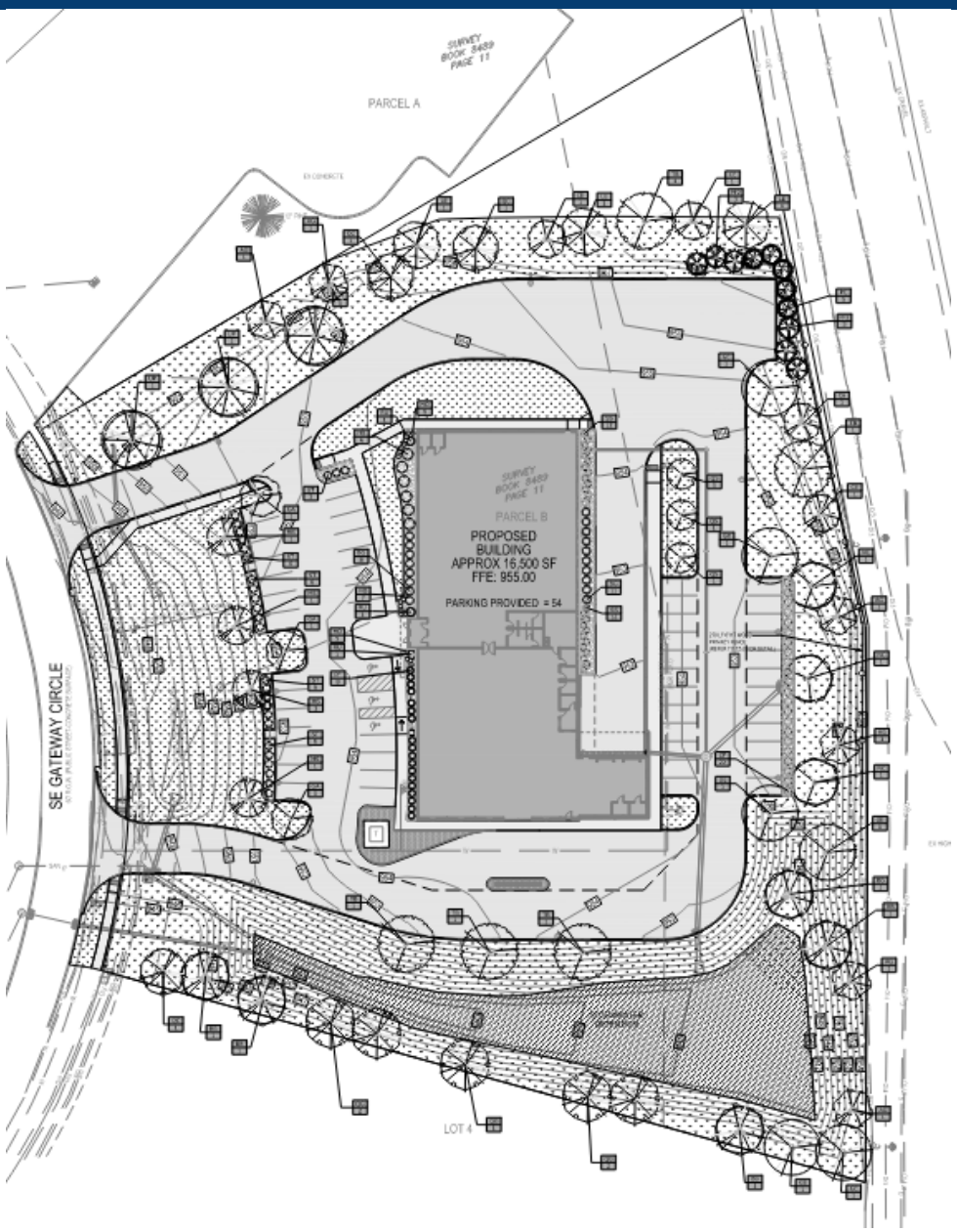
STORM WATER

The proposed storm sewer infrastructure on site will connect to and ultimately discharge public storm sewer on the east side of SE Gateway Circle. The proposed storm sewer main will carry stormwater to the proposed basin on the south end of the site. Overflow and discharge from the basin will be into public storm sewer on the east side of SE Gateway Circle.

Utilities Map



Landscaping



LANDSCAPING

Landscaping provided meets the open space and street tree requirements. Landscaping or other screening methods are required to screen the loading dock area.

Open Space: 2 trees per 1,000 square feet of required open space = 64 trees required
= 64 trees provided
1 shrub per 500 square feet = 64 shrubs required
= 85 shrubs provided

Parking Lot Trees: 1 overstory tree per 50 lineal feet of parking area = 5 trees required
= 5 trees provided
1 shrub per 4 lineal feet of parking area = 63 shrubs required
= 63 shrubs provided

Architecture

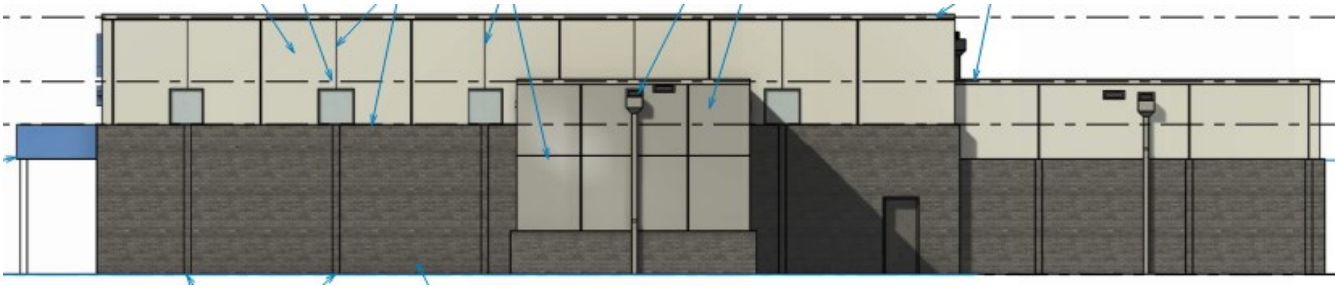
East Elevation (Facing Highway 141)



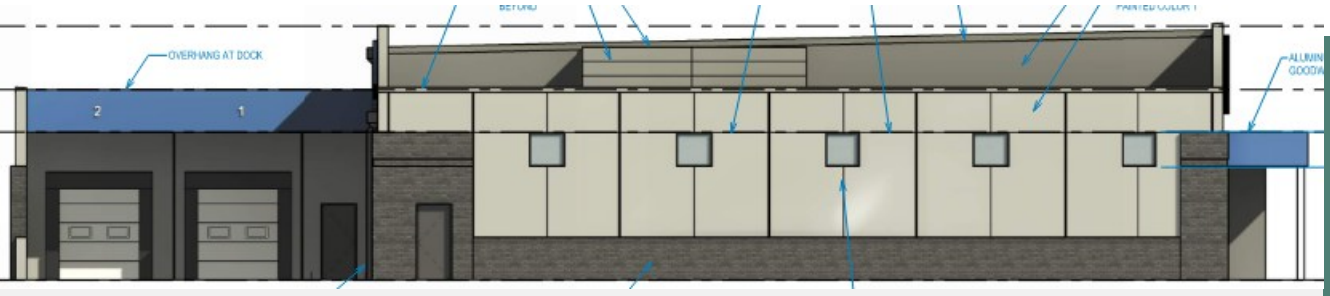
West Elevation (Facing SE Gateway Cir)



South Elevation



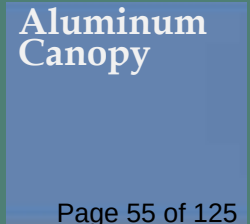
North Elevation



Material Board







BUILDING & ELEVATIONS

The building will consist of primarily brick and architectural precast panel materials to meet the architecture requirements for the C-2 zoning and the Highway 141 Zone 1 Overlay Zone. There will be rooftop units on the proposed addition, but they will be screened by the parapet wall and screening wall and will not be able to be seen from the property lines.

DUMPSTER ENCLOSURE

No trash enclosure is proposed. The property owner will store trash bins inside the building.

LIGHTING

There are proposed wall pack lighting on the proposed building as well as lighting underneath the canopy area.

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Goodwill Store site plan subject to any remaining staff comments.

Conclusion

- Site plan to construct a 16,000 sf building with loading dock area and drop off drive-through area, parking stalls, and detention basin.
- Proposed building architecture meets the current architectural requirements.
- The loading dock area is required to be screened from Highway 141.
- No parkland dedication is required.
- Staff is currently in review of the site plan submittal , so no comment letter is provided for the May 5th Planning and Zoning Commission Meeting. The site plan is subject to any remaining staff comments.

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © ARCHITECT MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES

RAINS | ARCHITECTURE
8797 NW 54TH AVE #100, JOHNSTON, IA 50131
515-259-8320 jeff@rainsarch.com

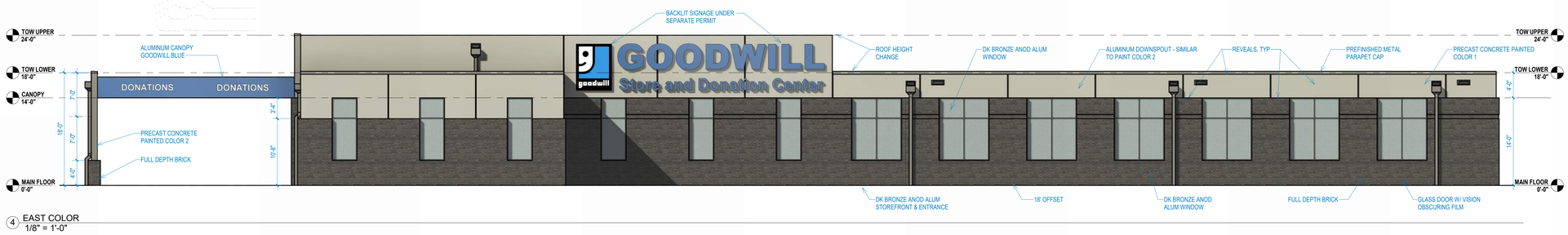
CIVIL ENGINEERING
BISHOP ENGINEERING
3501 104TH ST, URBANDALE, IA 50322
515-276-0467

STRUCTURAL ENGINEERING
CLIFTON STRUCTURAL
618 NE 57TH, ANKENY, IA 50312
515-468-1480

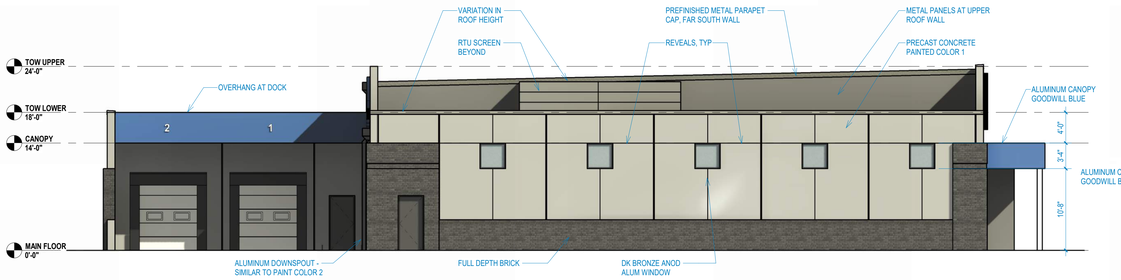
MEP ENGINEER
DURANTEM
3737 WOODLAND AVE SUITE 420
WEST DES MOINES, IA 50266
515-452-8341



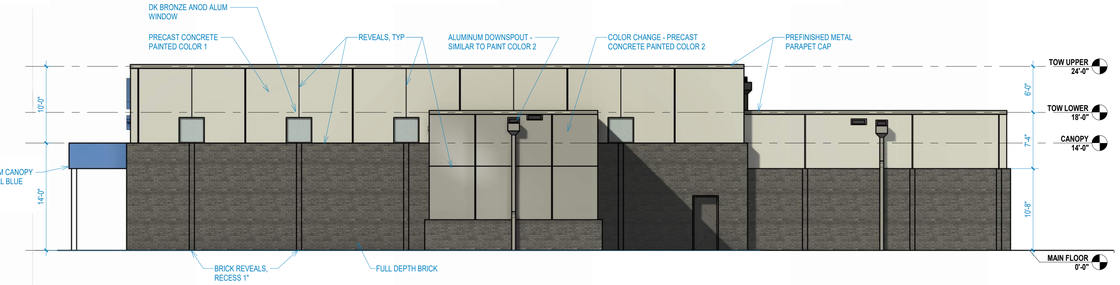
EXTERIOR MATERIALS	NORTH		WEST (CITY ROW)		SOUTH		EAST (HWY ROW)		TOTAL (ALL SIDES)	
	Area	%	Area	%	Area	%	Area	%	Area	%
ARCHITECTURAL CONCRETE PANELS	954	68%	1632	49%	1254	50%	1432	44%	5272	43%
FULL DEPTH BRICK	440	32%	1714	51%	1256	50%	1802	56%	5212	42%
STOREFRONT / GLAZING	55	4%	909	21%	45	2%	800	20%	1809	15%
OPAQUE DOORS	24		0		24		0		48	
OPAQUE WALL AREA	1394		3346		2510		3234		10484	
TOTAL WALL AREA	1473		4255		2579		4034		12341	
PERCENT AREA STOREFRONT BASED ON TOTAL WALL AREA										
PERCENT AREA BRICK/PRECAST BASED ON OPAQUE WALL AREA										



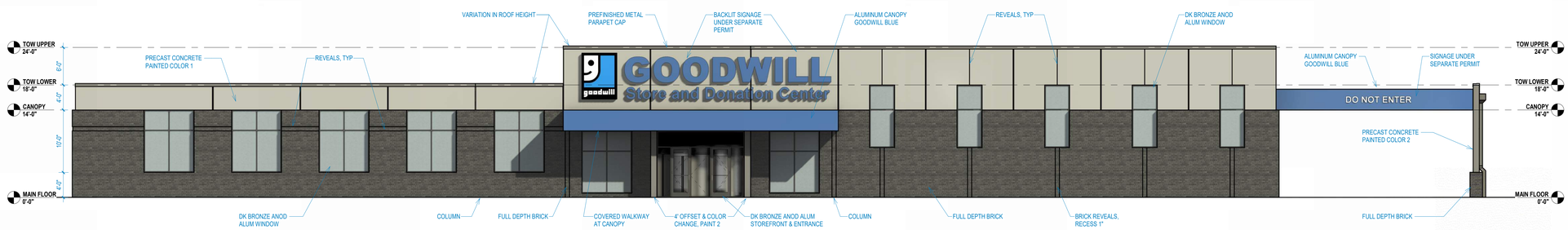
4 EAST COLOR
1/8" = 1'-0"



3 NORTH COLOR
1/8" = 1'-0"



2 SOUTH COLOR
1/8" = 1'-0"



1 WEST COLOR
1/8" = 1'-0"

EXTERIOR MATERIALS NOTES:

1. BRICK
   A. MANUFACTURER: GLEN GERY
   B. COLOR: IRON VINEYARD
   C. SIZE: UTILITY
2. PRECAST CONCRETE WALLS
   A. SUPPLIER: SHERWIN WILLIAMS
   B. PAINT: COLOR 1 - SW 7030 ANEW GRAY
   C. PAINT: COLOR 2 - SW 7032 WARM STONE
3. METAL PANELS
   A. SUPPLIER: BERRIDGE OR SIMILAR
   B. SYSTEM: THIN-LINE PANEL OR SIMILAR
   C. COLOR: DARK BROWN
4. ANODIZED ALUMINUM
   A. FINISH: DARK BRONZE
5. PARAPET CAP
   A. MANUFACTURER: UNA-CLAD METAL (OR EQ)
   B. COLOR: DARK BRONZE
6. CANOPY - GOODWILL BLUE
   A. SUPPLIER: UNA-CLAD METAL (OR EQ)
   B. COLOR: CUSTOM BLUE

EXTERIOR GENERAL NOTES:

1. NO TRASH ENCLOSURE WILL BE USED AT THIS SITE
2. GOODWILL SIGN TO BE BACKLIT
3. GOODWILL SIGN TO HAVE BLUE LETTERS & LOGO

EXTERIOR TREATMENTS SHOWN:

1. REVEALS
2. OFFSETS MEASURING AT LEAST 4 FT IN DEPTH
3. COLOR CHANGES
4. ARCHITECTURAL BANDING
5. AWNING (CANOPY)
6. COVERED WALKWAY
7. COLUMNS
8. VARIATION IN ROOF HEIGHT

RETAIL STORE

GOODWILL OF CENTRAL IOWA
351 SE GATEWAY CIRCLE
GRIMES, IOWA 50111

Revisions	

ISSUE 12/16/25 PROJ. RA-25032

EXTERIOR ELEVATIONS

2026-04-24 -- FOR SITE PLAN REVIEW

A1

PRELIMINARY- NOT FOR CONSTRUCTION

GOODWILL STORE - GRIMES-IOWA

SITE PLAN

SHEET INDEX:

C0.1 COVER SHEET
C1.1 SITE SURVEY AND REMOVALS
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 LANDSCAPE PLAN
C5.2 LANDSCAPE DETAILS
C6.1 DETAILS
C7.1 EROSION CONTROL PLAN

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 18127, PAGE 256)
PARCEL "B" OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF THE POLK COUNTY, IOWA ON MAY 8, 2000, AND RECORDED IN BOOK 8489, PAGE 111, BEING A PART OF LOT 3 AND ALL OF LOT 4 IN GRIMES CROSSING PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF THE CITY OF GRIMES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:

158,813 SQUARE FEET - 3.64 ACRES

ADDRESS:

361 SE GATEWAY CIRCLE
GRIMES, IOWA 50111

OWNER:

GOODWILL INDUSTRIES OF CENTRAL IOWA
5355 NW 86TH STREET
JOHNSTON, IA 50131

ARCHITECT/PREPARED FOR:

RAINS ARCHITECTURE
ATTN: JEFF RAINS
8797 NW 64TH AVE SUITE 100
JOHNSTON, IA 50131
515-314-8696

ENGINEER:

BISHOP ENGINEERING
ATTN: BRAD KUEHL
3501 104TH STREET
URBANDALE, IA 50322
515-276-0467

PARKING COUNT:

NO ONSITE PARKING AT THE TIME OF SURVEY.

ZONING:

INFORMATION OBTAINED FROM CITY MAPS
C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL)
WITHIN ZONE 1 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

FUTURE LAND USE: GENERAL COMMERCIAL

SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: NONE EXCEPT ADJACENT TO R
REAR YARD: 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 REAR YARD BE LESS THAN 10 FEET

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF GRIMES AT 515-986-4050

IMPERVIOUS AREA:

SITE AREA = 158,813 SF (3.64 AC)

EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 71,390 SF (45%)
BUILDING	= 16,500 SF
PAVEMENT	= 50,220 SF
SIDEWALK	= 4,670 SF
OPEN SPACE REQUIRED (20%)	= 31,763 SF (20%)
OPEN SPACE PROVIDED	= 87,423 SF (55%)
DISTURBED AREA	= 133,975 SF (3.08 AC)

PARKING:

REQUIRED PARKING:	= 50 SPACES
RETAIL	
4 SPACES PER 1,000 SF (8,000 SF)	= 32 SPACES
WAREHOUSE/COMMON/FLEX	
2 SPACES PER 1,000 SF (7,980 SF)	= 16 SPACES
ADA SPACES	= 2 SPACES
PROPOSED PARKING SPACES	= 54 SPACES (INC 3 ADA)

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN CONSTRUCTION JUNE 2026
END CONSTRUCTION AUGUST 2027

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A RIGHT-OF-WAY PERMIT.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING. SEE SITE SURVEY AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

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.

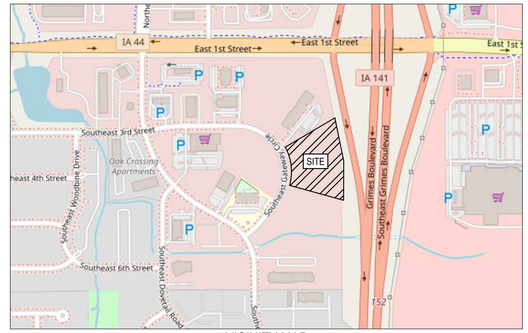
3. WATER MAIN NOTES:

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 OVER WATERMAIN PER IDNR REQUIREMENT.

LAST UPDATED: 4.23.2024



VICINITY MAP
SCALE: 1" = 500'

LEGEND:

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
G	GAS LINE
U/E	UNDERGROUND ELECTRIC
O/E	OVERHEAD ELECTRIC
TELE	TELEPHONE LINE
F/O	FIBER OPTIC
CATV	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	WATER MANHOLE
	WELL
	WATER VALVE
	WATER SHUT OFF
	YARD HYDRANT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC VAULT
	POWER POLE
	TRANSFORMER POLE
	LIGHT POLE
	ELECTRIC JUNCTION BOX
	ELECTRIC PANEL
	TRANSFORMER
	GROUND LIGHT
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC FAULT
	CABLE TV RISER
	SIGN
7	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER: PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
	SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD WITH PINK PLASTIC CAP
NORTHING =614625.60
EASTING = 1564911.46
ELEVATION = 952.96
DESCRIPTION:NEAR NORTHWEST PROPERTY LINE APPROX. 7 FEET SOUTH OF SAID PROPERTY LINE AND 50 FEET BEHIND THE ADJACENT PROPERTY CURB LINE.

POINT #9004, CUT 'X' ON CONCRETE CURB
NORTHING = 614300.93
EASTING = 1564793.36
ELEVATION = 943.63
DESCRIPTION:ON WEST CURB LINE OF SE GATEWAY CIRCLE NEAR THE SW CORNER OF PROPERTY.

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM AND SANITARY (CITY OF GRIMES / 515-986-9636)
3. FIBER OPTIC (LUMEN / 918-547-0147)
4. FIBER OPTIC (AUREON / 515-830-0445)
5. FIBER OPTIC (ICN / 515-725-4604)
6. FIBER OPTIC (METRONET / 812-213-1050)
7. GAS (BLACK HILLS / 515-343-2037)
8. WATER (CITY OF GRIMES / 515-986-9636)

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

UTILITY NOTE:

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LICENSED PROFESSIONAL ENGINEER
DAVID B. BENTZ
17143
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED 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.

SIGNED: PRELIMINARY DATE: XXX/XXXX
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C1.1, C2.1, C3.1, C4.1, C6.1, C7.1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

PROJECT NUMBER:
250374

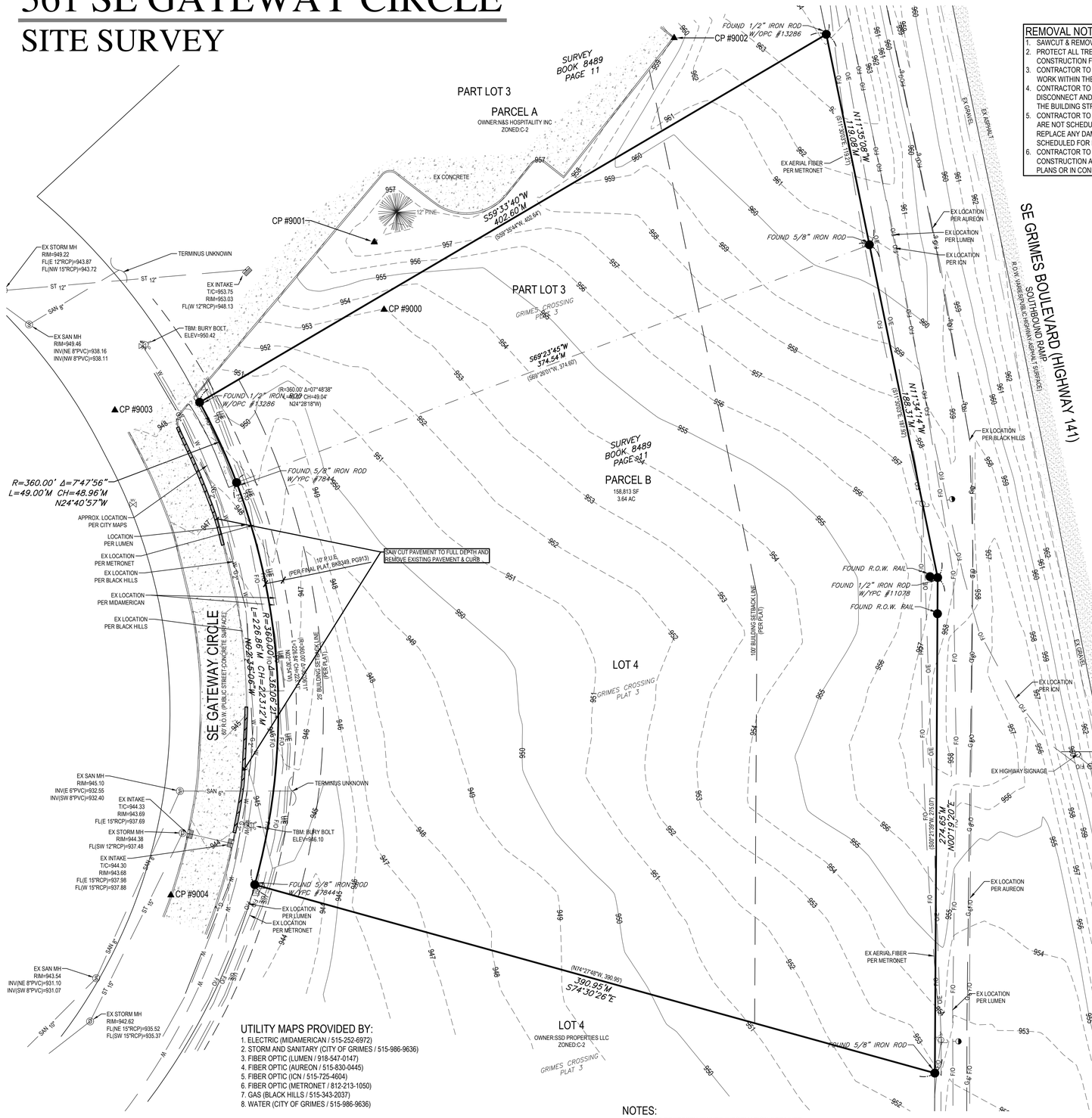
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COVER SHEET

SHEET NUMBER:
C0.1

PRELIMINARY- NOT FOR CONSTRUCTION

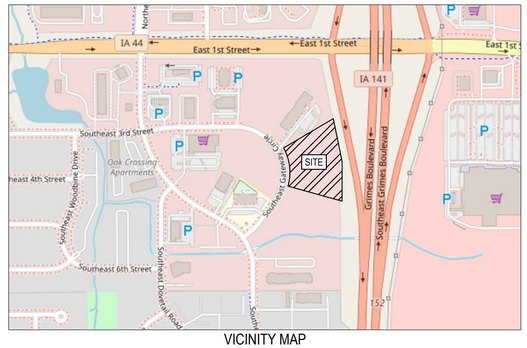
361 SE GATEWAY CIRCLE

SITE SURVEY



REMOVAL NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE
3. CONTRACTOR TO COORDINATE SIGNAGE AND PERMITS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY
4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECT AND REMOVAL OF EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
5. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT THE CONTRACTORS EXPENSE
6. CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS



VICINITY MAP
SCALE: 1" = 500'

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD WITH PINK PLASTIC CAP
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NORTHING = 614300.93
EASTING = 1564793.36
ELEVATION = 943.63
DESCRIPTION:ON WEST CURB LINE OF SE GATEWAY CIRCLE NEAR THE SW CORNER OF PROPERTY.

ZONING:

INFORMATION OBTAINED FROM CITY MAPS
C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL)
WITHIN ZONE 1 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

FUTURE LAND USE: GENERAL COMMERCIAL

SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: NONE EXCEPT ADJACENT TO R
REAR YARD: 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 REAR YARD BE LESS THAN 10 FEET

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF GRIMES AT 515-986-4050

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 18127, PAGE 256)
PARCEL "B" OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF THE POLK COUNTY, IOWA ON MAY 8, 2000, AND RECORDED IN BOOK 8489, PAGE 111, BEING A PART OF LOT 3 AND ALL OF LOT 4 IN GRIMES CROSSING PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF THE CITY OF GRIMES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:

158,813 SQUARE FEET - 3.64 ACRES

ADDRESS:

361 SE GATEWAY CIRCLE
GRIMES, IOWA 50111

OWNER:

GOODWILL INDUSTRIES OF CENTRAL IOWA
5355 NW 86TH STREET
JOHNSTON, IA 50131

PREPARED FOR:

RAINS ARCHITECTURE
8797 NW 54TH AVE SUITE 100
JOHNSTON, IA 50131

PARKING COUNT:

NO ONSITE PARKING AT THE TIME OF SURVEY.

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
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ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
G	GAS LINE
U/E	UNDERGROUND ELECTRIC
O/E	OVERHEAD ELECTRIC
TELE	TELEPHONE LINE
F/O	FIBER OPTIC
CATV	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	ROOF DRAIN
	DOWNSPOUT
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	WATER MANHOLE
	WELL
	WATER VALVE
	WATER SHUT OFF
	YARD HYDRANT
	FLAGPOLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC VAULT
	TRANSFORMER POLE
	TRANSFORMER POLE
	LIGHT POLE
	ELECTRIC JUNCTION BOX
	ELECTRIC PANEL
	TRANSFORMER
	GROUND LIGHT
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC VAULT
	CABLE TV RISER
	SIGN
	BOLLARDS
	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
	SECTION CORNER - FOUND AS NOTED
	SITE CONTROL POINT - MONUMENT AS NOTED

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM AND SANITARY (CITY OF GRIMES / 515-986-9636)
3. FIBER OPTIC (LUMEN / 918-547-0147)
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6. FIBER OPTIC (METRONET / 812-213-1050)
7. GAS (BLACK HILLS / 515-343-2037)
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UTILITY NOTE:

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NOTES:

1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'

FIELD WORK COMPLETED ON: 9-25-2025

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

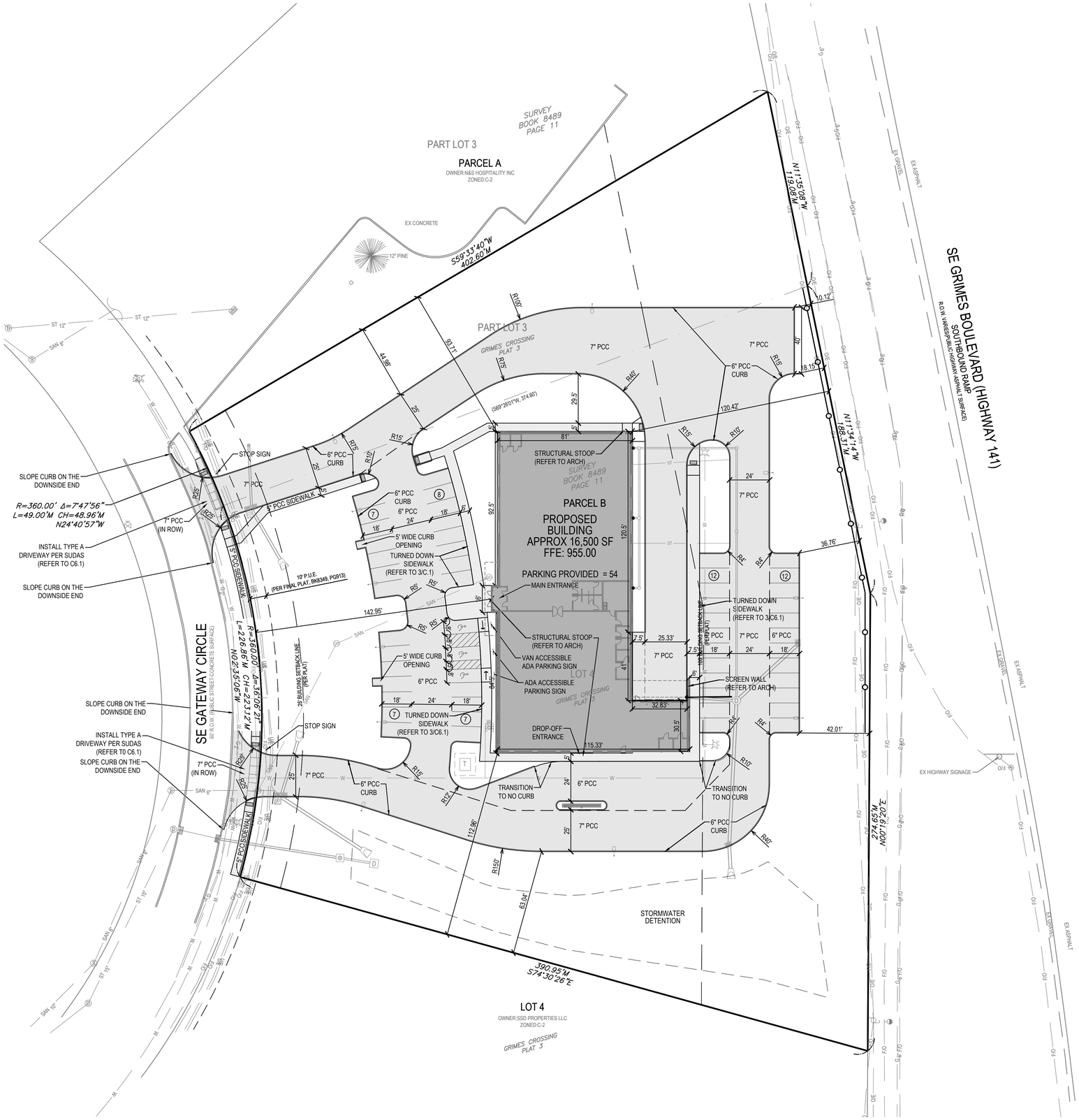
PROJECT NUMBER:
250374

SHEET NAME:
SITE SURVEY

SHEET NUMBER:
C1.1

4/22/2026 3:15:33 PM L:\LAND PROJECTS 2025\250374 361 SE GATEWAY CIRCLE - GRIMES\DWG\CI SITE SURVEY.DWG

PRELIMINARY- NOT FOR CONSTRUCTION



LAYOUT NOTES:

1. SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.

(X) NUMBER OF PARKING STALLS

GRAPHIC SCALE
30 0 15 30 60

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

PROJECT NUMBER:
250374

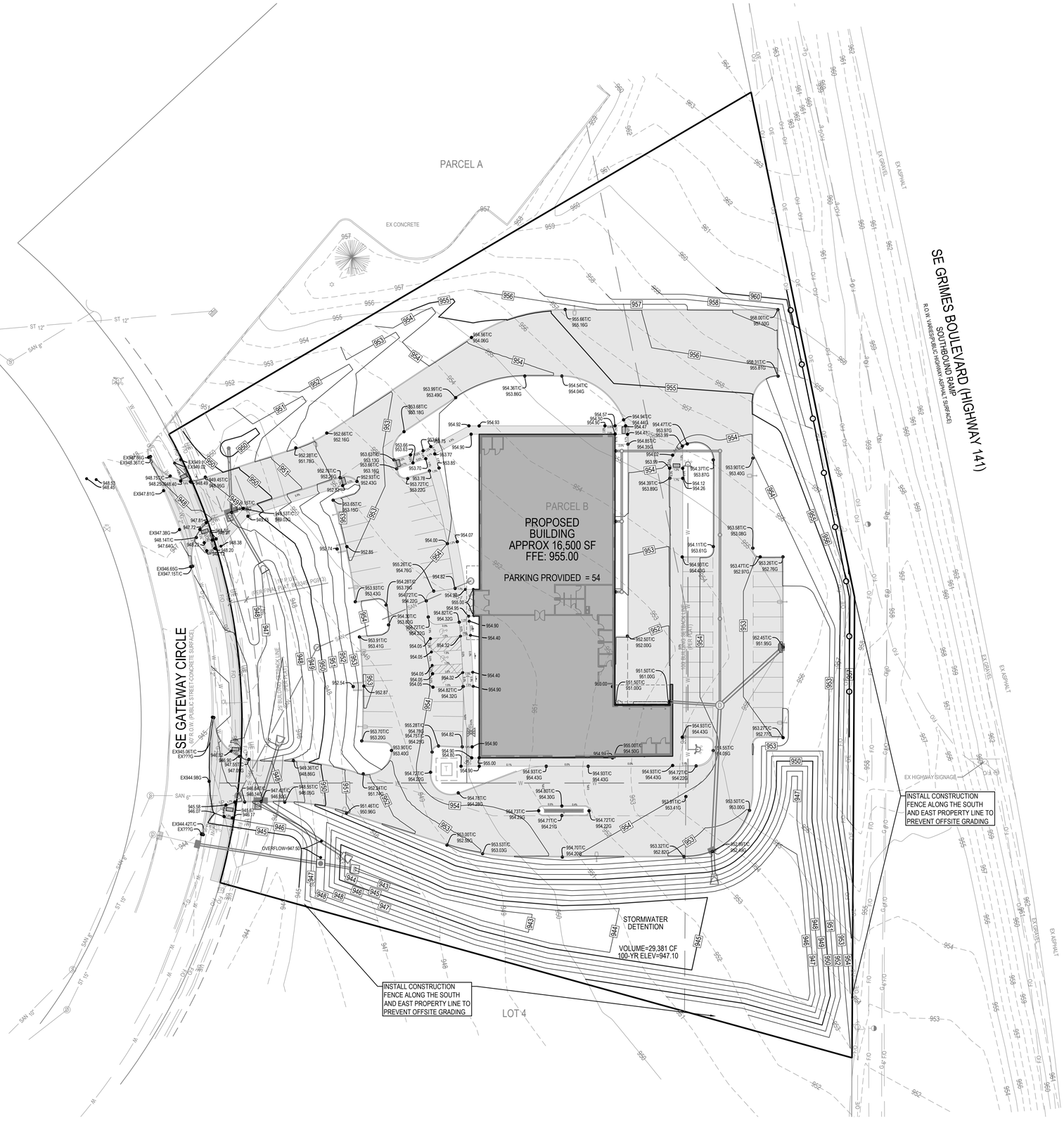
SHEET NAME:
LAYOUT PLAN

SHEET NUMBER:
C2.1

4/24/2026 2:18:22 PM L:\LAND PROJECTS 2025\250374 351 SE GATEWAY CIRCLE - GRIMES\DWG\C2 LAYOUT.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

4/24/2026 2:47:55 PM L:\LAND PROJECTS 2025\250374 361 SE GATEWAY CIRCLE - GRIMES\DWG\C3 GRADING.DWG



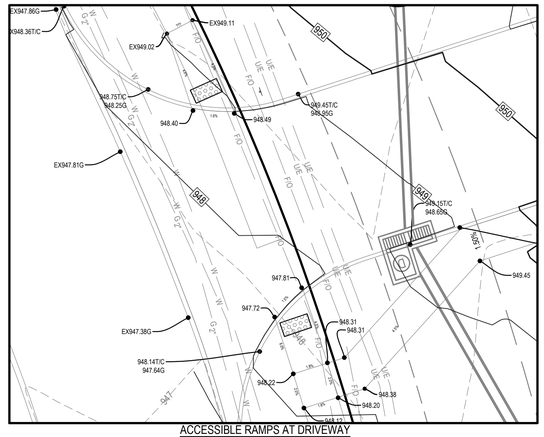
TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

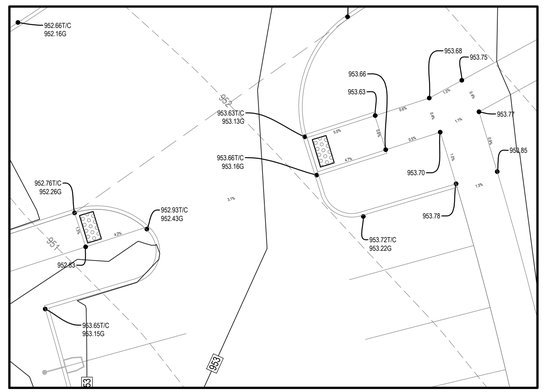
GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

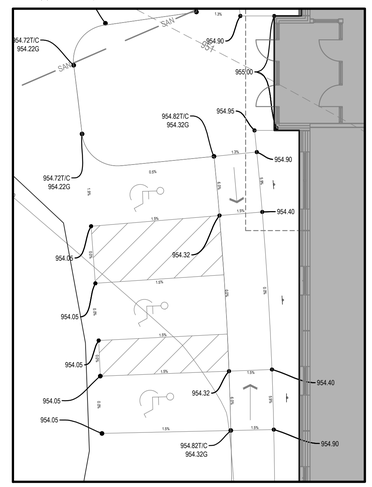
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



ACCESSIBLE RAMPS AT DRIVEWAY
SCALE: 1" = 10'



ACCESSIBLE RAMPS AT DRIVEWAY
SCALE: 1" = 10'



ACCESSIBLE STALLS
SCALE: 1" = 10'

GRAPHIC SCALE
30 0 15 30 60

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

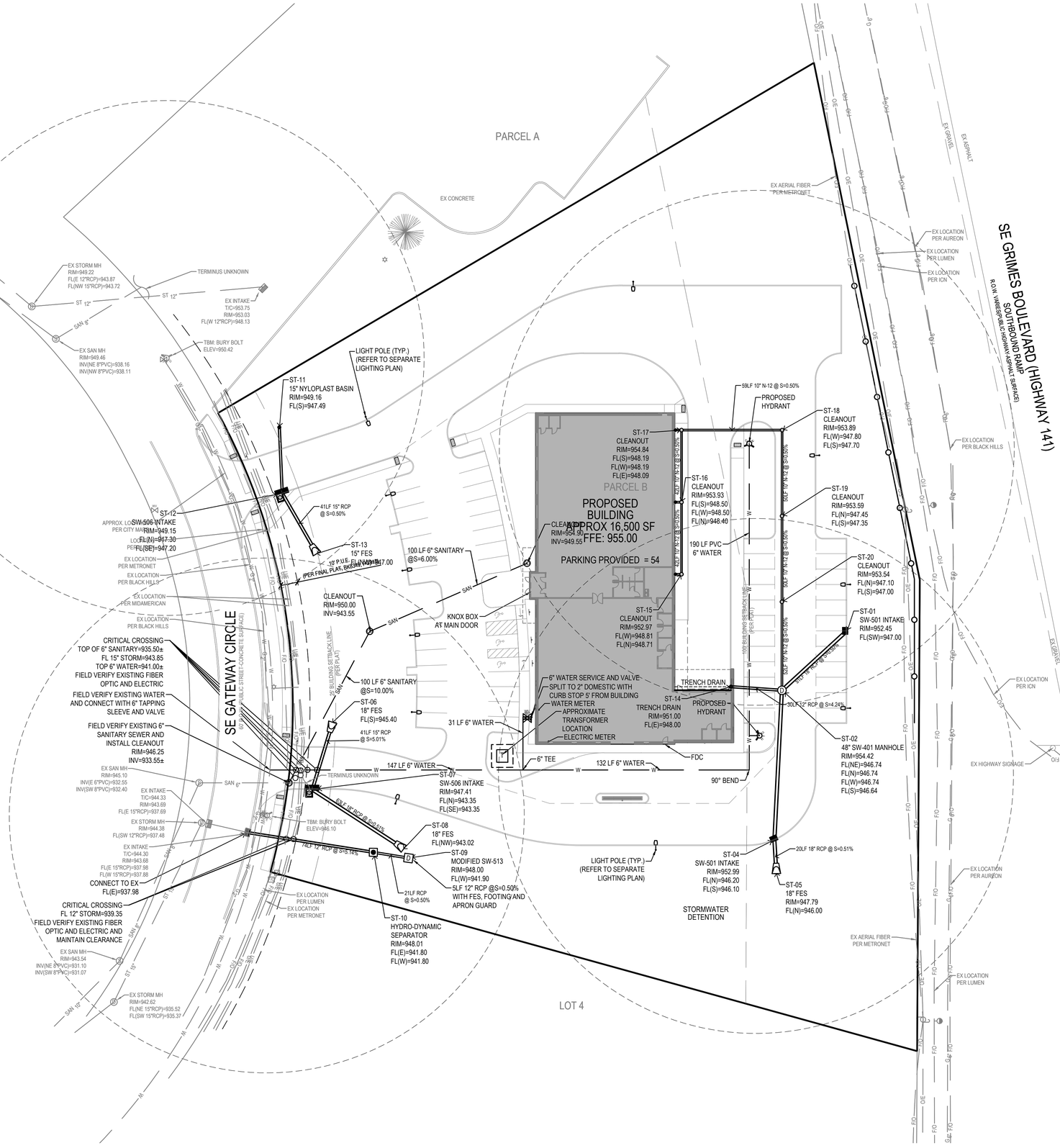
PROJECT NUMBER:
250374

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.1

PRELIMINARY- NOT FOR CONSTRUCTION

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UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

30 0 15 30 60

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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

GOODWILL STORE

361 SE GATEWAY CIRCLE

GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

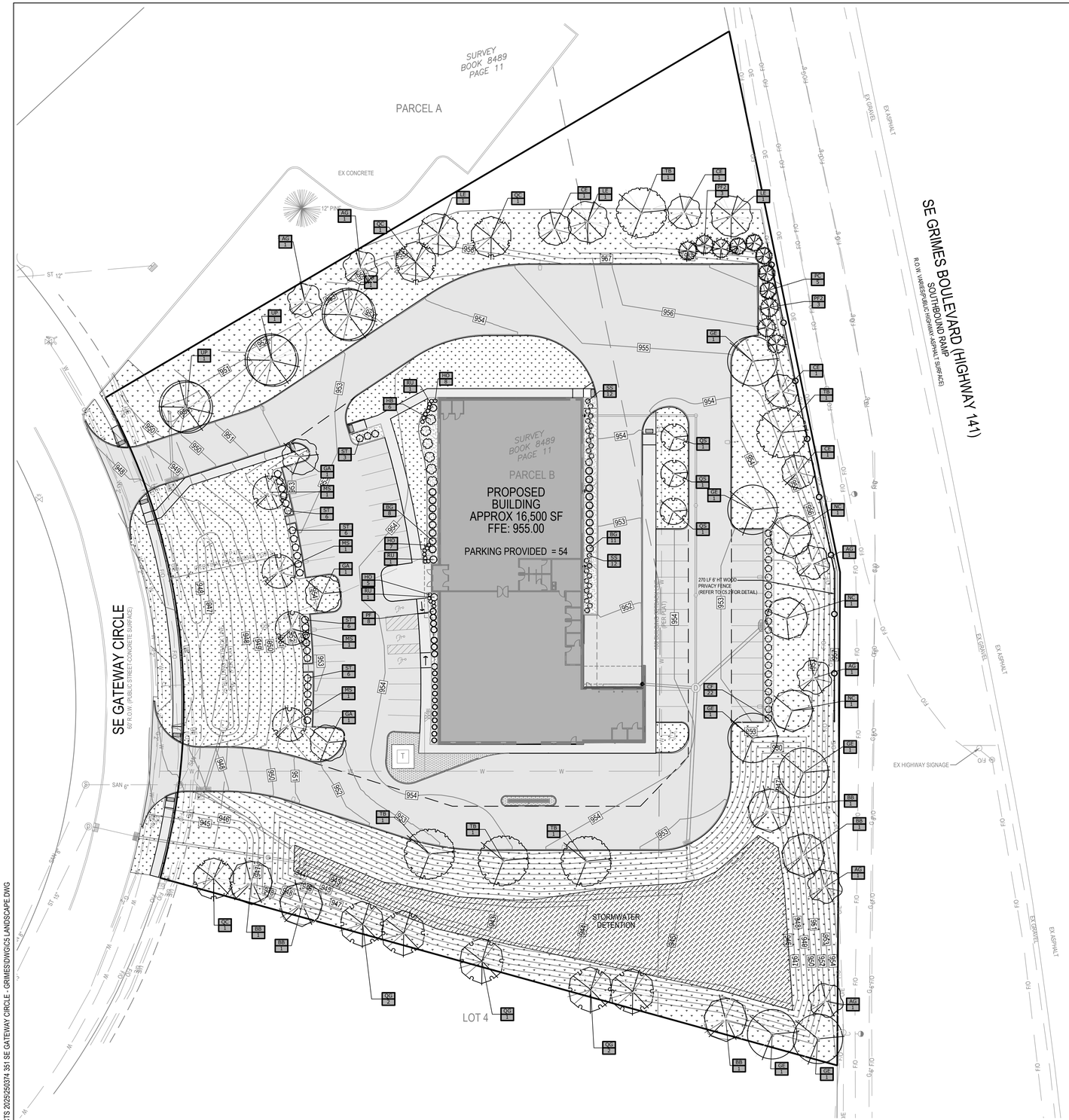
REVISION DATE:
02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

PROJECT NUMBER:
250374

SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C4.1

PRELIMINARY- NOT FOR CONSTRUCTION



LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. STAKING AND GUYING OF TREES SHALL BE BASED ON CURRENT ACCEPTED NURSERY STANDARDS. TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED USING THE 3 STAKE METHOD. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
11. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. ALL EDGING SHALL BE 3 INCH SPADE CUT EDGE UNLESS OTHERWISE APPROVED.
14. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
15. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, A 2 FOOT RADIUS FROM THE TREE TRUNK TO A DEPTH OF 4 INCHES, UNLESS NOTED.
16. ALL SHRUB PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

PROPERTY IS PART OF SECTION 12-11-1 HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT
LANDSCAPE REQUIREMENTS ARE PER SECTION 16 GENERAL LANDSCAPE AND BUFFER YARD REQUIREMENTS.
SEE COVER SHEET

TOTAL SQUARE FOOTAGE OF PROJECT AREA	158,813 SQUARE FEET - 3.64 ACRES
REQUIRED OPEN SPACE (20% MIN.)	= 31,763 SF (20%)
OPEN SPACE PROVIDED	= 93,123 SF (59%)

GENERAL OPEN SPACE REQUIREMENT
2 TREES PER 1,000 SF OF REQUIRED OPEN SPACE
31,763 SF / 1,000 = 31.7 X 2 = 63.5 = 64 = 64 TREES REQUIRED = 64 TREES PROVIDED
1 SHRUB REQUIRED FOR EVERY 500 SF OF OPEN SPACE
31,763 SF / 500 = 63.5 X 1 = 63.5 = 64 = 64 SHRUBS REQUIRED = 64 SHRUBS PROVIDED

PARKING PERIMETER REQUIREMENTS / LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY /
1 TREE REQUIRED FOR EVERY 50 LF OF PARKING AREA
TOTAL LEGNTH OF PARKING AREA OF 3 PARKING AREAS ON SITE = 254 LF (146 LF FRONT LOT + 108 BACK LOT) = 254 / 50 = 5 = 5 TREE REQUIRED = 5 TREES PROVIDED
1 SHRUB REQUIRED FOR EVERY 4 LF OF PARKING AREA
TOTAL LENGTH OF PARKING AREA OF 4 PARKING AREAS ON SITE = 250 LF / 4 = 62.5 = 63
63 SHRUBS REQUIRED = 63 SHRUBS PROVIDED

ONE 60 SF MIN LANDSCAPED ISLAND IS REQUIRED FOR EVERY 12 PARKING SPACES. ISLANDS MAY BE GROUPED OR COMBINED TOGETHER IF THEY DO NOT EXCEED 120 SF

NOTE: THE LOADING AREA SCREENING AND PARKING LANDSCAPING IS COUNTED TOWARD AND INCLUDED IN THE MINIMUM OPEN SPACE PLANTINGS.

SHRUBS AND ORNAMENTAL GRASSES IS PROVIDED AS BUILDING FACADE LANDSCAPE ALONG THE EAST AND WEST FACADE OF THE BUILDING AT REQUEST OF THE PLANNING DEPARTMENT

TOTAL TREES PROVIDED = 64 TREES
TOTAL SHRUBS PROVIDED = 85 SHRUBS, 35 ORNAMENTAL GRASSES

PERIMETER OF LOT ADJACENT TO ABUTTING PROPERTY / RESIDENTIAL
PROPERTY IS ADJACENT LIKE USES / OTHER C-2 ZONED PROPERTIES - NOT REQUIRED

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	REMARKS
TREES					
AG	6	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	
BB	5	Betula nigra 'Cully' / Heritage River Birch Multi-trunk	2" Cal.	B&B	Multi-Stem
CE	4	Cercis canadensis / Eastern Redbud Multi-trunk	2" Cal.	B&B	Multi-Stem
GA	3	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2" Cal.	B&B	
GE	6	Gymnocladus dioicus 'Stately Manor' / Stately Manor Kentucky Coffeetree	2" Cal.	B&B	
LE	3	Liriodendron tulipifera 'JFS-Oz' / Emerald City® Tulip Poplar	2" Cal.	B&B	
MS	4	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B	
NC	3	Nyssa sylvatica 'Northern Splendor' / Northern Splendor Tupelo	2" Cal.	B&B	
QG	5	Quercus bicolor 'Green Nova' / Sun Breaker® Swamp White Oak	2" Cal.	B&B	
QC	3	Quercus palustris 'Crownright' / Crownright Pin Oak	2" Cal.	B&B	
QS	3	Quercus robur 'Fastigiata' / Skyrocket® English Oak	2" Cal.	B&B	
TB	5	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	
UP	3	Ulmus americana 'Princeton' / Princeton American Elm	2" Cal.	B&B	
EVERGREEN TREES					
PC	5	Picea abies 'Cupressina' / Cupressina Norway Spruce	5` Ht.	B&B	
PF2	6	Pinus strobus 'Fastigiata' / Columnar White Pine	5` Ht.	B&B	
SHRUBS					
BG	19	Buxus x 'Glencoe' / Chicagoland Green® Boxwood	2.5` Ht.	3 Gal. Pot	
CF	22	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	2.5` Ht.	3 Gal. Pot	
HB	6	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	2` Ht.	3 Gal. Pot	
PF	8	Potentilla parvifolia 'Gold Finger' / Gold Finger Cinquefoil	2` Ht.	3 Gal. Pot	
RU	3	Rhus frangula / Fine Line Sumac	---		
ST	27	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea	2` Ht.	3 Gal. Pot	
GRASSES					
PH	11	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	2` Ht.	1 Gal Pot	
SS	24	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	1` Ht.	1 Gal Pot	
PERENNIALS					
HO	20	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1` Ht.	1 Gal Pot	

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

SEED: SEED TYPE TO BE "RAIN GARDEN MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 15 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.

EROSION CONTROL: INSTALL ROLLMAX DS 150 EROSION CONTROL MATS (OR EQUIVALENT) THROUGHOUT SEEDED AREAS. MAINTAIN DURING ESTABLISHMENT PERIOD

FERTILIZER: FERTILIZE ALL SEED TYPE I AREAS WITH PRODUCT SPECIFIED ABOVE AT RATE OF 250 LBS/ ACRE.

ESTABLISHMENT: SATISFACTORY SEEDED NATIVE STAND: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF NATIVES HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL AREA IS SATISFACTORY.

COVER CROP: A COVER CROP OF ANNUAL OATS (OR AS RECOMMENDED BY SEED MANUFACTURER) MAY BE NECESSARY FOR IOWA DNR NOD DEPENDING ON TIMING OF SEEDING PERMANENT RAIN GARDEN MIX.

ROCK LANDSCAPE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF DRESSER TRAP ROCK (2.5" NOMINAL SIZE). CONTACT DRESSER TRAP DIRECT FOR PRICING AND SHIPPING (PHONE: 800-537-3573).

PLANTING BED AREA: SHREDDED MULCH PLANTING BED WITH 4" DEPTH SHREDDED HARDWOOD MULCH NATURAL IN COLOR WITH WEED PREVENTATIVE.

GRAPHIC SCALE
30 0 15 30 60

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

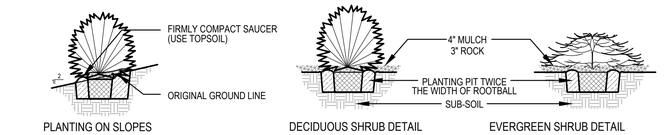
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02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

PROJECT NUMBER:
250374

SHEET NAME:
LANDSCAPE PLAN

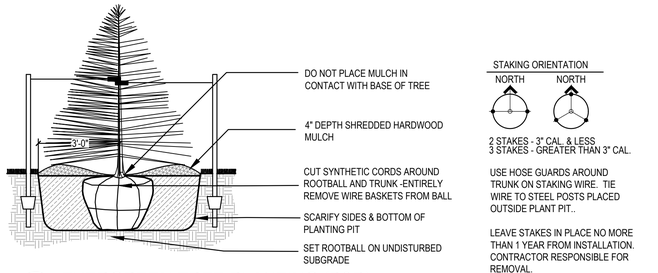
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C5.1

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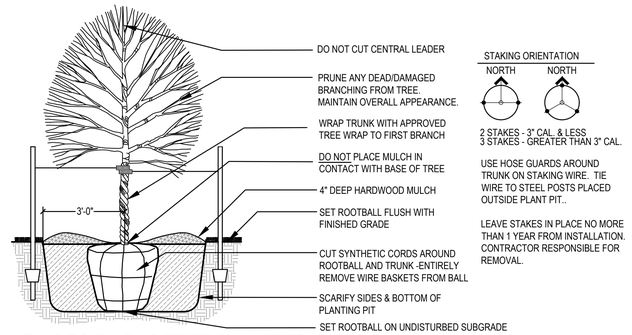
SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



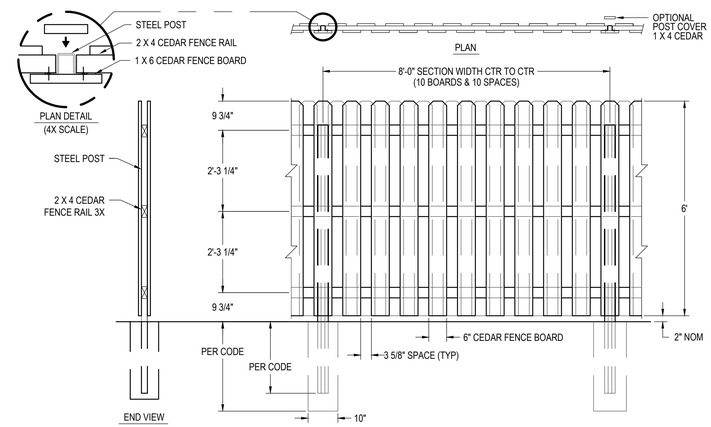
EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



WOOD FENCE DETAIL

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

PRELIMINARY- NOT FOR CONSTRUCTION

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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

GOODWILL STORE

361 SE GATEWAY CIRCLE

GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:

02/02/2026 CHECK
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03/26/2026 CITY
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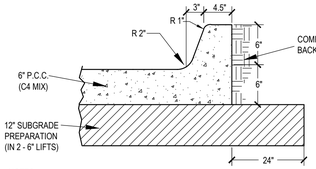
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LANDSCAPE DETAILS

SHEET NUMBER:

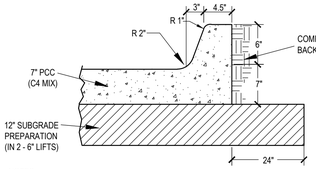
C5.2

FOR CONSTRUCTION
PRELIMINARY- NOT FOR CONSTRUCTION



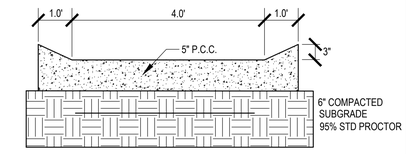
NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN

1 / C6.1 LIGHT DUTY PAVEMENT SECTION
SCALE NONE



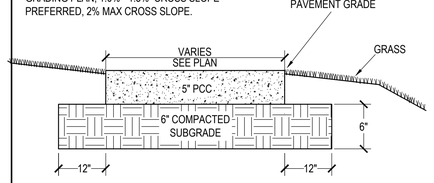
NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN

2 / C6.1 HEAVY DUTY PAVEMENT SECTION
SCALE NONE

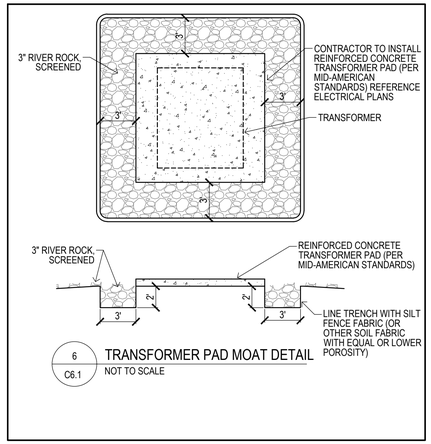


4 / C6.1 CONCRETE FLUME DETAIL
SCALE NONE

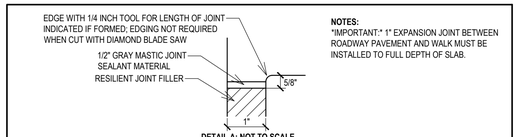
NOTES:
1. SLOPE SIDEWALK IN ACCORDANCE WITH GRADING PLAN, 1.0% - 1.5% CROSS SLOPE PREFERRED, 2% MAX CROSS SLOPE.



5 / C6.1 SIDEWALK DETAIL
SCALE NONE

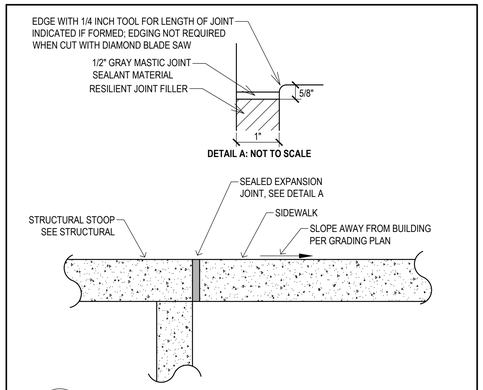


6 / C6.1 TRANSFORMER PAD MOAT DETAIL
NOT TO SCALE

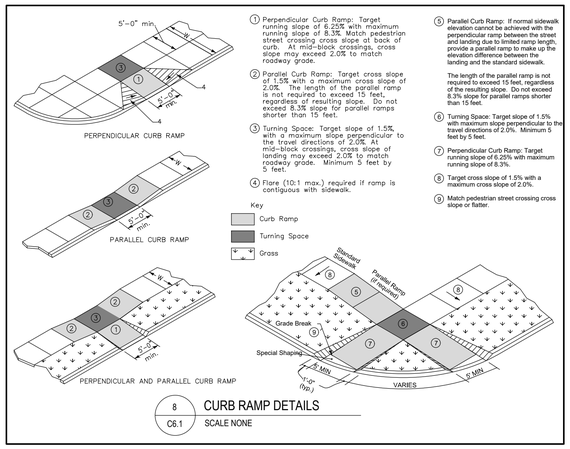


NOTES:
IMPORTANT: 1" EXPANSION JOINT BETWEEN ROADWAY PAVEMENT AND WALK MUST BE INSTALLED TO FULL DEPTH OF SLAB.

3 / C6.1 TURNED DOWN WALK DETAIL
SCALE NONE



7 / C6.1 STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

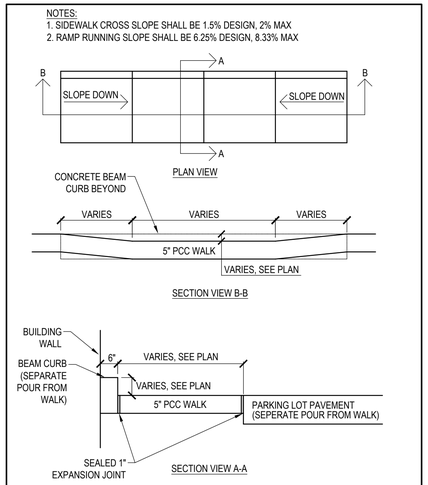


1. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 5 feet by 5 feet.
4. Flare (10:1 max.) required if ramp is contiguous with sidewalk.
5. Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

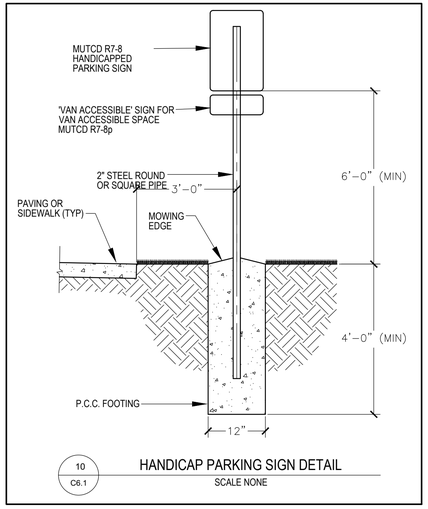
   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
6. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
7. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
8. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
9. Match pedestrian street crossing cross slope or flatter.

8 / C6.1 CURB RAMP DETAILS
SCALE NONE

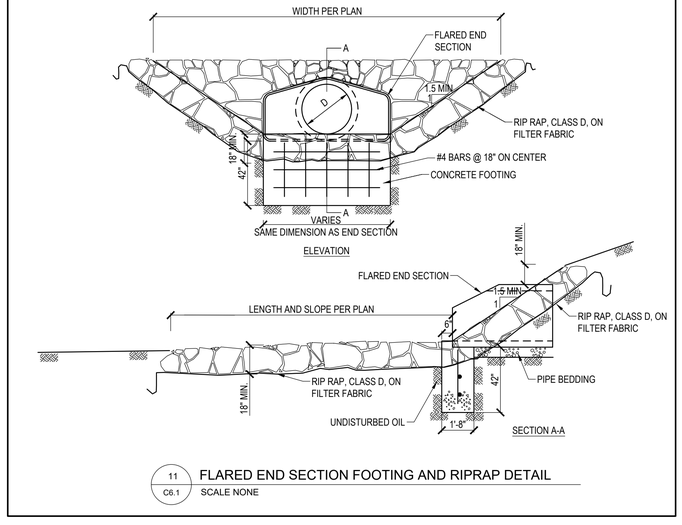
NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1.5% DESIGN, 2% MAX
2. RAMP RUNNING SLOPE SHALL BE 6.25% DESIGN, 8.33% MAX



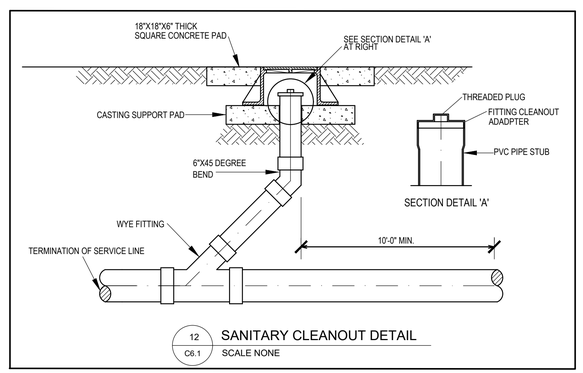
9 / C6.1 RAMP ALONG BUILDING DETAIL
SCALE NONE



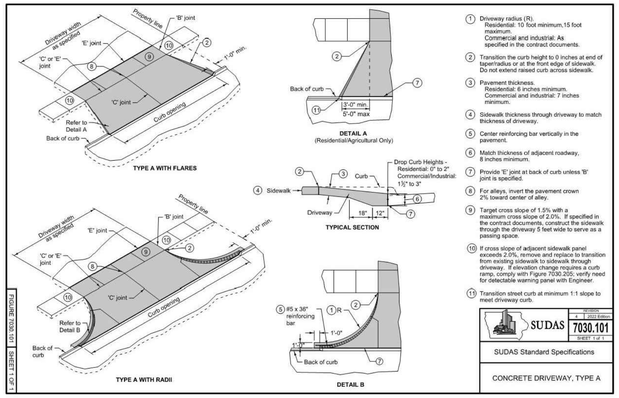
10 / C6.1 HANDICAP PARKING SIGN DETAIL
SCALE NONE



11 / C6.1 FLARED END SECTION FOOTING AND RIPRAP DETAIL
SCALE NONE

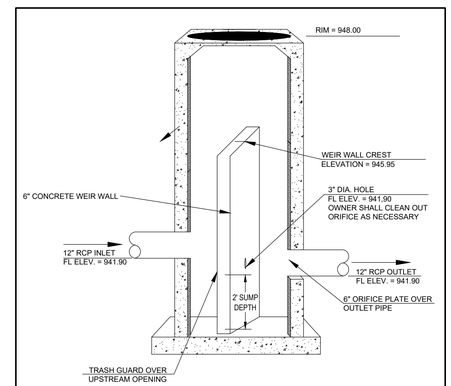


12 / C6.1 SANITARY CLEANOUT DETAIL
SCALE NONE



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

SUDAS | SUDAS DESIGN MANUAL SECTION 7030.101 | SHEET 1 OF 1
SUDAS Standard Specifications
CONCRETE DRIVEWAY, TYPE A



13 / C6.1 OUTLET STRUCTURE - MODIFIED 60" SW-513
SCALE NONE

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
02/02/2026 CHECK
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03/04/2026 CITY
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04/24/2026 CITY

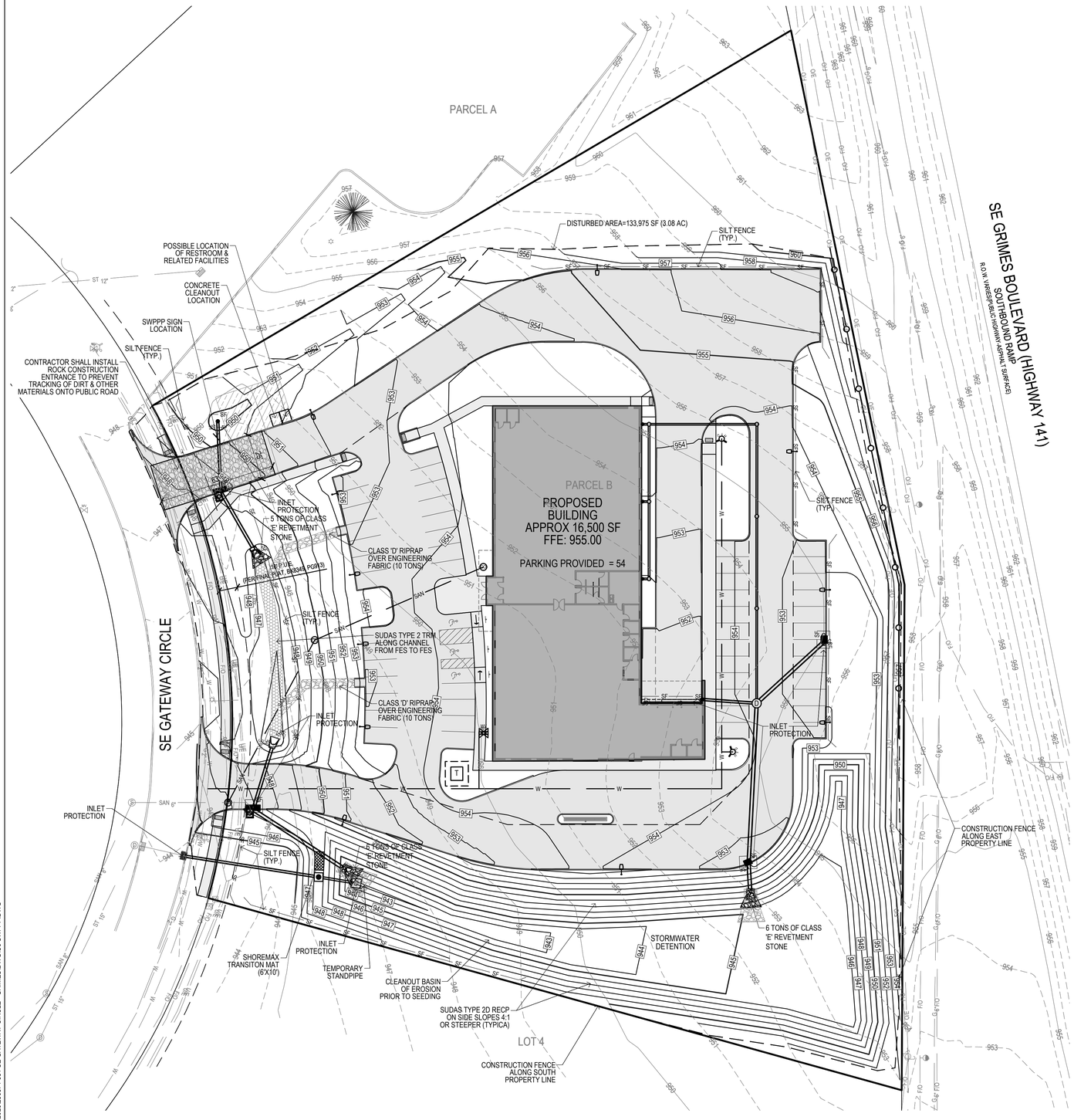
PROJECT NUMBER:
250374

SHEET NAME:
DETAILS

SHEET NUMBER:
C6.1

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PRELIMINARY- NOT FOR CONSTRUCTION



EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 18127, PAGE 256)
PARCEL "B" OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF THE POLK COUNTY, IOWA ON MAY 8, 2000, AND RECORDED IN BOOK 8489, PAGE 111, BEING A PART OF LOT 3 AND ALL OF LOT 4 IN GRIMES CROSSING PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF THE CITY OF GRIMES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:

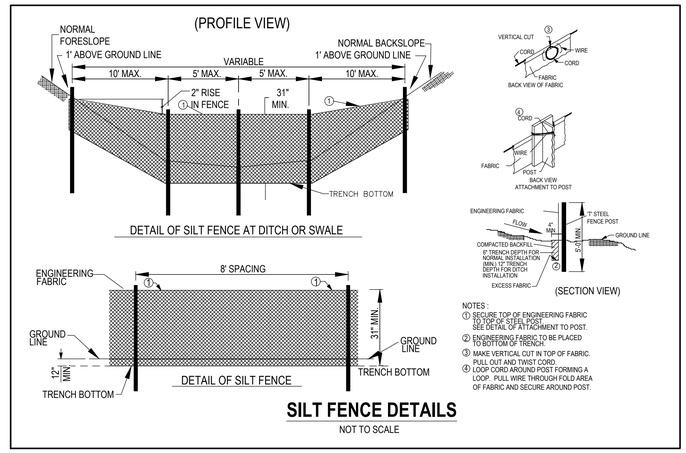
158,813 SQUARE FEET - 3.64 ACRES

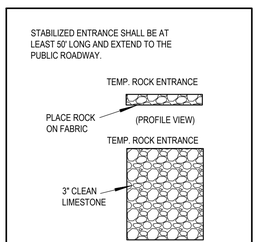
ADDRESS:

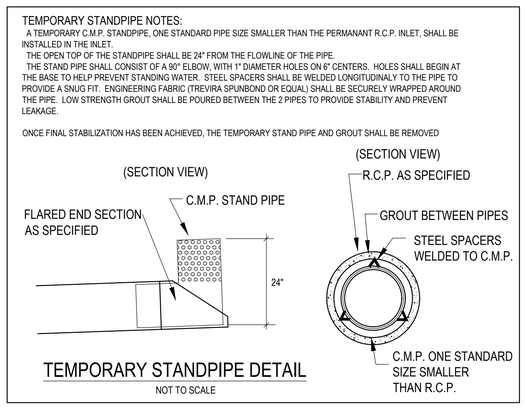
351 SE GATEWAY CIRCLE
GRIMES, IOWA 50111

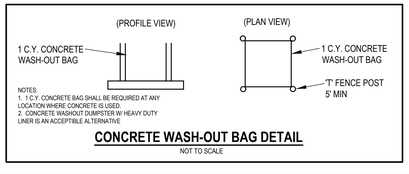
OWNER:

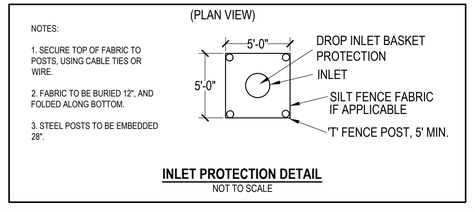
GOODWILL INDUSTRIES OF CENTRAL IOWA
5355 NW 86TH STREET
JOHNSTON, IA 50131











GRAPHIC SCALE
30 0 15 30 60

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
GOODWILL STORE
361 SE GATEWAY CIRCLE
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
02/02/2026 CHECK
02/09/2026 CITY
03/04/2026 CITY
03/26/2026 CITY
04/24/2026 CITY

PROJECT NUMBER:
250374

SHEET NAME:
EROSION CONTROL PLAN

SHEET NUMBER:
C7.1

4/24/2026 2:53:40 PM L:\LAND PROJECTS 2025\250374 351 SE GATEWAY CIRCLE - GRIMES\DWG\C6 SWPPP.DWG





SCNY LED
LED Canopy/Soffit Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

	SCNY LED
Width:	15.2"
Height:	5.6"
Length:	15.2"
Weight:	10.9lbs

Introduction

The all-new SCNY LED (Soffit Canopy) luminaire is designed to provide exceptional energy savings and versatility in multiple lumen packages. Features such as Adjustable Lumen Output (ALO2) and Switchable CCTs make the SCNY suitable for a variety of applications

With over 150 LPW the SCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hourlife expectancy (12+ years of 24/7 continuous operation), the SCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

Family	Catalog	Lumens	CCT	CRI	Lens	Voltage	Wattage	Color	Packaging	Cicode	UPC	Pallet Qty
SCNY	SCNY LED P1 40K PFL MVOLT DWHXD M3	4000	40K	70CRI	PC, Flat Frosted	120-277	28	White	Master Pack 3	284PK6	197589541243	36
SCNY	SCNY LED ALO2 SWW2 PFL MVOLT DWHXD M3	3,500-19,000	30K/40K/50K	80CRI	PC, Flat Frosted	120-277	25-131	White	Master Pack 3	287GW9	197590193103	36

Accessories

Ordered and shipped separately.

PCNYDT DWHXD J12	White Decorative Trim (12 Pack) (standard w/fixture)
PCNYDT DBLXD J12	Black Decorative Trim (12 Pack)
BPCNY J6	16.4 x 16.4 mounting plate (if needed), pack of 6

FEATURES & SPECIFICATIONS

INTENDED USE
The SCNY LED is a great choice for both new and retrofit canopy applications. High efficacy, clean looks, and versatility make it suitable for a wide range of applications convenience store entrances, banks, and pharmacy drive through canopies.

CONSTRUCTION
Die-cast aluminum housing for the light engine is optimized for thermal management without the need for external fins. The wet location rated LED driver box is separated from the heat-generating light engine and raised above the canopy surface to promote long life and prevent water entry. The light engine housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

ELECTRICAL
Light engine consists of high-efficacy 70CRI LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L77/100,000 hours at 25°C). The electronic driver has a power factor of >90% and THD <20%. A 10kV surge protection device is included, which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

INSTALLATION
With its light weight the product can be installed by one person to a soffit and other applications The product can also be installed in recessed canopy applications. The snap-in decorative trim covers all mounting hardware. The Adjustable Lumen Output (ALO) module in the driver box allows the contractor to customize the lumens (7 levels) based on application needs.

LISTINGS
UL certified to U.S. and Canadian standards. Rated for -40°C to 40°C ambient conditions. DesignLightsConsortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

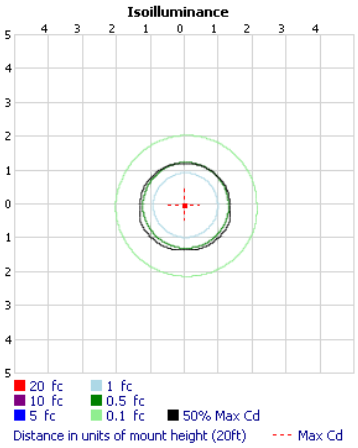
WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

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

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Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.



Performance Data

Ambient Temp		Lumen Multiplier
0° C	32° F	1.04
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98

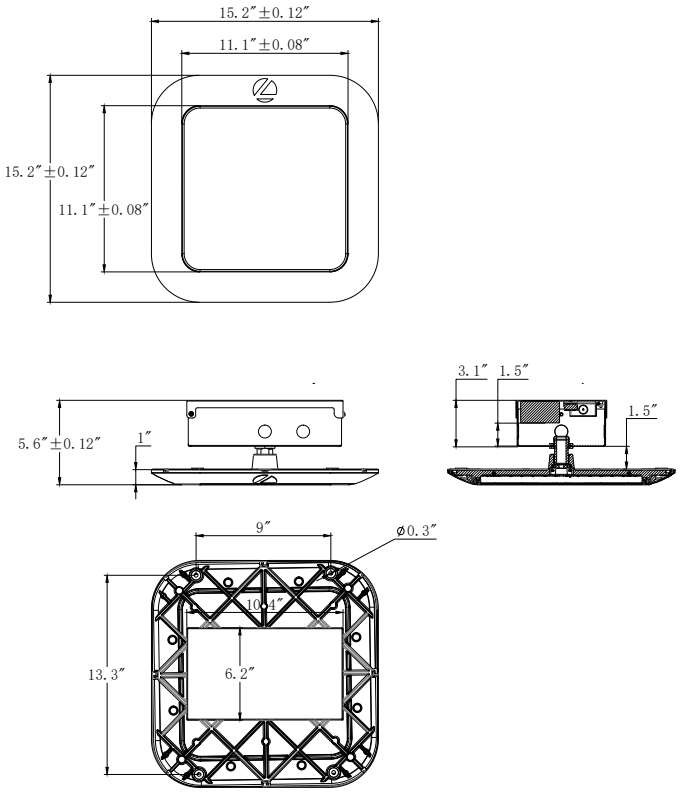
Predicted Lumen Maintenance			
0 Hrs	25,000 Hrs	50,000 Hrs	100,000 Hrs
100%	94%	88%	77%

		Current		
Lumen Setting	Watts	120V	240V	277V
AL02-7	128	1.103	0.578	0.497
AL02-6	100	0.849	0.456	0.399
AL02-5	80	0.677	0.372	0.332
AL02-4	59	0.519	0.299	0.272
AL02-3	50	0.429	0.257	0.239
AL02-2	39	0.333	0.214	0.202
AL02-1	25	0.247	0.176	0.170

Performance Package	Setting	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
AL02	7	130	17,503	135	18,782	144	18,697	144
AL02	6	100	13,870	139	14,684	147	14,756	148
AL02	5	80	11,030	138	11,641	146	11,760	147
AL02	4	60	8,508	142	8,917	149	9,036	151
AL02	3	50	6,924	138	7,229	145	7,380	148
AL02	2	38	5,318	140	5,513	145	5,625	148
AL02	1	26	3,663	141	3,782	145	3,915	151
P1	NA	28	NA	NA	4,102	147	NA	NA

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Line Art



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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

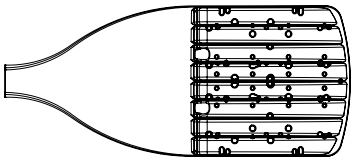
Introduction

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.

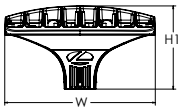
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)







Design Select options indicated by this color background.

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 tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 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)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

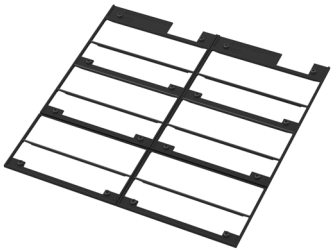
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with P1 ,P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



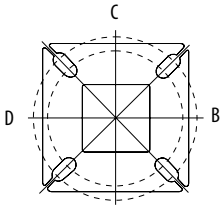
External Glare Shield (EGSR)

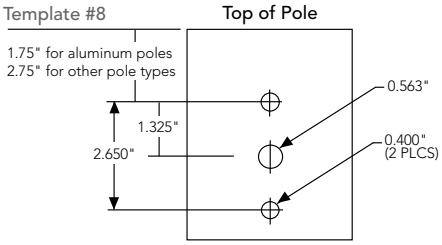


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

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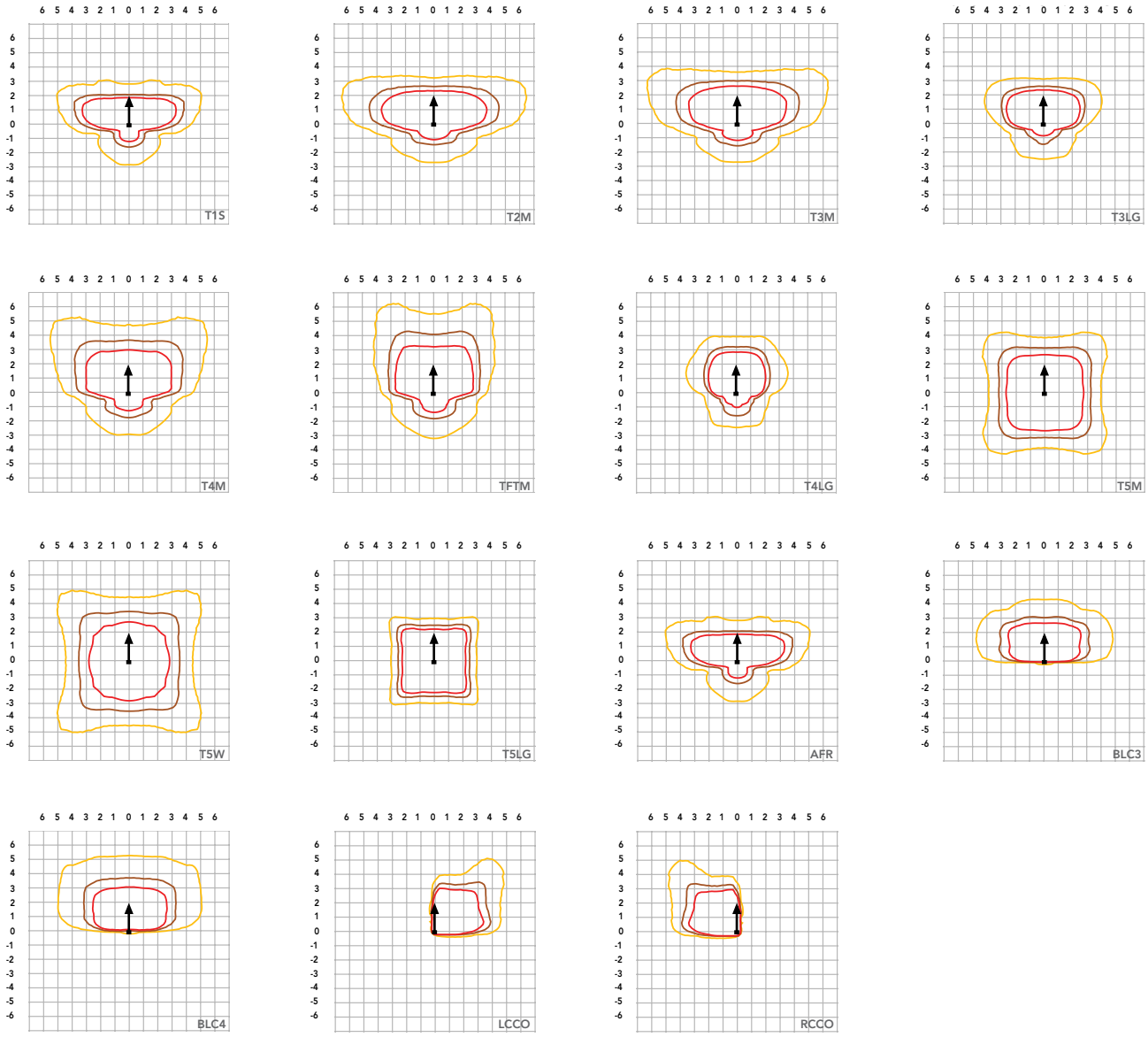
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

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Performance Data

Lumen Output

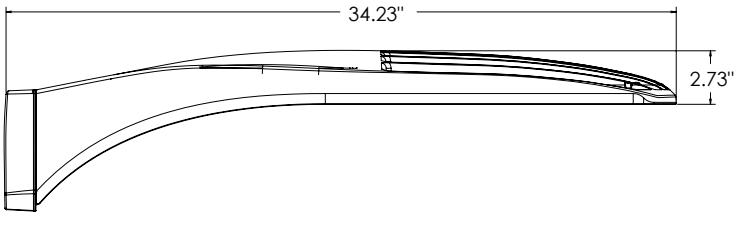
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

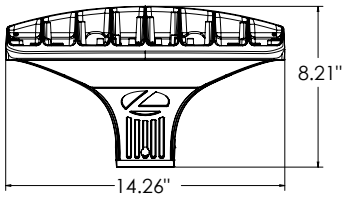
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

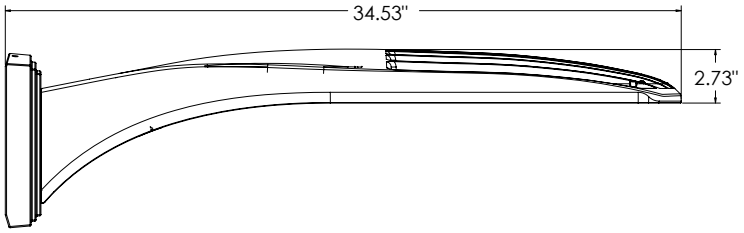
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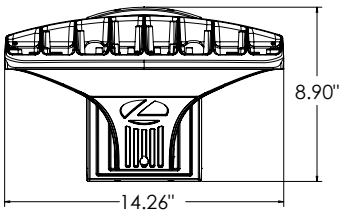
Dimensions



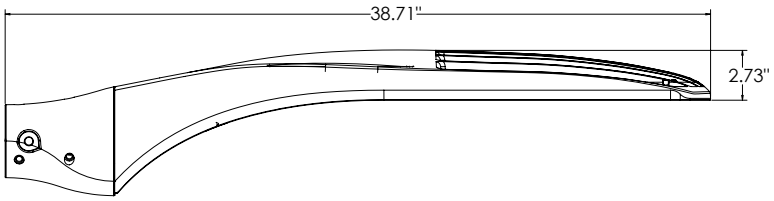


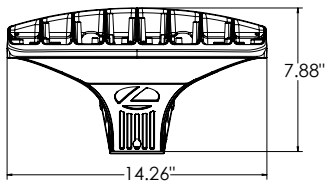
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





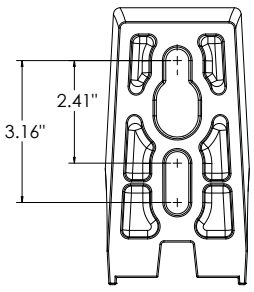
DSX1 with WBA mount
Weight: 38 lbs



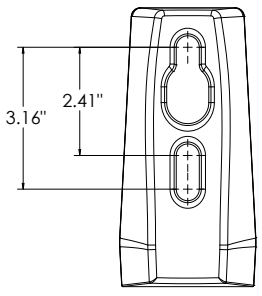


DSX1 with MA mount
Weight: 39 lbs

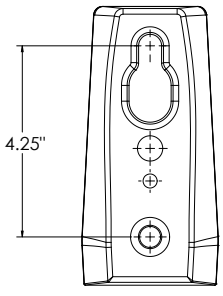
SPA (STANDARD ARM)



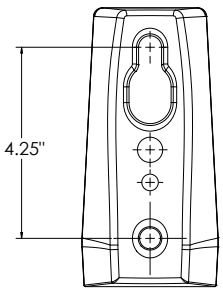
RPA



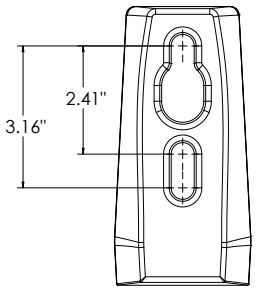
SPA5



RPA5



SPA8N



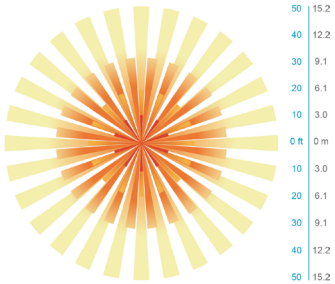
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nLight Control - Sensor Coverage and Settings

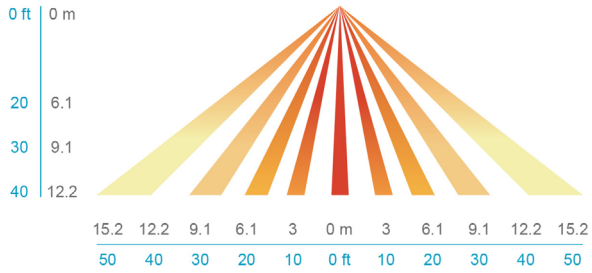
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40ºC minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

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

WARRANTY

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

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

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MRW LED

Architectural Wall Sconce

Inverted available with WLU option only.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The MRW LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

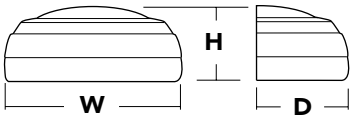
Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 18" *(45.7 cm)*

Depth: 9" *(22.8 cm)*

Weight: 18 lbs *(8.2 kg)*

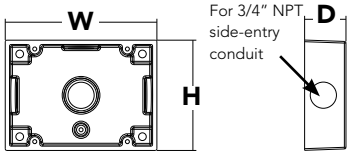


Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Ordering Information

EXAMPLE: MRW LED P2 40K SR3 MVOLT DDBTXD

MRW LED							
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish *(required)***
MRW LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type [2] SF Single fuse (120, 277, 347V) [3] DF Double fuse (208, 240, 480V) [3] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C) [4] E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C)[4] WLU Wet location door for up orientation [5] PIR Motion/ambient light sensor [6] DS Dual switching [7] SPD Separate Surge Protection [8] **Shipped separately** VG Vandal guard WG Wire guard	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

Emergency Battery Operation

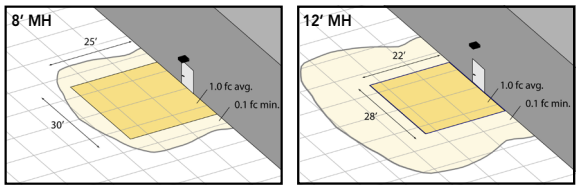
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

MRW LED P1 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. When PE is ordered, voltage needs to be specified. Not available with 480V option.
3. Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options,
4. Not available with 347V or 480V. Not available with WLU.
5. WLU not available with PIR, E20WC or E10WH.
6. When ordering PIR, "PE" will be automatically added to the order line for "dim to off" capability. See PIR Table for default settings.
7. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
8. See electrical section on page 2 for more details.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT[1])	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings						
	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
*PIR USES SFOD 7						

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Normalized Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

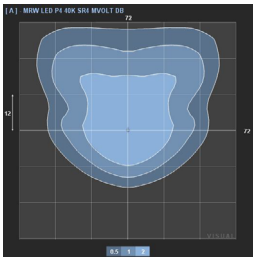
Electrical Load

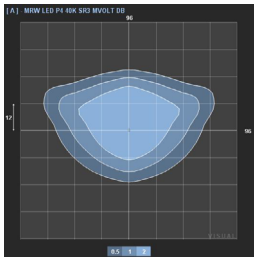
Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

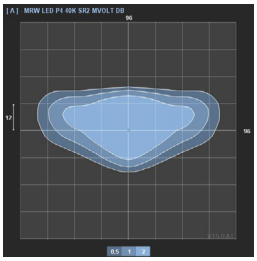
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRW LED homepage.

Isofootcandle plots for the MRW LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').







FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the MRW LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The MRW LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up"orientation. Rated for -30°C minimum ambient.

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

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

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

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Planning & Zoning Staff Report

DATE

May 5, 2026

PROJECT NAME

Heritage Town Center Phase 2B

Site Plan Amendment

APPLICANT

TAAG 2, LLC

REQUESTED ACTION

Approval to construct a 32,000 sf 3-story addition for retail and office and parking lot

LOCATION

1120 NE Station Xing

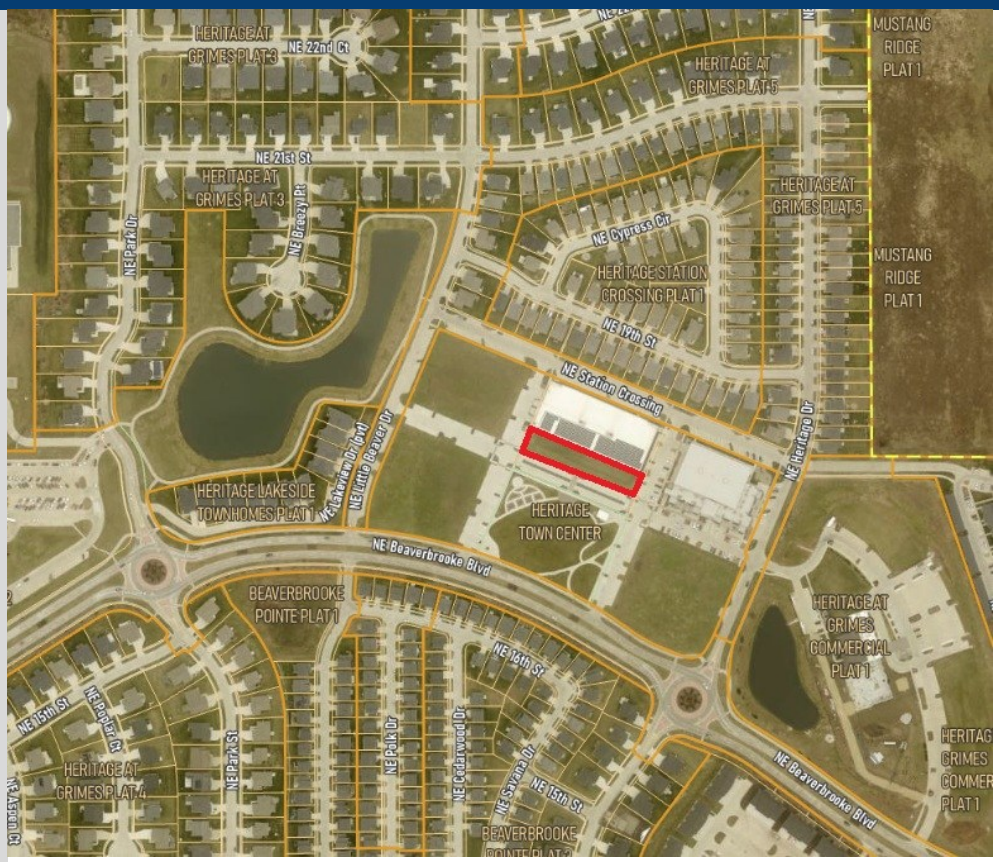
ZONING

R-4 (Heritage at Grimes PUD)

PLANNER

Evann Coffey
ecoffey@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	Commercial	Neighborhood Commercial	R-4
North	Single-Family Residential	Low-Density Residential	R-4
South	Public Park	Parks & Recreation	R-4
East	Commercial	Neighborhood Commercial	R-4
West	Vacant	Neighborhood Commercial	R-4

PARKS

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



Future Land Use Map

The proposed project is consistent with the neighborhood commercial land use designation by providing small retail and office spaces for readily accessible services to local residents. The project fits within the already developed portion of the Heritage Town Center and will accommodate pedestrians and provide pedestrian-scale design to further align with the neighborhood commercial designation.

Site Layout

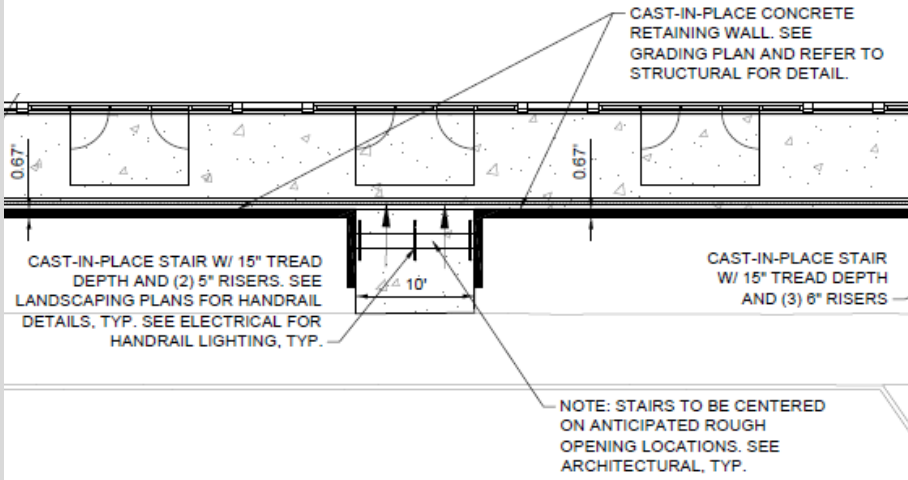
ACCESS

The Heritage Town Center is surrounded by public streets on all four sides: NE Beaverbrooke Blvd, NE Little Beaver Dr, NE Station Xing, and NE Heritage Dr. Internal private streets are provided between each building site within the Town Center, providing multiple ways to enter and exit the development. The sidewalk network is complete around the Phase 2B site and connects to the public sidewalks along NE Station Xing, NE Heritage Dr, and NE Beaverbrooke Blvd. Additional sidewalk connections will be provided with future phases of the Town Center.

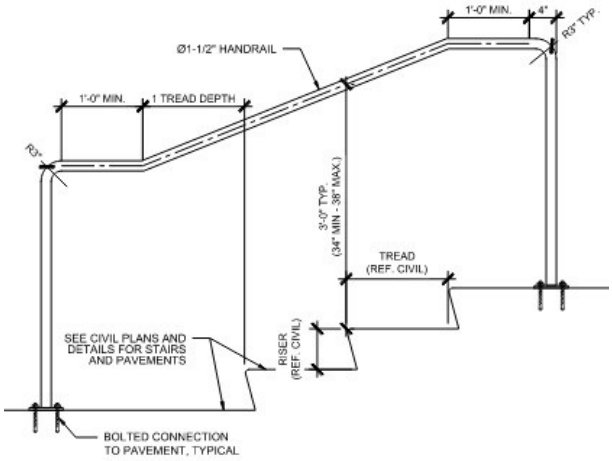
SITE IMPROVEMENTS

Site improvements are minimal because most of the site improvements are completed with Phase 2. Aside from the building, pedestrian walkways will be constructed from the existing sidewalk to the front entrances to the building. Due to the grade changes of the building pad, there will be four sets of stairs to reach the entrances into the building and retaining walls on the southwest side of the site. Spaces is provided at the corners of the building to provide potential outdoor patios space for future tenants.

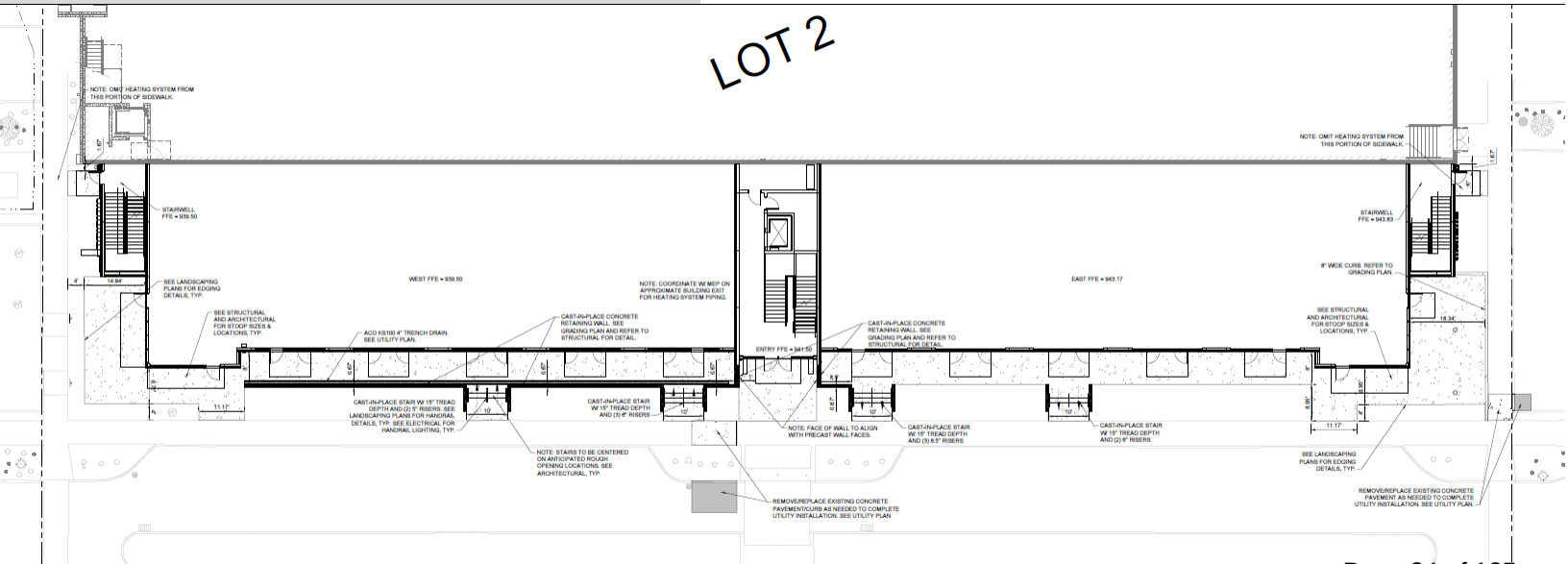
Close– Up Detail of Stairs & Retaining Wall



Stair Handrail Detail



Overall Site Layout



Site Layout

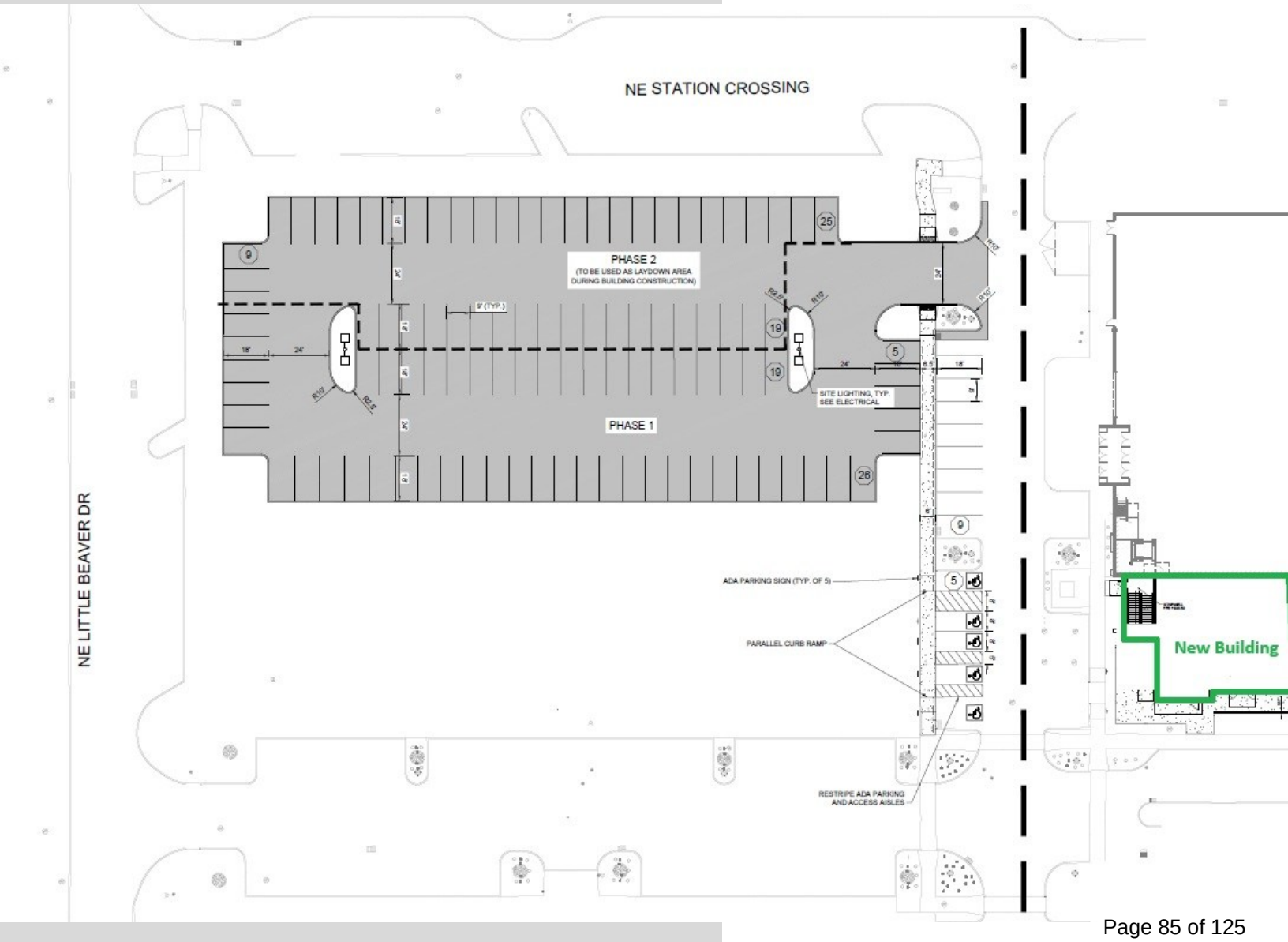
PARKING

A parking lot with parking lot lighting is proposed to be constructed on the site just west of the new building and will add approximately 103 parking spaces to the Town Center development. Additional sidewalk is proposed to connect the parking lot to the Phase 2 site. Staff have requested the sidewalk be installed on the north side of the parking lot to provide connection to NE Lettle beaver Dr. Seven of the existing parking stalls on the private internal street will be converted to five ADA parking stalls.

The south side of the parking lot will be developed with a future phase of the Town Center.

Parking Calculation Table

Required	Existing & Proposed
466 spaces across Phase 1, 2 and 2B	521 spaces



Utilities & Landscaping

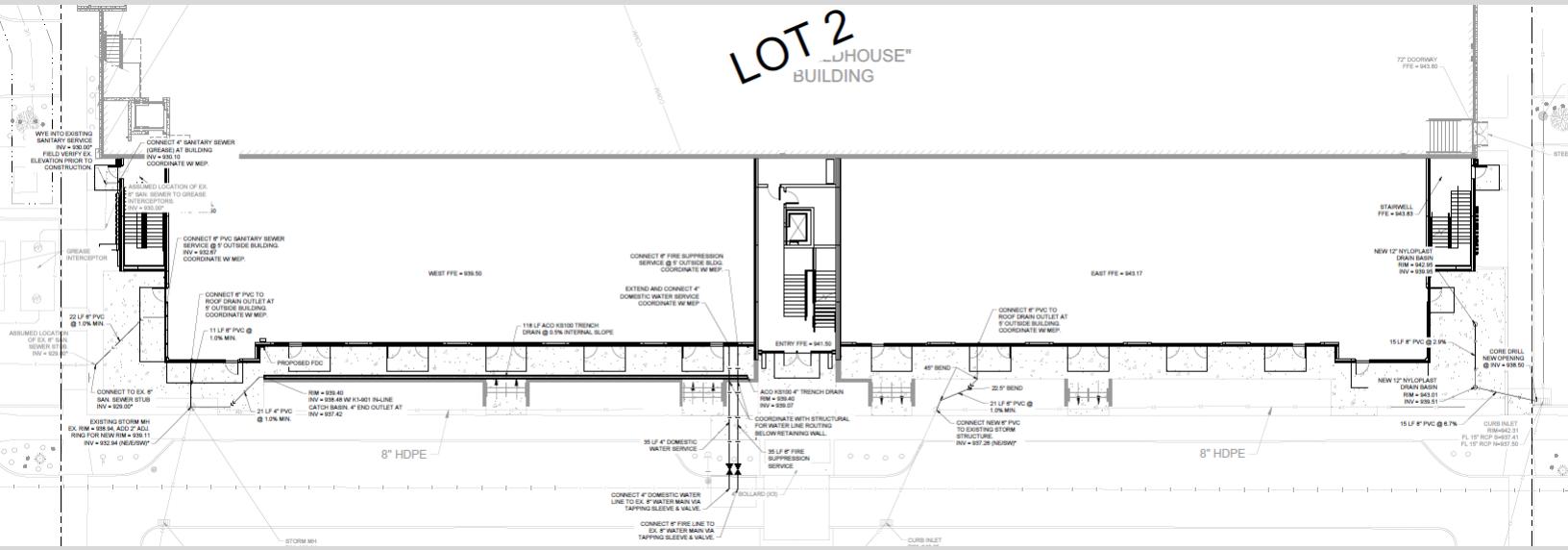
SANITARY & WATER

Water service will connect to the existing water main to the south within the private internal street. The building will connect to the existing sanitary service stub on the west side of the building. A grease interceptor is existing onsite and accommodate potential restaurants in the building.

STORM WATER

The site will connect to the regional detention basin to the west. Roof drains will connect to the existing underground storm sewer just south of the building.

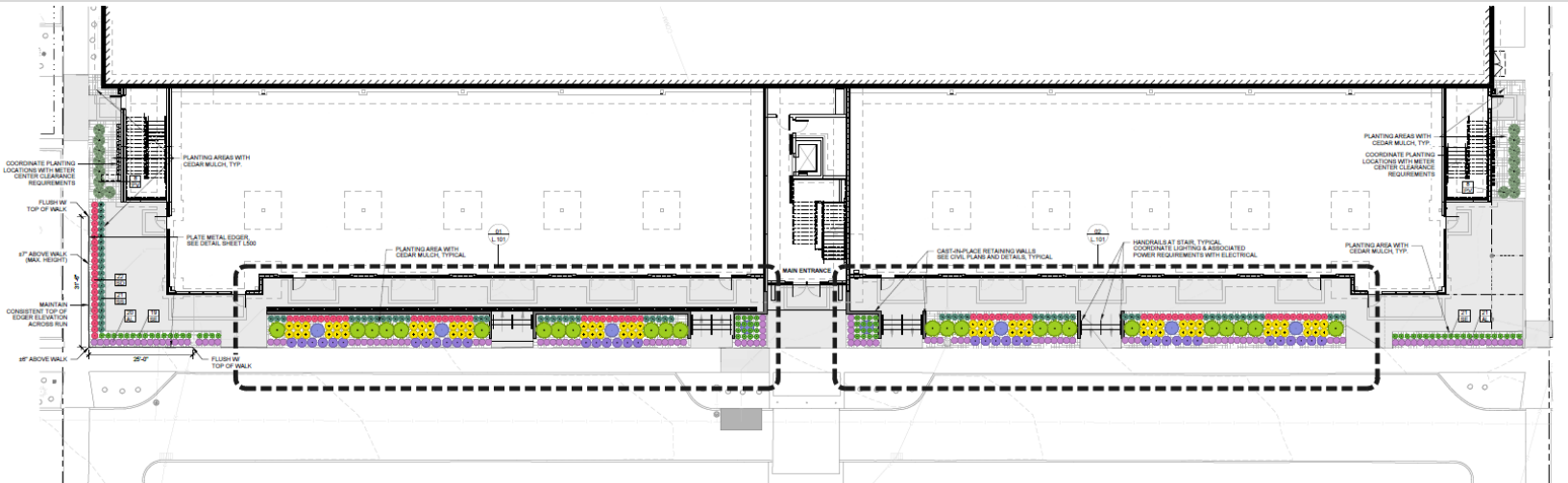
Utility Plan



LANDSCAPING

A mix of evergreen and perennial shrubs are proposed within designated plant bed areas between the building and the existing sidewalk at the edge of the building pad. Additional landscaping will be provided in a dn around the parking lot as required by the Heritage PUD. Further landscaping details will be provided with the next submittal and complete prior to Council consideration.

Landscaping Plan



Architecture

BUILDING & ELEVATIONS

The first and second levels will consist of two shades of brick with large sections of windows for the first floor storefront entrances and second floor offices. The third level will consist of cement board panel siding and will be approximately half the depth of the lower floors to provide balconies for the future tenants. The center of the building will feature a 3 -story glass entry with decorative steel canopy over the ground floor entrance doors. The east and west sides will extend the precast around the stairwells consistent with the design of the existing building.



Southwest Corner

LIGHTING

Wall mounted light fixtures will be provided at ground level and on the third level balconies. Additional lighting will be provided under the canopies at each entrance into the ground level retail spaces.

South Building Elevation



Close-up of the West Half of the South Building Elevation



Conclusion

HERITAGE REVIEW COMMITTEE

The Heritage Review Committee (HRC) has reviewed the proposed project and is happy with the overall design of the project. The HRC has suggested that the brick colors used on the new building closely match the brick colors used on the existing building in Phase 1 to provide cohesion throughout the Town Center.

CONCLUSION

The applicant is requesting approval of a site plan amendment to construct a 32,000 square foot 3-story building addition for retail and office on the front of the existing building.

Site improvements in from of the building include pedestrian walkways and stairs from the existing sidewalk to the front entrances into the building.

Space is reserved at the corners of the building for potential future outdoor patio space.

Landscape beds are provided between the front of the building and the existing sidewalk.

A parking lot will be constructed on the site located just west of the new building.

Additional landscaping will be provided in and around the new parking lot.

The new building addition will consist primarily of brick and storefront windows with cement board panels and metal canopies. The sides will include precast to tie in with the existing building.

STAFF RECOMMENDATION

Staff recommend approval of the Heritage Town Center Phase 2B Site Plan Amendment subject to remaining staff comments.



May 2, 2026

Larson Engineering, Inc.
Attn: Nick Wittkop
1820 NW 118th Street, Suite 230
Clive, IA 50325

RE: Heritage Town Center Phase 2B Site Plan Amendment

Dear Nick:

The Development Services Department is in receipt of a proposed Site Plan Amendment for Heritage Town Center Phase 2B. Based on the review of the materials provided, staff have the following comments:

General Comments:

1. Provide signed site plan application.

2. Provide site plan review fee ($2000, $600 SWMP)

3. Staff will provide the observation fee template with the final plan review comments.

4. Staff will provide the preconstruction packet once the final site plan documents are provided.

5. CAD and XML files will be required to be submitted with the final plan set and include the information below.

    a. Site Plan (CAD file for all items expect as specified below)
    b. All new utilities to be installed and any removed.
    c. Pavement within the project site
    d. Finished grade surface of grading area (XML file)
    e. All trees that are to be added or removed.
    f. Survey file of existing conditions with any private utilities located.
    g. Sign locations and pavement markings
    h. Any recorded easements

6. As-builts will be required to be provided upon completion of the project.

Heritage Review Committee:

1. Overall, the HRC likes the look of the new building.

2. The HRC suggests that the brick on the proposed building match the brick or at least be complimentary to the brick colors on the existing Phase 1 building. If additional brick colors are used, the HRC is concerned with allowing a mixture of unmatched materials in this small district. Please provide a picture of the proposed brick samples for the new building and provide a picture of the brick samples used on the Phase 1 building to demonstrate the cohesion of materials.

SWMP:

1. Please provide storm sewer and intake sizing calculations for the 5-yr and 100-yr storm events.

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

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 AMENDMENT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: May 8, 2026
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: May 5, 2026, at 5:30 PM in the Grimes Council Chambers

COUNCIL MEETING: May 26, 2026, at 5:30 PM in the Grimes Council Chambers

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

Sincerely,

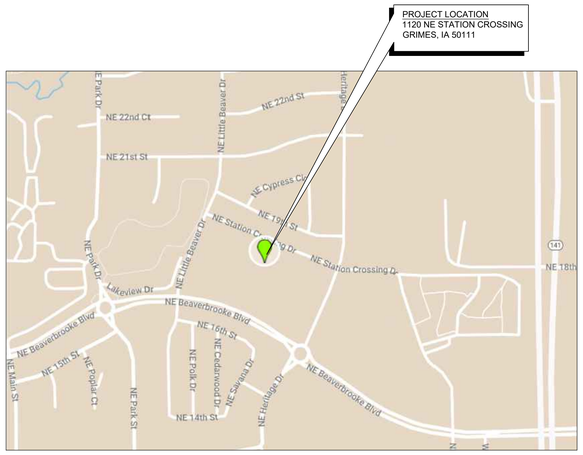
Evann Coffey
Senior Planner

Building Comments Complete

PROJECT:

HERITAGE TOWN CENTER - PHASE 2B

VICINITY MAP



update City standard notes. notes provided with comments

INDEX OF DRAWINGS

C000	Civil Cover Sheet
C100	Existing Conditions & Demolition Plan
C200	Paving & Dimension Plan
C300	Grading Plan - West
C301	Grading Plan - East
C302	Erosion Control Plan
C400	Utility Plan
C500	Lot 1 Existing Conditions & Demolition Plan
C600	Lot 1 Paving & Dimension Plan
C700	Lot 1 Grading and Erosion Control Plan
C800	Lot 1 Utility Plan
C900	Civil Details

PROJECT CONTACTS

OWNER:
TAAG 2, LLC
1220 NE STATION CROSSING, STE 200
GRIMES, IA 50111
INFO@TAAGDEV.COM
TEL: 515.259.0019

ARCHITECT:
STUDIO MELEE
139 4TH STREET
WEST DES MOINES, IA 50265
CONTACT: JORDAN COLLINS
JORDAN@STUDIOMELEE.COM
TEL: 515.556.6584

CIVIL ENGINEER:
LARSON ENGINEERING, INC.
1820 NW 118TH STREET, SUITE 230
CLIVE, IA 50325
CONTACT: MICHAEL A. MURPHY, P.E.
MMURPHY@LARSONENGR.COM
TEL: 515.225.4377

SURVEYOR:
CARTER SURVEYING & CONSTRUCTION SERVICES
8755 NE 27TH AVE.
ALTOONA, IA 50009
CONTACT: NICK CARTER
NICK@CARTERSURVEY.COM
TEL: 515.343-6756

APPLICANT/CONTRACTOR:
DIVERGENT GROUP, INC.
100 NE 23RD COURT
GRIMES, IA 50111
CONTACT: JASON WEGNER
JASON@DIVERGENT-IA.COM
TEL: 515.657.3938

LANDSCAPE ARCHITECT:
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
CONTACT: DENISE HURT
DHURT@THINKCONFLUENCE.COM
TEL: 515.288.4875

provide estimated construction schedule

PROJECT/SITE INFORMATION

PROPERTY DESCRIPTION:
- LOTS 1 AND 2 OF HERITAGE TOWN CENTER, AN OFFICIAL PLAT OF GRIMES, POLK COUNTY, IOWA.

PROPOSED USE:
- RETAIL/RESTAURANT & OFFICE
- PARKING

ADDRESS:
- 1020 NE STATION CROSSING (LOT 1 HERITAGE TOWN CENTER)
- 1120 NE STATION CROSSING (LOT 2 HERITAGE TOWN CENTER)

OWNER:
- TAAG 2, LLC
  1120 NE STATION CROSSING, STE 200, GRIMES, IA 50111

ZONING:
- PUD (HERITAGE AT GRIMES, TOWN CENTER)
- SETBACKS:
  FRONT: 15'
  SIDE: 0'
  REAR: 0'

TOTAL LOT 1 AREA: 202,078 SF / 4.64 AC
TOTAL LOT 2 AREA: 102,388 SF / 2.35 AC

HERITAGE TOWN CENTER PARKING:
- EXISTING PARKING PRIOR TO PHASE 2B: 420
- TOTAL AVAILABLE PARKING AFTER PHASE 2B: 521
- TOTAL PARKING REQUIRED FOR PHASES 1-2B: *
  *SEE TABLE BELOW BASED ON USE CATEGORY AND PEAK HOURS

BENCHMARK:
- CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NORTH JAMES ST BY THE NW CORNER OF LOT ADDRESS 1605
  ELEVATION = 924.41 (USGS DATUM)
- CITY BENCHMARK G6A-001: ARROWHEAD ON FIREHYDRANT LOCATED AT THE NE CORNER OF THE NE 13TH ST & N JAMES ST INTERSECTION.
  ELEVATION = 930.66 (USGS DATUM)

How many suites are they seeking?

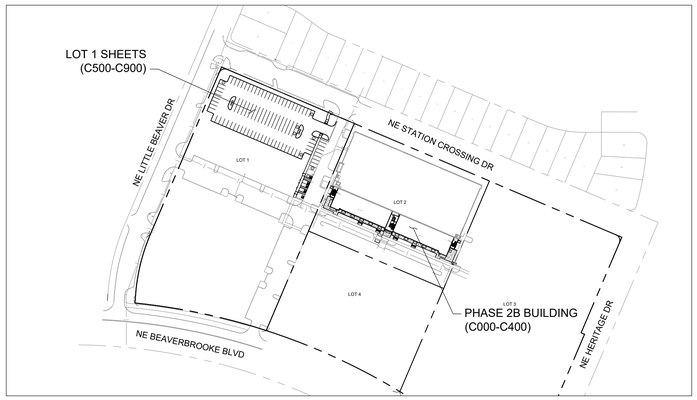
City staff has had early conversations regarding the address of this as the gym is in operation.

provide open space calculation for the lot 20% minimum required

add proposed outdoor patios to parking calculation

Town Center Parking Calculator - Phases 1&2							
			Percentage Required				
			Weekday Daytime and Evening		Weekend Daytime and Evening		Nightime
Category	Stalls per 1000	Square Footage	6:00 AM to 5:00 PM	5:00 PM to 1:00 AM	6:00 AM to 5:00 PM	5:00 PM to 1:00 AM	1:00 AM to 6:00 AM
Office	**3**	35680	107.04 (100%)	10.7 (10%)	5.35 (5%)	5.35 (5%)	5.35 (5%)
Retail	**6**	25245	113.6 (75%)	113.6 (75%)	151.47 (100%)	136.32 (90%)	7.57 (5%)
Restaurant	**10**	0	0	0	0	0	0
Deli	**10**	0	0	0	0	0	0
Patio	**10**	0	0	0	0	0	0
Fitness	**2.25**	28800	19.44 (30%)	64.8 (100%)	48.6 (75%)	64.8 (100%)	3.24 (5%)
Event	**0**	48600	0	0	180	90	0
School	**0**	0	0	0	0	0	0
Residential	**2.66**	0	0	0	0	0	0
Storage	**0.05**	0	0	0	0	0	0
Total		138325	240.08	189.11	**385.42**	296.48	16.16
Town Center Parking Calculator - Phase 2B							
Office	**3**	19244	57.73 (100%)	5.77 (10%)	2.89 (5%)	2.89 (5%)	2.89 (5%)
Retail/Restaurant	**6**	12866	57.9 (75%)	57.9 (75%)	77.2 (100%)	69.48 (90%)	3.86 (5%)
Total after Phase 2B		170435	355.71	252.78	**465.51**	368.85	22.91

SITE KEY PLAN



GENERAL NOTES:

1. 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.
2. 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).
3. All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
4. 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.
5. Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.
6. A Knox box is required by the fire department and shall be obtained at Knoxbox.com. See Architectural elevations for preferred placement. Verify final location with authority having jurisdiction.
7. All site lighting shall not spill onto adjacent properties or right-of-ways.
8. Provide a 4-year maintenance bond for all public improvements

GENERAL UTILITY NOTES:

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least R-5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. Pipe bedding shall meet the requirements set forth by the Iowa Statewide Urban Design and Specifications Manual (SUDAS).
9. Pressure test and disinfect all new watermains in accordance with state and local requirements. See water main notes for more detail.

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 plug shall be removed 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 testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

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 residential, 2" Commercial minimum type K copper.
6. 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.
7. All watermain fittings to be restrained joint, Mega-lug or approved equal.

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 culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
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.
4. Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
5. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

SIGNAGE NOTES:

1. All signage shall be supplied and installed by the Developer.
2. All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.
3. Coordinate all signage with Owner's signage standards. Signs shall be fabricated and installed in compliance with applicable ANSI 117.1 requirements.

GRADING NOTES:

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. See Landscape Plans for restoration of disturbed areas, including topsoil and seed requirements.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

Note: All work performed shall meet the standards outlined in the enclosed plans and specifications, as well as the 2026 Statewide Urban Design and Specifications (SUDAS) standard specifications unless noted otherwise.

LICENSED PROFESSIONAL ENGINEER
MICHAEL A. MURPHY
17096
IOWA

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

SIGNATURE & DATE

PRINTED OR TYPED NAME	MICHAEL A. MURPHY
LICENSE NUMBER	17096
MY LICENSE RENEWAL DATE IS DECEMBER 31,	2026
PAGES OR SHEETS COVERED BY THIS SEAL:	"C" Sheets

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STUDIO MELEE
139 FOURTH STREET
WEST DES MOINES, IOWA 50265

PHASE 2B
COMMERCIAL BUILDING AND RETAIL SPACE
HERITAGE T. C.
1120 NE STATION CROSSING
GRIMES, IA 50222

PRINT DATE: APRIL 10, 2026
SHEET NAME: CIVIL COVER SHEET

C000

SING

AREA INTAKE
RIM = 938.30
FL 48" RCP NW/SE = 929.68

CURB INLET
RIM = 937.52
FL 12" RCP SW = 934.01

SAN MH
RIM=938.13
FL 8" PVC NE=926.01
FL 8" PVC SW=926.07

10' ELECTRIC EASEMENT
BK 19193, PG 141

CURB INLET
RIM = 938.06
FL 12" RCP NE = 933.59
FL 15" RCP SW = 933.48

ELECTRIC METER
ELECTRIC PANEL
ELECTRIC DISCONNECT

CURB INLET
RIM=937.94
FL 15" RCP NE=933.01
FL 15" RCP SW=932.99

ASSUMED LOCATION OF EX.
6" SAN. SEWER TO GREASE
INTERCEPTORS.
INV = 930.00*

LOT 2

label lot dimensions

SAN WYE
FL=941.22
(LOCATION AND
ELEVATION FROM
PLAN)

72" DOORWAY
FFE = 943.80

AREA INTAKE
RIM=943.47
FL 15" RCP N-S-E=937.80

STEEL PLATE AWNING

SAN MH
RIM=937.94
FL 8" PVC NE=927.69
FL 6" PVC SE=928.57
FL 6" PVC SW=927.75

GREASE INTERCEPTOR

AREA DRAIN
RIM=937.26
FL 12" HDPE SW/SE=933.46

AREA DRAIN
RIM=936.82
FL 12" HDPE NW=933.82

4" BLOWOFF VALVE

CURB INLET
RIM=937.32
FL 15" RCP NE=932.52
FL 18" RCP SW=932.27

8" AREA DRAIN
RIM=938.23
FL=934.63

8" AREA DRAIN
RIM=938.05
FL=935.10

8" AREA DRAIN
RIM=940.10
FL=935.60

8" AREA DRAIN
RIM=938.61
FL=936.11

18" AREA DRAIN
RIM=941.31
FL=937.26

8" AREA DRAIN
RIM=940.47
FL=937.52

8" AREA DRAIN
RIM=942.18
FL=937.98

8" AREA DRAIN
RIM=942.58
FL=938.08

8" AREA DRAIN
RIM=942.60
FL=938.36

CURB INLET
RIM=942.31
FL 15" RCP S=937.41
FL 15" RCP N=937.50

ASSUMED LOCATION OF EX.
6" SAN. SEWER STUB
INV = 929.00*

8" AREA DRAIN
RIM=938.64
FL=934.49

STORM MH
RIM=938.94
FL 12" RCP SW=932.94
FL 12" HDPE NE=932.94
FL 8" HDPE SE=934.39
FL 8" HDPE NW=934.09

8" HDPE

8" HDPE

4" BOLLARD (X3)

CURB INLET
RIM=937.89
FL 12" RCP N=932.59
FL 15" RCP S=932.49

CURB INLET
RIM=940.35
FL 12" RCP N=935.37
FL 15" RCP S=935.35

SAN MH
RIM=943.17
FL 8" PVC N=932.71
FL 4" PVC S=932.57
FL 8" PVC E=932.71

CURB INLET"
RIM=936.77
FL 18" RCP NE=931.47
FL 18" RCP SW=931.47

AREA INTAKE
RIM=937.94

AREA INTAKE
RIM=942.31
FL 15" RCP E=937.15
FL 15" RCP N=937.15
FL 18" RCP W=937.02

STORM MH
RIM=937.59
FL 30" RCP E/W=930.89
FL 15" RCP SW=930.94
FL 18" RCP NE=936.96

LOT 4

NORTH
0 10 20 40

SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.

KEY NOTES

1. SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT/CURB AS NEEDED TO COMPLETE UTILITY INSTALLATION. SEE SHEET C400.
2. CUT OFF UPPER 2' OF EXISTING STRUCTURE AND INSTALL CAP AND SEAL.
3. EXISTING 4" BLOWOFF VALVE AND WATER SERVICE TO BE REMOVED/ABANDONED.
4. RELOCATE EXISTING ADA PARKING SIGNS. SEE SHEET C200.
5. REMOVE AND DISPOSE OF EXISTING STORM STRUCTURE AND PIPE.

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PHASE 2B

COMMERCIAL OFFICE AND RETAIL BUILDING

1120 NE STATION CROSSING
GRIMES, IA 50222

HERITAGE T.C.

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
EXISTING CONDITIONS & DEMOLITION PLAN

C100

LOT 2

NOTE: OMIT HEATING SYSTEM FROM THIS PORTION OF SIDEWALK.

what is this? please label

will an additional transformer be required to serve the new building? if so, please show the location and landscape screening

is fencing proposed for the patio areas? if so, please show location and provide fence detail
42" height required for outdoor service areas

STAIRWELL FFE = 939.50

SEE LANDSCAPING PLANS FOR EDGING DETAILS, TYP.

SEE STRUCTURAL AND ARCHITECTURAL FOR STOOP SIZES & LOCATIONS, TYP.

WEST FFE = 939.50

NOTE: COORDINATE W/ MEP ON APPROXIMATE BUILDING EXIT FOR HEATING SYSTEM PIPING.

ACO KS100 4" TRENCH DRAIN. SEE UTILITY PLAN.

CAST-IN-PLACE CONCRETE RETAINING WALL. SEE GRADING PLAN AND REFER TO STRUCTURAL FOR DETAIL.

CAST-IN-PLACE STAIR W/ 15" TREAD DEPTH AND (2) 5" RISERS. SEE LANDSCAPING PLANS FOR HANDRAIL DETAILS, TYP. SEE ELECTRICAL FOR HANDRAIL LIGHTING, TYP.

CAST-IN-PLACE STAIR W/ 15" TREAD DEPTH AND (3) 6" RISERS

NOTE: STAIRS TO BE CENTERED ON ANTICIPATED ROUGH OPENING LOCATIONS. SEE ARCHITECTURAL, TYP.

ENTRY FFE = 941.50

NOTE: FACE OF WALL TO ALIGN WITH PRECAST WALL FACES.

REMOVE/REPLACE EXISTING CONCRETE PAVEMENT/CURB AS NEEDED TO COMPLETE UTILITY INSTALLATION. SEE UTILITY PLAN.

label mailbox location

verify mailbox location with post office

EAST FFE = 943.17

CAST-IN-PLACE CONCRETE RETAINING WALL. SEE GRADING PLAN AND REFER TO STRUCTURAL FOR DETAIL.

CAST-IN-PLACE STAIR W/ 15" TREAD DEPTH AND (3) 6.5" RISERS

CAST-IN-PLACE STAIR W/ 15" TREAD DEPTH AND (2) 6" RISERS

NOTE: OMIT HEATING SYSTEM FROM THIS PORTION OF SIDEWALK.

STAIRWELL FFE = 943.83

8" WIDE CURB. REFER TO GRADING PLAN.

SEE STRUCTURAL AND ARCHITECTURAL FOR STOOP SIZES & LOCATIONS, TYP.

SEE LANDSCAPING PLANS FOR EDGING DETAILS, TYP.

REMOVE/REPLACE EXISTING CONCRETE PAVEMENT AS NEEDED TO COMPLETE UTILITY INSTALLATION. SEE UTILITY PLAN.

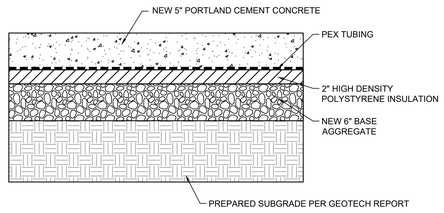
are trash cans, benches and/or benches proposed? if so, please label the locations and provide the details

SYMBOL LEGEND

HEATED SIDEWALK TO CONSIST OF 5" CONCRETE PAVEMENT W/ PEX TUBING HEATING SYSTEM OVER 2" HIGH DENSITY POLYSTYRENE OVER 6" BASE AGGREGATE. SEE DETAILS 1/C200 & 2/C200.

6" CONCRETE PAVEMENT OVER 6" BASE AGGREGATE

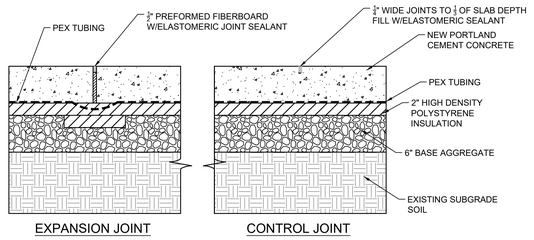
WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.



NOTE: CONTRACTOR SHALL PROVIDE CONCRETE MANIFOLD BOXES AS REQUIRED FOR INSTALLATION.

1/C200 HEATED SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



2/C200 HEATED SIDEWALK TYPICAL JOINT DETAILS

NOT TO SCALE

NORTH

0 5 10 20

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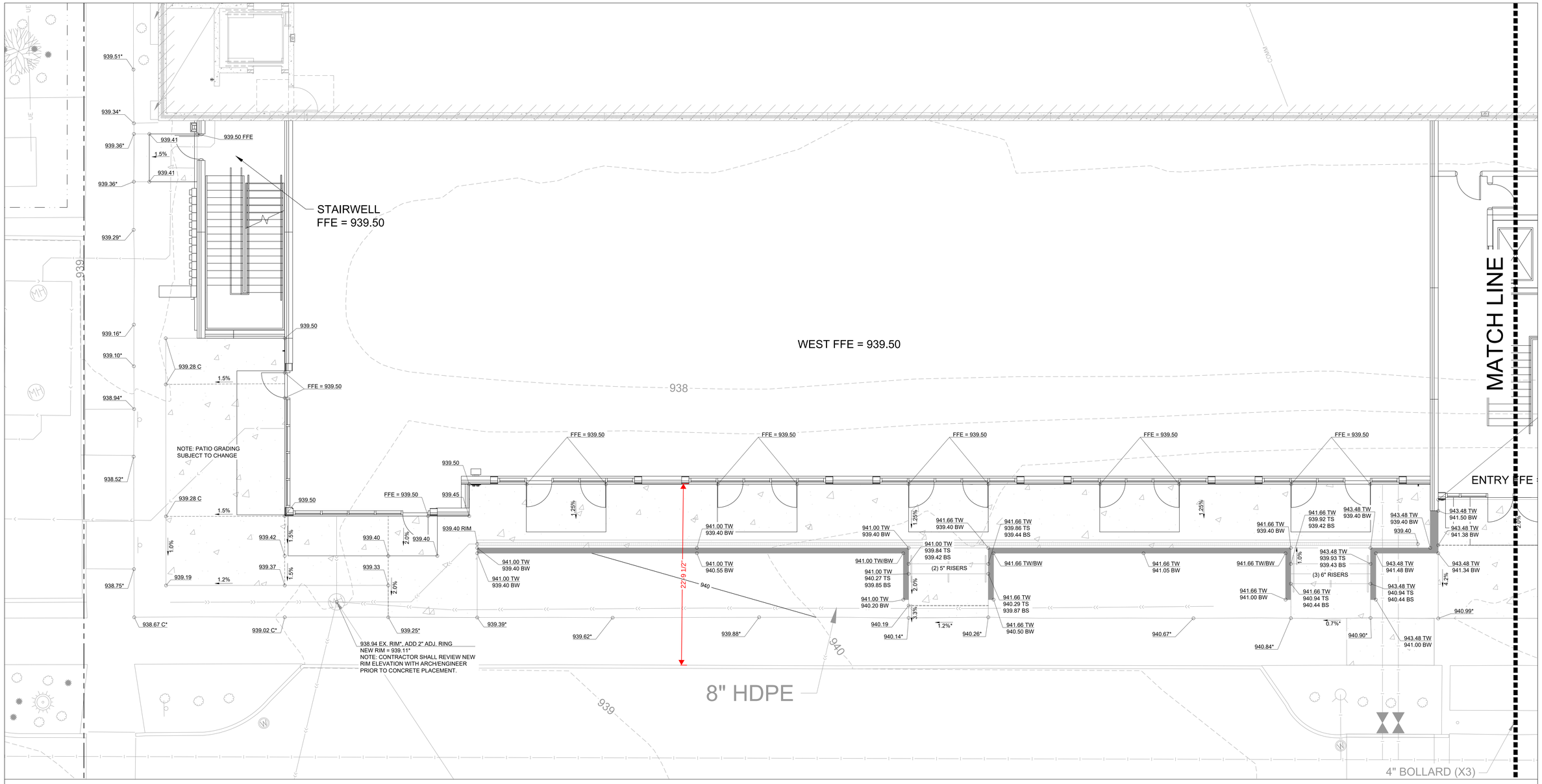
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HERITAGE T.C. PHASE 2B
1120 NE STATION CROSSING COMMERCIAL
GRIMES, IA 50222 AND RETAIL

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
PAVING & DIMENSION PLAN

C200



SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

- TC - TOP OF CURB
- GL - GUTTER LINE
- B - BITUMUNOUS
- C - CONCRETE
- EO - EMERGENCY OVERFLOW
- TW - TOP OF WALL
- BW - BOTTOM OF WALL (F/G)
- (*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH
0 5 10

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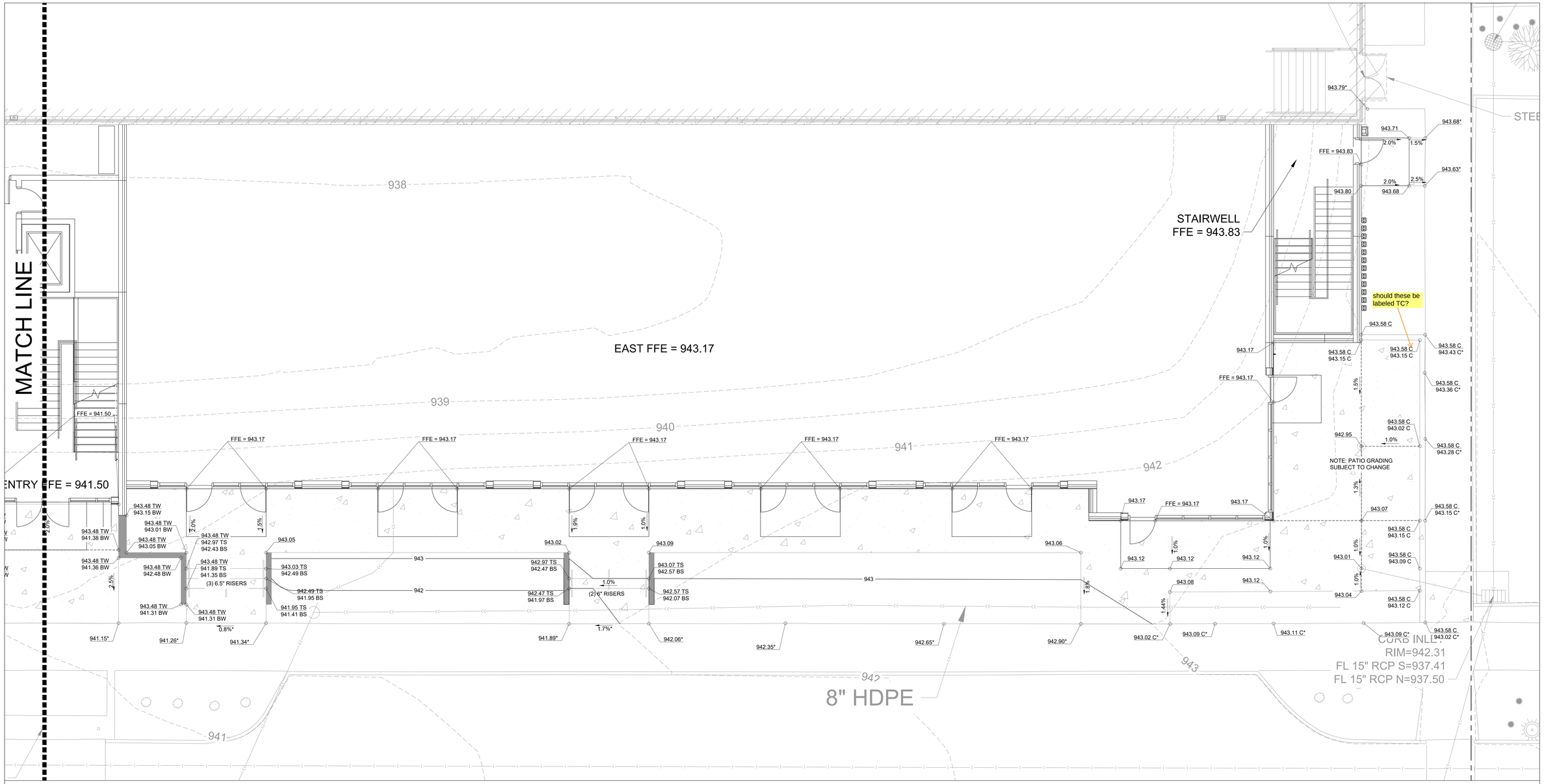
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STUDIO MELEE
139 FOURTH STREET
WEST DES MOINES, IOWA 50265

PHASE 2B
HERITAGE T.C.
1120 NE STATION CROSSING
GRIMES, IA 50222
COMMERCIAL OFFICE
AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026
SHEET NAME:
GRADING PLAN - WEST

C300



SYMBOL LEGEND

950	EXISTING CONTOURS
950	PROPOSED CONTOURS - MAJOR INTERVAL
949	PROPOSED CONTOURS - MINOR INTERVAL
	GRADE BREAK LINE
2.0%	GRADE SLOPE
	SILT FENCE
	SEDIMENT LOG
	RIP-RAP / ROCK CONST. ENTRANCE
	INLET PROTECTION
	CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH
0 5 10

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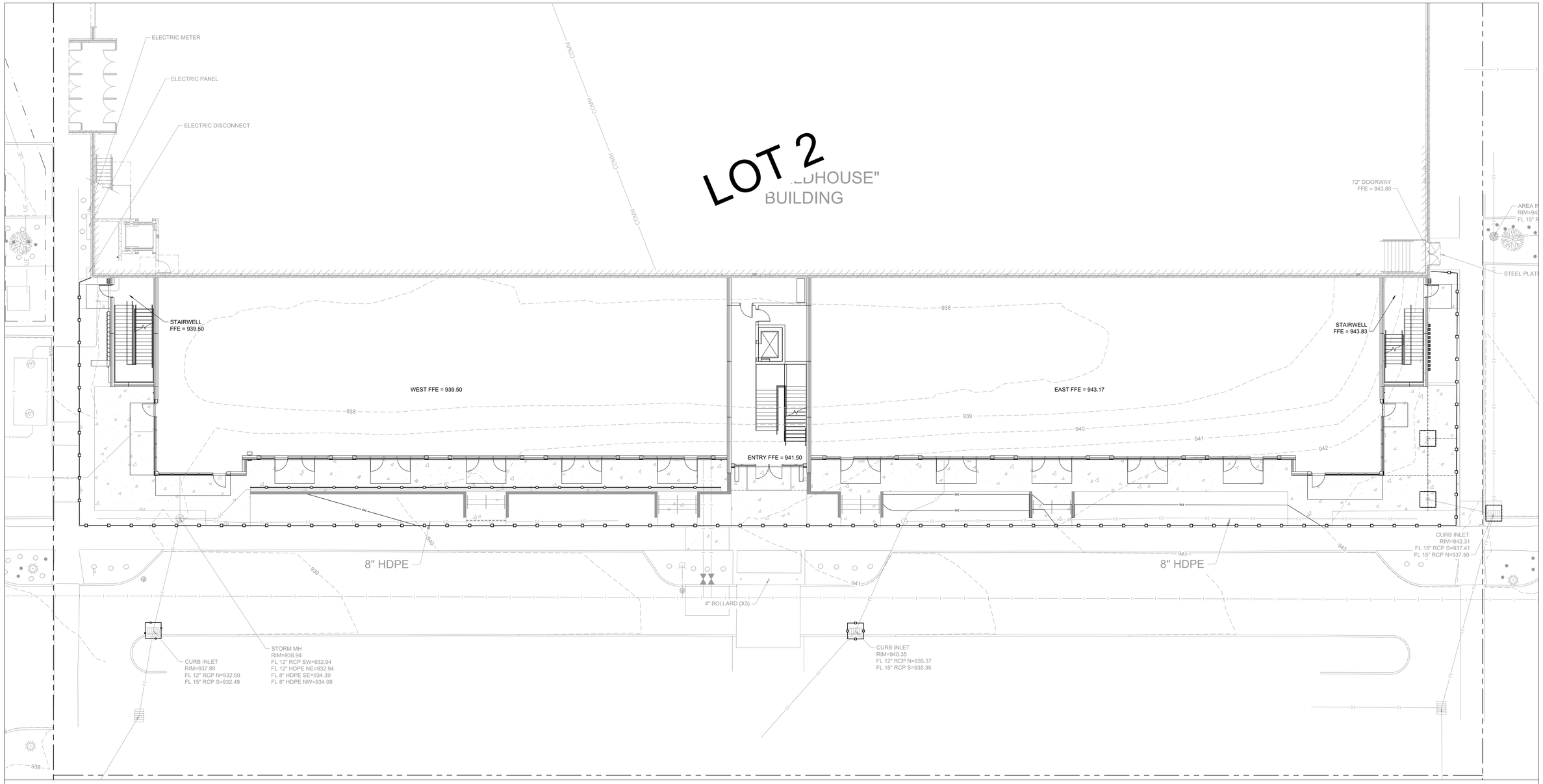
HERITAGE T.C. PHASE 2B
1120 NE STATION CROSSING COMMERCIAL OFFICE AND RETAIL BUILDING
GRIMES, IA 50222

STUDIO MELEE
139 FOURTH STREET
WEST DES MOINES, IOWA 50265

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PRINT DATE:
APRIL 10, 2026
SHEET NAME:
GRADING PLAN - EAST

C301



SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

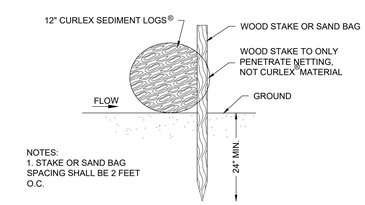
950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

- TC - TOP OF CURB
- GL - GUTTER LINE
- B - BITUMUNOUS
- C - CONCRETE
- EO - EMERGENCY OVERFLOW
- TW - TOP OF WALL
- BW - BOTTOM OF WALL (F/G)
- (*) - EXISTING TO BE VERIFIED

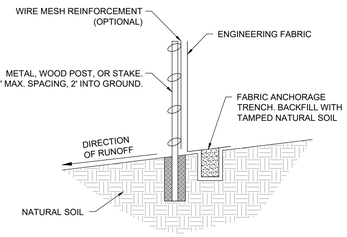
EROSION CONTROL NOTES

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Iowa Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with Iowa DNR regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.



1 C302 SEDIMENT LOG DETAIL

NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

2 C302 SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

NORTH

0 10 20

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HERITAGE T.C. PHASE 2B
1120 NE STATION CROSSING COMMERCIAL OFFICE
GRIMES, IA 50222 AND RETAIL BUILDING

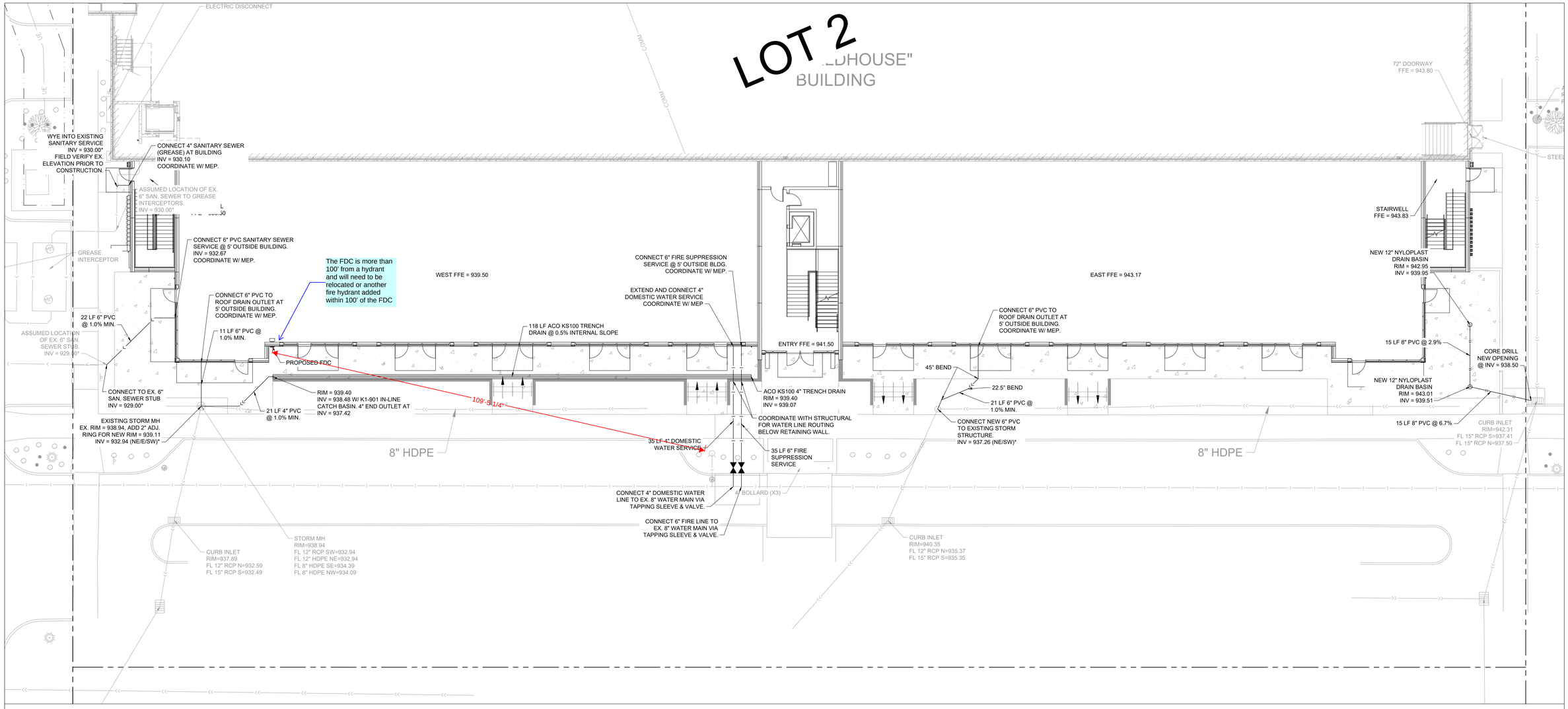
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WEST DES MOINES, IOWA 50265

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PRINT DATE:
APRIL 10, 2026

SHEET NAME:
EROSION CONTROL PLAN

C302



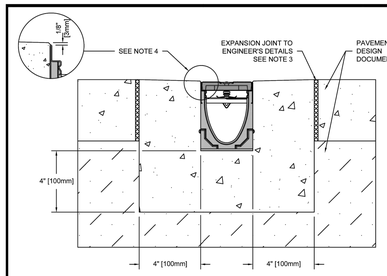
SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- RECTANGULAR AREA INTAKE
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- rsc — rsc — FIBER OPTIC UNDERGROUND LINE
- GAS — GAS — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least R-5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. See Project Specifications for bedding requirements.
9. Pressure test and disinfect all new watermains in accordance with state and local requirements.
10. Sanitary sewer piping shall be PVC, SDR-26 for depths up to 26', and class 52 D.I.P. for depths of 26' or more.



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

KS100 KLASSIKDRAIN "QUICKLOK' LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE KS100 CHANNEL SYSTEM WITH STAINLESS STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN STAINLESS STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

KS1Q-A-ECP
DATE: 11/24/16

KS100 - KLASSIKDRAIN - LOAD CLASS: A
Exposed Concrete Pavement
INSTALLATION DRAWING - ACO DRAIN

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9999 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

NOTE:
ARCHITECT/OWNER TO SELECT GRATE FROM AVAILABLE STAINLESS STEEL OPTIONS.

provide utility quantities table

1 C400 TRENCH DRAIN DETAIL
NOT TO SCALE

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PHASE 2B
COMMERCIAL OFFICE
RETAIL BUILDING

HERITAGE T.C.

1120 NE STATION CROSSING
GRIMES, IA 50022

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PRINT DATE:
APRIL 10, 2026
SHEET NAME:
UTILITY PLAN

C400

SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.

NE STATION CROSSING

NE LITTLE BEAVER DR

LOT 1

label lot dimensions

will the existing dumpster enclosure be large enough to serve the new building as well as Kingdom Hoops?

SEE SHEET C100

SAN MH
RIM = 935.95
FL 8" PVC SE = 922.25
FL 8" PVC NW = 922.25
FL 8" PVC NE = 922.30

CURB INLET
RIM = 935.10
FL 15" RCP NW = 929.14
FL 15" RCP SW = 928.83

SAN MH
RIM = 937.33
FL 8" PVC NW = 925.24
FL 8" PVC SE = 925.24
FL 8" PVC SW = 925.28

SAN MH
= 935.73

AREA INTAKE
RIM = 935.07
FL 48" RCP NW/SE = 926.42
FL 15" RCP NE = 927.77 +/-

STORM MH
RIM = 935.76
FL 48" RCP E/W = 927.11
FL 15" RCP N = ?

AREA INTAKE
RIM = 938.30
FL 48" RCP NW/SE = 929.68

STORM MH
RIM = 936.01

CURB INLET
RIM = 937.50
FL 12" RCP SW = 934.0

REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER

SAN MH
RIM=938.13
FL 8" PVC NE=926.01
FL 8" PVC SW=926.07

10' ELECTRIC EASEMENT
BK 19193, PG 141

AREA INLET
RIM = 934.67
18" RCP SE/NW = 926.73

CURB INLET
RIM = 934.68

CURB INLET
RIM = 938.06
FL 12" RCP NE = 933.59
FL 15" RCP SW = 933.48

EX. 18" RCP STUB
INV = 928.55±*

STORM MH
RIM = 935.05

REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER

ELECTRIC METER

ELECTRIC PANEL

ELECTRIC DISCONNECT

CURB INLET
RIM=937.94
FL 15" RCP NE=933.01
FL 15" RCP SW=932.99

ASSUMED LOCATION OF EX. 6" SAN. SEWER TO GREASE INTERCEPTORS. INV = 930.00*

REMOVE EXISTING STRIPING

REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER

SAN MH
RIM=937.94
FL 8" PVC NE=927.69
FL 6" PVC SE=928.57
FL 6" PVC SW=927.75

GREASE INTERCEPTOR

CURB INLET
RIM=937.32
FL 15" RCP NE=932.52
FL 18" RCP SW=932.27

FES - 12" RCP
FL = 931.93

SAN MH
RIM = 935.91
FL 6" PVC N = 922.50
FL 6" PVC S = 922.50
FL 6" PVC NW = 922.36

ASSUMED LOCATION OF EX. 6" SAN. SEWER STUB INV = 929.00*

STORM MH
RIM=938.94
FL 12" RCP SW=932.94
FL 12" HDPE NE=932.94
FL 8" HDPE SE=934.39
FL 8" HDPE NW=934.09

8"

SAN MH
RIM = 935.90
FL 6" PVC NE/SW = 920.63

CURB INLET
RIM=937.89
FL 12" RCP N=932.59
FL 15" RCP S=932.49

AREA INTAKE
RIM = 934.90
FL 30" RCP SE = 927.96
FL 30" RCP W = 927.87

CURB INLET*
RIM=936.77
FL 18" RCP NE=931.47
FL 18" RCP SW=931.47

AREA INTAKE
RIM=937.94

FES - 12" RCP
FL = 931.25

STORM MH
RIM=937.59
FL 30" RCP E/W=930.89
FL 15" RCP SW=930.94
FL 18" RCP NE=930.96

NORTH
0 10 20 40

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1120 NE STATION CROSSING COMMERCIAL OFFICE BUILDING
GRIMES, IA 50222 AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
LOT 1 EX. CONDITIONS & DEMOLITION PLAN

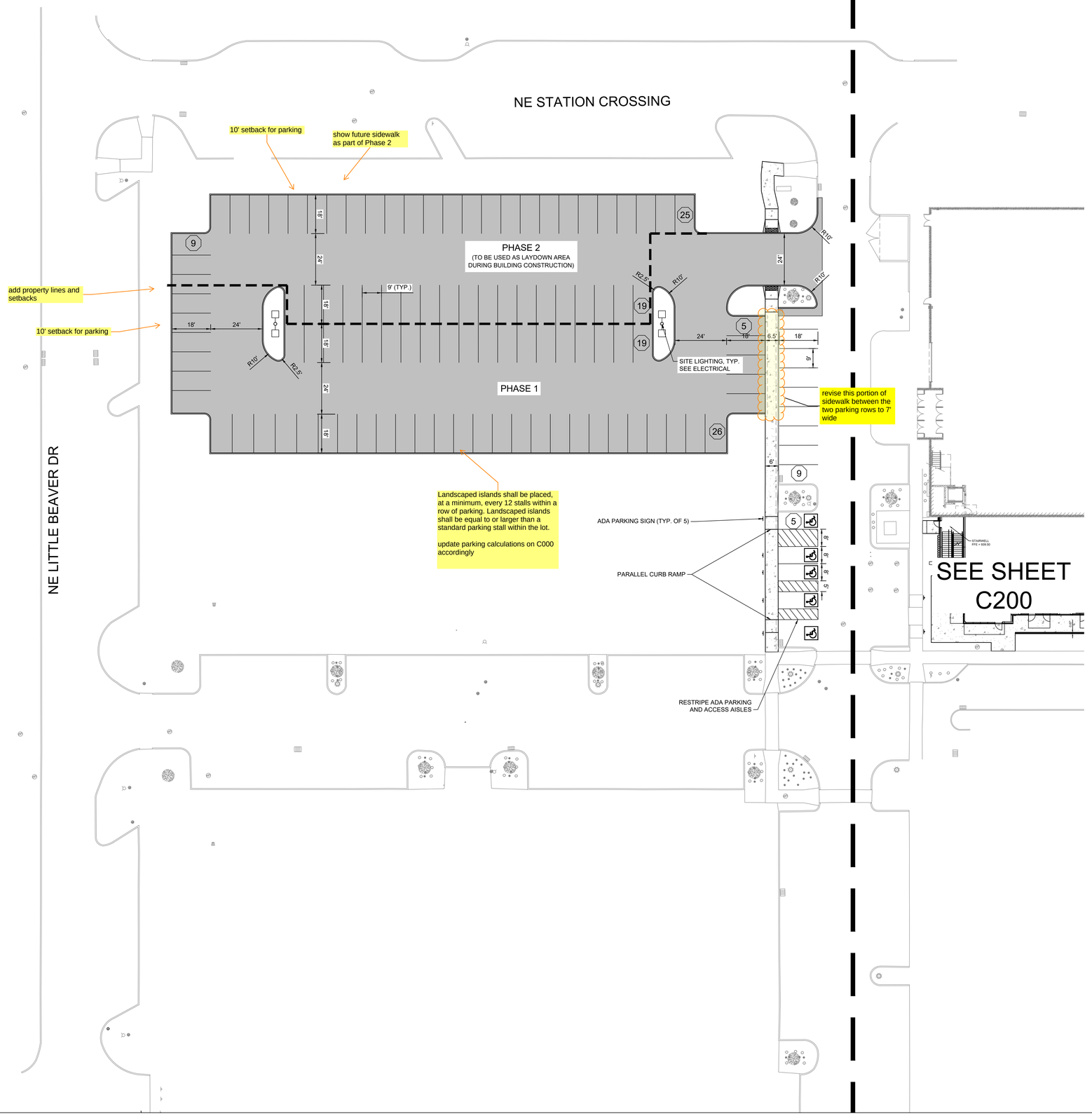
C500

SYMBOL LEGEND

NEW 5" CONCRETE OVER 6" BASE AGGREGATE OVER COMPACTED SUBGRADE. SEE DETAIL 1/C900

NEW 6" CONCRETE PAVEMENT OVER 6" BASE AGGREGATE OVER COMPACTED SUBGRADE. SEE DETAIL 2/C900.

WHERE APPLICABLE, DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB OR FACE OF CURB TO END OF STALL LINE.



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GRIMES, IA 50222 AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
LOT PAVING & DIMENSION PLAN

C600

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SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

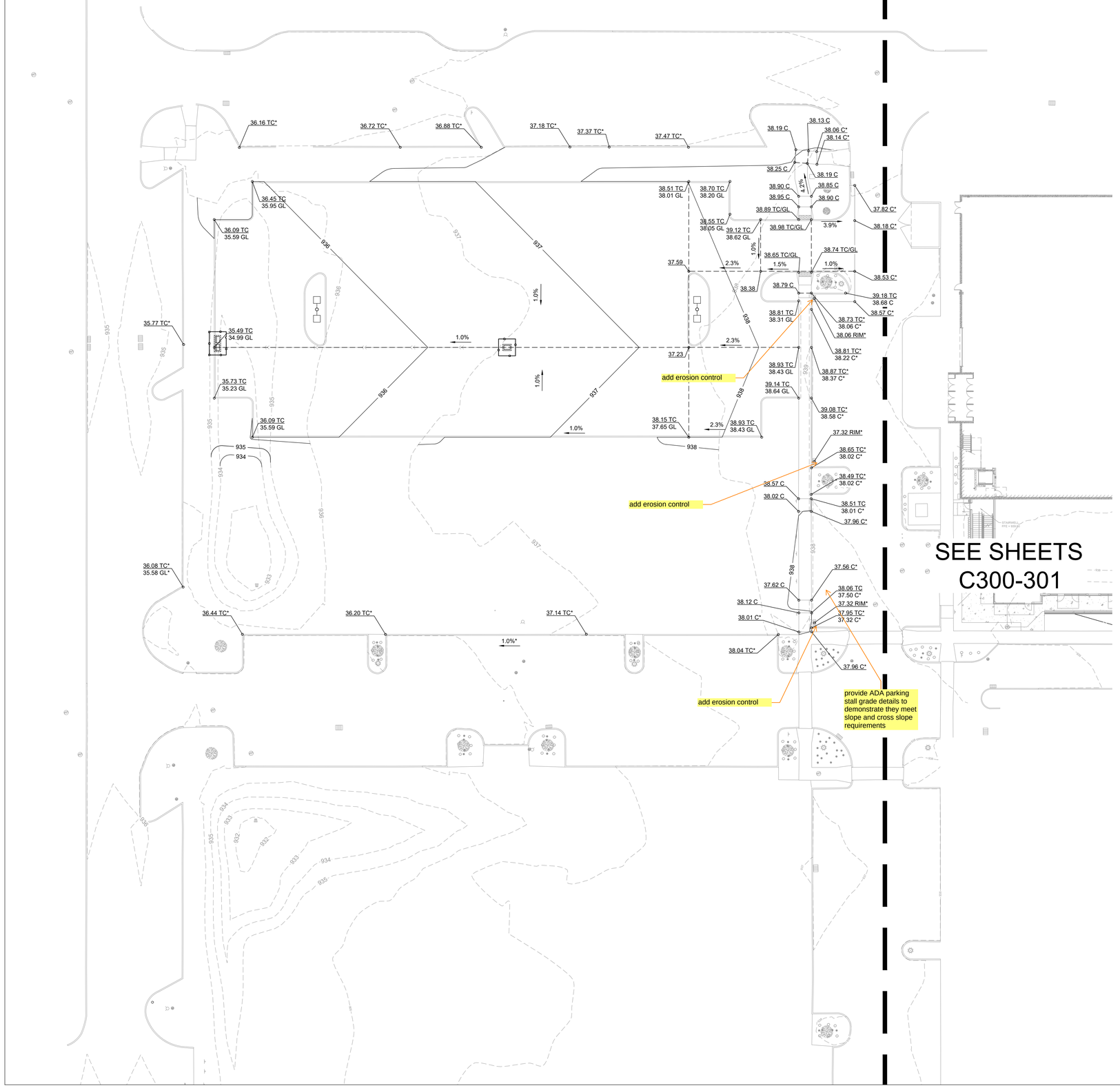
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See Erosion Control Notes on Sheet C302.



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HERITAGE T.C. PHASE 2B

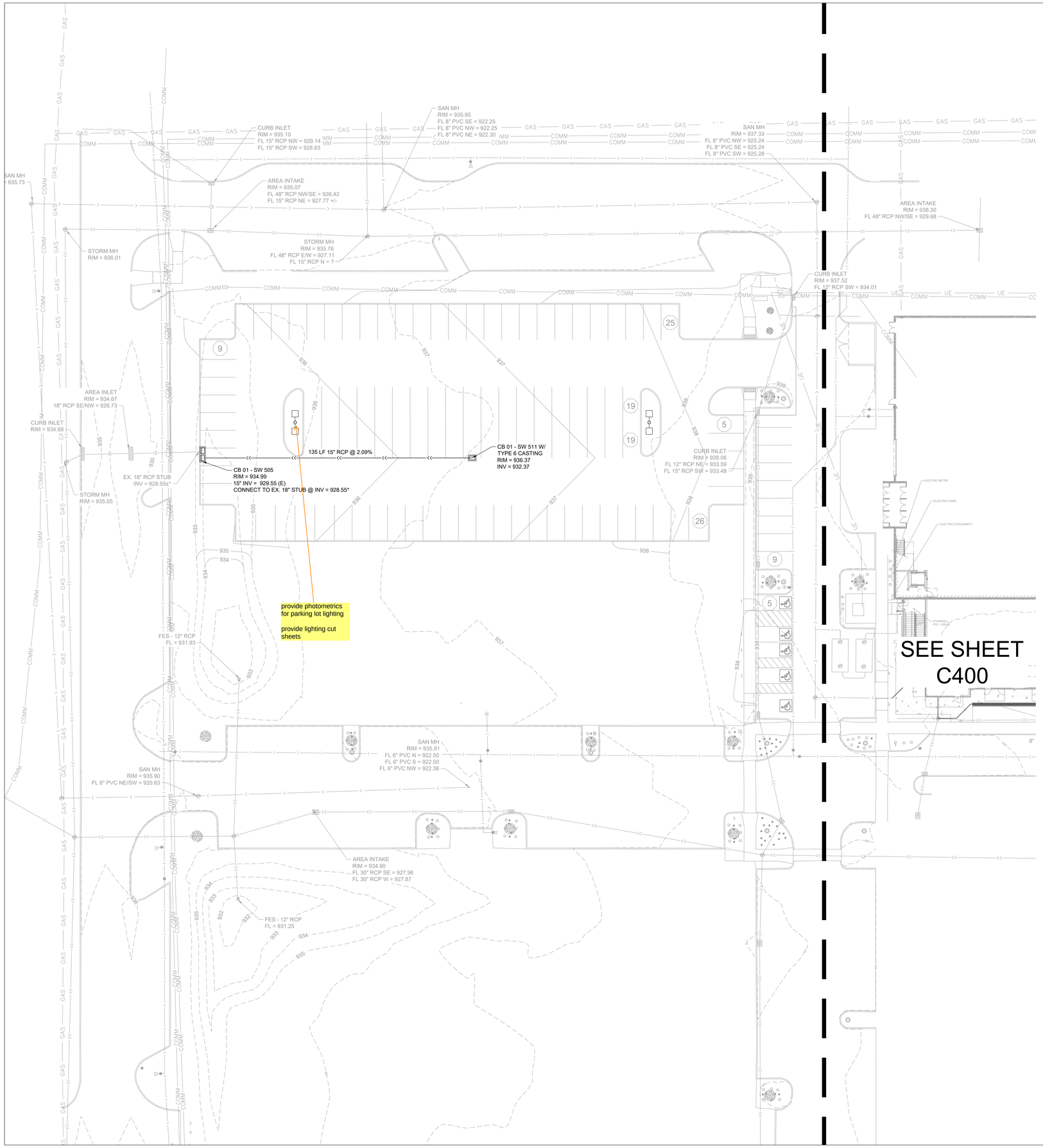
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COMMERCIAL OFFICE AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
LOT I GRADING AND EROSION CONTROL PLAN

C700



SYMBOL LEGEND

○	STORM MANHOLE	CTV	CABLE UNDERGROUND LINE
○	CATCH BASIN	OE	ELECTRIC OVERHEAD LINE
▭	CURB INLET	UE	ELECTRIC UNDERGROUND LINE
▭	RECTANGULAR AREA INTAKE	FBO	FIBER OPTIC UNDERGROUND LINE
◭	FLARED END	GAS	NATURAL GAS UNDERGROUND LINE
○	SANITARY MANHOLE	>	SANITARY SEWER PIPE
⊙	HYDRANT	>>	STORM SEWER PIPE
⋈	GATE VALVE & BOX	T	TELEPHONE UNDERGROUND LINE
⊗	WATER SHUTOFF		WATERMAIN PIPE
☼	LIGHT POLE	DT	DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
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7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. See Project Specifications for bedding requirements.
9. Pressure test and disinfect all new watermains in accordance with state and local requirements.
10. Sanitary sewer piping shall be PVC, SDR-26 for depths up to 26', and class 52 D.I.P. for depths of 26' or more.

parking lot lighting fixtures to follow Heritage PUD standards

HOLOPHANE - FULL CUT OFF FIXTURES

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



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2B OFFICE BUILDING

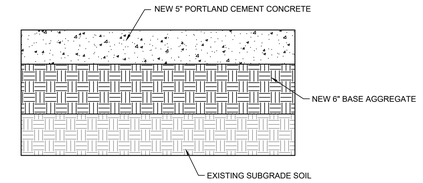
HERITAGE T.C. PHASE 2

1120 NE STATION CROSSING COMMERCIAL OFFICE AND RETAIL BUILDING
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PRINT DATE:
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SHEET NAME:
LOT UTILITY PLAN

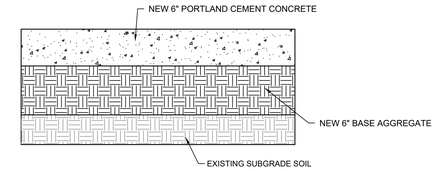
C800



LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL

1 C900

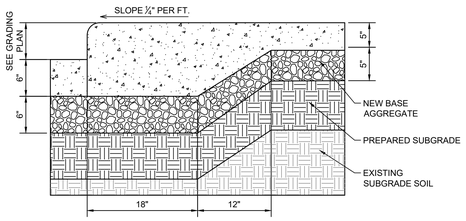
NOT TO SCALE



MEDIUM-DUTY CONCRETE CONSTRUCTION DETAIL

2 C900

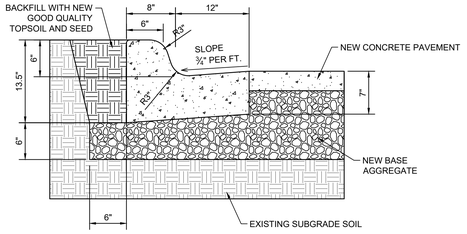
NOT TO SCALE



THICKENED EDGE DETAIL

3 C900

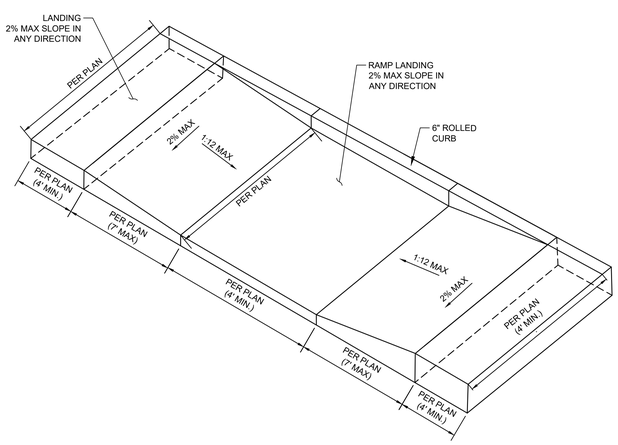
NOT TO SCALE



CURB & GUTTER DETAIL

4 C900

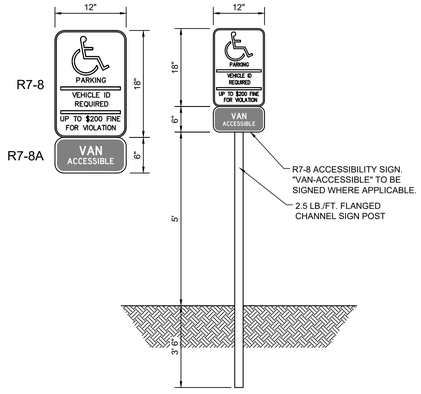
NOT TO SCALE



PARALLEL CURB RAMP DETAIL

5 C900

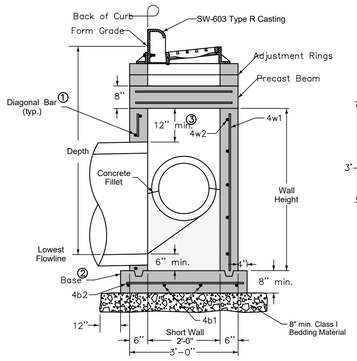
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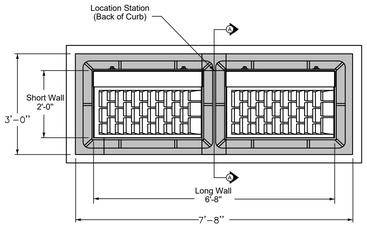
ACCESSIBLE PARKING SIGN DETAIL

6 C900

NOT TO SCALE



SECTION A–A



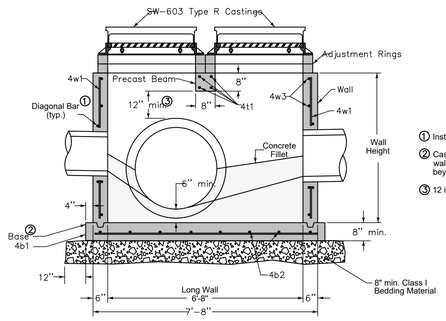
PLAN

Refer to SW-514 for boxout details.

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

② Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

③ 12 inch minimum wall height above all pipes.



TYPICAL SECTION

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

② Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

③ 12 inch minimum wall height above all pipes.

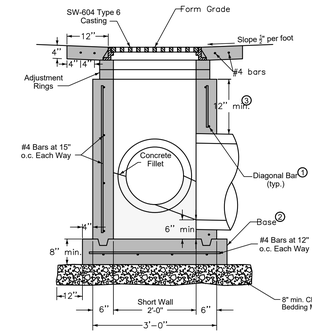
REINFORCING BAR LIST						
Mark	Size	Location	Shape	Count	Length	Spacing
4t1	4	Beam	——	4	2'-8"	4"
4b1	4	Base	——	4	7'-10"	10"
4b2	4	Base	——	8	3'-2"	12"
4w1	4	Walls	——	20	Wall Height minus 4"	12"
4w2	4	Long Walls	——	Varies	7'-4"	12"
4w3	4	Short Walls	——	Varies	2'-8"	12"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	60"	66"

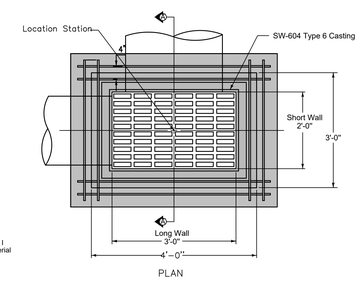
DOUBLE GRATE INTAKE SUDAS SW505

7 C900

NOT TO SCALE



SECTION A–A



PLAN

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

RECTANGULAR AREA INTAKE SUDAS SW501

8 C900

NOT TO SCALE

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STUDIO MELEE
139 FOURTH STREET
WEST DES MOINES, IOWA 50265

PHASE 2B

HERITAGE T.C.

1120 NE STATION CROSSING
GRIMES, IA 50222

COMMERCIAL OFFICE AND RETAIL BUILDING

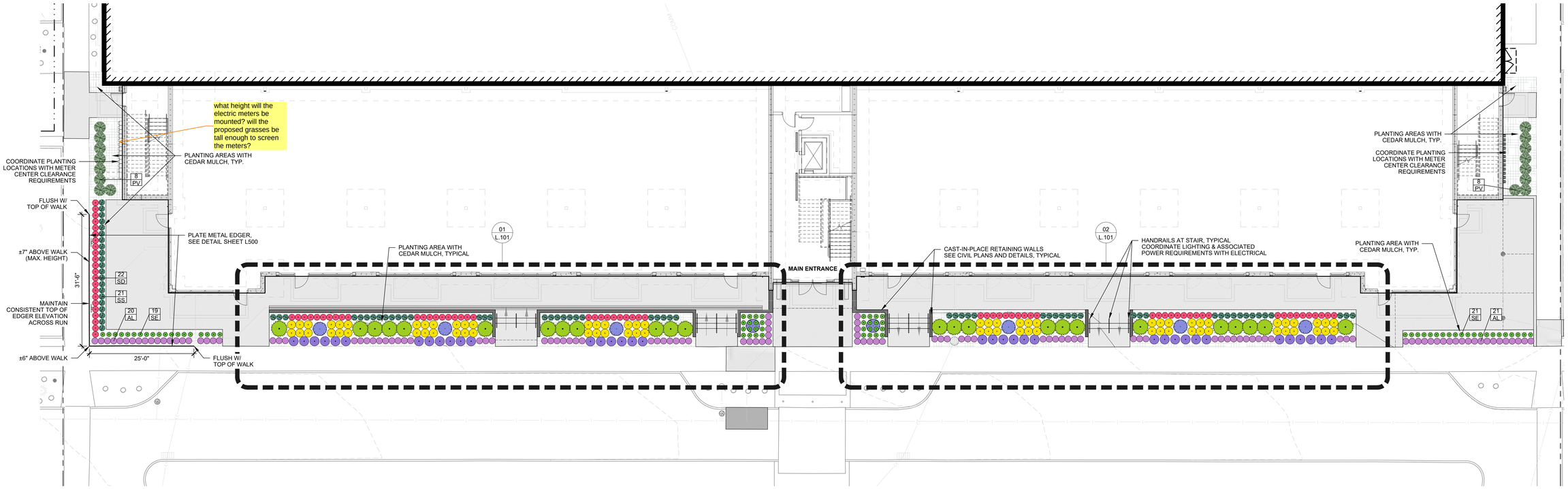
PRINT DATE:
APRIL 10, 2026

SHEET NAME:
CIVIL DETAILS

C900

Larson
Engineering, Inc.
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Clive, IA 50325
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01 L.100 LANDSCAPE PLAN: OVERALL

STUDIO MELEE
139 FOURTH STREET
WEST DES MOINES, IOWA 50265

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HERITAGE T.C. PHASE 2B

1120 NE STATION CROSSING
GRIMES, IA 50222

COMMERCIAL OFFICE AND RETAIL BUILDING

PRINT DATE:
JULY 3RD, 2025

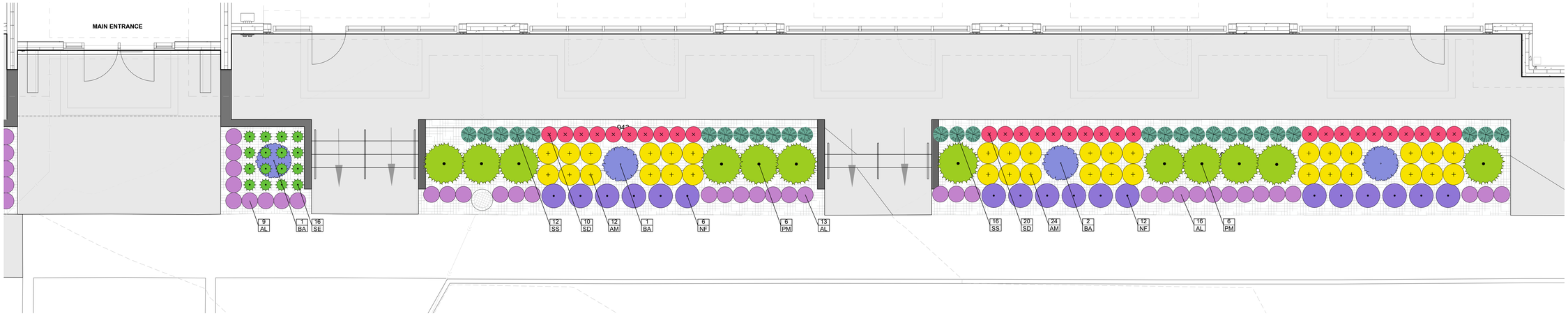
SHEET NAME:
LANDSCAPE PLAN

L.100



01 L.101 LANDSCAPE PLAN: WEST ENLARGEMENT

0' 2' 4' 6' 8'



02 L.101 LANDSCAPE PLAN: EAST ENLARGEMENT

0' 2' 4' 6' 8'

PLANT LEGEND

EVERGREEN SHRUBS

PM: Pinus mugo 'Pumilio'
'Pumilio' Dwarf Mountain Pine

PERENNIALS

AL: Allium 'Millenium'
'Millenium' Ornamental Onion

AM: Achillea millefolium 'Firefly Sunshine'
'Firefly Sunshine' Yarrow

BA: Baptisia australis
False Blue Indigo

BA: Nepeta faassenii 'Cat's Meow'
'Cat's Meow' Catmint

SD: Sedum 'Carl'
'Carl' Sedum

ORNAMENTAL GRASSES

PV: Panicum virgatum 'Northwind'
'Northwind' Switchgrass

SE: Sesleria autumnalis
Autumn Moor Grass

SS: Schizachyrium scoparium
'Standing Ovation' Little Bluestem

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING/REMARKS
			EVERGREEN SHRUBS			
PM	24	Pinus mugo var. Pumilio	'PUMILIO' DWARF MOUNTAIN PINE	#7	CONT.	
			PERENNIALS			
AL	118	Allium 'Millenium'	'MILLENIUM' ORNAMENTAL ONION	#1	CONT.	
AM	72	Achillea millefolium 'Firefly Sunshine'	'FIREFLY SUNSHINE' YARROW	#1	CONT.	
BA	8	Baptisia australis	BLUE FALSE INDIGO	#3	CONT.	
NF	36	Nepeta faassenii 'Cat's Meow'	'CAT'S MEOW' CATMINT	#1	CONT.	
SD	82	Sedum 'Carl'	'CARL' SEDUM	#1	CONT.	
			ORNAMENTAL GRASSES			
PV	16	Panicum virgatum 'Northwind'	'NORTHWIND' SWITCHGRASS	#3	CONT.	
SE	72	Sesleria autumnalis	AUTUMN MOOR GRASS	#1	CONT.	
SS	77	Schizachyrium scoparium 'Standing Ovation'	LITTLE BLUESTEM 'STANDING OVATION'	#3	CONT.	

provide the required landscaping calculations for open space on Lot 2. Lot 2 landscaping calculations can include existing plantings in Phase 2

provide required landscaping calculations for street frontage trees along the west and north side of the parking lot on Lot 1

provide landscaping plan for the parking lot on Lot 1

see Heritage PUD chapter 10 for requirements and recommended plant species list

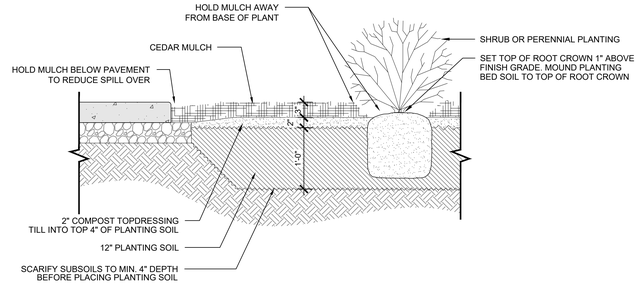
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STUDIO MELEE
139 FOURTH STREET
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PHASE 2B
HERITAGE T.C.
COMMERCIAL OFFICE AND RETAIL BUILDING
1120 NE STATION CROSSING
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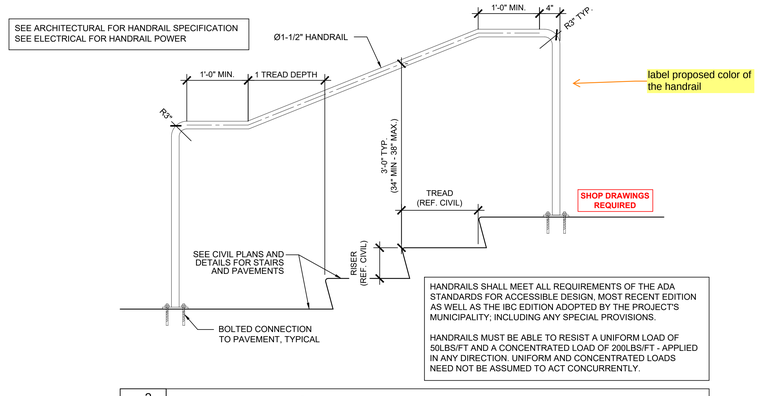
PRINT DATE: JULY 3RD, 2025
SHEET NAME: LANDSCAPE PLAN: ENLARGEMENTS

L.101



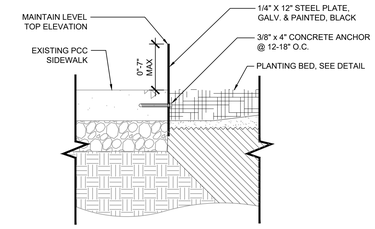
1 L500 PLANTING BED

SCALE: 1" = 1'-0"



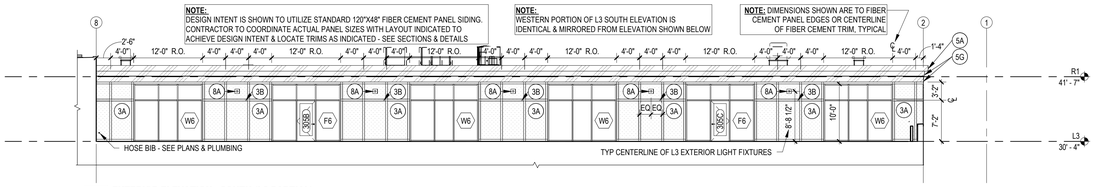
2 L500 HANDRAIL AT STAIR

SCALE: 1" = 1'-0"

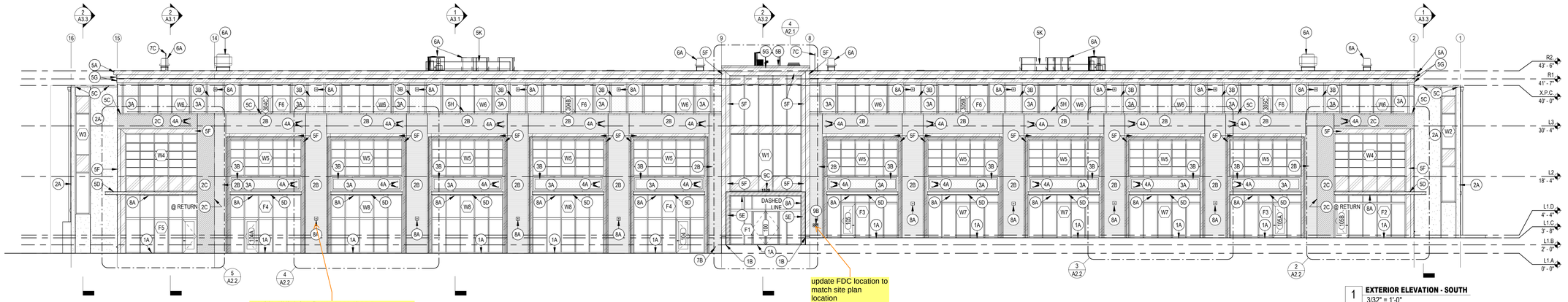


3 L500 PLATE METAL EDGER

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



1A **EXTERIOR ELEVATION - SOUTH (L3 PARTIAL)**
3/32" = 1'-0"



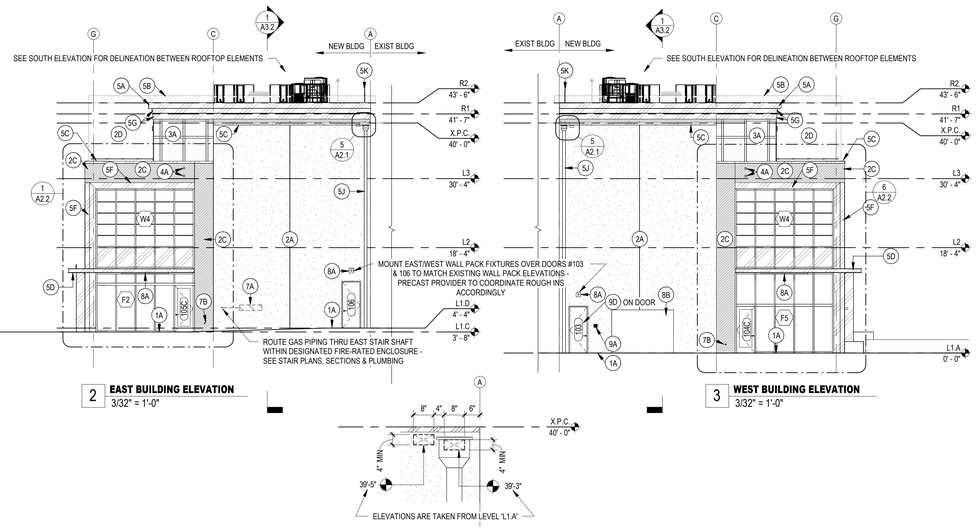
1 **EXTERIOR ELEVATION - SOUTH**
3/32" = 1'-0"

provide all lighting fixture spec sheets

full cut off fixtures required with no light projecting toward the sky

please confirm if any colored lighting is proposed. if so, please provide an explanation of when colors would change

provide photometric for building lighting



2 **EAST BUILDING ELEVATION**
3/32" = 1'-0"

3 **WEST BUILDING ELEVATION**
3/32" = 1'-0"

5 **ELEVATION DETAIL - STAIR SCUPPER DIMENSIONS**
1/2" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

- EXTERIOR AND PERIMETER DIMENSIONS ARE TAKEN FROM FACE OF FINISH MATERIAL OR FROM WINDOW OR DOOR ROUGH OPENINGS, TYPICAL.
- DIMENSIONS AT WINDOWS AND DOORS ARE SHOWN AS ROUGH OPENING DIMENSIONS. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH DOOR, WINDOW AND SIDING MANUFACTURER'S REQUIREMENTS PRIOR TO ORDER & INSTALLATION. SEE DETAILS FOR LOCATION OF ROUGH OPENING MEASUREMENTS AND INTERIOR LOCATIONS WHERE GYPSUM WALLBOARD IS INTENDED TO CONTINUE INSIDE THE JAMB PRIOR TO INSTALLATION OF THE WINDOW FRAME.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY WOOD BLOCKING AND NAILERS WHERE REQUIRED TO SECURELY ATTACH ACCESSORIES, DEVICES, FIXTURES, EQUIPMENT AND MILLWORK TO METAL STUD WALLS, CEILINGS OR FLOOR SURFACES.
- WHERE RIGID INSULATION IS PROVIDED, IT SHALL BE PROTECTED FROM IGNITION AT ALL TIMES. THIS INCLUDES RIGID INSULATION IN ALL EXTERIOR WALL ASSEMBLIES, AND CONCEALED CEILING PLENUMS (LOCATED ABOVE THE CEILING BUT BELOW THE ROOF DECK). NO FOAM PLASTIC SHALL BE EXPOSED TO THE INTERIOR OF THE BUILDING. SEE WALL TYPES/ASSEMBLIES.
- ALL INTERIOR STEEL THAT IS LEFT EXPOSED TO VIEW IN COMMON AREAS, SHALL BE PRIMED AND PAINTED, COLOR TO BE SELECTED BY ARCHITECT. ALL EXTERIOR STEEL THAT IS EITHER CONCEALED OR LEFT EXPOSED TO VIEW, SHALL BE HOT DIPPED GALVANIZED AND PAINTED, COLOR TO BE SELECTED BY ARCHITECT.
- ALL EXTERIOR CONCRETE STOOPS TO SLOPE 1/4" PER FOOT MAXIMUM, 1/8" PER FOOT MINIMUM AWAY FROM THE BUILDING. SEE CIVIL.
- SEE MECHANICAL, ELECTRICAL, AND PLUMBING FOR FURTHER INFORMATION.
- CONTRACTOR SHALL PROVIDE AND INSTALL A KEYED FIRE DEPARTMENT ACCESS KNOX BOX, NEAR THE FRONT OR SIDE ENTRY DOORS. FINAL LOCATION TO BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE BACKER RODS & SEALANT AROUND THE PERIMETER OF ALL PENETRATIONS AND OPENINGS. TYPICAL INSTALL SUCH THAT WEEPS ARE CLEARED, FREE OF SEALANT & OTHER DEBRIS.
- CONTRACTOR SHALL ELIMINATE THE RISK OF GALVANIC CORROSION BY PROVIDING ADDITIONAL COMPOSITE SHIMS, RUBBER STRIPS, GASKETS, AND/OR OTHER GAP-FILLING MATERIALS, AS REQUIRED, AT ALL LOCATIONS WHERE DISSIMILAR MATERIALS AND METALS (INCLUDING BUT NOT LIMITED TO THE EXTERIOR FINISH/CLADDING MATERIALS) ARE SHOWN TO BE FASTENED TOGETHER OR DIRECTLY ADJACENT TO EACH OTHER.
- MECHANICAL PIPES, PLUMBING VENTS, EXHAUST FANS, LOUVERS, REGISTERS AND ALL OTHER PENETRATIONS SHALL NOT PASS THROUGH EXTERIOR WALLS UNLESS SHOWN ON THESE ELEVATIONS OR DISCUSSED WITH THE OWNER AND ARCHITECT PRIOR TO INSTALLATION. SEE FLOOR PLANS. SEE ROOF PLANS.
- TENANT'S EXTERIOR SIGNAGE & ATTACHMENTS ARE PROVIDED BY THE TENANT (NOT IN CONTRACT). CONTRACTOR SHALL COORDINATE W/ THE TENANT'S SIGNAGE CONTRACTOR PRIOR TO CONSTRUCTION. SIZE, LOCATION AND NUMBER OF BUILDING SIGNS AND MONUMENT SIGNS SHALL BE SUBMITTED TO THE CITY BY A SEPARATE DESIGNER/ARCHITECT UNDER A SEPARATE PERMIT BY A SEPARATE SET OF PLANS. **SIGNAGE SHALL COMPLY WITH ESTABLISHED BUILDING OWNER'S STANDARDS. ELECTRICAL PATHWAYS TO POTENTIAL SIGNAGE LOCATIONS SHALL BE PROVIDED UNDER THIS PROJECT SCOPE. SEE ELECTRICAL.**
- CONTRACTOR SHALL PROVIDE CODE-REQUIRED SIGNAGE & ATTACHMENTS AS REQUIRED BY AUTHORITY HAVING JURISDICTION FOR WAY-FINDING, EGRESS, AND IDENTIFICATION OF LIFE-SAFETY OR OTHER FIRE-SUPPRESSION SYSTEMS (SPRINKLER AND ALARM) CONTRACTOR SHALL COORDINATE W/ THE REQUIREMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY WITH THE AUTHORITY HAVING JURISDICTION THAT NO DRY-TYPE SPRINKLER HEADS ARE REQUIRED AT ROOF OVERHANGS (<4'-0") OR EXTERIOR STEEL SUNSHADES. PRIOR TO DESIGN OF AUTOMATIC SPRINKLER SYSTEM.
- STOREFRONT/CURTAIN WALL PROVIDER SHALL PROVIDE DEFLECTION HEADS AS REQUIRED.
- PROVIDE SILL PAN AT STOREFRONT/CURTAIN WALL CONDITIONS PER MANUFACTURER REQUIREMENTS. SEE SPECIFICATION.

KEYED NOTE LEGEND - EXTERIOR ELEVATIONS (#X)

confirm dark gray color is integral to the pre-cast panel

what paint color is proposed?

provide picture of color examples for the brick

1A CONCRETE SLAB/STOOP/FOUNDATION
PROVIDE & INSTALL CONCRETE SLAB, STOOP OR FOUNDATION RADIUS-TROWEL ALL EXPOSED 90 DEGREE EDGES. PROVIDE SMOOTH FINISH ON VERTICAL SURFACES. PROVIDE BROOM FINISH ON HORIZONTAL SURFACES. SEE STRUCTURAL.

1B CONCRETE RETAINING WALL
PROVIDE & INSTALL CONCRETE RETAINING WALL. SEE CIVIL & STRUCTURAL.

2 INSULATED PRECAST PANEL
PROVIDE & INSTALL INSULATED PRECAST U.N.O., SANDWICH PANELS. EXTERIOR FINISH AS INDICATED & SPECIFIED. SEE PLAN FOR PANEL WIDTH & LOCATIONS. SEE FINISH PLANS FOR VARIATIONS IN PANEL FINISH.

2A SANDBLAST FINISH (DARK GREY)

2B THIN BRICK FINISH (FIELD, NORMAN)
COLOR/FINISH: RED BLEND VELOUR (80%)
MEDIUM IRONSPOT (20%)

2C THIN BRICK FINISH (ACCENT, NORMAN)
COLOR/FINISH: GRAPHITE (80%)
MANGANESE (20%)

2D CENTER STAIR FINISH:
COLOR FINISH: PROVIDE BLACK FIELD APPLIED STAIN AT EXTERIOR PANEL FACES

3A CEMENT BOARD SIDING
PROVIDE & INSTALL SMOOTH CEMENT BOARD PANEL SIDING & ALL ASSOCIATED MANUFACTURER APPROVED PRE-MANUFACTURED ALUMINUM TRIMS, REVEALS & ACCESSORIES REQUIRED FOR PROPER INSTALLATION. SEE FINISH LEGEND FOR PAINT COLOR.
SEE ASSEMBLIES, DETAILS & SPECIFICATIONS.
- FINISH: PRIMED FOR PAINT
-TEXTURE: SMOOTH

3B CEMENT BOARD TRIM
PROVIDE & INSTALL 3.5" WIDE CEMENT BOARD TRIM & ALL ASSOCIATED ACCESSORIES. PAINT TO MATCH ADJACENT CEMENT BOARD SIDING FINISH.
SEE SPECIFICATIONS.

4A TENANT SIGNAGE ELECTRICAL ROUGH-IN
PROVIDE PATHWAY/ROUGH-IN FOR FUTURE TENANT SIGNAGE ROUTED THRU WALL ASSEMBLY TO DESIGNATED LOCATION COORDINATE FINAL ROUGH-IN LOCATION W/ OWNER'S TENANT SIGNAGE STANDARDS & ARCHITECT PRIOR TO INSTALLATION. AT LOCATIONS LOCATED WITHIN PRECAST WALL ASSEMBLIES, PRECAST PROVIDER SHALL COORDINATE LOCATIONS & ROUTING W/ ARCHITECT PRIOR TO FABRICATION. SEE ELECTRICAL.

5A PRE-FABRICATED METAL FASCIA
PROVIDE & INSTALL PRE-FABRICATED PRE-FINISHED METAL FASCIA & ALL ASSOCIATED FLASHINGS & ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION.
SEE DETAILS & SPECIFICATIONS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5B METAL DRIP EDGE
PROVIDE & INSTALL PRE-FINISHED METAL DRIP EDGE FLASHING & ALL ASSOCIATED FLASHINGS & ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION. SEE DETAILS & SPECIFICATIONS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5C METAL COPING CAP
PROVIDE & INSTALL PRE-FINISHED METAL PARAPET COPING CAP & ALL ASSOCIATED FLASHINGS & ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION.
SEE DETAILS & SPECIFICATIONS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5D METAL CANOPY SYSTEM
PROVIDE & INSTALL PRE-FABRICATED PRE-FINISHED METAL CANOPY SYSTEM & ALL ASSOCIATED SUPPORTING STEEL, THERMAL BREAK PADS & ACCESSORIES REQUIRED FOR SECURE ATTACHMENT & PROPER OPERATION.
SEE DETAILS & SPECIFICATIONS. SEE STRUCTURAL.
- FINISH: KYNAR 500 'MATTE BLACK'

5E ENTRY SURROUND
PROVIDE & INSTALL CUSTOM STEEL SURROUND INCLUDING STEEL FRAMING, PLATE STEEL, SUPPORT ANGLES/CLIPS & ALL ASSOCIATED ACCESSORIES REQUIRED FOR SECURE ATTACHMENT. SEE DETAILS & SPECIFICATIONS.
SEE STRUCTURAL.

5F BRAKE METAL WRAP
PROVIDE & INSTALL PRE-FINISHED BRAKE METAL WRAP, ACCENT TRIMS & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER INSTALLATION. SEE DETAILS & SPECS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5G BRAKE METAL FASCIA
PROVIDE & INSTALL PRE-FINISHED BRAKE METAL FASCIA & ALL ASSOCIATED ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION. SEE DETAILS & SPECIFICATIONS.
-FINISH: KYNAR 500, 'MATTE BLACK'

5H EXTERIOR GLASS GUARDRAIL
PROVIDE & INSTALL EXTERIOR GLASS GUARDRAIL & ALL ASSOCIATED ACCESSORIES. SEE DETAILS & SPECIFICATIONS.

5J SCUPPER, OVERFLOW SCUPPER, CONDUCTOR & DOWNSPOUT
PROVIDE & INSTALL PRE-FINISHED METAL SCUPPER, CONDUCTOR HEAD & DOWNSPOUT INCLUDING ALL ASSOCIATED TRIMS, FLASHINGS, & ACCESSORIES REQUIRED FOR PROPER OPERATION AND TO MAINTAIN A WATERTIGHT ROOF ASSEMBLY AT THE LOCATIONS INDICATED.
SEE DETAILS & SPECIFICATIONS.

5K ROOFTOP GUARDRAIL
PROVIDE & INSTALL ROOFTOP GUARDRAILS AT THE LOCATIONS SHOWN INCLUDING ALL ASSOCIATED FLASHINGS & ACCESSORIES. GUARDS SHALL BE IN COMPLIANCE WITH APPLICABLE IMC & OSHA REQUIREMENTS.
SEE SPECIFICATIONS.

6A MECHANICAL EQUIPMENT
PROVIDE & INSTALL MECHANICAL EQUIPMENT/FIXTURE AT THE LOCATIONS INDICATED INCLUDING ALL ACCESSORIES REQUIRED FOR PROPER OPERATION. SEE MECHANICAL.

7A GAS METER BANK
PROVIDE & INSTALL GAS METERS, PIPING & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. COORDINATE LOCATION & REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO INSTALLATION. COORDINATE FINAL METER QUANTITIES & ROUTING OF ALL EXPOSED PIPING WITH OWNER & ARCHITECT PRIOR TO INSTALLATION.
SEE MECHANICAL & PLUMBING.

7B HOSE BIB
PROVIDE & INSTALL HOSE BIB, PIPING & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. COORDINATE ROUTING OF ALL EXPOSED PIPING WITH ARCHITECT PRIOR TO INSTALLATION. SEE PLUMBING.

7C ROOF HYDRANT
PROVIDE & INSTALL ROOF HYDRANT & ALL ASSOCIATED FLASHINGS, PIPING & OTHER ACCESSORIES AS REQUIRED FOR PROPER OPERATION AND TO MAINTAIN A WATERTIGHT ROOF ASSEMBLY. SEE PLUMBING.

8A LIGHT FIXTURE
PROVIDE & INSTALL EXTERIOR LIGHT FIXTURE AT THE ELEVATIONS & LOCATIONS INDICATED. COORDINATE ROUTING OF ALL EXPOSED CONDUIT/POWER WITH ARCHITECT PRIOR TO INSTALLATION. SEE ELECTRICAL.

8B ELECTRICAL METER CENTER
PROVIDE & INSTALL ELECTRICAL METERS, CONDUIT & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. COORDINATE LOCATION & REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO INSTALLATION. COORDINATE FINAL METER QUANTITIES & ROUTING OF ALL EXPOSED CONDUIT WITH OWNER & ARCHITECT PRIOR TO INSTALLATION. SEE ELECTRICAL.

9A KNOX BOX
PROVIDE & INSTALL FIRE DEPARTMENT APPROVED KNOX BOX. CONFIRM LOCATION & ELEVATION WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

9B FIRE DEPARTMENT CONNECTION (FDC)
PROVIDE & INSTALL FIRE DEPARTMENT CONNECTION WITH ESCUTCHEON PLATE AT THE LOCATION INDICATED. COORDINATE LOCATION & ELEVATION WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
SEE PLUMBING.

9C BUILDING ADDRESS SIGNAGE
PROVIDE & INSTALL 4" TALL (OR LARGER, IF REQ'D BY AHJ) BUILDING ADDRESS SIGNAGE & ALL ASSOCIATED STANDOFFS, MOUNTING HARDWARE & ACCESSORIES.

9D ROOM SIGNAGE
PROVIDE & INSTALL ROOM SIGNAGE AT THE LOCATIONS INDICATED. SEE TYPICAL MOUNTING HEIGHTS & SPECIFICATIONS.

W# STOREFRONT/CURTAIN-WALL WINDOW SYSTEM:
2.5" WIDE PROFILE, THERMALLY-BROKEN ALUMINUM DEPTH AND STRUCTURE TO BE DELEGATED DESIGN BY STOREFRONT/CURTAIN-WALL MANUFACTURER

F#
WINDOW FRAME:
SEE WINDOW/FRAME ELEVATIONS & DOOR SCHEDULE

WINDOW GLAZING:
SEE OPENING ELEVATIONS

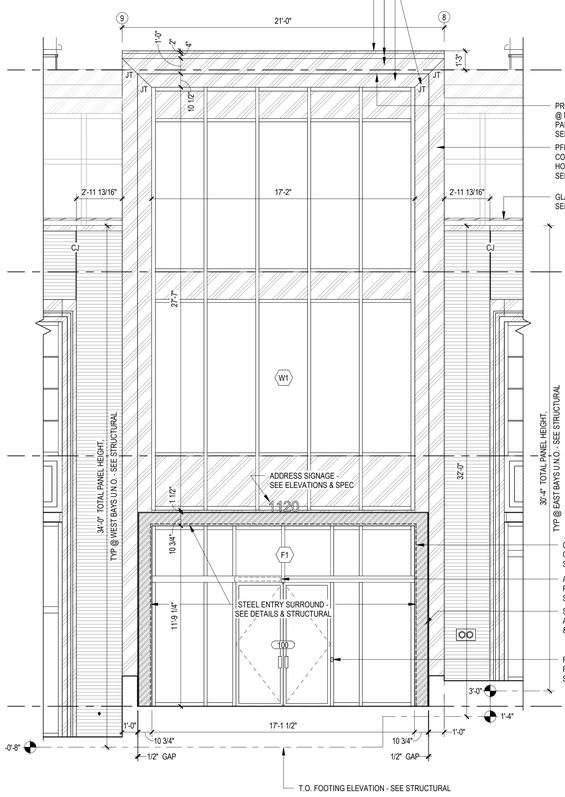
XXX EXTERIOR DOORS:
MEDIUM STILE, FULL-LITE ALUMINUM DOORS W/ 10" TALL ADA-COMPLIANT BOTTOM RAIL. LITE GLAZING TO MATCH ADJACENT WINDOW GLAZING.

~ OR ~

THERMALLY-INSULATED HOLLOW METAL DOOR W/ THERMALLY-BROKEN HOLLOW METAL FRAME

(SEE DOOR SCHEDULE FOR TYPES/LOCATIONS)

DESIGN & ENGINEERING BY OTHERS:
THE DESIGN AND ENGINEERING OF ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE PROVIDED BY A SEPARATE LICENSED DESIGN-BUILDING CONTRACTOR WHO IS SOLELY RESPONSIBLE FOR THE DESIGN AND ENGINEERING OF A FULLY-COMPLIANT SYSTEM. ANY MECHANICAL, ELECTRICAL AND PLUMBING ITEMS SHOWN ON THESE DRAWINGS ARE PROVIDED TO THE CONTRACTOR FOR THE ARCHITECT AND OWNER'S PRACTICAL AND AESTHETIC PREFERENCES ONLY. THE LICENSED DESIGN-BUILD CONTRACTOR SHALL PROVIDE A SEPARATE SET OF DRAWINGS AND CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW.



4 **ENLARGED EXTERIOR ELEVATION - CENTER STAIR -SOUTH**
1/4" = 1'-0"

STUDIO MELEE
1394TH STREET
WEST DES MOINES, IOWA 50265

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No.	Description	Date

HERITAGE TOWN CENTER - PHASE 2B
1120 NE STATION CROSSING
GRIMES, IOWA 50111
TAAG DEVELOPMENT

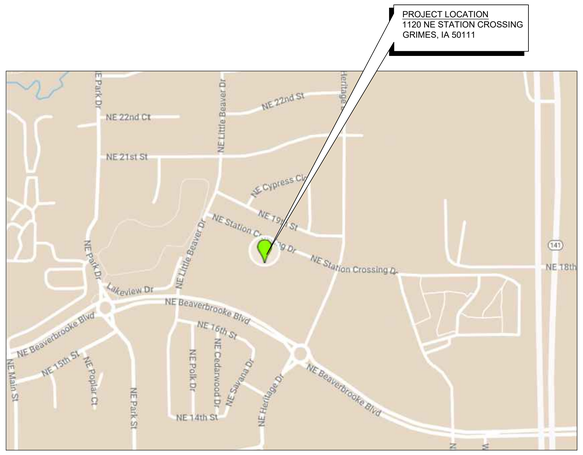
PERMIT SET REISSUANCE
ISSUE DATE: 2026-02-24
SHEET NAME: EXTERIOR ELEVATIONS

A2.1

PROJECT:

HERITAGE TOWN CENTER - PHASE 2B

VICINITY MAP



INDEX OF DRAWINGS

C000	Civil Cover Sheet
C100	Existing Conditions & Demolition Plan
C200	Paving & Dimension Plan
C300	Grading Plan - West
C301	Grading Plan - East
C302	Erosion Control Plan
C400	Utility Plan
C500	Lot 1 Existing Conditions & Demolition Plan
C600	Lot 1 Paving & Dimension Plan
C700	Lot 1 Grading and Erosion Control Plan
C800	Lot 1 Utility Plan
C900	Civil Details

PROJECT CONTACTS

OWNER:
TAAG 2, LLC
1220 NE STATION CROSSING, STE 200
GRIMES, IA 50111
INFO@TAAGDEV.COM
TEL: 515.259.0019

ARCHITECT:
STUDIO MELEE
139 4TH STREET
WEST DES MOINES, IA 50265
CONTACT: JORDAN COLLINS
JORDAN@STUDIOMELEE.COM
TEL: 515.556.6584

CIVIL ENGINEER:
LARSON ENGINEERING, INC.
1820 NW 118TH STREET, SUITE 230
CLIVE, IA 50325
CONTACT: MICHAEL A. MURPHY, P.E.
MMURPHY@LARSONENGR.COM
TEL: 515.225.4377

SURVEYOR:
CARTER SURVEYING & CONSTRUCTION SERVICES
8755 NE 27TH AVE.
ALTOONA, IA 50009
CONTACT: NICK CARTER
NICK@CARTERSURVEY.COM
TEL: 515.343-6756

APPLICANT/CONTRACTOR:
DIVERGENT GROUP, INC.
100 NE 23RD COURT
GRIMES, IA 50111
CONTACT: JASON WEGNER
JASON@DIVERGENT-IA.COM
TEL: 515.657.3938

LANDSCAPE ARCHITECT:
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
CONTACT: DENISE HURT
DHURT@THINKCONFLUENCE.COM
TEL: 515.288.4875

PROJECT/SITE INFORMATION

PROPERTY DESCRIPTION:
- LOTS 1 AND 2 OF HERITAGE TOWN CENTER, AN OFFICIAL PLAT OF GRIMES, POLK COUNTY, IOWA.

PROPOSED USE:
- RETAIL/RESTAURANT & OFFICE
- PARKING

ADDRESS:
- 1020 NE STATION CROSSING (LOT 1 HERITAGE TOWN CENTER)
- 1120 NE STATION CROSSING (LOT 2 HERITAGE TOWN CENTER)

OWNER:
- TAAG 2, LLC
  1120 NE STATION CROSSING, STE 200, GRIMES, IA 50111

ZONING:
- PUD (HERITAGE AT GRIMES, TOWN CENTER)
- SETBACKS:
  FRONT: 15'
  SIDE: 0'
  REAR: 0'

TOTAL LOT 1 AREA: 202,078 SF / 4.64 AC
TOTAL LOT 2 AREA: 102,388 SF / 2.35 AC

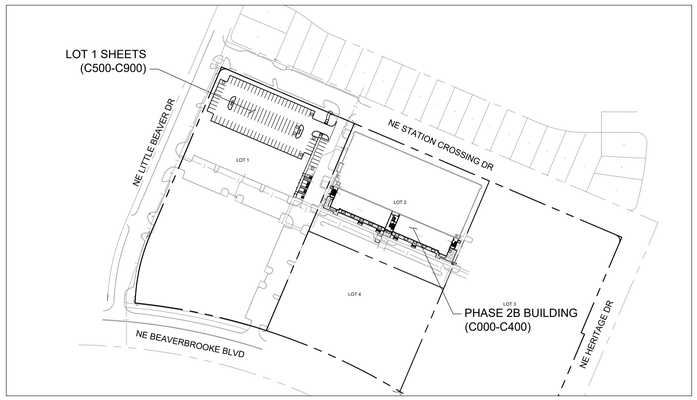
HERITAGE TOWN CENTER PARKING:
- EXISTING PARKING PRIOR TO PHASE 2B: 420
- TOTAL AVAILABLE PARKING AFTER PHASE 2B: 521
- TOTAL PARKING REQUIRED FOR PHASES 1-2B: *
  *SEE TABLE BELOW BASED ON USE CATEGORY AND PEAK HOURS

BENCHMARK:
- CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NORTH JAMES ST BY THE NW CORNER OF LOT ADDRESS 1605
  ELEVATION = 924.41 (USGS DATUM)
- CITY BENCHMARK G6A-001: ARROWHEAD ON FIREHYDRANT LOCATED AT THE NE CORNER OF THE NE 13TH ST & N JAMES ST INTERSECTION.
  ELEVATION = 930.66 (USGS DATUM)

Town Center Parking Calculator - Phases 1&2

Category	Stalls per 1000	Square Footage	Percentage Required: Weekday Daytime and Evening 6:00 AM to 5:00 PM	Weekday Daytime and Evening 5:00 PM to 1:00 AM	Weekend Daytime and Evening 6:00 AM to 5:00 PM	Weekend Daytime and Evening 5:00 PM to 1:00 AM	Nightime 1:00 AM to 6:00 AM
Office	**3**	35680	107.04 (100%)	10.7 (10%)	5.35 (5%)	5.35 (5%)	5.35 (5%)
Retail	**6**	25245	113.6 (75%)	113.6 (75%)	151.47 (100%)	136.32 (90%)	7.57 (5%)
Restaurant	**10**	0	0	0	0	0	0
Deli	**10**	0	0	0	0	0	0
Patio	**10**	0	0	0	0	0	0
Fitness	**2.25**	28800	19.44 (30%)	64.8 (100%)	48.6 (75%)	64.8 (100%)	3.24 (5%)
Event	**0**	48600	0	0	180	90	0
School	**0**	0	0	0	0	0	0
Residential	**2.66**	0	0	0	0	0	0
Storage	**0.05**	0	0	0	0	0	0
Total		138325	240.08	189.11	**385.42**	296.48	16.16
Town Center Parking Calculator - Phase 2B							
Office	**3**	19244	57.73 (100%)	5.77 (10%)	2.89 (5%)	2.89 (5%)	2.89 (5%)
Retail/Restaurant	**6**	12866	57.9 (75%)	57.9 (75%)	77.2 (100%)	69.48 (90%)	3.86 (5%)
Total after Phase 2B		170435	355.71	252.78	**465.51**	368.85	22.91

SITE KEY PLAN



Note: All work performed shall meet the standards outlined in the enclosed plans and specifications, as well as the 2026 Statewide Urban Design and Specifications (SUDAS) standard specifications unless noted otherwise.

GENERAL NOTES:

1. 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.
2. 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).
3. All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
4. 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.
5. Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.
6. A Knox box is required by the fire department and shall be obtained at Knoxbox.com. See Architectural elevations for preferred placement. Verify final location with authority having jurisdiction.
7. All site lighting shall not spill onto adjacent properties or right-of-ways.
8. Provide a 4-year maintenance bond for all public improvements

GENERAL UTILITY NOTES:

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least R-5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. Pipe bedding shall meet the requirements set forth by the Iowa Statewide Urban Design and Specifications Manual (SUDAS).
9. Pressure test and disinfect all new watermains in accordance with state and local requirements. See water main notes for more detail.

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 plug shall be removed 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 testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

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 residential, 2" Commercial minimum type K copper.
6. 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.
7. All watermain fittings to be restrained joint, Mega-lug or approved equal.

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 culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
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.
4. Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
5. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

SIGNAGE NOTES:

1. All signage shall be supplied and installed by the Developer.
2. All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.
3. Coordinate all signage with Owner's signage standards. Signs shall be fabricated and installed in compliance with applicable ANSI 117.1 requirements.

GRADING NOTES:

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. See Landscape Plans for restoration of disturbed areas, including topsoil and seed requirements.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

LICENSED PROFESSIONAL ENGINEER
MICHAEL A. MURPHY
17096
IOWA

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

SIGNATURE & DATE

PRINTED OR TYPED NAME	MICHAEL A. MURPHY
LICENSE NUMBER	17096
MY LICENSE RENEWAL DATE IS DECEMBER 31,	2026
PAGES OR SHEETS COVERED BY THIS SEAL:	"C" Sheets

CALL BEFORE YOU DIG!
Iowa One Call
www.call811.com www.iowaonecall.com
TOLL FREE: 1-800-292-8989

Larson Engineering, Inc.
1820 NW 118th St, Suite 230
Clive, IA 50325
515.225.4377
www.larsonengr.com

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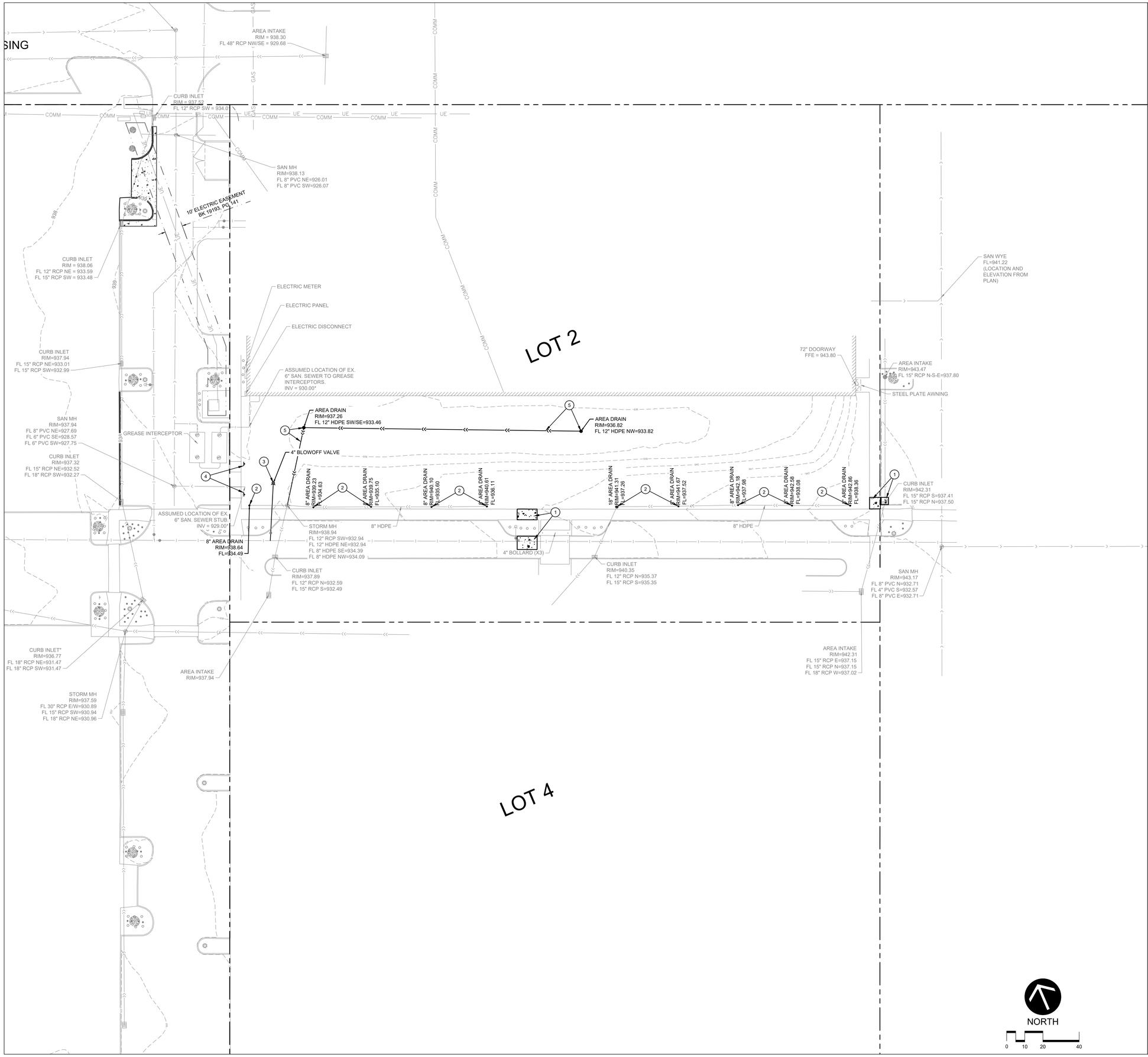
STUDIO MELEE
139 FOURTH STREET
WEST DES MOINES, IOWA 50265

PHASE 2B
COMMERCIAL OFFICE
AND RETAIL BUILDING

HERITAGE T. C.
1120 NE STATION CROSSING
GRIMES, IA 50222

PRINT DATE:
APRIL 10, 2026
SHEET NAME:
CIVIL COVER SHEET

C000



SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.

KEY NOTES

1. SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT/CURB AS NEEDED TO COMPLETE UTILITY INSTALLATION. SEE SHEET C400.
2. CUT OFF UPPER 2' OF EXISTING STRUCTURE AND INSTALL CAP AND SEAL.
3. EXISTING 4" BLOWOFF VALVE AND WATER SERVICE TO BE REMOVED/ABANDONED.
4. RELOCATE EXISTING ADA PARKING SIGNS. SEE SHEET C200.
5. REMOVE AND DISPOSE OF EXISTING STORM STRUCTURE AND PIPE.

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1820 NW 118th St, Suite 230
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515.225.4377
www.larsonengr.com

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139 FOURTH STREET
WEST DES MOINES, IOWA 50265

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PHASE 2B

HERITAGE T.C.

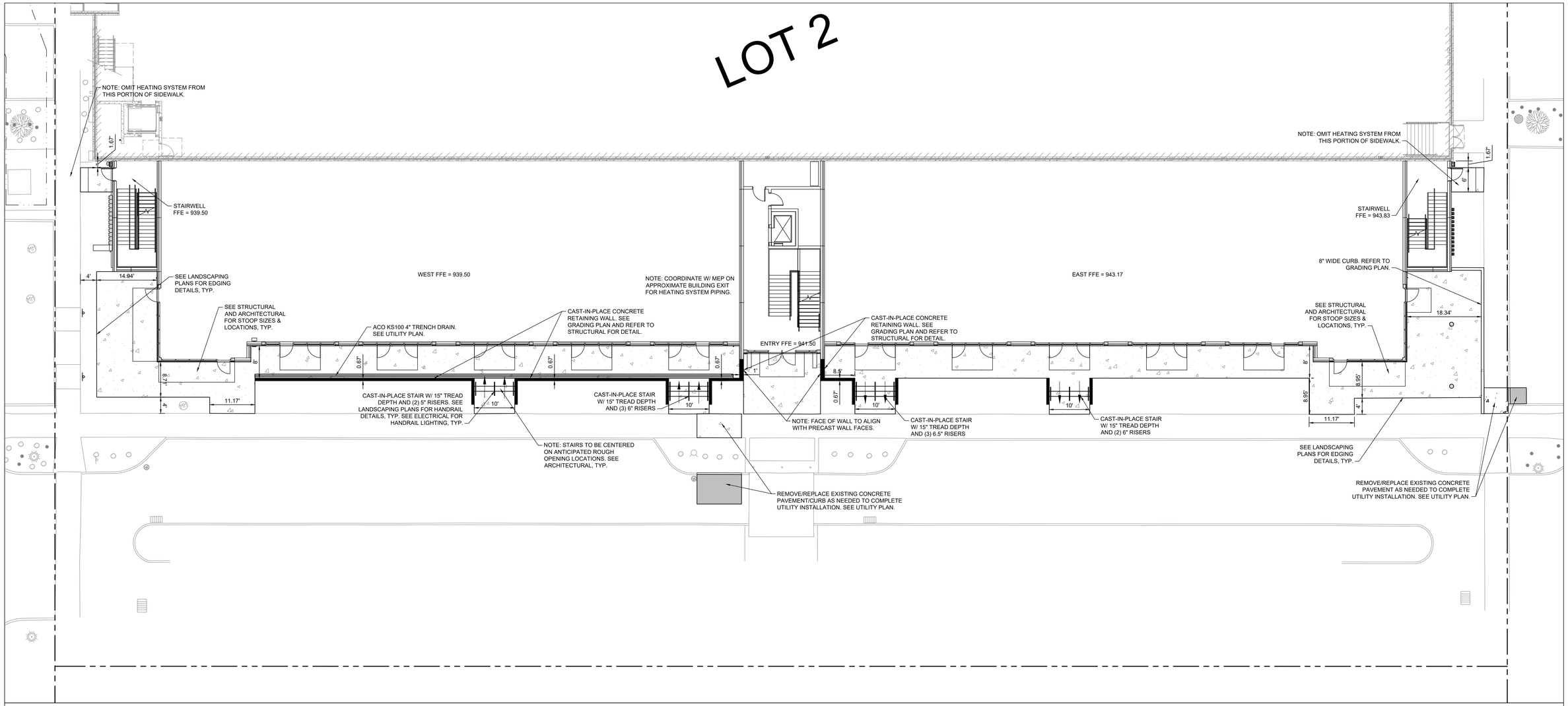
COMMERCIAL OFFICE AND RETAIL BUILDING

1120 NE STATION CROSSING
GRIMES, IA 50222

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
EXISTING CONDITIONS & DEMOLITION PLAN

C100

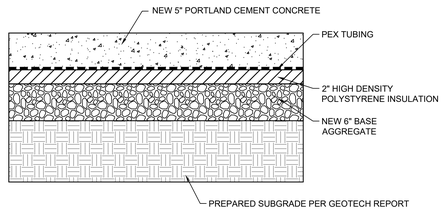


SYMBOL LEGEND

HEATED SIDEWALK TO CONSIST OF 5" CONCRETE PAVEMENT W/ PEX TUBING HEATING SYSTEM OVER 2" HIGH DENSITY POLYSTYRENE OVER 6" BASE AGGREGATE. SEE DETAILS 1/C200 & 2/C200.

6" CONCRETE PAVEMENT OVER 6" BASE AGGREGATE

WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.

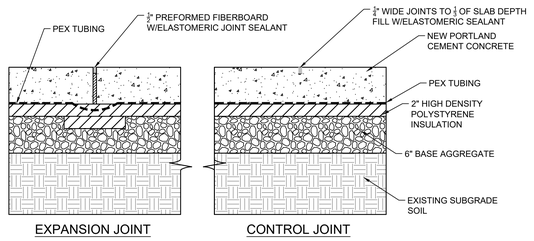


NOTE: CONTRACTOR SHALL PROVIDE CONCRETE MANIFOLD BOXES AS REQUIRED FOR INSTALLATION.

1 C200

HEATED SIDEWALK CONSTRUCTION DETAIL

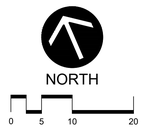
NOT TO SCALE



2 C200

HEATED SIDEWALK TYPICAL JOINT DETAILS

NOT TO SCALE



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WEST DES MOINES, IOWA 50265

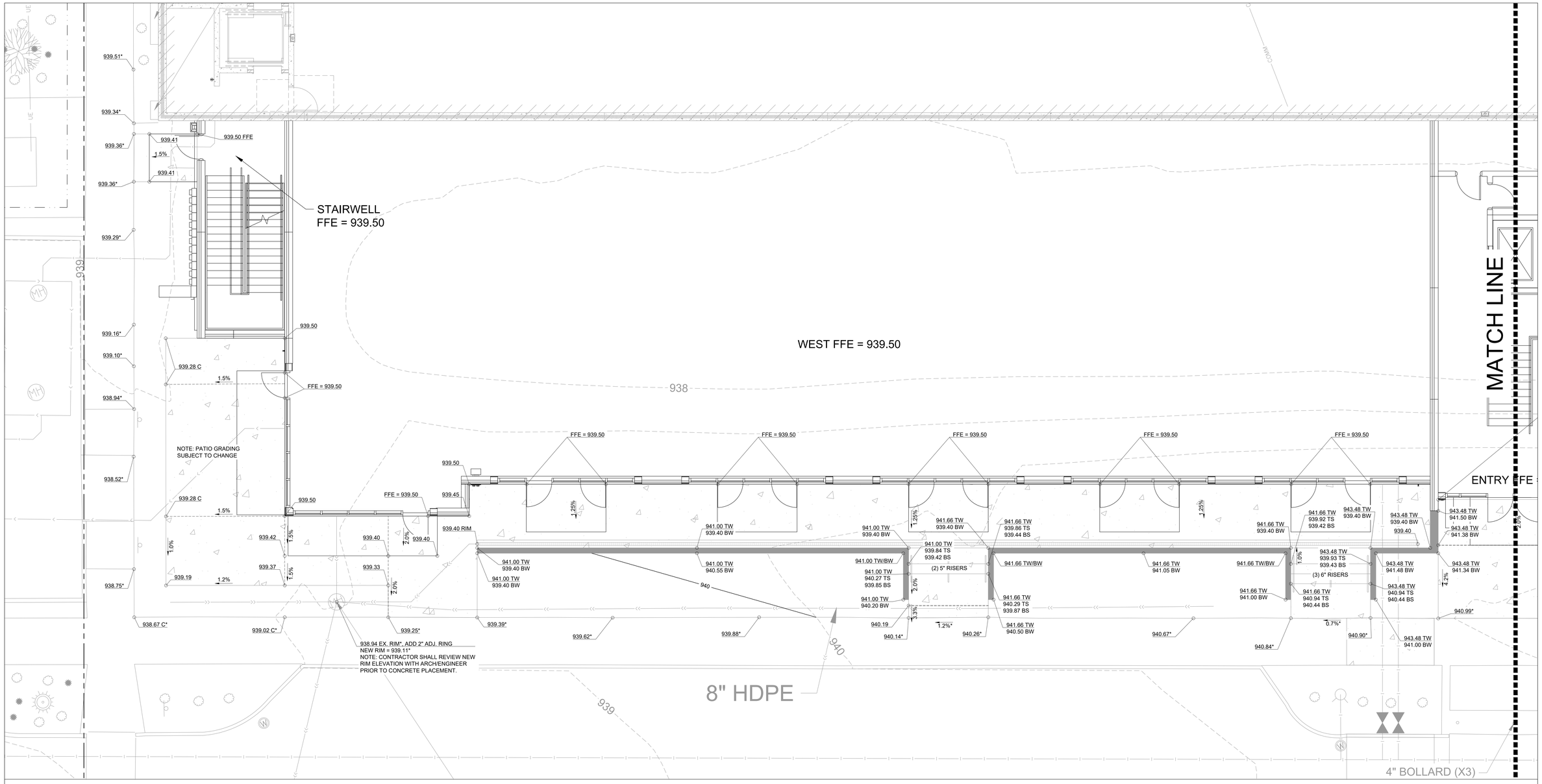
HERITAGE T.C. PHASE 2B

1120 NE STATION CROSSING COMMERCIAL
GRIMES, IA 50222 AND RETAIL

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
PAVING & DIMENSION PLAN

C200



SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH
0 5 10

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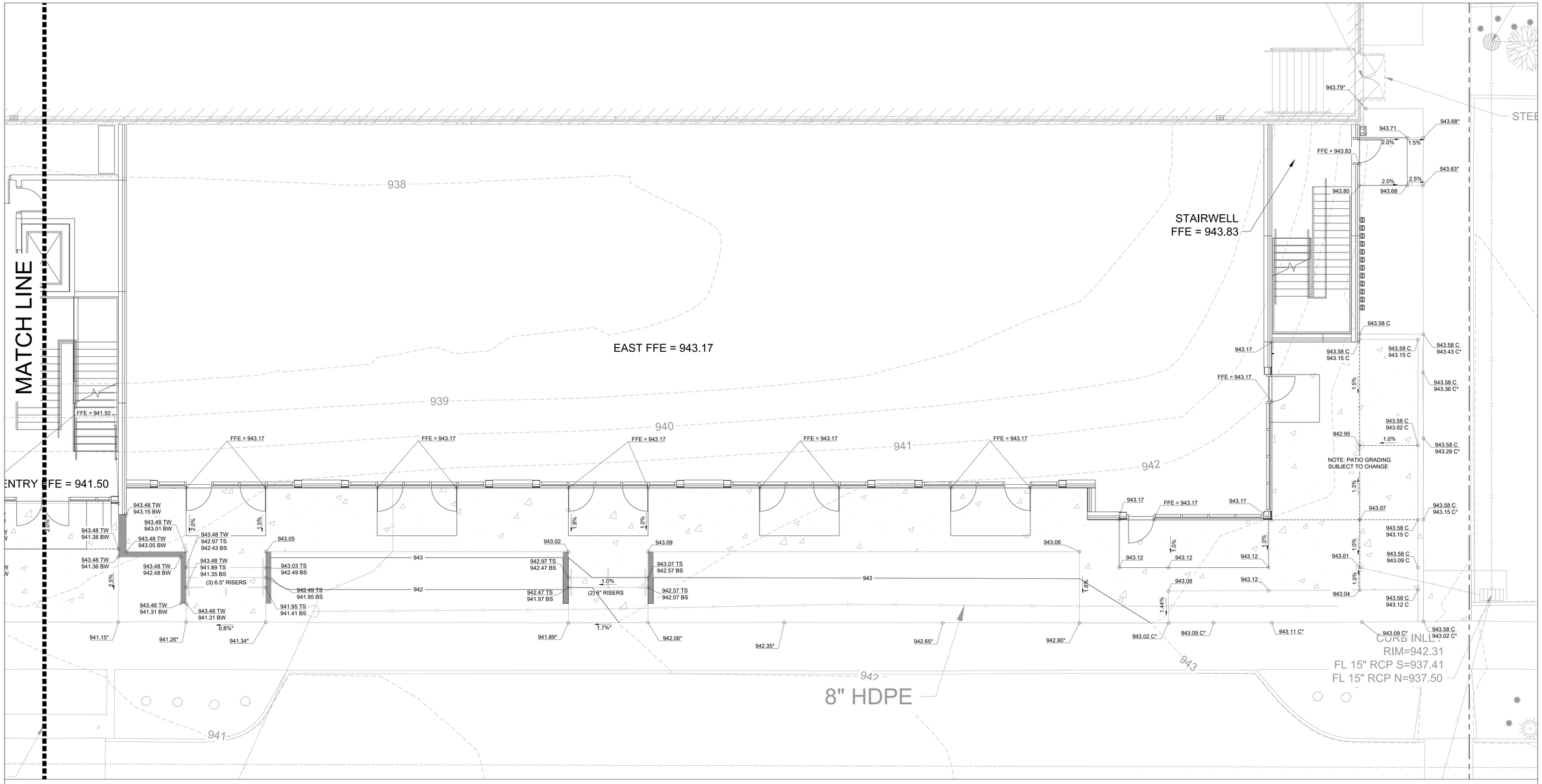
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PHASE 2B
HERITAGE T.C.
COMMERCIAL OFFICE
1120 NE STATION CROSSING
GRIMES, IA 50222
RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026
SHEET NAME:
GRADING PLAN - WEST

C300



SYMBOL LEGEND

950	EXISTING CONTOURS
950	PROPOSED CONTOURS - MAJOR INTERVAL
949	PROPOSED CONTOURS - MINOR INTERVAL
	GRADE BREAK LINE
2.0%	GRADE SLOPE
	SILT FENCE
	SEDIMENT LOG
	RIP-RAP / ROCK CONST. ENTRANCE
	INLET PROTECTION
	CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
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(*) - EXISTING TO BE VERIFIED

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3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH
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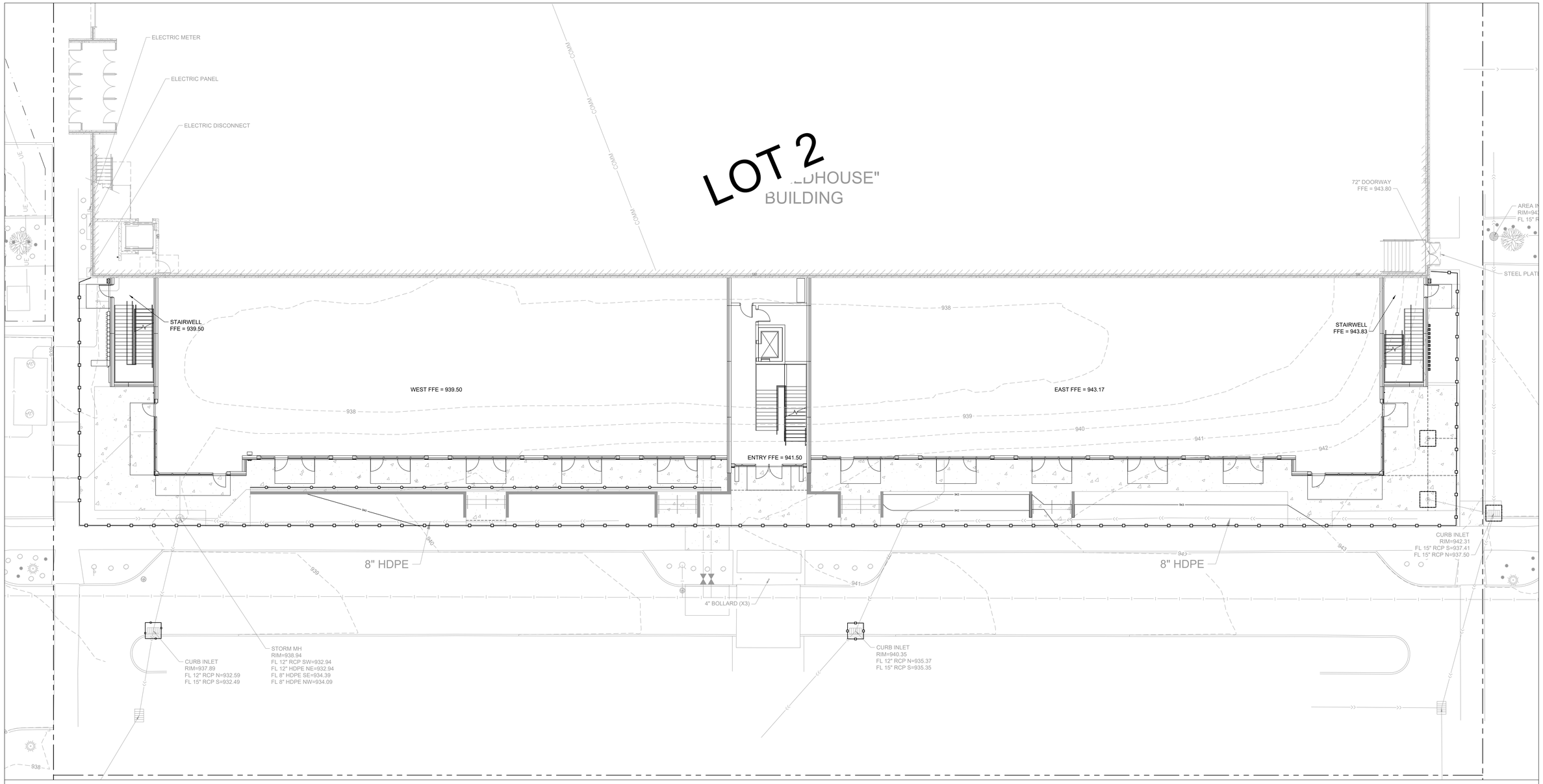
HERITAGE T.C. - PHASE 2B

1120 NE STATION CROSSING COMMERCIAL OFFICE
GRIMES, IA 50222 AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
GRADING PLAN - EAST

C301



SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

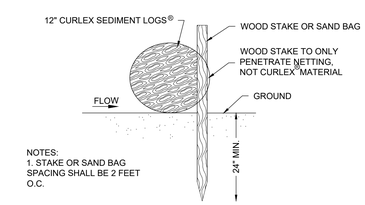
950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

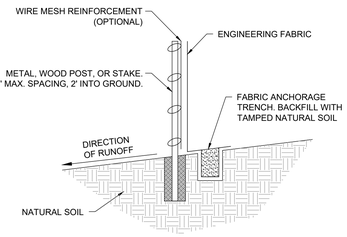
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Iowa Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with Iowa DNR regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.



1 C302 SEDIMENT LOG DETAIL
NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

2 C302 SILT FENCE INSTALLATION DETAIL
NOT TO SCALE

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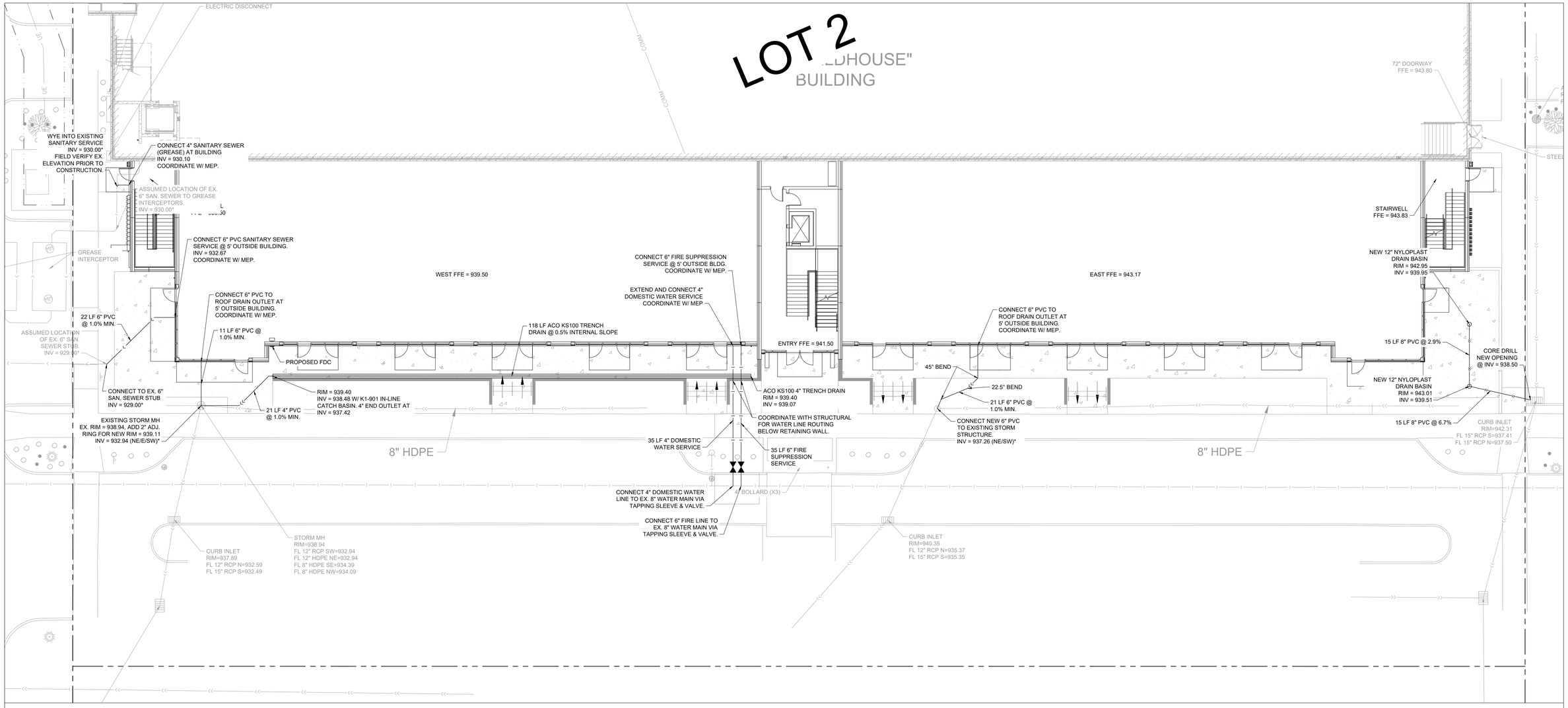
HERITAGE T.C. PHASE 2B
1120 NE STATION CROSSING COMMERCIAL OFFICE
GRIMES, IA 50222 AND RETAIL BUILDING

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PRINT DATE:
APRIL 10, 2026
SHEET NAME:
EROSION CONTROL PLAN

C302

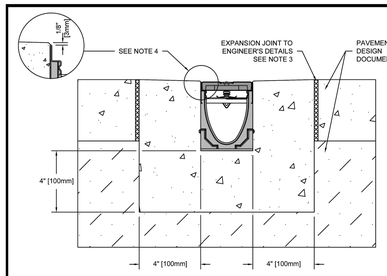


SYMBOL LEGEND

◯	STORM MANHOLE	CTV	CABLE UNDERGROUND LINE
◯	CATCH BASIN	OE	ELECTRIC OVERHEAD LINE
▭	CURB INLET	UE	ELECTRIC UNDERGROUND LINE
▭	RECTANGULAR AREA INTAKE	FOC	FIBER OPTIC UNDERGROUND LINE
⏢	FLARED END	GAS	NATURAL GAS UNDERGROUND LINE
◯	SANITARY MANHOLE	SAN	SANITARY SEWER PIPE
	HYDRANT	STM	STORM SEWER PIPE
⋈	GATE VALVE & BOX	T	TELEPHONE UNDERGROUND LINE
⊗	WATER SHUTOFF	W	WATERMAIN PIPE
☼	LIGHT POLE	DT	DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least R-5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. See Project Specifications for bedding requirements.
9. Pressure test and disinfect all new watermains in accordance with state and local requirements.
10. Sanitary sewer piping shall be PVC, SDR-26 for depths up to 26', and class 52 D.I.P. for depths of 26' or more.



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

KS100 KLASSIKDRAIN "QUICKLOK' LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE KS100 CHANNEL SYSTEM WITH STAINLESS STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN STAINLESS STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

NOTE:
ARCHITECT/OWNER TO SELECT GRATE FROM AVAILABLE STAINLESS STEEL OPTIONS.

KS1Q-A-ECP
DATE: 11/24/16

KS100 - KLASSIKDRAIN - LOAD CLASS: A
Exposed Concrete Pavement
INSTALLATION DRAWING - ACO DRAIN

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9999 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

1 C400 TRENCH DRAIN DETAIL
NOT TO SCALE

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PHASE 2B
COMMERCIAL OFFICE
RETAIL BUILDING

HERITAGE T.C.
1120 NE STATION CROSSING
GRIMES, IA 50022

PRINT DATE: APRIL 10, 2026
SHEET NAME: UTILITY PLAN

C400

SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.

NE STATION CROSSING

NE LITTLE BEAVER DR

LOT 1

SAN MH
RIM = 935.95
FL 8" PVC SE = 922.25
FL 8" PVC NW = 922.25
FL 8" PVC NE = 922.30

CURB INLET
RIM = 935.10
FL 15" RCP NW = 929.14
FL 15" RCP SW = 928.83

SAN MH
RIM = 937.33
FL 8" PVC NW = 925.24
FL 8" PVC SE = 925.24
FL 8" PVC SW = 925.28

SAN MH
= 935.73

AREA INTAKE
RIM = 935.07
FL 48" RCP NW/SE = 926.42
FL 15" RCP NE = 927.77 +/-

AREA INTAKE
RIM = 938.30
FL 48" RCP NW/SE = 929.68

STORM MH
RIM = 936.01

STORM MH
RIM = 935.76
FL 48" RCP E/W = 927.11
FL 15" RCP N = ?

CURB INLET
RIM = 937.50
FL 12" RCP SW = 934.0

REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER

SAN MH
RIM=938.13
FL 8" PVC NE=926.01
FL 8" PVC SW=926.07

10' ELECTRIC EASEMENT
BK 19193, PG 141

AREA INLET
RIM = 934.67
18" RCP SE/NW = 926.73

CURB INLET
RIM = 934.68

CURB INLET
RIM = 938.06
FL 12" RCP NE = 933.59
FL 15" RCP SW = 933.48

EX. 18" RCP STUB
INV = 928.55±*

STORM MH
RIM = 935.05

REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER

ELECTRIC METER

ELECTRIC PANEL

ELECTRIC DISCONNECT

CURB INLET
RIM=937.94
FL 15" RCP NE=933.01
FL 15" RCP SW=932.99

ASSUMED LOCATION OF EX. 6" SAN. SEWER TO GREASE INTERCEPTORS. INV = 930.00*

REMOVE EXISTING STRIPING

REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER

SAN MH
RIM=937.94
FL 8" PVC NE=927.69
FL 6" PVC SE=928.57
FL 6" PVC SW=927.75

GREASE INTERCEPTOR

SEE SHEET C100

CURB INLET
RIM=937.32
FL 15" RCP NE=932.52
FL 18" RCP SW=932.27

FES - 12" RCP
FL = 931.93

SAN MH
RIM = 935.91
FL 6" PVC N = 922.50
FL 6" PVC S = 922.50
FL 6" PVC NW = 922.36

ASSUMED LOCATION OF EX. 6" SAN. SEWER STUB INV = 929.00*

STORM MH
RIM=938.94
FL 12" RCP SW=932.94
FL 12" HDPE NE=932.94
FL 8" HDPE SE=934.39
FL 8" HDPE NW=934.09

8"

SAN MH
RIM = 935.90
FL 6" PVC NE/SW = 920.63

CURB INLET
RIM=937.89
FL 12" RCP N=932.59
FL 15" RCP S=932.49

AREA INTAKE
RIM = 934.90
FL 30" RCP SE = 927.96
FL 30" RCP W = 927.87

CURB INLET*
RIM=936.77
FL 18" RCP NE=931.47
FL 18" RCP SW=931.47

AREA INTAKE
RIM=937.94

FES - 12" RCP
FL = 931.25

STORM MH
RIM=937.59
FL 30" RCP E/W=930.89
FL 15" RCP SW=930.94
FL 18" RCP NE=930.96

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HERITAGE T.C. PHASE 2B
OFFICE BUILDING
1120 NE STATION CROSSING COMMERCIAL OFFICE AND RETAIL BUILDING
GRIMES, IA 50222

PRINT DATE:
APRIL 10, 2026
SHEET NAME:
LOT 1 EX. CONDITIONS & DEMOLITION PLAN

C500

SYMBOL LEGEND

NEW 5" CONCRETE OVER 6" BASE AGGREGATE OVER COMPACTED SUBGRADE. SEE DETAIL 1/C900

NEW 6" CONCRETE PAVEMENT OVER 6" BASE AGGREGATE OVER COMPACTED SUBGRADE. SEE DETAIL 2/C900.

WHERE APPLICABLE, DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB OR FACE OF CURB TO END OF STALL LINE.

NE STATION CROSSING

NE LITTLE BEAVER DR

PHASE 2
(TO BE USED AS LAYDOWN AREA DURING BUILDING CONSTRUCTION)

PHASE 1

9' (TYP.)

SITE LIGHTING, TYP. SEE ELECTRICAL

ADA PARKING SIGN (TYP. OF 5)

PARALLEL CURB RAMP

RESTRIPE ADA PARKING AND ACCESS AISLES

STAIRWELL FFE = 939.50

SEE SHEET C200

NORTH

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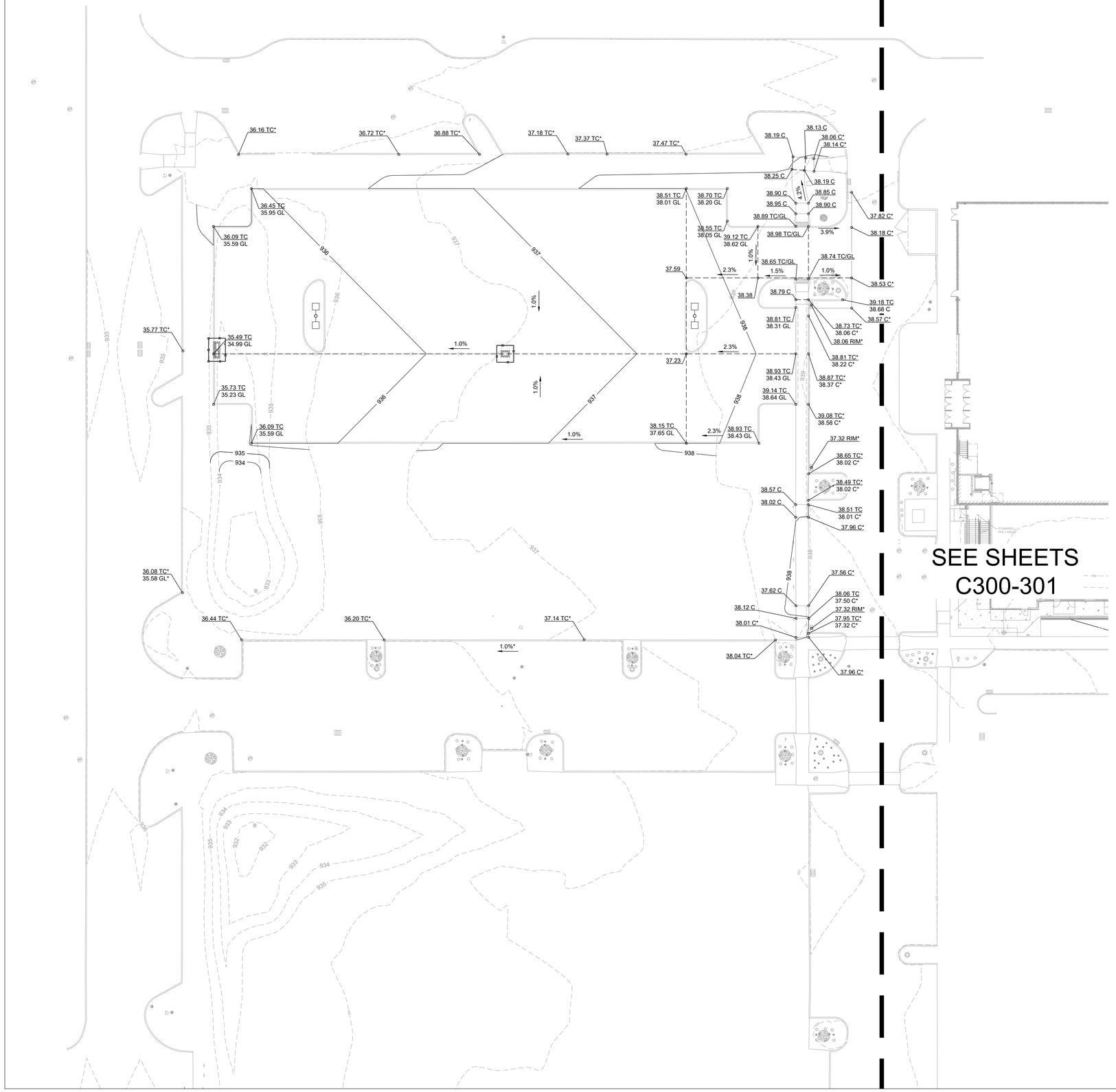
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1120 NE STATION CROSSING COMMERCIAL OFFICE BUILDING
GRIMES, IA 50222 AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
LOT PAVING & DIMENSION PLAN

C600



SYMBOL LEGEND

- EXISTING CONTOURS (950)
- PROPOSED CONTOURS - MAJOR INTERVAL (950)
- PROPOSED CONTOURS - MINOR INTERVAL (949)
- GRADE BREAK LINE
- GRADE SLOPE (2.0%)
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See Erosion Control Notes on Sheet C302.

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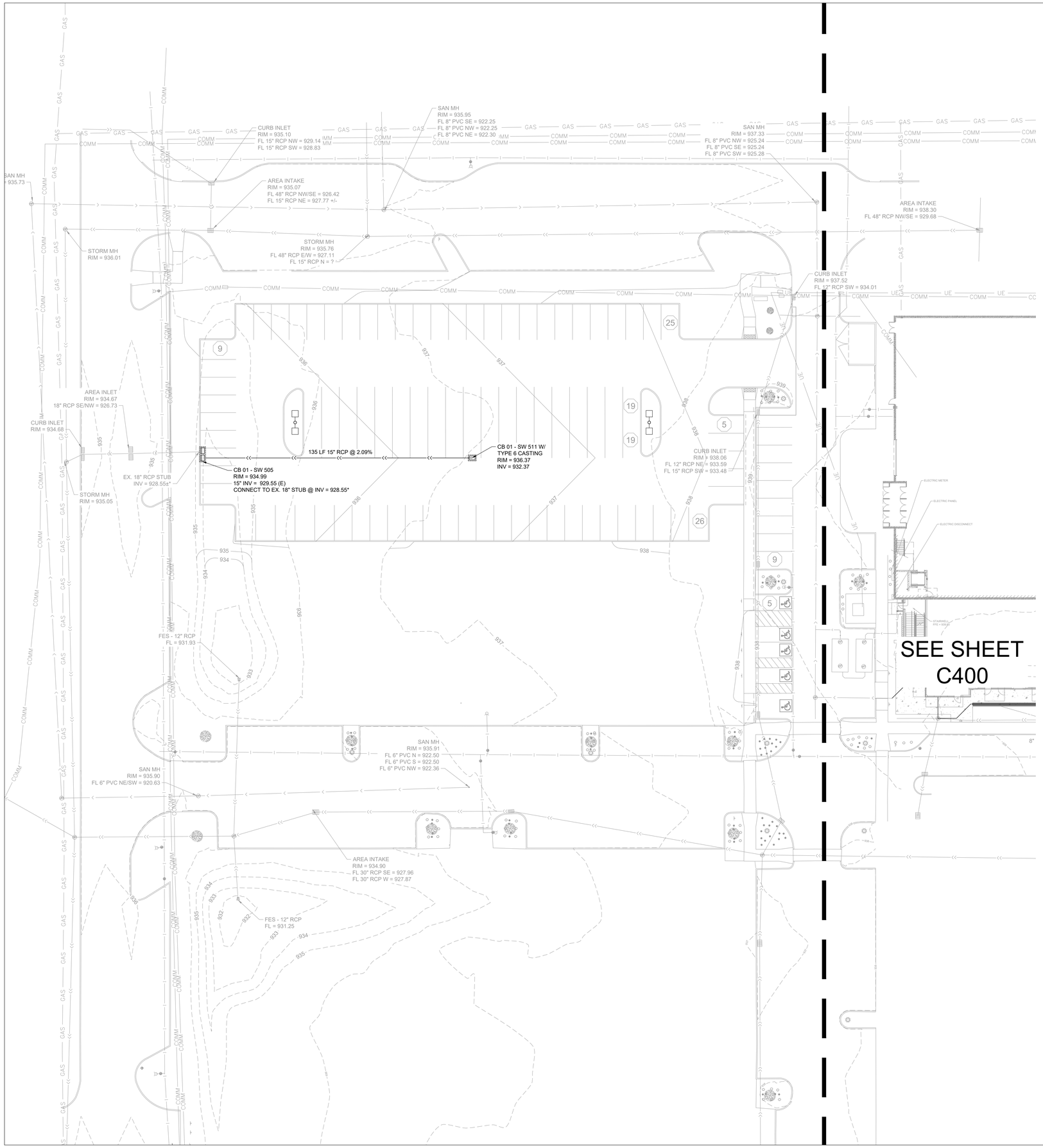
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PRINT DATE:
APRIL 10, 2026

SHEET NAME:
LOT 1 GRADING AND EROSION CONTROL PLAN

C700



SYMBOL LEGEND

○	STORM MANHOLE	CTV	CABLE UNDERGROUND LINE
○	CATCH BASIN	OE	ELECTRIC OVERHEAD LINE
▭	CURB INLET	UE	ELECTRIC UNDERGROUND LINE
▭	RECTANGULAR AREA INTAKE	FBO	FIBER OPTIC UNDERGROUND LINE
⏢	FLARED END	GAS	NATURAL GAS UNDERGROUND LINE
○	SANITARY MANHOLE		SANITARY SEWER PIPE
⊙	HYDRANT		STORM SEWER PIPE
⋈	GATE VALVE & BOX	T	TELEPHONE UNDERGROUND LINE
⊗	WATER SHUTOFF		WATERMAIN PIPE
☼	LIGHT POLE	DT	DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least R-5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. See Project Specifications for bedding requirements.
9. Pressure test and disinfect all new watermains in accordance with state and local requirements.
10. Sanitary sewer piping shall be PVC, SDR-26 for depths up to 26', and class 52 D.I.P. for depths of 26' or more.

NORTH
0 10 20 40

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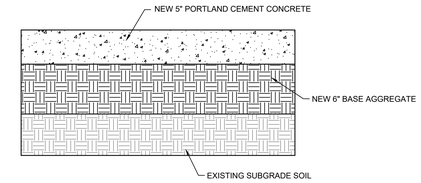
1120 NE STATION CROSSING
GRIMES, IA 50222

COMMERCIAL OFFICE BUILDING AND RETAIL BUILDING

PRINT DATE:
APRIL 10, 2026

SHEET NAME:
LOT 1 UTILITY PLAN

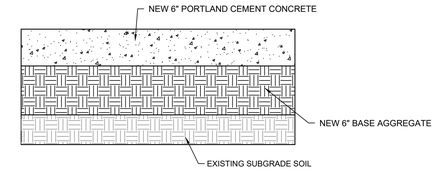
C800



LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL

1 C900

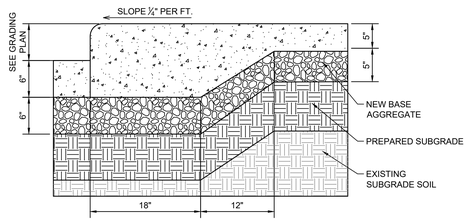
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MEDIUM-DUTY CONCRETE CONSTRUCTION DETAIL

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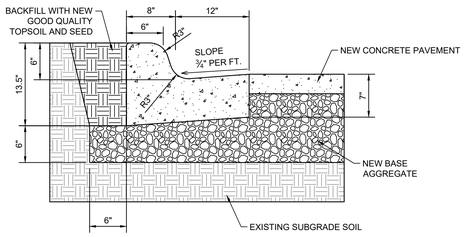
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THICKENED EDGE DETAIL

3 C900

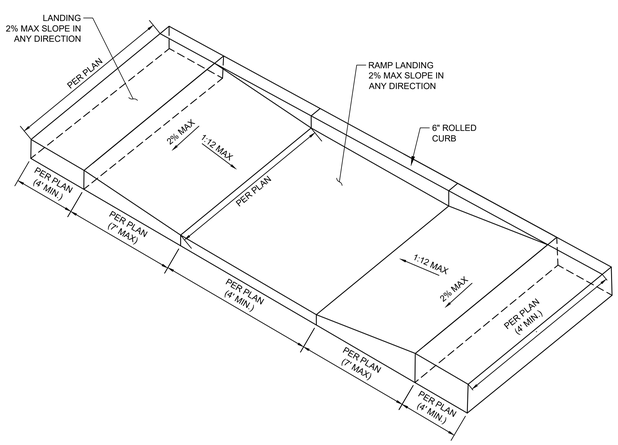
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CURB & GUTTER DETAIL

4 C900

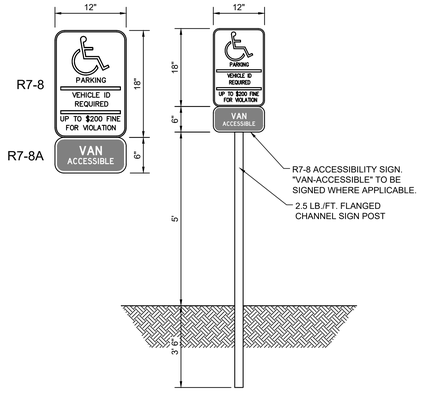
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PARALLEL CURB RAMP DETAIL

5 C900

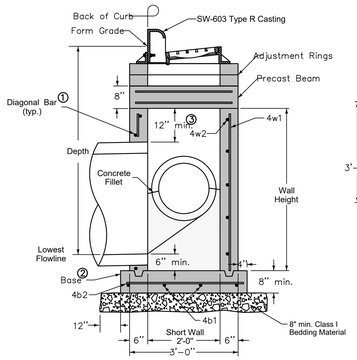
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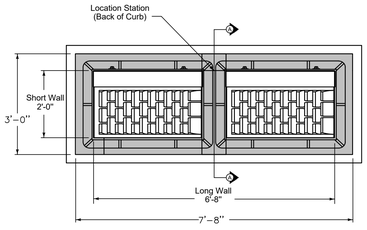
ACCESSIBLE PARKING SIGN DETAIL

6 C900

NOT TO SCALE



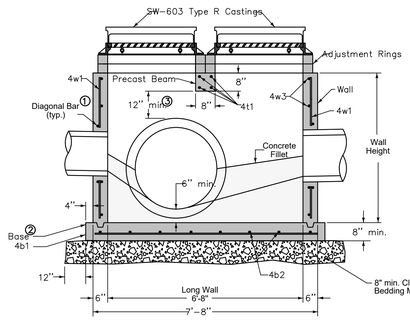
SECTION A–A



PLAN

Refer to SW-514 for boxout details.

1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.



TYPICAL SECTION

1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.

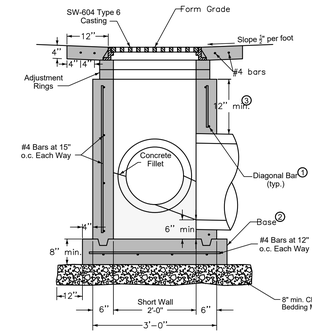
REINFORCING BAR LIST						
Mark	Size	Location	Shape	Count	Length	Spacing
4t1	4	Beam	——	4	2'-8"	4"
4b1	4	Base	——	4	7'-10"	10"
4b2	4	Base	——	8	3'-2"	12"
4w1	4	Walls	——	20	Wall Height minus 4"	12"
4w2	4	Long Walls	——	Varies	7'-4"	12"
4w3	4	Short Walls	——	Varies	2'-8"	12"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	60"	66"

DOUBLE GRATE INTAKE SUDAS SW505

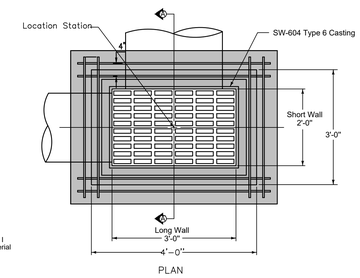
7 C900

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SECTION A–A

1. Install four #4 diagonal bars at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.



PLAN

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

RECTANGULAR AREA INTAKE SUDAS SW501

8 C900

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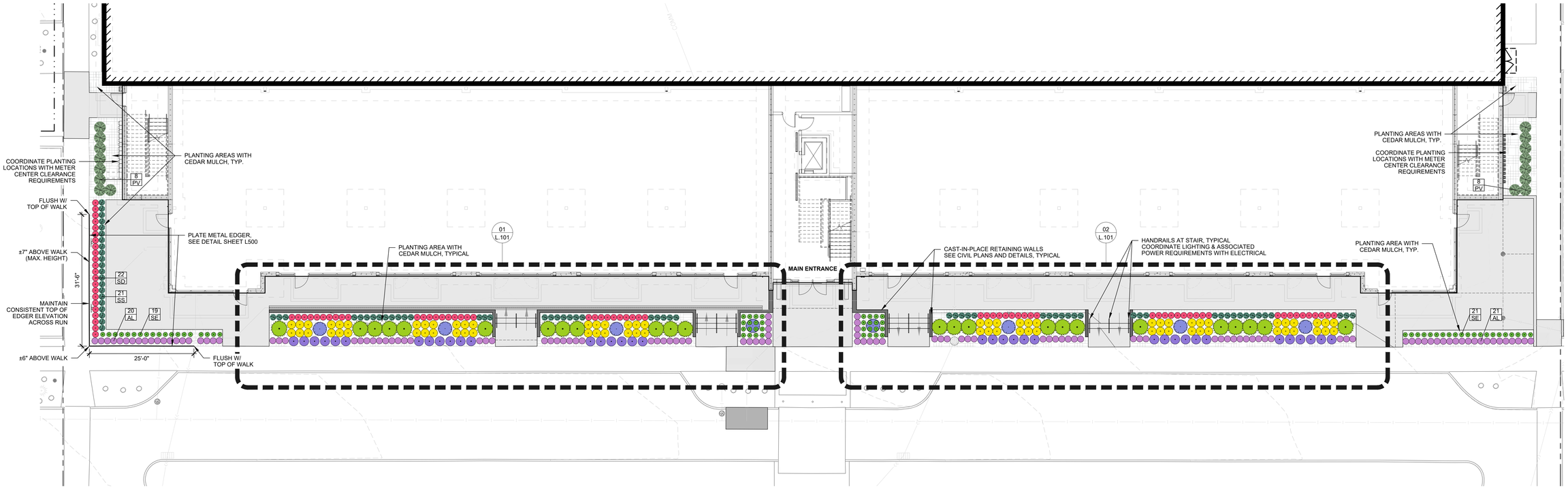
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CIVIL DETAILS

C900



01 L.100 LANDSCAPE PLAN: OVERALL

0' 5' 10' 20'

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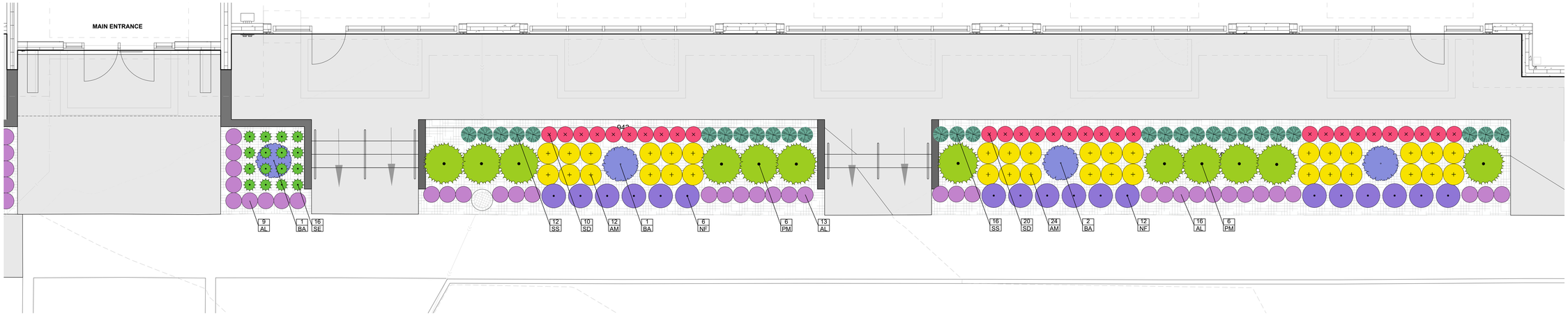
SHEET NAME:
LANDSCAPE PLAN

L.100



01 L.101 LANDSCAPE PLAN: WEST ENLARGEMENT

0' 2' 4' 6' 8'



02 L.101 LANDSCAPE PLAN: EAST ENLARGEMENT

0' 2' 4' 6' 8'

PLANT LEGEND

EVERGREEN SHRUBS

PM: Pinus mugo 'Pumilio'
'Pumilio' Dwarf Mountain Pine

PERENNIALS

AL: Allium 'Millenium'
'Millenium' Ornamental Onion

AM: Achillea millefolium 'Firefly Sunshine'
'Firefly Sunshine' Yarrow

BA: Baptisia australis
False Blue Indigo

BA: Nepeta faassenii 'Cat's Meow'
'Cat's Meow' Catmint

SD: Sedum 'Carl'
'Carl' Sedum

ORNAMENTAL GRASSES

PV: Panicum virgatum 'Northwind'
'Northwind' Switchgrass

SE: Sesleria autumnalis
Autumn Moor Grass

SS: Schizachyrium scoparium
'Standing Ovation' Little Bluestem

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING/REMARKS
			EVERGREEN SHRUBS			
PM	24	Pinus mugo var. Pumilio	'PUMILIO' DWARF MOUNTAIN PINE	#7	CONT.	
			PERENNIALS			
AL	118	Allium 'Millenium'	'MILLENIUM' ORNAMENTAL ONION	#1	CONT.	
AM	72	Achillea millefolium 'Firefly Sunshine'	'FIREFLY SUNSHINE' YARROW	#1	CONT.	
BA	8	Baptisia australis	BLUE FALSE INDIGO	#3	CONT.	
NF	36	Nepeta faassenii 'Cat's Meow'	'CAT'S MEOW' CATMINT	#1	CONT.	
SD	82	Sedum 'Carl'	'CARL' SEDUM	#1	CONT.	
			ORNAMENTAL GRASSES			
PV	16	Panicum virgatum 'Northwind'	'NORTHWIND' SWITCHGRASS	#3	CONT.	
SE	72	Sesleria autumnalis	AUTUMN MOOR GRASS	#1	CONT.	
SS	77	Schizachyrium scoparium 'Standing Ovation'	LITTLE BLUESTEM 'STANDING OVATION'	#3	CONT.	

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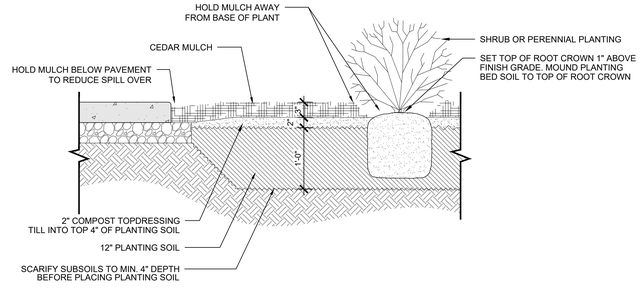
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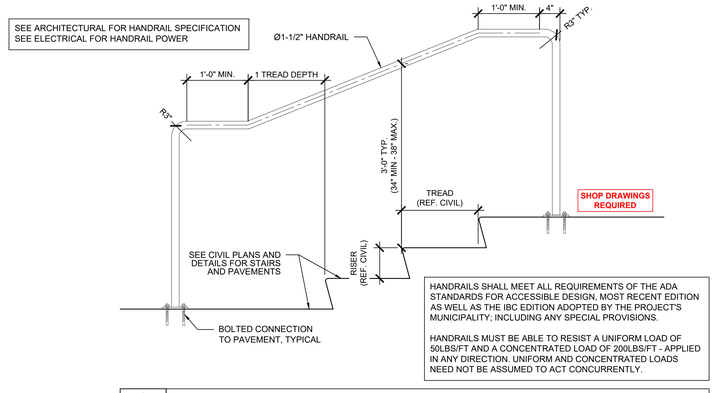
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LANDSCAPE PLAN: ENLARGEMENTS

L.101



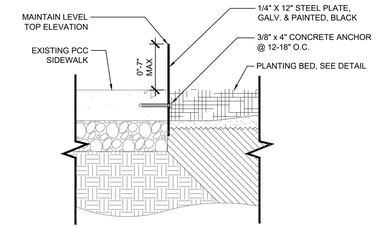
1 L500 PLANTING BED

SCALE: 1" = 1'-0"



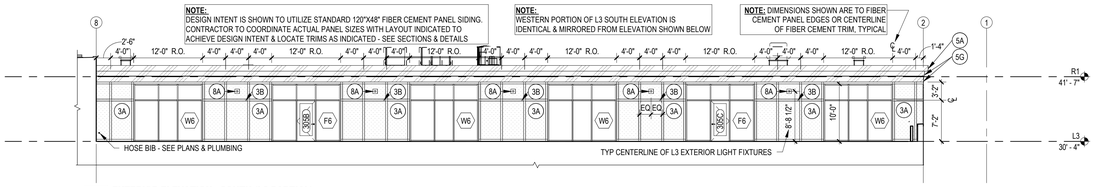
2 L500 HANDRAIL AT STAIR

SCALE: 1" = 1'-0"

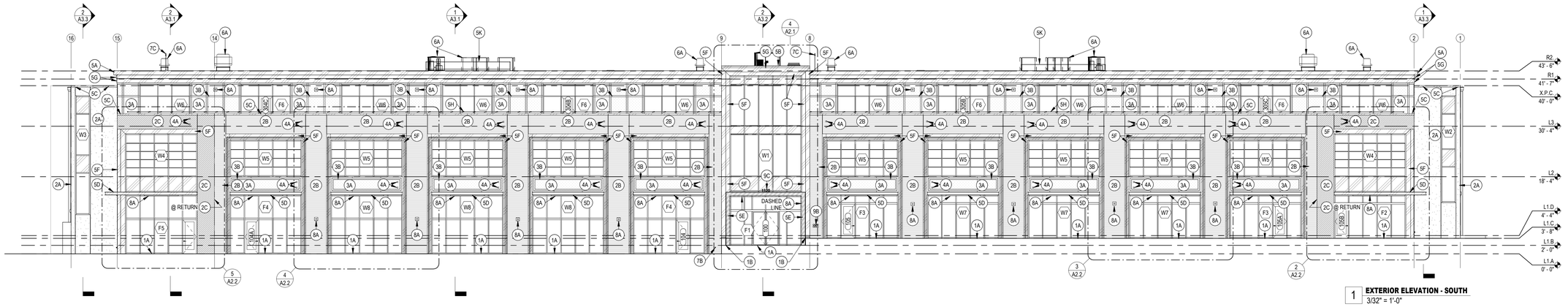


3 L500 PLATE METAL EDGER

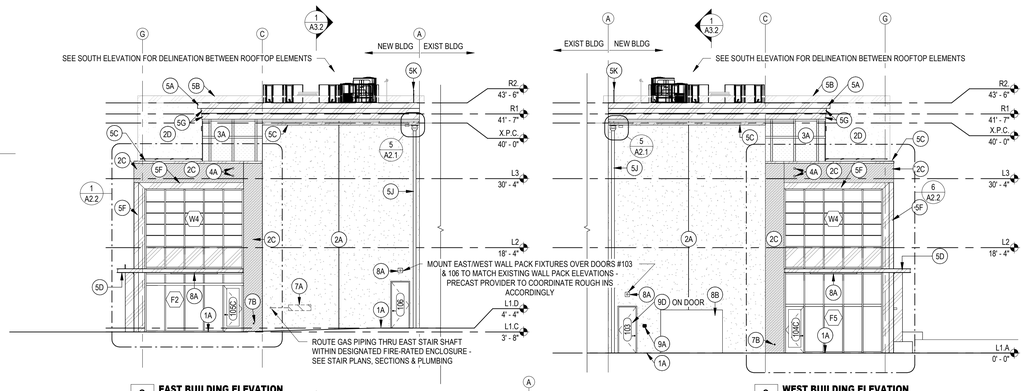
SCALE: 1 1/2" = 1'-0"



1A EXTERIOR ELEVATION - SOUTH (L3 PARTIAL)
3/32" = 1'-0"

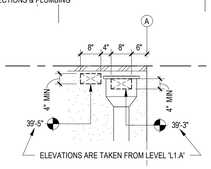


1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

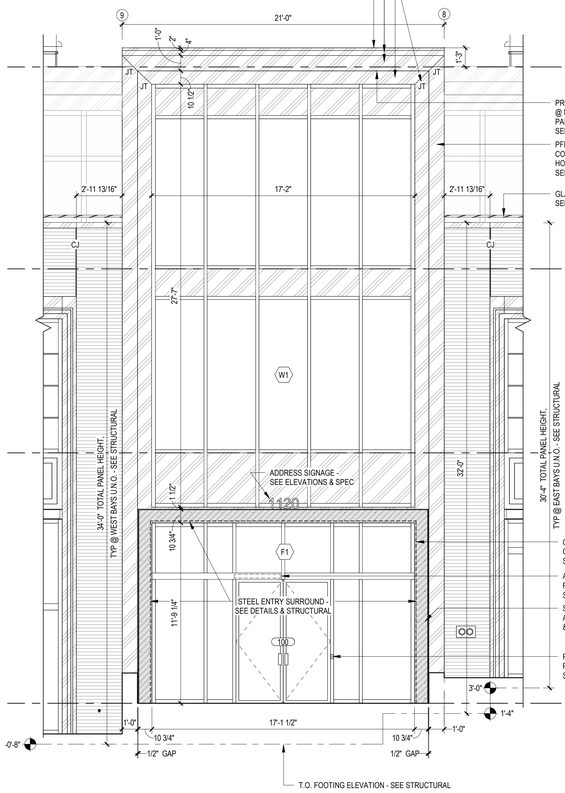


2 EAST BUILDING ELEVATION
3/32" = 1'-0"

3 WEST BUILDING ELEVATION
3/32" = 1'-0"



5 ELEVATION DETAIL - STAIR SCUPPER DIMENSIONS
1/2" = 1'-0"



4 ENLARGED EXTERIOR ELEVATION - CENTER STAIR -SOUTH
1/4" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

- EXTERIOR AND PERIMETER DIMENSIONS ARE TAKEN FROM FACE OF FINISH MATERIAL OR FROM WINDOW OR DOOR ROUGH OPENINGS, TYPICAL.
- DIMENSIONS AT WINDOWS AND DOORS ARE SHOWN AS ROUGH OPENING DIMENSIONS. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH DOOR, WINDOW AND SIDING MANUFACTURER'S REQUIREMENTS PRIOR TO ORDER & INSTALLATION. SEE DETAILS FOR LOCATION OF ROUGH OPENING MEASUREMENTS AND INTERIOR LOCATIONS WHERE GYPSUM WALLBOARD IS INTENDED TO CONTINUE INSIDE THE JAMB PRIOR TO INSTALLATION OF THE WINDOW FRAME.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY WOOD BLOCKING AND NAILERS WHERE REQUIRED TO SECURELY ATTACH ACCESSORIES, DEVICES, FIXTURES, EQUIPMENT AND MILLWORK TO METAL STUD WALLS, CEILINGS OR FLOOR SURFACES.
- WHERE RIGID INSULATION IS PROVIDED, IT SHALL BE PROTECTED FROM IGNITION AT ALL TIMES. THIS INCLUDES RIGID INSULATION IN ALL EXTERIOR WALL ASSEMBLIES, AND CONCEALED CEILING PLENUMS (LOCATED ABOVE THE CEILING BUT BELOW THE ROOF DECK). NO FOAM PLASTIC SHALL BE EXPOSED TO THE INTERIOR OF THE BUILDING. SEE WALL TYPES/ASSEMBLIES.
- ALL INTERIOR STEEL THAT IS LEFT EXPOSED TO VIEW IN COMMON AREAS, SHALL BE PRIMED AND PAINTED, COLOR TO BE SELECTED BY ARCHITECT. ALL EXTERIOR STEEL THAT IS EITHER CONCEALED OR LEFT EXPOSED TO VIEW, SHALL BE HOT DIPPED GALVANIZED AND PAINTED, COLOR TO BE SELECTED BY ARCHITECT.
- ALL EXTERIOR CONCRETE STOOPS TO SLOPE 1/4" PER FOOT MAXIMUM, 1/8" PER FOOT MINIMUM AWAY FROM THE BUILDING. SEE CIVIL
- SEE MECHANICAL, ELECTRICAL, AND PLUMBING FOR FURTHER INFORMATION.
- CONTRACTOR SHALL PROVIDE AND INSTALL A KEYED FIRE DEPARTMENT ACCESS KNOX BOX, NEAR THE FRONT OR SIDE ENTRY DOORS. FINAL LOCATION TO BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE BACKER RODS & SEALANT AROUND THE PERIMETER OF ALL PENETRATIONS AND OPENINGS. TYPICAL INSTALL SUCH THAT WEEPS ARE CLEARED, FREE OF SEALANT & OTHER DEBRIS.
- CONTRACTOR SHALL ELIMINATE THE RISK OF GALVANIC CORROSION BY PROVIDING ADDITIONAL COMPOSITE SHIMS, RUBBER STRIPS, GASKETS, AND/OR OTHER GAP-FILLING MATERIALS, AS REQUIRED, AT ALL LOCATIONS WHERE DISSIMILAR MATERIALS AND METALS (INCLUDING BUT NOT LIMITED TO THE EXTERIOR FINISH/CLADDING MATERIALS) ARE SHOWN TO BE FASTENED TOGETHER OR DIRECTLY ADJACENT TO EACH OTHER.
- MECHANICAL PIPES, PLUMBING VENTS, EXHAUST FANS, LOUVERS, REGISTERS AND ALL OTHER PENETRATIONS SHALL NOT PASS THROUGH EXTERIOR WALLS UNLESS SHOWN ON THESE ELEVATIONS OR DISCUSSED WITH THE OWNER AND ARCHITECT PRIOR TO INSTALLATION. SEE FLOOR PLANS. SEE ROOF PLANS.
- TENANT'S EXTERIOR SIGNAGE & ATTACHMENTS ARE PROVIDED BY THE TENANT (NOT IN CONTRACT). CONTRACTOR SHALL COORDINATE W/ THE TENANT'S SIGNAGE CONTRACTOR PRIOR TO CONSTRUCTION. SIZE, LOCATION AND NUMBER OF BUILDING SIGNS AND MONUMENT SIGNS SHALL BE SUBMITTED TO THE CITY BY A SEPARATE DESIGNER/ARCHITECT UNDER A SEPARATE PERMIT BY A SEPARATE SET OF PLANS. **SIGNAGE SHALL COMPLY WITH ESTABLISHED BUILDING OWNER'S STANDARDS. ELECTRICAL PATHWAYS TO POTENTIAL SIGNAGE LOCATIONS SHALL BE PROVIDED UNDER THIS PROJECT SCOPE. SEE ELECTRICAL.**
- CONTRACTOR SHALL PROVIDE CODE-REQUIRED SIGNAGE & ATTACHMENTS AS REQUIRED BY AUTHORITY HAVING JURISDICTION FOR WAY-FINDING, EGRESS, AND IDENTIFICATION OF LIFE-SAFETY OR OTHER FIRE-SUPPRESSION SYSTEMS (SPRINKLER AND ALARM) CONTRACTOR SHALL COORDINATE W/ THE REQUIREMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY WITH THE AUTHORITY HAVING JURISDICTION THAT NO DRY-TYPE SPRINKLER HEADS ARE REQUIRED AT ROOF OVERHANGS (<4'-0") OR EXTERIOR STEEL SUNSHADES. PRIOR TO DESIGN OF AUTOMATIC SPRINKLER SYSTEM.
- STOREFRONT/CURTAIN WALL PROVIDER SHALL PROVIDE DEFLECTION HEADS AS REQUIRED.
- PROVIDE SILL PAN AT STOREFRONT/CURTAIN WALL CONDITIONS PER MANUFACTURER REQUIREMENTS. SEE SPECIFICATION.

KEYED NOTE LEGEND - EXTERIOR ELEVATIONS (#X)

1A CONCRETE SLAB/STOOP/FOUNDATION
PROVIDE & INSTALL CONCRETE SLAB, STOOP OR FOUNDATION RADIUS-TROWEL ALL EXPOSED 90 DEGREE EDGES. PROVIDE SMOOTH FINISH ON VERTICAL SURFACES. PROVIDE BROOM FINISH ON HORIZONTAL SURFACES. SEE STRUCTURAL.

1B CONCRETE RETAINING WALL
PROVIDE & INSTALL CONCRETE RETAINING WALL. SEE CIVIL & STRUCTURAL.

2 INSULATED PRECAST PANEL
PROVIDE & INSTALL INSULATED PRECAST U.N.O., SANDWICH PANELS. EXTERIOR FINISH AS INDICATED & SPECIFIED. SEE PLAN FOR PANEL WIDTH & LOCATIONS. SEE FINISH PLANS FOR VARIATIONS IN PANEL FINISH.

2A SANDBLAST FINISH (DARK GREY)

2B THIN BRICK FINISH (FIELD, NORMAN)
COLOR/FINISH: RED BLEND VELOUR (80%), MEDIUM IRONSPOT (20%)

2C THIN BRICK FINISH (ACCENT, NORMAN)
COLOR/FINISH: GRAPHITE (80%) MANGANESE (20%)

2D CENTER STAIR FINISH:
COLOR FINISH: PROVIDE BLACK FIELD APPLIED STAIN AT EXTERIOR PANEL FACES

3A CEMENT BOARD SIDING
PROVIDE & INSTALL SMOOTH CEMENT BOARD PANEL SIDING & ALL ASSOCIATED MANUFACTURER APPROVED PRE-MANUFACTURED ALUMINUM TRIMS, REVEALS & ACCESSORIES REQUIRED FOR PROPER INSTALLATION. SEE FINISH LEGEND FOR PAINT COLOR.
SEE ASSEMBLIES, DETAILS & SPECIFICATIONS.
- FINISH: PRIMED FOR PAINT
-TEXTURE: SMOOTH

3B CEMENT BOARD TRIM
PROVIDE & INSTALL 3.5" WIDE CEMENT BOARD TRIM & ALL ASSOCIATED ACCESSORIES. PAINT TO MATCH ADJACENT CEMENT BOARD SIDING FINISH.
SEE SPECIFICATIONS.

4A TENANT SIGNAGE ELECTRICAL ROUGH-IN
PROVIDE PATHWAY/ROUGH-IN FOR FUTURE TENANT SIGNAGE ROUTED THRU WALL ASSEMBLY TO DESIGNATED LOCATION COORDINATE FINAL ROUGH-IN LOCATION W/ OWNER'S TENANT SIGNAGE STANDARDS & ARCHITECT PRIOR TO INSTALLATION. AT LOCATIONS LOCATED WITHIN PRECAST WALL ASSEMBLIES, PRECAST PROVIDER SHALL COORDINATE LOCATIONS & ROUTING W/ ARCHITECT PRIOR TO FABRICATION. SEE ELECTRICAL.

5A PRE-FABRICATED METAL FASCIA
PROVIDE & INSTALL PRE-FABRICATED PRE-FINISHED METAL FASCIA & ALL ASSOCIATED FLASHINGS & ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION.
SEE DETAILS & SPECIFICATIONS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5B METAL DRIP EDGE
PROVIDE & INSTALL PRE-FINISHED METAL DRIP EDGE FLASHING & ALL ASSOCIATED FLASHINGS & ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION. SEE DETAILS & SPECIFICATIONS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5C METAL COPING CAP
PROVIDE & INSTALL PRE-FINISHED METAL PARAPET COPING CAP & ALL ASSOCIATED FLASHINGS & ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION.
SEE DETAILS & SPECIFICATIONS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5D METAL CANOPY SYSTEM
PROVIDE & INSTALL PRE-FABRICATED PRE-FINISHED METAL CANOPY SYSTEM & ALL ASSOCIATED SUPPORTING STEEL, THERMAL BREAK PADS & ACCESSORIES REQUIRED FOR SECURE ATTACHMENT & PROPER OPERATION.
SEE DETAILS & SPECIFICATIONS. SEE STRUCTURAL.
- FINISH: KYNAR 500 'MATTE BLACK'

5E ENTRY SURROUND
PROVIDE & INSTALL CUSTOM STEEL SURROUND INCLUDING STEEL FRAMING, PLATE STEEL, SUPPORT ANGLES/CLIPS & ALL ASSOCIATED ACCESSORIES REQUIRED FOR SECURE ATTACHMENT. SEE DETAILS & SPECIFICATIONS.
SEE STRUCTURAL.

5F BRAKE METAL WRAP
PROVIDE & INSTALL PRE-FINISHED BRAKE METAL WRAP, ACCENT TRIMS & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER INSTALLATION. SEE DETAILS & SPECS.
- FINISH: KYNAR 500, 'MATTE BLACK'

5G BRAKE METAL FASCIA
PROVIDE & INSTALL PRE-FINISHED BRAKE METAL FASCIA & ALL ASSOCIATED ACCESSORIES AS REQUIRED FOR PROPER INSTALLATION. SEE DETAILS & SPECIFICATIONS.
-FINISH: KYNAR 500, 'MATTE BLACK'

5H EXTERIOR GLASS GUARDRAIL
PROVIDE & INSTALL EXTERIOR GLASS GUARDRAIL & ALL ASSOCIATED ACCESSORIES. SEE DETAILS & SPECIFICATIONS.

5J SCUPPER, OVERFLOW SCUPPER, CONDUCTOR & DOWNSPOUT
PROVIDE & INSTALL PRE-FINISHED METAL SCUPPER, CONDUCTOR HEAD & DOWNSPOUT INCLUDING ALL ASSOCIATED TRIMS, FLASHINGS, & ACCESSORIES REQUIRED FOR PROPER OPERATION AND TO MAINTAIN A WATERTIGHT ROOF ASSEMBLY AT THE LOCATIONS INDICATED.
SEE DETAILS & SPECIFICATIONS.

5K ROOFTOP GUARDRAIL
PROVIDE & INSTALL ROOFTOP GUARDRAILS AT THE LOCATIONS SHOWN INCLUDING ALL ASSOCIATED FLASHINGS & ACCESSORIES. GUARDS SHALL BE IN COMPLIANCE WITH APPLICABLE IMC & OSHA REQUIREMENTS.
SEE SPECIFICATIONS.

6A MECHANICAL EQUIPMENT
PROVIDE & INSTALL MECHANICAL EQUIPMENT/FIXTURE AT THE LOCATIONS INDICATED INCLUDING ALL ACCESSORIES REQUIRED FOR PROPER OPERATION. SEE MECHANICAL.

7A GAS METER BANK
PROVIDE & INSTALL GAS METERS, PIPING & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. COORDINATE LOCATION & REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO INSTALLATION. COORDINATE FINAL METER QUANTITIES & ROUTING OF ALL EXPOSED PIPING WITH OWNER & ARCHITECT PRIOR TO INSTALLATION.
SEE MECHANICAL & PLUMBING.

7B HOSE BIB
PROVIDE & INSTALL HOSE BIB, PIPING & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. COORDINATE ROUTING OF ALL EXPOSED PIPING WITH ARCHITECT PRIOR TO INSTALLATION. SEE PLUMBING.

7C ROOF HYDRANT
PROVIDE & INSTALL ROOF HYDRANT & ALL ASSOCIATED FLASHINGS, PIPING & OTHER ACCESSORIES AS REQUIRED FOR PROPER OPERATION AND TO MAINTAIN A WATERTIGHT ROOF ASSEMBLY. SEE PLUMBING.

8A LIGHT FIXTURE
PROVIDE & INSTALL EXTERIOR LIGHT FIXTURE AT THE ELEVATIONS & LOCATIONS INDICATED. COORDINATE ROUTING OF ALL EXPOSED CONDUIT/POWER WITH ARCHITECT PRIOR TO INSTALLATION. SEE ELECTRICAL.

8B ELECTRICAL METER CENTER
PROVIDE & INSTALL ELECTRICAL METERS, CONDUIT & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. COORDINATE LOCATION & REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO INSTALLATION. COORDINATE FINAL METER QUANTITIES & ROUTING OF ALL EXPOSED CONDUIT WITH OWNER & ARCHITECT PRIOR TO INSTALLATION. SEE ELECTRICAL.

9A KNOX BOX
PROVIDE & INSTALL FIRE DEPARTMENT APPROVED KNOX BOX. CONFIRM LOCATION & ELEVATION WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

9B FIRE DEPARTMENT CONNECTION (FDC)
PROVIDE & INSTALL FIRE DEPARTMENT CONNECTION WITH ESCUTCHEON PLATE AT THE LOCATION INDICATED. COORDINATE LOCATION & ELEVATION WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
SEE PLUMBING.

9C BUILDING ADDRESS SIGNAGE
PROVIDE & INSTALL 4" TALL (OR LARGER, IF REQ'D BY AHJ) BUILDING ADDRESS SIGNAGE & ALL ASSOCIATED STANDOFFS, MOUNTING HARDWARE & ACCESSORIES.

9D ROOM SIGNAGE
PROVIDE & INSTALL ROOM SIGNAGE AT THE LOCATIONS INDICATED. SEE TYPICAL MOUNTING HEIGHTS & SPECIFICATIONS.

W# / F# STOREFRONT/CURTAIN-WALL WINDOW SYSTEM:
2.5" WIDE PROFILE, THERMALLY-BROKEN ALUMINUM DEPTH AND STRUCTURE TO BE DELEGATED DESIGN BY STOREFRONT/CURTAIN-WALL MANUFACTURER

WINDOW FRAME:
SEE WINDOW/FRAME ELEVATIONS & DOOR SCHEDULE

WINDOW GLAZING:
SEE OPENING ELEVATIONS

XXX EXTERIOR DOORS:
MEDIUM STILE, FULL-LITE ALUMINUM DOORS W/ 10" TALL ADA-COMPLIANT BOTTOM RAIL. LITE GLAZING TO MATCH ADJACENT WINDOW GLAZING.

~ OR ~

THERMALLY-INSULATED HOLLOW METAL DOOR W/ THERMALLY-BROKEN HOLLOW METAL FRAME

(SEE DOOR SCHEDULE FOR TYPES/LOCATIONS)

DESIGN & ENGINEERING BY OTHERS:
THE DESIGN AND ENGINEERING OF ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE PROVIDED BY A SEPARATE LICENSED DESIGN-BUILDING CONTRACTOR WHO IS SOLELY RESPONSIBLE FOR THE DESIGN AND ENGINEERING OF A FULLY-COMPLIANT SYSTEM. ANY MECHANICAL, ELECTRICAL AND PLUMBING ITEMS SHOWN ON THESE DRAWINGS ARE PROVIDED TO THE CONTRACTOR FOR THE ARCHITECT AND OWNER'S PRACTICAL AND AESTHETIC PREFERENCES ONLY. THE LICENSED DESIGN-BUILD CONTRACTOR SHALL PROVIDE A SEPARATE SET OF DRAWINGS AND CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW.

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STUDIO MEEL
1394TH STREET
WEST DES MOINES, IOWA 50265

No. | Description | Date

HERITAGE TOWN CENTER - PHASE 2B
1120 NE STATION CROSSING
GRIMES, IOWA 50111
TAAG DEVELOPMENT

PERMIT SET REISSUANCE
ISSUE DATE: 2026-02-24
SHEET NAME: EXTERIOR ELEVATIONS

A2.1


STUDIO MELEE


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