



CLIVE PLANNING & ZONING COMMISSION

AGENDA, REGULAR MEETING

1900 NW 114th Street

April 7, 2026 5:30 PM

This meeting will be conducted in-person in the Council Chambers and virtually via Zoom platform. To participate virtually use the following link:

<https://us06web.zoom.us/j/81557395531>

Call to Order/Roll Call

Action Items

1. Approve Meeting Minutes - 03/03/2026
2. Site Plan Amendment- Parrish Funeral Services -2024 NW 92nd Court

Staff Report

Adjournment



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: April 7, 2026

RE: Approve Meeting Minutes - 03/03/2026

Staff recommends approval of the March 3, 2026 meeting minutes.

Attachments:

1. PZ Minutes 03_03_2026

CLIVE PLANNING & ZONING COMMISSION MEETING MINUTES
REGULAR MEETING
MARCH 3, 2026
COUNCIL CHAMBERS

Call to Order/Roll Call

Chair Alowitz presided and called the meeting to order at 5:30 p.m. This meeting was held in the City Hall Council Chambers. Public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The meeting was recorded.

PRESENT: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz

ABSENT: Chris Panzi, Julie Correa

STAFF: Amanda Grutzmacher, Kathryn Purvis

Action Items

1. Approve 2/3/2026 Meeting Minutes

Jeffrey Anderzhon moved approval, seconded by Lindsay Brandon.

Roll Call: Ayes: Michael Alowitz, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz. Nays: None. Abstained: Marcia Hunter.

Motion carried.

2. Site Plan Amendment: Facade Updates - 1649 NW 86th Street and 8585 Clark Street

Purvis presented the request for Site Plan Amendment for 1649 NW 86th Street and 8585 Clark Street. The request is related to unauthorized painting of the exterior brick on both buildings. Purvis reviewed the Development Standards Manual and 86th Street Corridor Guidelines sections that do not allow for paint applications in brick or masonry. Staff recommended denial of the Site Plan Amendment due to inconsistency with the standards and guidelines.

Chris Murray, President and CEO of Denny Elwell Company, represented the property owners. Ben Nading, Owner of Midwest Paint, was also present to answer questions about the product and paint application. Mr. Nading stated he offers a 5-year warranty against peeling or fading and the expected lifespan for the paint is 7 to 10 years.

The Commission generally discussed paint warranty for commercial applications, when the paint was applied, color selection process, long-term building maintenance considerations, and enforcement mechanism if the paint is allowed to remain and begins deteriorating.

Lindsay Brandon moved approval, seconded by Jeffrey Anderzhon.

Roll Call: Ayes: None. Nays: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz. Abstained: None.

Motion failed.

Presentation/Discussion

Staff Report

Adjournment

Being no further business before the Commission, the meeting was adjourned at 6:13 PM.



Staff Report

TO: Planning and Zoning Commission members

FROM:
Kathryn Purvis, Planner

DATE: April 7, 2026

RE: Site Plan Amendment- Parrish Funeral Services -2024 NW 92nd Court

GENERAL INFORMATION

Applicant: Construction Professionals on behalf of Parrish Holdings, LLC

Requested Action: Approval of a Site Plan Amendment for site and architecture modifications

Location: 2024 NW 92nd Court
Lot 11 of Westtown Industrial Park

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	Light Industrial- Funeral Services/Crematory	Industrial	M-1/FF
North	Light Industrial- Auto Repair	Industrial	M-1
East	Light Industrial- Virginia Tile	Industrial	M-1
South	Light Industrial- Maaco Auto	Industrial	M-1/FF
West	Light Industrial- general industrial uses	Industrial	M-1/FF

SITE HISTORY

1974 - Final Plat of Westtown Industrial Park

1983 - Site plan approved, Variance granted for rear yard setback from 40 feet to 34.64 feet

Aug. 2025 - Zoning Compliance Certificate for Caldwell Parrish Funeral Home and Mortuary approved

Dec. 2025 - Jan. 2026 - Building Codes Appeal Board variance granted for use of specific crematory equipment without an automatic fire suppression system

Feb. 2026 - Building permit submitted for alterations

BACKGROUND

Caldwell Parrish Funeral Home purchased the property in 2025 with the intent of consolidating their office and crematory operations. The business owners and their real estate agent worked with staff for Zoning Compliance approval and initially provided building elevations that included the addition of a visible flue approximately 3-feet above the existing roof. At the time, the only other site modification anticipated was to add parking lot paint to identify an accessible aisle and staff advised that the limited

exterior modifications could be administratively approved in conjunction with the building permit submittal. However, as project specifics progressed, additional modifications were identified and included in the building permit submittal. The scope of the modifications now required go beyond administrative approval and the applicant has prepared a site plan amendment for review and approval.

ANALYSIS

Building Design & Site Lighting

The building's elevations will remain largely unmodified. The north and west facades are primarily brick with a corrugated metal parapet and the south and east facades feature metal siding. The crematory use includes installation of internal specialty incinerators, which require the installation of a retort flue on the roof of the building extending approximately 11-feet above the roof. The retort flue is proposed to be primarily steel and manufacturer guidelines advise screening should not be installed around the retort flue. The parapet roof provides some minor screening, but the majority of the flue is visible. The applicant has also identified a suitable location for a second retort flue; however, a second flue is not anticipated in the near future and may never be needed due to the capacity of the existing unit. The building on the adjacent property to the south, currently Maaco Auto Body, also has an exposed flue that extends approximately 7.5 feet above the roof. Staff recommends the proposed flue is consistent with similar land uses and is consistent with the light industrial zoning district.

Site lighting is proposed to remain as is.

Trash collection is proposed internal to the building. Staff has advised the applicant that if exterior trash is needed, an exterior trash enclosure and updated site plan amendment are required.

Site Layout & Circulation

The proposed modifications include minor changes to the parking lot striping. The applicant proposes reconfiguring parking lot striping in the rear to support installation of a makeup air unit (MAU) required for the crematory equipment in the southeast portion of the parking lot. Along with landscape screening for the property to the south, the applicant has also proposed installing a pair of bollards to protect the unit from vehicles. The bollards will allow the space west of the MAU to be used for vehicles backing out of parking spaces that would typically be provided in a "bump out". The applicant is able to maintain the current number of parking stalls provided in this area.

The site was originally designed to provide the minimum required parking of 20 spaces; however, the property was developed in 1983, prior to the adoption of the federal Americans with Disabilities Act of 1990. The site currently has one designated accessible parking space, but does not provide the associated access aisle. The applicant has proposed bringing the site into compliance with current accessible parking requirements, which reduces the site to 19 parking stalls. Staff believes the parking lot modifications to primarily support accessible parking should be a priority given and will not adversely impact parking availability or function. Staff recommends the parking lot paint modifications are in keeping with the intent of the parking ordinance and the changes are to comply with national standards.

The applicants also propose phase two updates to further improve site accessibility with modifications to the walkways at the front and rear entries to comply with ADA slope requirements.

Landscaping & Stormwater Management

The applicant has proposed additional plantings to freshen the site at entry areas and to provide screening for the ground-mounted units. The scope of exterior updates proposed do not require any stormwater management modifications.

Utilities

No utility updates are proposed with the site plan amendment.

PUBLIC COMMENT

Notice was sent to the surrounding property owners within 310-feet of the subject site on March 27, 2026. To date, staff has received general inquiries, but nothing in writing has been submitted.

STAFF RECOMMENDATION

Staff recommends approval of the site plan amendment subject to resolution of all items outlined in the staff comment letter originally dated March 25, 2026.

Attachments:

1. Notification Letter and Mail Labels
2. Site Plan Amendment
3. Architectural Elevations and Details



March 27, 2026

Re: 2024 NW 92ND CT - Parrish Funeral Services exterior modifications

Dear Property Owner:

Parish Funeral Services has submitted a Site Plan Amendment to the City of Clive to modify the existing building located at 2024 NW 92nd Ct for their needs, which would include approximately 11 feet of visible flue above the roofline.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting **at 5:30 p.m., Apr 07, 2026**. This is a change from the previous mailing you received. You may attend this meeting in person in the City Council Chambers, 1900 NW 114th Street, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's meeting portal at <https://cliveia.portal.civicclerk.com/>.

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on Apr 23, 2026, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's meeting portal at <https://cliveia.portal.civicclerk.com/>.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Purvis".

Kathryn Purvis

KPURVIS@CITYOFCLIVE.COM

BROTHERS COMPANY BUILDERS
GROUP LLC
8564 ALICE AVE
CLIVE, IA 50325-7108

BSM REAL PROPERTY LLC
PO BOX 418
EXCELSIOR, MN 55331-0418

TITAN INVESTMENTS LLC
9063 LENHAM DR
JOHNSTON, IA 50131-2746

GREENLAND PROPERTY LLC
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921

CLIVE PROPERTY MANAGMENT LLC
410 W 1ST AVE
ROSELLE, NJ 07203-1047

NORFOLK SOUTHERN RY
650 W PEACHTREE ST NW
ATLANTA, GA 30308-1925

1998 NW 92ND COURT LLC
3405 SE CROSSROADS DR STE F
GRIMES, IA 50111-5051

94TH PROPERTY LLC
2075 NW 94TH ST
CLIVE, IA 50325-5311

94TH PROPERTY LLC
2075 NW 94TH ST
CLIVE, IA 50325-5311

NATIONWIDE OFFICE CLEANERS LLC
9235 SWANSON BLVD
CLIVE, IA 50325-6901

CLIVE INDUSTRIAL PARTNERS LLC
6750 WESTOWN PKWY STE 200
WEST DES MOINES, IA 50266-7717

WILLIAMS TURF FARMS INC
PO BOX 447
WAUKEE, IA 50263-0447

JOHNNY AND MARLYS HOCKER
REVOCABLE TRUST
2598 NW 162ND ST
CLIVE, IA 50325-4610

CALDWELL PARRISH FUNERAL
HOME & CREMATORY
8201 HICKMAN RD
URBANDALE, IA 50322-4307

P&M DUPEY LLC
2048 NW 92ND CT
CLIVE, IA 50325-5458

JRJ PROPERTIES LLC
9063 LENHAM DR
JOHNSTON, IA 50131-2746

SITE PLAN

CALDWELL PARRISH

2024 NW 92nd Court, Clive

OWNER / APPLICANT
 CALDWELL PARRISH FUNERAL HOME & CREMATORY
 PARRISH HOLDINGS, LLC
 8201 HICKMAN ROAD
 URBANDALE, IOWA 50322-4307

ZONING
 M1 LIGHT INDUSTRIAL DISTRICT

SITE AREAS

BUILDING	7,091 S.F.	24.4%
PAVEMENT	12,075 S.F.	41.5%
SIDEWALKS	300 S.F.	1.0%
OPEN SPACE	9,644 S.F.	33.1%
TOTAL	29,110 S.F.	100%

PARKING
 EXISTING SPACES = 19
 PROPOSED SPACES = 19

LEGAL DESCRIPTION
 LOT 11, WESTTOWN INDUSTRIAL PARK, AN OFFICIAL PLAT, CITY OF CLIVE, POLK COUNTY, IOWA, CONTAINING 0.668 ACRES MORE OR LESS.

LEGEND

---	PLAT BOUNDARY
---	6" WATER MAIN & SIZE
---	8" SANITARY SEWER & SIZE
---	8" STORM SEWER & SIZE
---	UGE UNDERGROUND ELECTRIC CABLE
---	UGT UNDERGROUND TELEPHONE CABLE
---	CTV UNDERGROUND CABLE TV
---	6" GAS MAIN & SIZE
○	MANHOLE
○	INTAKE
○	HYDRANT
○	PP/LP POWER POLE/LIGHT POLE
○	PP/LP UTILITY BOX/TELEPHONE RISER
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SILT FENCE OR APPROVED FILTRATION SOCK
○	TREES

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-6

COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

	DATE: 3-3-2026 REVISIONS: 3-30-2026	JOB NUMBER CC 3162
AS-BUILT: ---		SHEET 1 OF 7

WATER MAIN TYPICAL NOTES

- PIPE MATERIALS SHALL BE AWWA C900 CLASS 150 PVC.
- INSTALL TRACER WIRE, #12 AWG COPPER CONDUCTOR WITH LINEAR LOW-DENSITY POLYETHYLENE INSULATION MATERIAL, UNDER PIPE AND BRING TRACER WIRE TO SURFACE AT HYDRANT WITH A TRIVIEW TRACER WIRE STATION.
- CONNECT NEW TRACER TO EXISTING USING APPROVED SPLICE KIT AND PROVIDE A GROUND ROD AT END OF TRACER WIRE FOR LOCATION AND EXTENSION IN FUTURE. THE CITY WILL TEST THE TRACER WIRE PRIOR TO ACCEPTANCE. ANY NECESSARY REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- HYDRANTS SHALL BE SET 3.5 FEET FROM THE WATER MAIN.
- HYDRANTS, VALVE BOXES AND COVERS SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE WATROUS PRODUCTS, OPEN LEFT.
- SERVICES SHALL BE 1-INCH COPPER.
- STOP BOXES FOR 1" THROUGH 2" WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN THE STOP BOX HOUSING WITH A 1.25" EXTENDABLE UPPER SECTION AND LID WITH A 1.25" PENTAGON PLUG. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOWED TO RISE WITH THE FROST AND LOWER IF DRIVEN OVER WITHOUT DAMAGE TO CURB VALVE. FINISH GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE SO AS NOT TO PRESENT A HAZARD TO THE PUBLIC.
- WATER MAIN TO HAVE 5.5 FEET BURY, TYPICAL EXCEPT AT CRITICAL CROSSINGS.
- ALL HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH CITY OF CLIVE STANDARDS.
- ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
- THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
- THE CONTRACTOR SHALL CONTACT THE CITY OF CLIVE WATER DEPARTMENT FOR THE OPERATION OF EXISTING VALVES. WATER VALVES SHALL NOT BE OPERATED BY ANY ENTITY OTHER THAN THE CITY OF CLIVE WATER DEPARTMENT.
- THE CONTRACTOR SHALL NOT USE WATER UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL REQUIRE PRIOR APPROVAL FROM THE CITY OF CLIVE.
- THE CONTRACTOR SHALL INSTALL TEST PORTS AT LOCATIONS AS DIRECTED BY CITY STAFF DURING CONSTRUCTION TO AID IN DISINFECTION AND TESTING OF THE NEW SYSTEM.

STORM SEWER NOTES

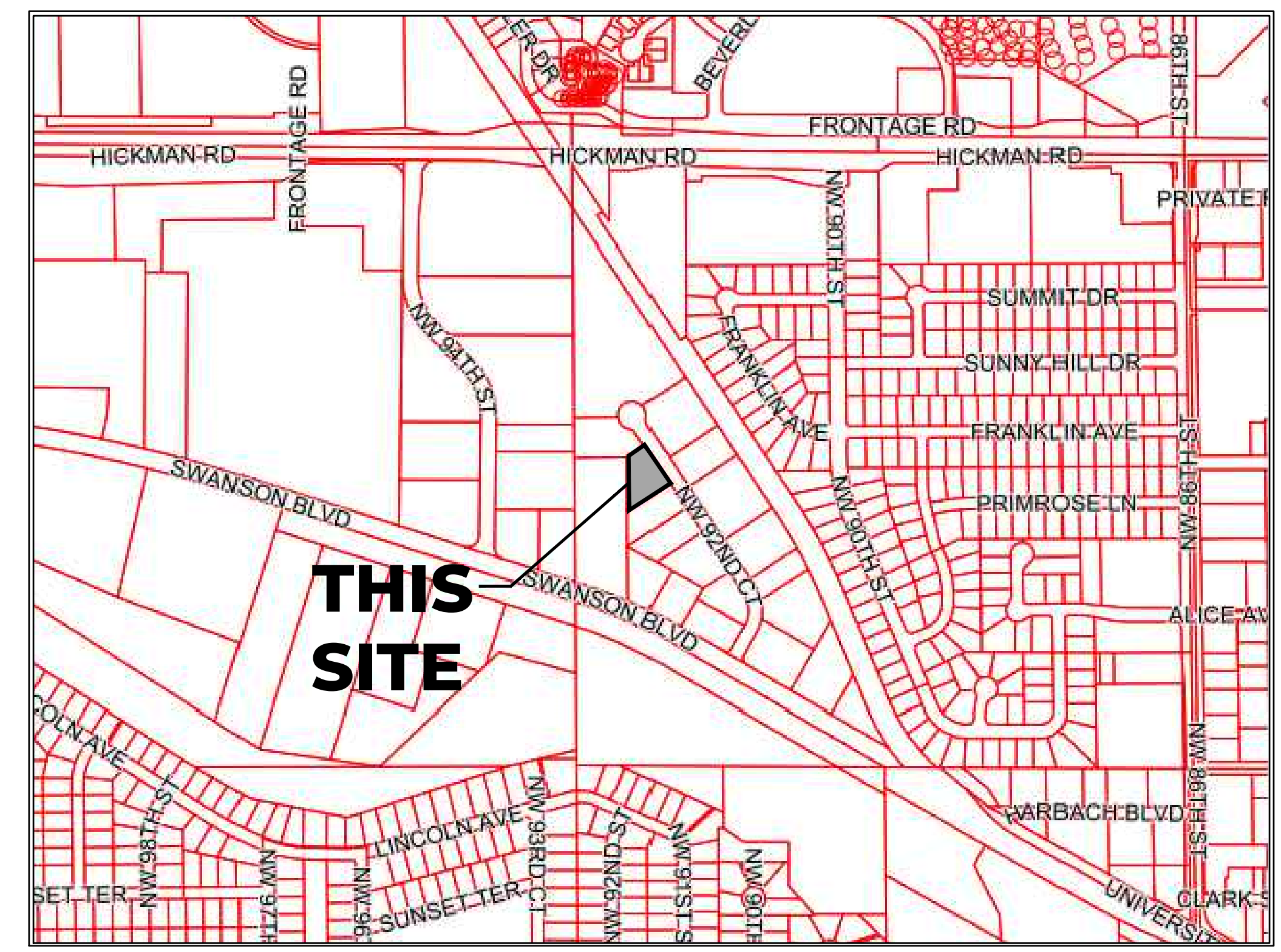
- THE CONTRACTOR SHALL TELEWISE EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR.
- ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.
- ADDITIONAL RIPRAP MAY BE REQUIRED AT THE FES BASED UPON FIELD REVIEW BY CITY OF CLIVE.
- PROVIDE SUBDRAIN BEHIND BACK OF CURB ON PUBLIC STREETS AS REQUIRED BASED ON SUBSURFACE MOISTURE CONDITIONS. CONNECT SUBDRAIN TO STORM SEWER INTAKE USING RCP PIPE BENEATH PAVEMENT.
- ALL INTAKES SHALL HAVE VANE GRATES.
- 8-INCH FOOTING DRAINS TO BE PVC, SDR 35.
- FOOTING DRAIN SERVICES TO BE 4-INCH PVC, SDR 35. EXTEND SERVICES 10' INSIDE LOT UNLESS OTHERWISE NOTED.
- ALL INTAKES SHALL BE LOCATED A MINIMUM OF 7.5 FEET FROM END OF RETURNS.
- ALL INTAKES SHALL BE LOCATED A MINIMUM OF 1 FOOT FROM DRIVEWAY FLARES.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWER, INCLUDING SUMP SERVICES.
- ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE STRUCTURES

TRASH REQUIREMENT

TRASH RECEPTACLES WILL BE STORED INSIDE THE BUILDING.

SHEET INDEX

- COVERSHEET
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- PHASING PLACE
- 5-6 GRADING PLAN
- LANDSCAPE PLAN



VICINITY SKETCH

NORTH SCALE: 1"=50'

SANITARY SEWER TYPICAL NOTES

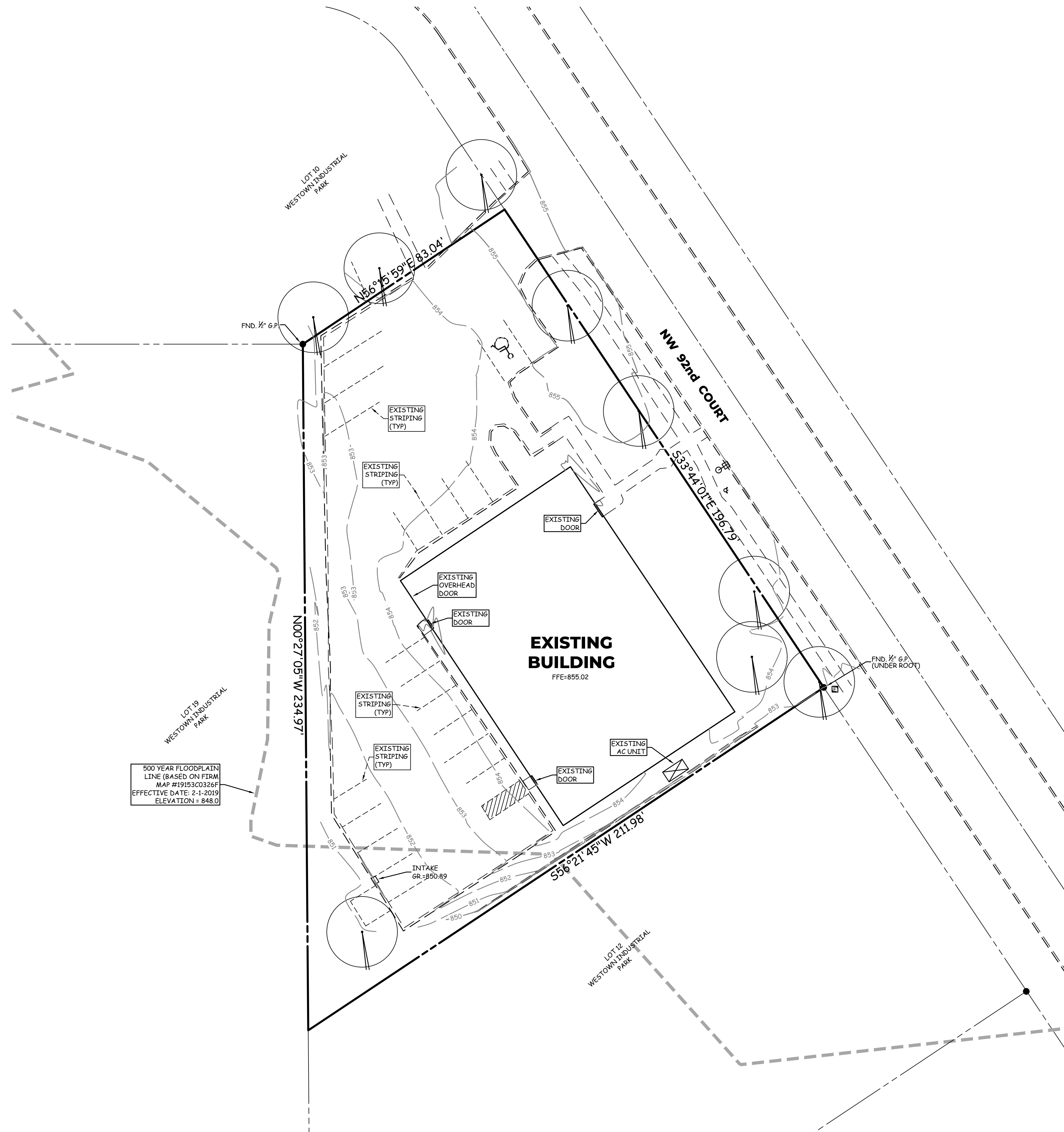
- ALL SANITARY SEWER SHALL BE PVC TRUSS PIPE WITH CLASS F3 BEDDING UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL INSTALL SEWER TAPE AT THE END OF EACH SANITARY SEWER SERVICE.
- ALL INVERTS LOCATED AT AN ELEVATION ABOVE THE CENTERLINE OF THE EXISTING THROUGH PIPE AND LESS THAN 2.0 FEET ABOVE THE MANHOLE FLOOR SHALL HAVE A POURED-IN-PLACE SLOPED INVERT.
- ALL MANHOLES WITHIN PAVEMENT SHALL HAVE TYPE B ADJUSTABLE CASTINGS AND INTERNAL CHIMNEY SEALS. ALL MANHOLES NOT WITHIN PAVEMENT SHALL HAVE TYPE A NON ADJUSTABLE CASTINGS AND EXTERNAL CHIMNEY SEALS.
- ALL 4-INCH AND 6-INCH SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH SUDAS AND SHALL BE EXTENDED 10 FEET INSIDE LOT LINES UNLESS OTHERWISE NOTED ON PLANS.
- MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
- MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERNS.
- THE CONTRACTOR SHALL TELEWISE EVERY SANITARY SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE DURING TELEVISIONING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY CLEANING AND/OR REPAIRS. THE CONTRACTOR SHALL JET CLEAN AND VACUUM ANY SECTION OF PIPE FROM MANHOLE TO MANHOLE WITH MUD OR DEBRIS GREATER THAN 1 FOOT DEEP ALONG WITH ANY DOWNSTREAM SECTIONS AS REQUIRED DUE TO CONSTRUCTION. THESE SEGMENTS SHALL THEN BE RE-TELEVISED TO DEMONSTRATE PIPES ARE CLEAN. REQUIRED TELEVISIONING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- SPECIAL SANITARY SEWER CONNECTIONS SHALL BE MADE WITH 441 STYLE WATER MAIN CLAMP.
- PROVIDE SHOP DRAWINGS FOR MANHOLE STRUCTURES FOR APPROVAL BY CITY PRIOR TO ORDERING OR INSTALLING MANHOLES.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLIVE'S DEVELOPMENT REGULATIONS, POLICIES, AND STATEWIDE URBAN DESIGN AND STANDARDS MANUAL (SUDAS).
 - ONE WEEK PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE.
 - THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRE CONSTRUCTION WITH THE CITY PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 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 CITY AND THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE AS BUILT DRAWINGS.
 - RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION. LOCATION OF FIELD TILE SHALL BE NOTED ON THE AS-BUILT DRAWINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD.
 - PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NAVD 88 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED).
 - SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS SHALL BE INSPECTED BY THE CITY OF CLIVE FOLLOWING A MINIMUM 48-HOUR NOTICE.
 - THE OWNER/CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF CLIVE RIGHT-OF WAY AND ADJOINING PROPERTY IMMEDIATELY.
 - AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY.
 - THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
 - OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
 - ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ON ACTUAL FIELD CONDITION.
 - PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY/FINAL PLAT APPROVAL, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE.
- Clive Development Standards Manual Version 202401 77
- ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE SHALL BE LOCATED UNDERGROUND.
 - ALL DISTURBED AREAS SHALL BE SODDEN UNLESS OTHER LANDSCAPING IS IDENTIFIED ON THE SITE PLAN.
 - EXISTING LANDSCAPING SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION.
 - ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
 - ALL ROOF MOUNTED MECHANICAL UNITS AND/OR TELECOMMUNICATION DEVICES OR GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE OR LANDSCAPING.
 - ALL TOPSOIL MUST MEET CLIVE POST-CONSTRUCTION STORM WATER MANUAL. TOPSOIL SHALL BE MINIMUM 4" DEPTH, MINIMUM (2, OR AS INDICATED IN SWMP)% ORGANIC CONTENT, 6.0-8.0 PH, MAXIMUM 25% FRIABLE CLAY CONTENT, AND FREE OF DEBRIS, HARD CLOUDS, ROOTS, SOD, STIFF CLAY, HARD PAN, AND STONES LARGER THAN 1".
 - ALL TOPSOIL MUST MEED IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERIT #2 REQUIREMENTS TO MINIMIZE SOIL COMPACTION, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 P50. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
 - NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
 - CONTRACTOR, FINANCING AND/OR PROJECT IDENTIFICATION SIGNS SHALL NOT BE INSTALLED ON THE CITY OF CLIVE RIGHT-OF-WAY.
 - VALVES INCLUDED IN STORMWATER MANAGEMENT FACILITIES SHALL BE CLOSED AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY/APPROVAL OF FINAL PLAT.

SITE PLAN CALDWELL PARRISH

2024 NW 92nd Court, Clive



DIMENSION NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF CLIVE
 - CALDWELL PARRISH FUNERAL HOME & CREMATORY
 - COOPER CRAWFORD & ASSOCIATES, LLC
- DIMENSIONS ARE TO PROPERTY LINE, OUTSIDE OF BUILDING WALLS AND TO BACK OF CURB.
- CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES.
- CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES AND VERIFY LOCATIONS. DAMAGE TO STRUCTURES AND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO 2026 SUDAS AND CITY OF CLIVE SUPPLEMENTAL SPECIFICATIONS.
- ALL RADII ARE TEN FEET UNLESS OTHERWISE SPECIFIED.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVE PAVING SHALL BE A MIN. OF 6-INCH P.C.C. PRIVATE SIDEWALK PAVING SHALL BE A MIN. OF 4-INCH P.C.C.
- CURBS SHALL BE 6-INCH INTEGRAL P.C.C. CURB.

LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	WATER MAIN & SIZE
	SANITARY SEWER & SIZE
	STORM SEWER & SIZE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND CABLE TV
	GAS MAIN & SIZE
	MANHOLE
	INTAKE
	HYDRANT
	POWER POLE/LIGHT POLE
	UTILITY BOX/TELEPHONE RISER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK
	TREES

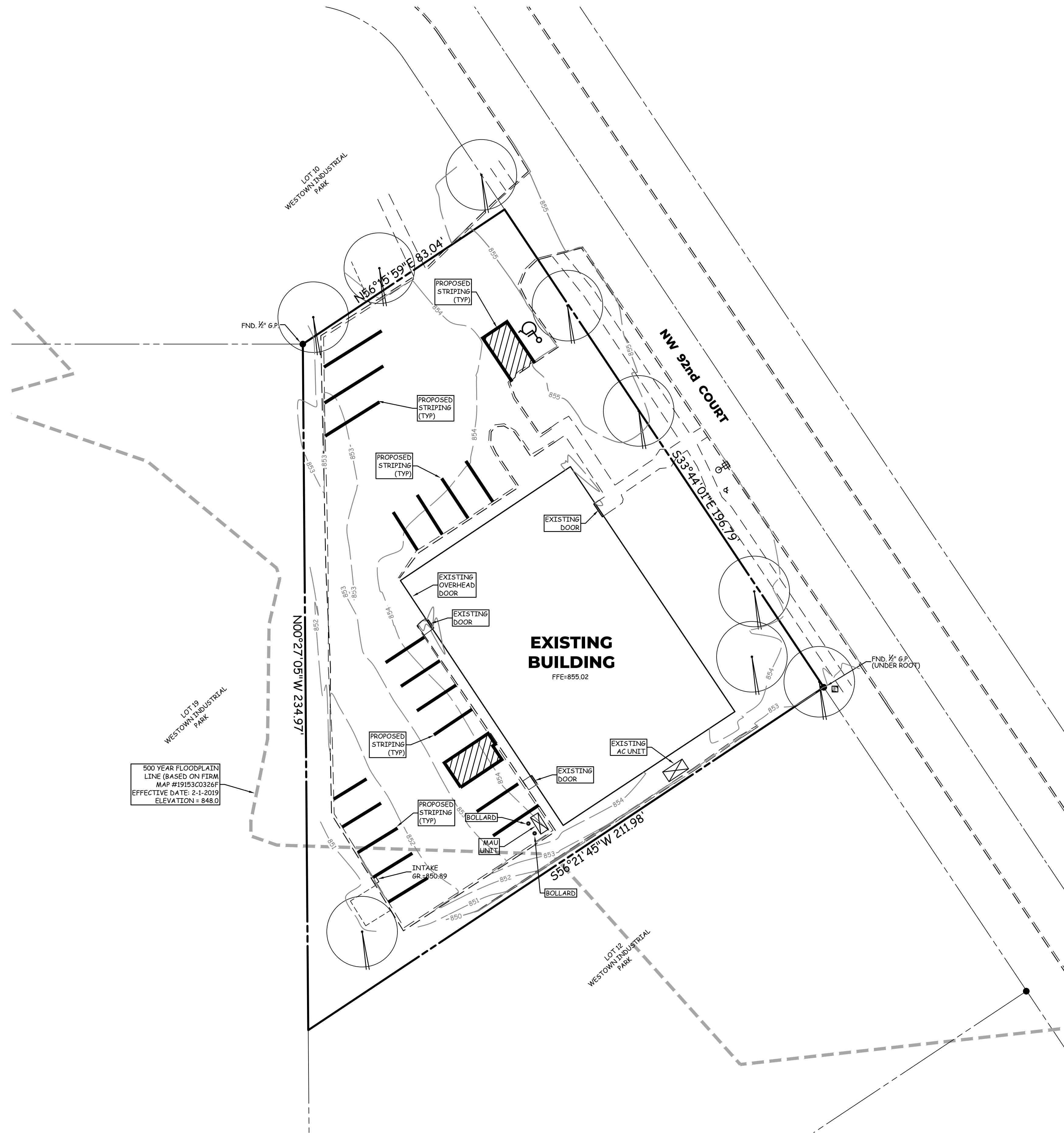
COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

	DATE: 3-3-2026 REVISIONS: 3-30-2026	JOB NUMBER
	SCALE: 1"=20'	CC 3162
AS-BUILT: ---		SHEET 2 OF 7



SITE PLAN CALDWELL PARRISH

2024 NW 92nd Court, Clive



DIMENSION NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF CLIVE
 - CALDWELL PARRISH FUNERAL HOME & CREMATORY
 - COOPER CRAWFORD & ASSOCIATES, LLC
- DIMENSIONS ARE TO PROPERTY LINE, OUTSIDE OF BUILDING WALLS AND TO BACK OF CURB.
- CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES.
- CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES AND VERIFY LOCATIONS. DAMAGE TO STRUCTURES AND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO 2026 SUDAS AND CITY OF CLIVE SUPPLEMENTAL SPECIFICATIONS.
- ALL RADII ARE TEN FEET UNLESS OTHERWISE SPECIFIED.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVE PAVING SHALL BE A MIN. OF 6-INCH P.C.C. PRIVATE SIDEWALK PAVING SHALL BE A MIN. OF 4-INCH P.C.C.
- CURBS SHALL BE 6-INCH INTEGRAL P.C.C. CURB.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4" GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RISER
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - * * * SILT FENCE OR APPROVED FILTRATION SOCK
 - ☁ TREES

500 YEAR FLOODPLAIN
LINE (BASED ON FIRM
MAP #191530326F
EFFECTIVE DATE: 2-1-2019
ELEVATION = 848.0)

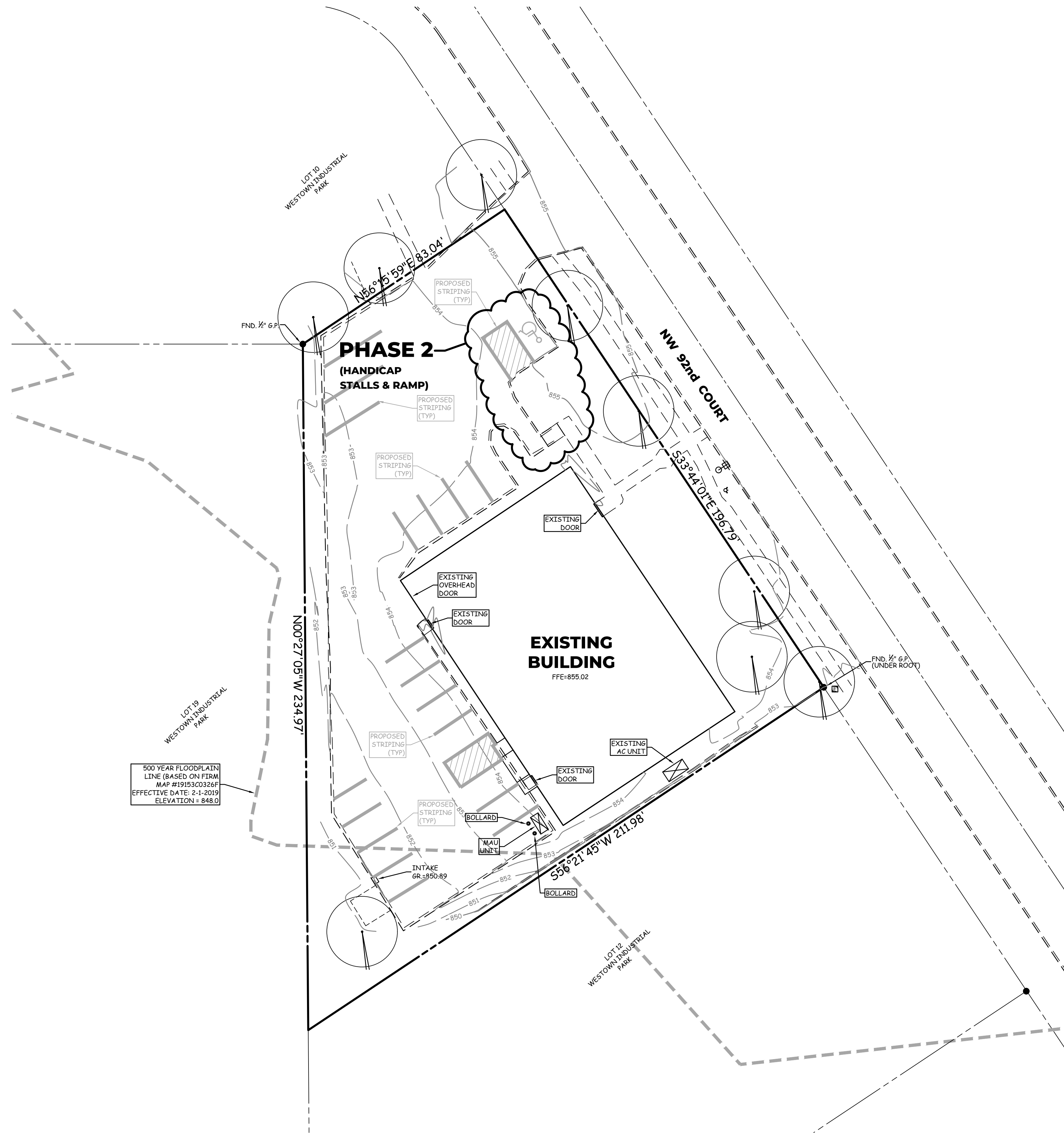
COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-3-2026
REVISIONS: 3-30-2026
JOB NUMBER
CC 3162
AS-BUILT: ---
PROPOSED CONDITIONS CALDWELL PARRISH
SHEET 3 OF 7



SITE PLAN CALDWELL PARRISH

2024 NW 92nd Court, Clive



DIMENSION NOTES

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- CURBS SHALL BE 6-INCH INTEGRAL P.C.C. CURB.

LEGEND

EXISTING/PROPOSED	
---	PLAT BOUNDARY
W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
UG6	UNDERGROUND ELECTRIC CABLE
UGT	UNDERGROUND TELEPHONE CABLE
CTV	UNDERGROUND CABLE TV
G 4"	GAS MAIN & SIZE
○	MANHOLE
□	INTAKE
⊕	HYDRANT
•	POWER POLE/LIGHT POLE
•	UTILITY BOX/TELEPHONE RISER
- - -	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SILT FENCE OR APPROVED FILTRATION SOCK
○	TREES

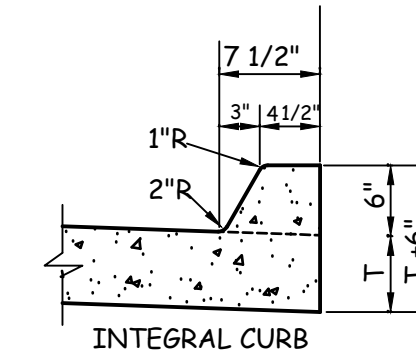
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PHASING PLAN
CALDWELL PARRISH
SHEET
4 OF 7



SITE PLAN CALDWELL PARRISH 2024 NW 92nd Court, Clive



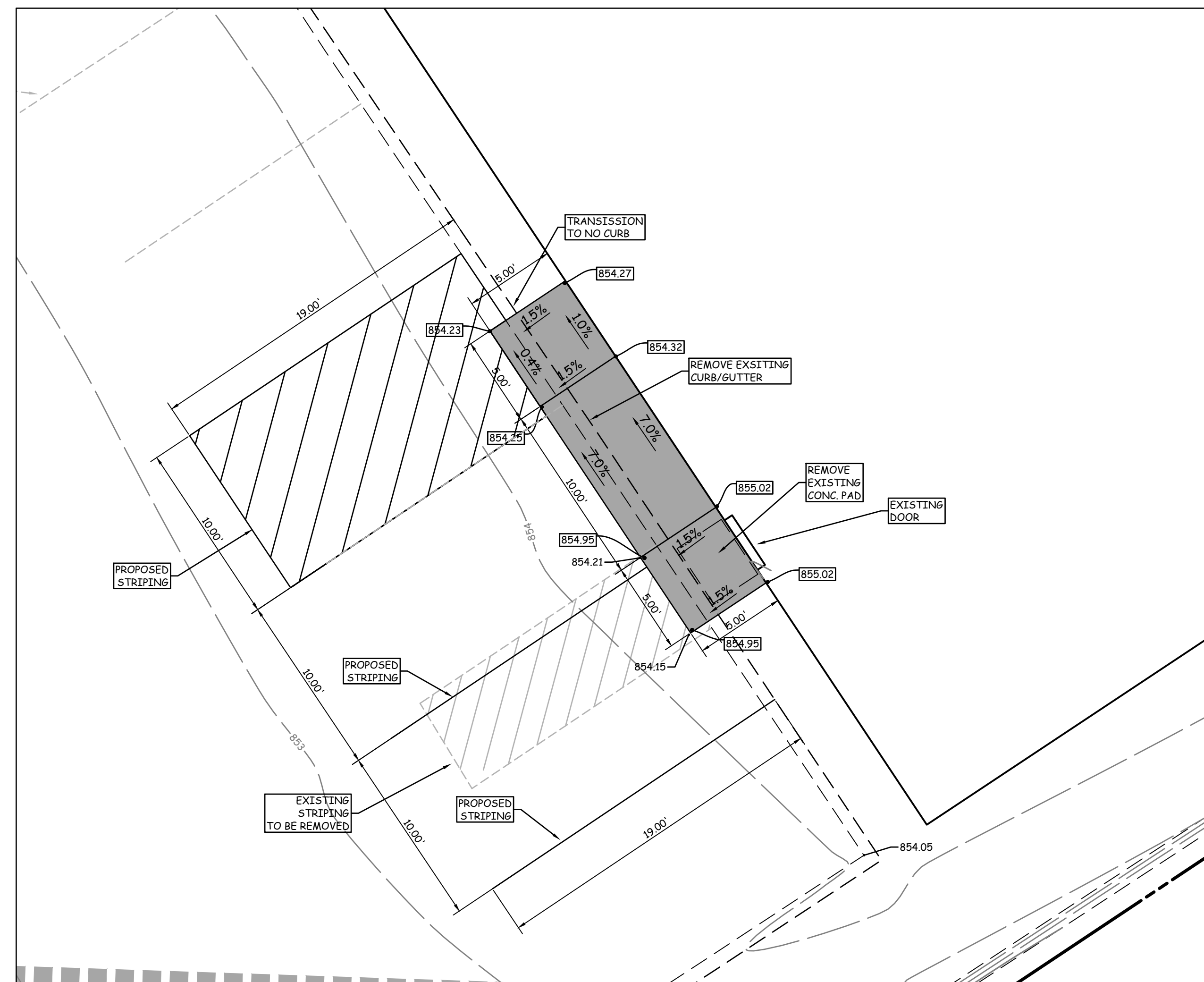
CURB DETAIL
NO SCALE

CLIVE STANDARD NOTES

- SANITARY SEWER NOTES:**
- ALL SERVICES SHALL BE CONNECTED TO THE SANITARY SEWER PIPE. NO CONNECTION TO EXISTING SANITARY SEWER MANHOLES SHALL BE ALLOWED.
 - THE 6" SANITARY SEWER SERVICE LINE SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS.
 - SANITARY SEWER CLEAN-OUTS SHALL BE PROVIDED AT ALL BENDS IN PIPE. NO SANITARY SEWER SERVICE LINE SHALL EXCEED 100 LINEAR FEET WITHOUT A CLEANOUT.
 - GREASE TRAPS SHALL BE INSTALLED AS REQUIRED AND INSPECTED BY THE BUILDING DEPARTMENT.
- STORM SEWER NOTES:**
- ALL INTAKE CASTINGS SHALL HAVE PHASE 2 SYMBOLOLOGY OR TEXT.
 - ADDITIONAL RIPRAP MAY BE REQUIRED AT THE FES BASED UPON FIELD REVIEW BY CITY OF CLIVE.
 - ALL ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER SYSTEM.
 - 8-INCH ROOF DRAINS SHALL BE PVC, SDR 35.
 - 12-INCH STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWERS.
- WATER MAIN NOTES:**
- PIPE MATERIALS FOR 6" WATER MAIN SHALL BE AWWA C900 CLASS 150 PVC.
 - PIPE MATERIAL FOR 1" WATER SERVICE LINE SHALL BE COPPER.
 - WATER VALVE ON DOMESTIC LINE SHALL BE LOCATED WITHIN CONCRETE PAVEMENT OR WITHIN A 12"X12"X4" THICK CONCRETE PAD.
 - PROVIDE RISER ROD ON ALL CURB STOPS.
 - WATER MAIN TAPPING SHALL BE BY A CONTRACTOR APPROVED BY THE CITY OF CLIVE FOR SUCH PURPOSE.
 - THE CONTRACTOR SHALL WORK WITH THE CITY OF CLIVE PUBLIC WORKS DEPARTMENT WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL OF THE CITY OF CLIVE.
 - THE SHUTOFF FOR NEW 1" & 1 1/2" SERVICE LINES SHALL CONSIST OF A "T" HANDLE, QUARTER-TURN CURB STOP BALL VALVE, MUELLER ORISEAL MARK II, 1/4 TURN, FLARED COPPER NUT (BOTH ENDS) OR APPROVED EQUAL.
 - STOP BOXES FOR 1" THROUGH 2" WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN THE STOP BOX HOUSING WITH AN 1 1/4" EXTENDABLE UPPER SECTION AND LID WITH 1 3/8" PENTAGONAL PLUG. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOWED TO RAISE WITH THE FROST AND LOWER IF DRIVEN OVER WITHOUT DAMAGE TO THE CURB VALVE. FINISHED GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE AND SHOULD NOT PRESENT A HAZARD TO THE PUBLIC.

CLIVE STANDARD NOTES

- GRADING NOTES:**
- STRIP TOPSOIL FROM ALL AREAS TO BE FILLED OR CUT.
 - STOCKPILE SUFFICIENT TOPSOIL AND RE-SPREAD A MINIMUM OF 6-INCHES OF TOPSOIL ON ALL UNPAVED AREAS. PROVIDE SILT FENCE AROUND PERIMETER OF STOCKPILE AS DIRECTED BY CITY OF CLIVE.
 - ALL AREAS TO RECEIVE FILL ARE TO BE BENCHED. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 6-INCHES. ALL FILL MATERIAL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
 - MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
 - FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
 - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE APPROVED STORM WATER DISCHARGE PERMIT AND EROSION CONTROL PLAN, INCLUDING INSTALLATION AND MAINTENANCE OF SILT FENCE.
 - CONTRACTOR SHALL PROVIDE A MINIMUM OF 12" OF COMPACTED COHESIVE SUBGRADE BENEATH ALL PAVEMENTS.
- PAVING NOTES:**
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS SHALL BE INSPECTED BY CITY OF CLIVE BUILDING DEPARTMENT. PROVIDE MINIMUM 24-HOUR NOTICE.
 - PARKING LOT PAVEMENT AND DRIVES SHALL BE 6-INCH THICK NON-REINFORCED PCC PAVEMENT. TRUCK LANE, AS DELINEATED ON SITE PLAN, SHALL BE 7-INCH THICK NON-REINFORCED PCC PAVEMENT.
 - EXISTING STREET PAVEMENT SHALL BE SAWCUT AT THE NEAREST LONGITUDINAL JOINT FOR CONSTRUCTION OF NEW DRIVEWAY. IF CLOSEST JOINT IS AT CENTERLINE, THE EXISTING STREET SHALL BE SAWCUT 18" FROM BACK OF CURB. REPLACEMENT PAVEMENT THICKNESS SHALL MATCH THE THICKNESS OF THE EXISTING STREET OUT TO THE CURB LINE.
 - SANITARY SEWER SERVICE CONNECTION REQUIRES REMOVAL AND REPLACEMENT OF EXISTING STREET PAVEMENT. PAVEMENT REMOVAL SHALL EXTEND TO CENTERLINE OF STREET. WIDTH OF PAVEMENT REMOVAL SHALL BE 10-FEET WIDE, MINIMUM, AND REMAINING PAVEMENT PANELS SHALL BE NO LESS THAN 10-FEET WIDE. REPLACEMENT PAVEMENT SHALL MATCH THICKNESS OF EXISTING STREET AND SHALL BE REINFORCED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNS, INCLUDING ANY REQUIRED STOP SIGNS. DIRECTIONAL SIGNS SHALL NOT INCLUDE ANY CORPORATE LOGOS.



UTILITY NOTES

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDING TO 2018 SDAS.
- ADDITION AND REVISIONS AND CITY OF CLIVE SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
- ALL WATER MAINS SHALL HAVE A MINIMUM BURY OF 5 1/2 FEET.
- SITE UTILITIES WITHIN PUBLIC STREET RIGHT-OF-WAYS AND WITHIN EASEMENTS SHALL BE PUBLIC UTILITIES; ALL OTHER UTILITIES SHALL BE PRIVATE.
- BUILDER SHALL VERIFY ADEQUATE SANITARY SEWER SERVICE SLOPE PRIOR TO CONSTRUCTION OF THE UNITS.
- REQUIRED TO WITNESS VACUUM TESTING AND I&I BARRIER PLACEMENT.
- CURB STOP CAPS WILL END WITHIN THE SIDEWALK FOR EACH UNIT.
- THE SANITARY SEWER LINE WILL NEED TO BE TELEVIEWED ONCE THE SERVICE HAS BEEN INSTALLED.
- SANITARY SEWER SERVICE CONNECTION SHALL BE MADE WITH A WYE.

GRADING NOTES

- STRIP TOPSOIL (6") FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT FOR BORROW.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 4-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ONSITE FILL MATERIALS.
- ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95%.
- ALL AREAS WHICH ARE IN CUT EXCAVATION AND WILL RECEIVE PAVING WILL BE CUT TO ROUGH GRADE AFTER WHICH THAT TOP 12-INCHES SHALL BE DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL LEAVE EXCESS TOP SOIL ALONG CURB LINES SUCH THAT PAVING CONTRACTOR CAN BACKFILL CURBS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FEET OF PLAN GRADE. PARKING LOTS AND STREETS SHALL BE WITHIN 0.10 FEET.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
- MAXIMUM ALLOWANCE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL DISTURBED AREAS.
- BACKFILL TO TOP OF ALL CURBS.
- MOISTURE CONTENT SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN -1% TO +4% IN STRUCTURAL FILL.
- EROSION CONTROL BY USE OF SILT FENCES OR STRAW BALES SHALL BE MAINTAINED AROUND STORM INTAKES UNTIL PAVING AND SODDING ARE COMPLETED.
- MINIMUM FINISH GRADE ON ALL SLOPES IS 2%.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
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 - SAN 6" SANITARY SEWER & SIZE
 - ST 12" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
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 - G 4" GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
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SHEET 6 OF 7
SCALE: 1"=5'
AS-BUILT: ---
GRADING PLAN
CALDWELL PARRISH



SITE PLAN CALDWELL PARRISH

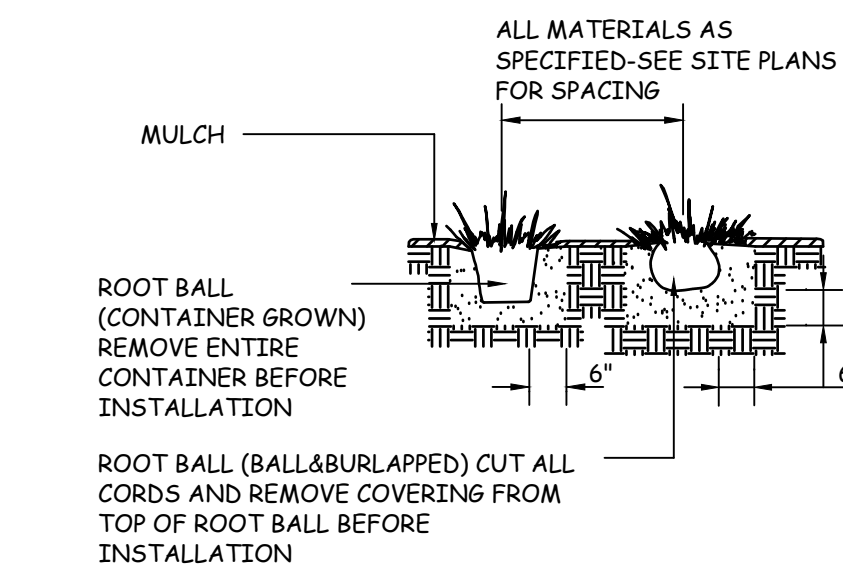
2024 NW 92nd Court, Clive

BUFFER PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
1	CK	<i>Cornus kousa</i> VENUS DOGWOOD	6'-7' ht	TS / B&B	SINGLE STEM
5	CA	<i>Cornus alba</i> 'Baillala' IVORY HALO DOGWOOD	2'-3' ht	TS / B&B	SEE PLAN
1	PM	<i>Pinus mugo</i> DWARF MUGO PINE	cont.	TS / B&B	SEE PLAN
11	SJ	<i>Spiraea japonica</i> 'Neon Flash' NEON FLASH SPIREA	cont.	TS / B&B	SEE PLAN
14	KF	<i>Calamagrostis acutiflora</i> 'Karl Foerster' KARL FOERSTER GRASS	cont.	TS / B&B	SEE PLAN
29	HD	<i>Hemerocallis</i> s. var. 'Havillly' DAVILLY VARIETIES	cont.	TS / B&B	SEE PLAN

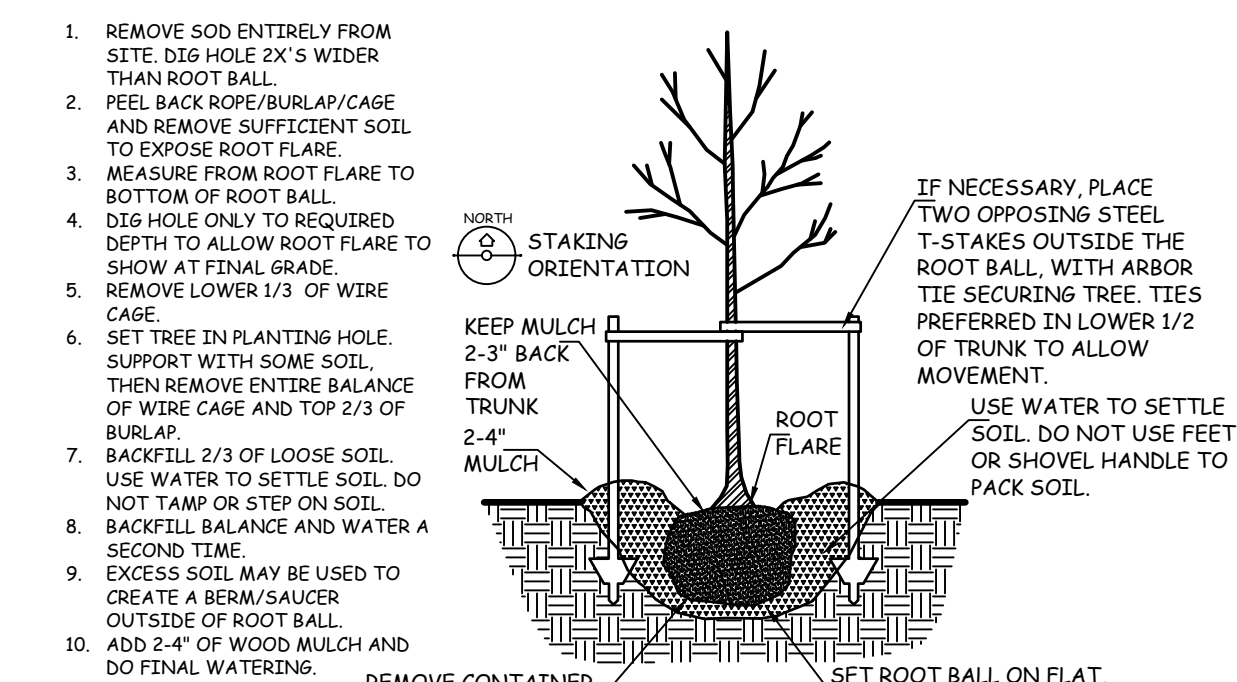
LANDSCAPE NOTES

- ALL SITEWORK, SODDING & LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS 2018 ADDITION AND REVISIONS AND CITY OF CLIVE SUPPLEMENTAL SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1986).
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
- ALL DECIDUOUS TREES WITH CALIPER OF 2 TO 3 INCHES SHALL BE STAKED; ALL DECIDUOUS TREES WITH CALIPER GREATER THAN 3 INCHES SHALL BE GUYED; EVERGREEN TREES GREATER THAN 8 FEET IN HEIGHT SHALL BE GUYED; STAKING AT HEIGHTS LESS THAN 8 FEET IS NOT NECESSARY. REFER TO PLAN AND DETAILS FOR SPECIFIC PLANTING INSTRUCTIONS.
- ALL TREES, SHRUBS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE CONFLICT OCCURS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT COOPER CRAWFORD & ASSOCIATES, LLC.
- SOD ALL DISTURBED AREAS, EXCEPT ALONG THE WEST EDGE OF THE SITE WHERE UNITED SEEDS INC SUPER TURF II WILL BE USED. SEED / SOD LINE NOTED ON PLAN.
- DECIDUOUS TREES SHALL BE NO CLOSER THAN 5 FEET AND CONIFEROUS TREES NO CLOSER THAN 10 FEET TO STREETS OR SIDEWALKS.
- A ROW OF SHRUBS MAY BE REQUIRED AFTER LANDSCAPING IS INSTALLED TO PROVIDE FOR A HEADLIGHT SCREEN ON THE WEST EDGE OF THE PARKING.



SHRUB PLANTING DETAIL

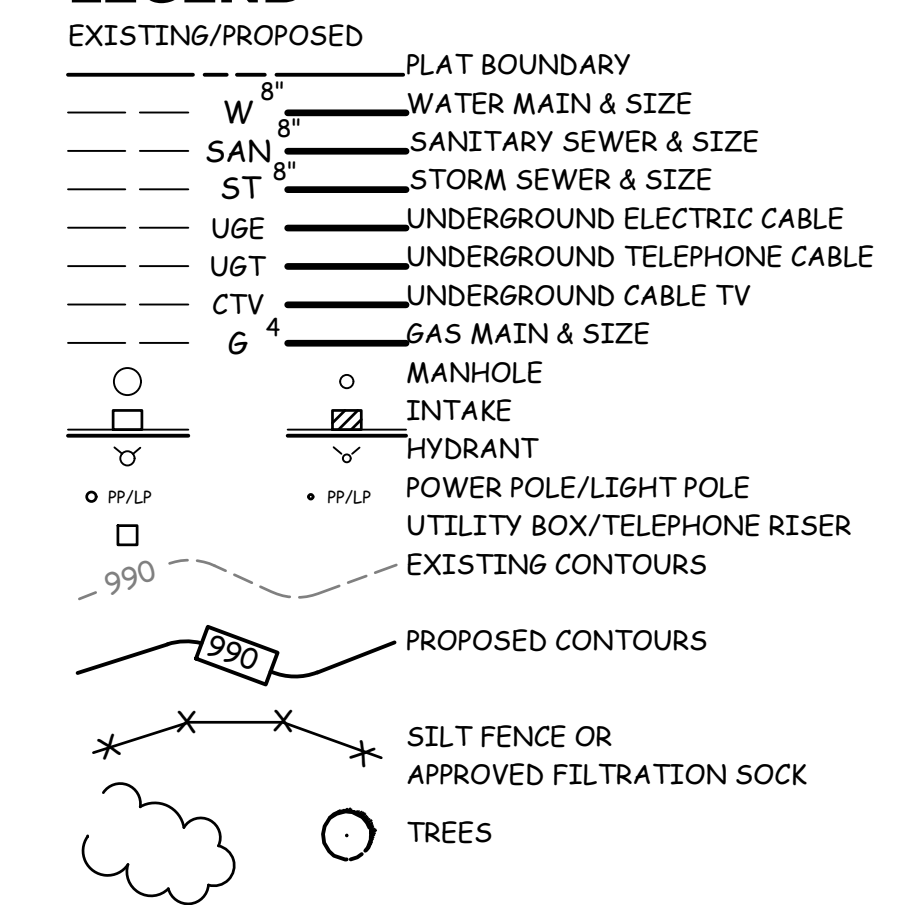
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DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

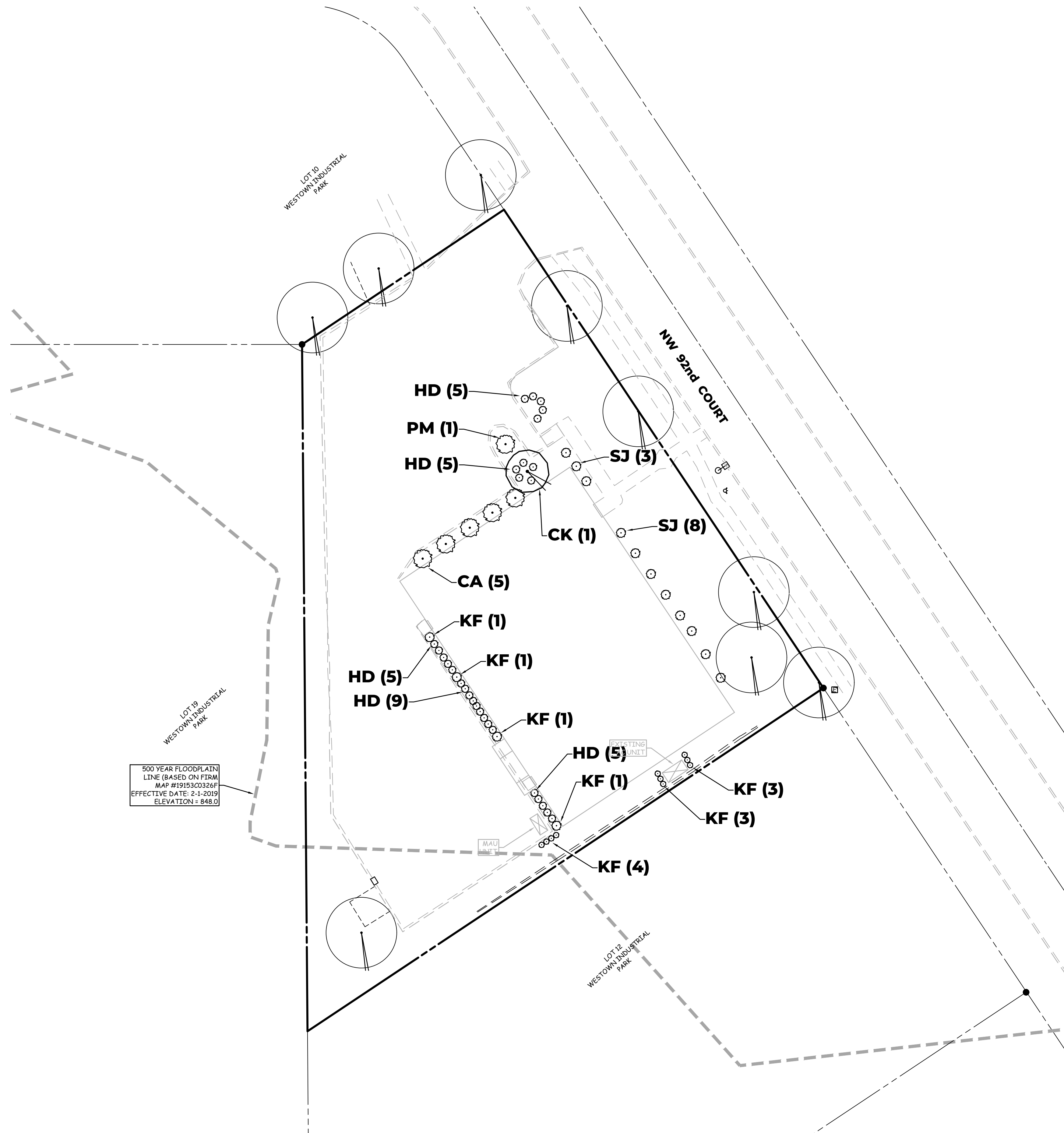
LEGEND

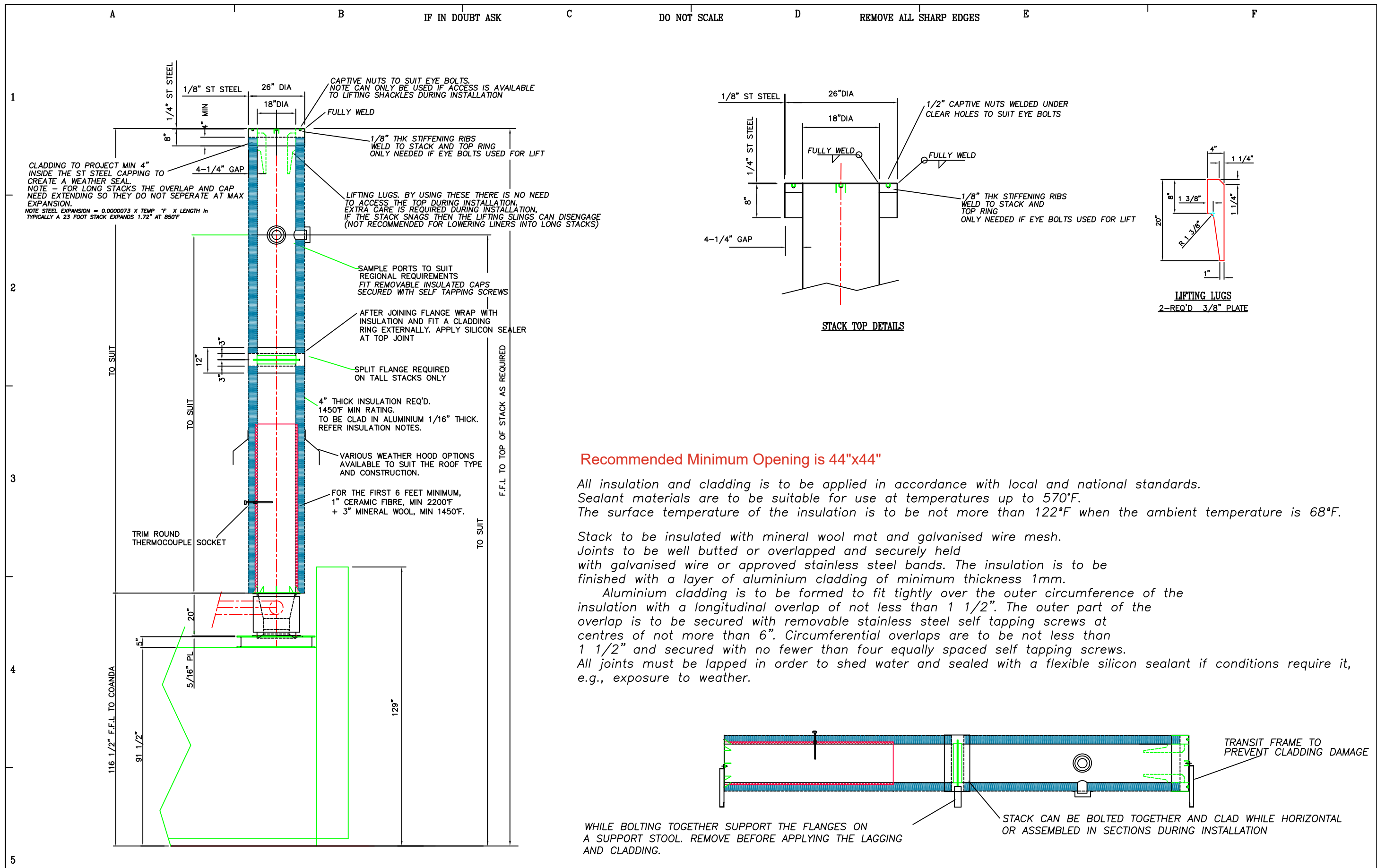


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LANDSCAPE PLAN CALDWELL PARRISH SHEET 7 OF 7



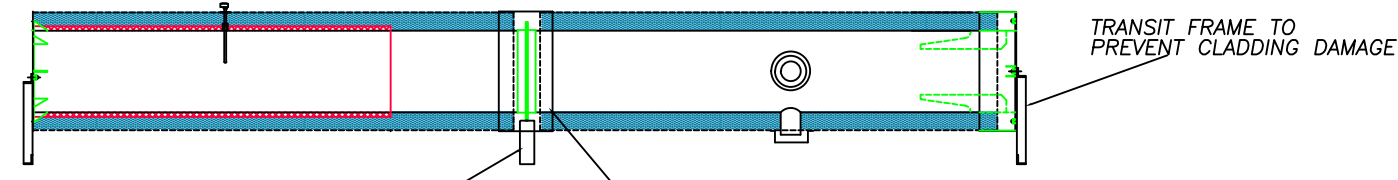


Recommended Minimum Opening is 44"x44"

All insulation and cladding is to be applied in accordance with local and national standards. Sealant materials are to be suitable for use at temperatures up to 570°F. The surface temperature of the insulation is to be not more than 122°F when the ambient temperature is 68°F.

Stack to be insulated with mineral wool mat and galvanised wire mesh. Joints to be well butted or overlapped and securely held with galvanised wire or approved stainless steel bands. The insulation is to be finished with a layer of aluminium cladding of minimum thickness 1mm.

Aluminium cladding is to be formed to fit tightly over the outer circumference of the insulation with a longitudinal overlap of not less than 1 1/2". The outer part of the overlap is to be secured with removable stainless steel self tapping screws at centres of not more than 6". Circumferential overlaps are to be not less than 1 1/2" and secured with no fewer than four equally spaced self tapping screws. All joints must be lapped in order to shed water and sealed with a flexible silicon sealant if conditions require it, e.g., exposure to weather.



WHILE BOLTING TOGETHER SUPPORT THE FLANGES ON A SUPPORT STOOL. REMOVE BEFORE APPLYING THE LAGGING AND CLADDING.

STACK CAN BE BOLTED TOGETHER AND CLAD WHILE HORIZONTAL OR ASSEMBLED IN SECTIONS DURING INSTALLATION

SEE DRAWING 2005-0067 FOR INSULATED THIMBLE AND WEATHER HOOD DETAIL

ALL LOCAL AND NATIONAL CODES MUST BE FOLLOWED, SPECIFICALLY THE CODE FOR NFPA 211 AND ANY OTHER REGULATORY REQUIREMENTS.

Issue No	Issue No	Issue No	© Copyright	Cremation & Incineration Equipment Moor Road Leeds, LS10 2DD Phone: +44 (0) 113 276 8888 Fax: +44 (0) 113 276 8188	Drawn: M Sutcliffe Date: 10/1/13 Chk'd: Date: App'd: Date: Scale: 1:20 Dir: USA	Title: CHIMNEY STACK DETAILS
Mod By:	Mod By:	Mod By:	The information on this drawing is CONFIDENTIAL to Facultative Technologies Ltd. Who retain COPYRIGHT of all information disclosed. Express permission from Facultative Technologies must be obtained in writing before any disclosure to a third party can take place.		Project: STACK INSULATION DETAIL	Issue Drg No: 2005 - 0068 C1