



City Council Agenda

Grimes City Council
July 22, 2025 @ 5:30 PM
Grimes Community Center, 410 SE Main Street

Public Comment: If you would like to address the City Council 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 City Council. 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.

BUSINESS MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Public Forum (**People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues.**)
6. Approval of the Proposed Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration.**)
 - a. Resolution 07-0225 Approving Previous Meeting Minutes
 - b. Resolution 07-0325 Claims Report \$3,632,858.61
 - c. Receiving and Filing Reports
 - i. Finance Report for June 2025
 - ii. Finance & Utility Billing 2025 Annual Report
 - d. Resolution 07-0425 Approving Payments for Professional Services
 - i. Invoice #1 Foth Infrastructure & Environment, LLC - SW 19th St. SRF Sponsored Pond \$55,936.70
 - ii. Invoice #9 Foth Infrastructure & Environment, LLC - S James Street Improvements - SE 37th St. to SE 11th St. \$8,041.00
 - iii. Invoice #23 Foth Infrastructure & Environment, LLC - SE 11th Street & S James Street Improvements \$10,591.00

- iv. Invoice #1 McClure Engineering Company - SW 19th St. and SW Jazzwood Dr. Functional Design \$16,487.50
- v. Invoice #32 McClure Engineering Company - Phase 1A Water System Improvements \$4,794.35
- vi. Invoice #9 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction \$3,893.47
- vii. Invoice #6 Nilles Associates, Inc. - Lions Park Existing Survey and Flood Study \$7,436.00
- viii. Invoice #10 OPN Architects, Inc. - Grimes Public Administration Building \$91,728.13
- ix. Invoice #2 Snyder & Associates, Inc. - NE Gateway Drive Permanent Traffic Signals \$10,929.00
- x. Invoice #28 SVPA Architects - Grimes Public Safety Center \$7,907.90
- xi. Invoice #14 Weitz Company - Grimes Public Safety Center \$68,213.00
- e. Resolution 07-0525 Approving Capital Project Payment Requests
 - i. Pay Request #8 1st Interiors, Inc. - Grimes Public Safety Center \$48,854.70
 - ii. Pay Request #20 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements \$214,641.34
 - iii. Pay Request #4 Core Construction Services, LLC - Grimes Public Safety Center \$403.75
 - iv. Pay Request #6 DDVI - Grimes Public Safety Center \$56,978.67
 - v. Pay Request #4 Hopkins Roofing - Grimes Public Safety Center \$11,550.00
 - vi. Pay Request #12 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center \$316,503.90
 - vii. Pay Request #6 Mid-American Glazing Systems - Grimes Public Safety Center \$30,594.75
 - viii. Pay Request #9 Renda Electric - Grimes Public Safety Center \$97,325.60
 - ix. Pay Request #2 Sternquist Construction, Inc. - SE Little Beaver Dr. and SE 4th St. Reconstruction \$46,657.68
- f. Resolution 07-0625 Approving Change Orders
 - i. Change Order #2 Mid-American Glazing Systems - Grimes Public Safety Center \$4,986.00
- g. Resolution 07-0725 Approving Request for Street Closure - SE Main Street
- h. Resolution 07-0825 Approving State of Iowa Alcohol Licenses
- i. Resolution 07-0925 Approving Application for State of Iowa Tobacco License for Glass and Metal Devices to Grimes Smoke & Vape
- j. Resolution 07-1025 to Make a One-Time Water and Sewer Adjustment for a Customer
- k. Resolution 07-1125 Approving the Severance of Certain Real Estate from the City of Grimes - City of Urbandale Right of Way
- l. Resolution 07-1225 Approving Personnel Transactions
- m. Resolution 07-1325 Adopting the City of Grimes Amended Fee Schedule

- n. Resolution 07-1425 Approving Offer to Purchase and Agreement - Zeka - SE Little Beaver Dr and SE 4th St Reconstruction
- o. Resolution 07-1525 To Enter into Contract for Professional Services with MSA Professional Services for SE 2nd Street Water Main
- p. Resolution 07-1625 Approving Fiscal Year 2024-2025 End of Year Transfers
- q. Resolution 07-1725 Authorizing the Submittal of an Application to the Iowa Department Of Transportation for Traffic Safety Improvement Program (TSIP) Funding for the NE Beaverbrooke Blvd and NE Gateway Dr Roundabout Construction Project and Further Approving the Application Which Obligates the City to Match Funds for the Construction of Said Project
- r. Resolution 07-1825 Approving Equipment Transactions
- s. Resolution 07-1925 Accepting Public Improvements in Hope Meadows Plat 1
- t. Resolution 07-2025 Approving Replacement of the Roof on the Lime Softening Water Treatment Plant
- u. Resolution 07-2125 Approving Repairs to Well No 102
- v. Resolution 07-2225 Approving Consent and Agreement to Improvements Within Overland Flowage Easement for Lot 3 of Chevalia Trace Plat 2 - 201 NE 24th Ct
- w. Resolution 07-2325 Approving Consent and Agreement to Improvements Within Public Storm Sewer and Overland Flowage Easement for Lot 26 of Parkview North Plat 2 - 800 NW Norton St
- x. Resolution 07-2425 Approving Outdoor Temporary Use Location for Grimes Sweetcorn
- y. Resolution 07-2525 Approving Agreement Regarding Sidewalk Construction for Gateway Business Park Lot 22
- z. Resolution 07-2625 Setting Public Hearing to Consider Amending the Zoning for Brookside Village F.K.A. the Fagen Property
- aa. Resolution 07-2725 Enter into Agreement Regarding Storm Sewer Construction for Hope Meadows Plat 1

PROPOSED ACTION ITEMS

- 1. Vacating a Portion of Certain Overland Flowage and Detention Easement on Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa
 - a. Public Hearing on Vacating a Portion of Certain Overland Flowage and Detention Easement on Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa
 - b. Resolution 07-2825 Vacating a Portion of Certain Overland Flowage and Detention Easement on Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa
- 2. E. Gateway Drive and E. 1st Street Intersection Improvements
 - a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for E. Gateway Drive and E. 1st Street Intersection Improvements
 - b. Resolution 07-2925 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the E. Gateway Drive and E. 1st Street Intersection Improvements

- c. Resolution 07-3025 Making Award of Construction Contract for E. Gateway Drive and E. 1st Street Intersection Improvements
 - d. Resolution 07-3125 Authorizing Construction Contract and Bond for E. Gateway Drive and E. 1st Street Intersection Improvements
- 3. Lions Park
 - a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for Lions Park
 - b. Resolution 07-3225 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for Lions Park
 - c. Resolution 07-3325 Making Award of Construction Contract for Lions Park
 - d. Resolution 07-3425 Authorizing Construction Contract and Bond for Lions Park
- 4. Lions Park Site Plan
- 5. US Bank Site Plan
- 6. Staff Reports
- 7. Mayor and City Council Reports
- 8. Adjournment

RESOLUTION 07-0225 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 07-0225

WHEREAS, the City Clerk shall keep minutes of all City Council meetings;

WHEREAS, the minutes according to Iowa Code Section 21.3 are required to show the date, time and place, the members present, and the action taken at each meeting;

WHEREAS, the minutes shall show the results of each vote taken and information sufficient to indicate the vote of each member present;

WHEREAS, Iowa Code Section 372.13(6) requires that within 15 days following a regular or special meeting the Council, the clerk shall cause the minutes to the proceedings of the Council, including the total expenditure from each city fund, to be published in a newspaper of general circulation in the city.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

1. The minutes of the previous meeting are hereby approved as presented.
2. The City Clerk shall ensure that the approved minutes are properly recorded and maintained as part of the official records of the City of Grimes.
3. The City Clerk shall also ensure compliance with all application publication and record-keeping requirements as outlined in Iowa law.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, June 24, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Scott Mikkelsen June 24, 2025, at 5:34 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

Present: Mayor: Scott Mikkelsen, Council Members: Eric Johansen (via Zoom), Ryan Burger, David Gisch, Laurie DePhillips (via Zoom)
Absent: Andrew Borcharding

4. Approval of Agenda

Mayor Mikkelsen asked for approval of the agenda.

Moved by Burger, Second by DePhillips, to approve the agenda with the modification of moving item v. Resolution 06-2225 Project Initiation – Setting Bid Letting and Public Hearing Dates – Lions Park form the Proposed Consent Agenda to the Proposed Action Items as item 2 following Grimes Lion’s Club Presentation.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

5. Public Forum

No speakers addressed the Council during Public Forum.

6. Approval of the Consent Agenda

- a. Resolution 06-0125 Approving Previous Meeting Minutes
- b. Resolution 06-0225 Claims Report \$6,222,628.53
- c. Receiving and Filing Reports
 - i. Finance Report for May 2025
 - ii. Information Technology 2024 Annual Report
- d. Resolution 06-0325 Approving Payments for Professional Services
 - i. Invoice #10 Confluence, Inc. - Lions Park - Phase One \$20,585.00
 - ii. Invoice #8 Foth Infrastructure & Environment, LLC - S James Street Improvements - SE 37th St. to SE 11th St. \$74,994.50
 - iii. Invoice #22 Foth Infrastructure & Environment, LLC - SE 11th Street & S James Street Improvements \$11,267.00
 - iv. Invoice #7 McClure Engineering Company - SE 41st Street and SE Park Drive Extension \$3,298.75

- v. Invoice #10 McClure Engineering Company - CIP Update, Standpipe Imp., Booster Pump Upgrades & On-Call Services \$29,985.05
- vi. Invoice #31 McClure Engineering Company - Phase 1A Water System Improvements \$8,421.63
- vii. Pay Request #2 Midwest Automatic Fire Sprinkler Company - Grimes Public Safety Center \$14,725.00
- viii. Invoice #8 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction \$4,293.62
- ix. Invoice #9 OPN Architects, Inc. - Grimes Public Admin Building \$47,510.72
- x. Invoice #27 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements \$8,281.50
- xi. Invoice #27 SVPA Architects - Grimes Public Safety Center \$5,282.20
- xii. Invoice #13 Weitz Company - Grimes Public Safety Center \$183,737.00
- e. Resolution 06-0425 Approving Capital Project Payment Requests
 - i. Pay Request #7 1st Interiors, Inc. – Grimes Public Safety Center \$45,815.65
 - ii. Pay Request #19 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements \$320,466.39
 - iii. Pay Request #2 (Retainage) Concrete Connection - NE Brentwood Circle Drainage Improvements \$3,394.25
 - iv. Pay Request #5 DDVI - Grimes Public Safety Center \$314,898.88
 - v. Pay Request #5 Forrest & Associate, Inc. - Grimes Public Safety Center \$15,251.69
 - vi. Pay Request #1 Des Moines Asphalt & Paving - NW 10th Court Overlay \$81,048.44
 - vii. Pay Request #2 (Retainage) Des Moines Asphalt & Paving - NW 10th Court Overlay \$4,265.71
 - viii. Pay Request #4 Henkel Construction Company - Grimes Public Safety Center \$104,076.13
 - ix. Pay Request #3 Hopkins Roofing - Grimes Public Safety Center \$28,874.99
 - x. Pay Request #1 Iowa Signal, Inc. - NE Gateway Dr. Temporary Traffic Signals \$339,663.48
 - xi. Pay Request #11 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center \$68,026.65
 - xii. Pay Request #5 Mid-American Glazing Systems - Grimes Public Safety Center \$45,852.70
 - xiii. Pay Request #8 Renda Electric - Grimes Public Safety Center \$93,024.00
 - xiv. Pay Request #3 RW Excavating Solutions - Little Beaver Creek Improvements \$5,121.44
 - xv. Pay Request #4 (Retainage) RW Excavating Solutions - Little Beaver Creek Improvements \$13,842.05
 - xvi. Pay Request #1 Sternquist Construction, Inc. - SE Little Beaver Dr. and SE 4th St. Reconstruction \$81,616.78
 - xvii. Pay Request #9 Van Maanen Electric – City Traffic Signal Communication Network \$39,695.06
- f. Resolution 06-0525 Approving Change Orders
 - i. Change Order #9 Absolute Concrete Construction - S James Street and SE 11th Street Improvements \$5,049.00
 - ii. Change Order #5 DDVI - Grimes Public Safety Center \$1,631.87

- iii. Change Order #3 RW Excavating Solutions - Little Beaver Creek Improvements - \$13,210.80
- iv. Change Order #2 Sternquist Construction, Inc. - SE Little Beaver Dr. and SE 4th St. Reconstruction \$17,083.00
- v. Change Order #2 Van Maanen Electric - City Traffic Signal Communications Network \$32,071.97
- g. Resolution 06-0625 Adjusting Employee Compensation and Approving Salary Ranges for FY 2026
- h. Resolution 06-0725 Approving Personnel Transactions
- i. Resolution 06-0825 Approving Fireworks Permit for Cutty's Des Moines Camping Club, Inc.
- j. Resolution 06-0925 Updating Addresses within Grimes
- k. Resolution 06-1025 Approving Request for Street Closure for a Block Party - NW Prairie Creek Drive
- l. Resolution 06-1125 Accepting Public Improvements in Hope Commercial Plat 6
- m. Resolution 06-1225 Approving Consent and Agreement to Improvements Within Surface Water Flowage Easement for Lot 5 of Parkview North Plat 5 - 800 NW Sunset Lane
- n. Resolution 06-1325 Approving Agreement Regarding Trail Construction for South James Plat 1 Lot 1
- o. Resolution 06-1425 Approving the Severance of Certain Real Estate from the City of Grimes - Shafer Property
- p. Resolution 06-1525 Approving Offer to Purchase and Agreement - MLT Holdings - E 1st and Gateway Drive Improvements
- q. Resolution 06-1625 Project Acceptance - NW 10th Court Overlay
- r. Resolution 06-1725 Project Initiation - Setting Bid Letting and Public Hearing Dates -E Gateway Drive and E 1st Street Intersection Improvements
- s. Resolution 06-1925 Approving Amendment to 28E Agreement for the Promotion of Tourism and Convention Activities in the Greater Des Moines Area
- t. Resolution 06-2025 Project Acceptance - NE Brentwood Circle Drainage Improvements
- u. Resolution 06-2125 Project Acceptance - Little Beaver Creek Improvements
- v. Resolution 06-2225 Project Initiation - Setting Bid Letting and Public Hearing Dates -Lions Park (Moved to Item 2 under Proposed Action Items)
- w. Resolution 06-2325 Approving First Amendment to Hope Timber Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement
- x. Resolution 06-2425 on Notice and Intent to Vacant a Portion of Certain Overland Flowage and Detention Easement on Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa and Setting Public Hearing

Mayor Mikkelsen asked for approval of the consent agenda.

Moved by Burger, Second by Johansen, to approve the consent agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

PROPOSED ACTION ITEMS

1. Grimes Lion's Club Presentation

Brook Chambers, Secretary of the Grimes Lion's Club, 410 SE Main Street, shared that the Club placed 643 flags throughout the community and through this effort raised nearly \$2,000 for a donation to the Lion's Park improvements project.

No action taken.

2. Resolution 06-2225 Project Initiation – Setting Bid Letting and Public Hearing Dates – Lions Park

City Engineer Ahrens shared features of the upcoming improvements including a new restroom, new playground area, improved sidewalks and trails, and potential pickleball courts.

Council member Gisch joins the meeting in person at 5:43 p.m.

Mayor Mikkelsen asked for approval of Resolution 06-2225 Project Initiation – Setting Bid Letting and Public Hearing Dates – Lions Park

Moved by Johansen, Second by Burger, to approve Resolution 06-2225 Project Initiation – Setting Bid Letting and Public Hearing Dates – Lions Park

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

3. Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

City Clerk Greving explained the details of the amendment including updates to the sections pertaining to sales of lots and use of vaults.

a. Public Hearing for Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

Mayor Mikkelsen opened the Public Hearing at 5:49 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:50 p.m.

b. First Consideration for Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

Mayor Mikkelsen asked for approval of First Consideration of Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

Moved by Gisch, Second by Burger, to approve First Consideration of Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Gisch, Second by Burger, to waive second and third Considerations of Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Gisch, Second by Burger, to approve Final Passage of Ordinance 800 Amending the Grimes Code of Ordinances Section 10-5 Cemetery

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

4. American Mechanical 3.0 Site Plan Amendment

Senior Planner Martin presented the proposed site plan amendment including an addition to the existing building, additional parking spaces, and a new dumpster enclosure.

Mayor Mikkelsen asked for approval of American Mechanical 3.0 Site Plan Amendment
Moved by Gisch, Second by Burger, to approve American Mechanical 3.0 Site Plan Amendment
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Verizon Des Beaver Creek Site Plan Amendment

Development Services Director Pfaltzgraff explained the features of the proposal including a cell tower located at the Hy-Vee Multiplex. The cell tower has been designed to match the light poles already existing at the Hy-Vee Multiplex. Verizon would build the structure, deed it to the City, and lease it. There would be room for three carriers. Staff recommends approval.

Council members asked questions of staff pertaining to the cost and revenue and other location possibilities due to concerns about the size and prominent location of the structure.

No action taken.

6. Resolution 06-2525 Approving Final Plat of Creekside Village Plat 1 and Certain Related Easements and Agreements

Assistant Planner Hoodjer presented the details of the final plat located north of Highway 44 and east of NW County Line Road.

Mayor Mikkelsen asked for approval of Resolution 06-2525 Approving Final Plat of Creekside Village Plat 1 and Certain Related Easements and Agreements

Moved by Gisch, Second by Burger, to approve Resolution 06-2525 Approving Final Plat of Creekside Village Plat 1 and Certain Related Easements and Agreements

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

7. Staff Reports

No staff report given.

8. Mayor and City Council Reports

Council member Gisch shared the retirement of Chief Clark and hiring of a new fire chief.

9. Adjournment

There being no further business, the meeting was adjourned at 6:16 p.m.

Motion by Gisch, Second by Burger to adjourn.

Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

Rachel Greving, City Clerk

Scott Mikkelsen, Mayor

CITY COUNCIL MEETING
Thursday, July 17, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Scott Mikkelsen July 17, 2025, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order

2. Roll Call

Present: Mayor: Scott Mikkelsen (via Zoom), Council Members: Eric Johansen (via Zoom), Andrew Borcharding (via Zoom), Ryan Burger (via Zoom), David Gisch (via Zoom), Laurie DePhillips (via Zoom)
Absent: NA

3. Approval of Agenda

Mayor Mikkelsen asked for approval of the agenda.
Moved by Johansen, Second by Borcharding, to approve the agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

PROPOSED ACTION ITEMS

1. Resolution 07-0125 Approving Final Plat of Hope Meadows Plat 3 and Certain Related Easements and Agreements

Development Services Director Pfaltzgraff presented the details of the final plat in the Hope Meadows PUD. Staff recommends approval.

Mayor Mikkelsen asked for approval of 07-0125 Approving Final Plat of Hope Meadows Plat 3 and Certain Related Easements and Agreements.

Moved by Johansen, Second by Borcharding, to approve 07-0125 Approving Final Plat of Hope Meadows Plat 3 and Certain Related Easements and Agreements subject to remaining staff comments.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

2. Adjournment

There being no further business, the meeting was adjourned at 5:34 p.m.

Motion by Burger, Second by Johansen to adjourn.

Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

Rachel Greving, City Clerk

Scott Mikkelsen, Mayor

RESOLUTION 07-0325 CLAIMS REPORT \$3,632,858.61

Grimes Resolution No. 07-0325

WHEREAS, the Finance Department prepares a list of authorized expenditures to be approved by the Grimes City Council;

WHEREAS, the attached (exhibit A) have been reviewed as being justified and properly due and made in accordance to city guidelines;

WHEREAS, the listing has been prepared and reviewed by the Finance Department Staff and is being submitted to the City Council for approval;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend approval of the attached (Exhibit A) expenditures.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

City of Grimes Claims 7.22.25

1ST INTERIORS INC	GRIMES PUBLIC SAFETY CENTER #8	\$	48,854.70
A KINGS THRONE LLC	PORTABLE RESTROOMS - PARKS	\$	1,656.30
A TECH INC.	FIRE ALARM SERVICE - GCC	\$	340.00
ABSOLUTE CONCRETE	S JAMES/SE 11TH ST IMPROVEMENTS #20	\$	214,641.34
ACCO UNLIMITED CORPORATION	SPLASHPAD CHEMICALS	\$	528.00
AGRILAND FS, INC	FUEL-PW/FD/DS/PARKS	\$	6,885.78
AHRENS, MATT	APWA-PWX CONFERENCE 8/17-8/20/25 PER DIEM	\$	298.00
AIG	DEFER COMP ROTH	\$	1,881.00
AJ ERDMAN ENT LLC	FIELD TILE REPAIR ON WRA	\$	2,965.00
ALL MAKES OFFICE EQUIPMENT	GRIMES PSC FURNITURE DEPOSIT	\$	28,997.24
ALLENDER BUTZKE ENGINEERS	CONSTRUCTION FIELD TESTING	\$	9,348.12
AMAZON	PROGRAM/SUPPLIES-LIB/DS/PARKS/IT/CH/PW	\$	2,266.28
AMERICAN PUBLIC WORKS ASSOCIATION	MEMBERSHIP DUES 9/1/25-8/31/26-10 STAFF	\$	2,049.00
ANKENY SANITATION	JULY 2025 RECYCLING/GARBAGE-WP	\$	1,337.50
ARMOR EQUIPMENT	JETTER TRUCK TOOLS	\$	176.71
ASCENDANCE TRUCKS LLC	TELEMATICS - PW/PARKS	\$	1,253.26
BAKER & TAYLOR	LIBRARY MATERIALS	\$	1,500.71
BARCO PRODUCTS	PET WASTE BAGS	\$	2,495.28
BDI SIGNS	CENSUS/FIELD MAP/BENCH PLAQUE/SUPPLIES	\$	687.50
BECKER PARKER	APWA-PWX CONFERENCE 8/17-8/20/25 PER DIEM	\$	298.00
BEELINE + BLUE	SCANNING PROJECT-DS	\$	3,989.43
BENTLEY RIDGE TREE FARM	TREE - PW	\$	229.00
BLACK HILLS ENERGY	GAS	\$	620.56
BOMGAARS	PRESS WASHER/JIG SAW/SUPPLIES-PARKS/PW/DS	\$	2,217.83
BONNIE'S BARRICADES	WATER VALVE REPAIR-TRAFFIC CONTROL	\$	105.40
BRAVO GREATER DES MOINES	28E-FY26 JUNE 2025	\$	733.20
BULK TRANSPORT CO EAST	DELIVERY OF LIME	\$	2,355.80
CAPITAL SANITARY SUPPLY	RESTROOM SUPPLIES/TRASH BAGS-LIB	\$	279.85
CATCH DES MOINES	JUNE 2025 HOTEL/MOTEL TAX	\$	733.20
CENTRAL IOWA PEST	CITY PEST CONTROL	\$	630.00
CENTURY LINK	7/10-8/9/25 PHONE SERVICES	\$	1,937.28
CFI SALES	REPAIR TIRE ON TRACTOR-PW	\$	412.80
CHARTER BANK	TEMP/PERM EASEMT/LANDSCAPE GTWAY DR/E 1ST	\$	21,371.00
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEMENTS - PARKS	\$	571.50
CITY OF DES MOINES	WRA JULY/AUGUST 2025	\$	482,698.00
CITY OF GRIMES FLEX	EMPLOYEE FLEX SPENDING	\$	20,033.68
CITY OF GRIMES HSA	EMPLOYEE FLEX SPENDING	\$	1,677.20
CITY STATE BANK	CREDIT CARD FEES - REC/LIB	\$	40.00
CIVICPLUS, LLC	CIVIC REC ANNUAL FEE	\$	6,300.00
CLIVE POWER EQUIPMENT	GRINDER FOR MOWER BLADES/CABLE - PARKS	\$	118.07
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$	1,915.36
COMMERCIAL RECREATION	SPLASHPAD SEASON OPENING FEE/SENSORS	\$	5,675.00
CONFLUENCE	COMPREHENSIVE PLAN PROFESSIONAL SERVICES	\$	6,712.64

CONTRACTOR SOLUTIONS	IRRIGATION - SSC	\$	1,839.00
CORE & MAIN	WATER CHEMICALS/SUPPLIES/SSC IRRIGATION	\$	7,794.42
CORE CONSTRUCTION SERVICE	GRIMES PUBLIC SAFETY CENTER #4	\$	403.75
CSG FORTE PAYMENTS, INC	CC FEES-PARKS/REC/GCC/PLEX	\$	8,849.23
CTI READY MIX	PROJECT CONCRETE	\$	4,654.50
D&K PRODUCTS	TURF CHEMICALS	\$	1,270.00
DALLAS COUNTY ROAD DEPT.	COUNTYLINE RD ROCK HAULING	\$	5,203.59
DDVI INC	GRIMES PS CENTER #5/LOST CHECK REISSUE	\$	371,877.55
DEBRUYNE HILDE	ARBORETUM SCULPTURE 1 OF 3	\$	11,750.00
DEPOSIT REFUNDS	REFUND DATE 07/09/2025	\$	8,238.13
DES MOINES AREA MPO	FY2026 ASSESSMENT DUES	\$	16,362.00
DES MOINES WATER WORKS	CIWW JUN 25 CONSUMPTION/JUL25 JOINT COSTS	\$	183,793.86
DIAMOND VOGEL	PAINTER SUPPLIES - PW	\$	186.46
DUNCAN, DANELL	ART CAMP 6/23 - 6/25/25	\$	1,053.00
E O JOHNSON CO INC	COPIER CONTRACT 4/15-4/14/26 CH	\$	2,018.28
EBS	AUGUST 2025 PREMIUMS	\$	67,038.68
ECO WORKS SUPPLY	LINEMARK PAINT - PARKS	\$	2,355.80
EDGETON LINDSEY	NPELRA CONFERENCE HOTEL/PER DIEM	\$	1,056.76
EFTPS	FED/FICA TAX	\$	117,870.92
ELECTRIC PUMP	PUMP/SCADA REPAIRS - WTP/WWTP	\$	2,429.75
ELM USA	DISC BUFFER	\$	25.00
ENVISIONWARE	SUBSCRIPTION RENEWALS - LIBRARY	\$	6,386.17
EOCENE ENVIRONMENTAL GROUP	GRANT WRITING SERVICE JUN 2025	\$	1,080.00
EUROFINS TESTAMERICA	STATE LABS-DRINKING WATER	\$	368.50
EXCEL MECHANICAL CO	HVAC REPAIR/LIB-GCC REPAIRS	\$	12,975.34
FAREWAY STORES, INC.	EMPLOYEE APPRECN/EARLY OUT-PARKS/PW/PLEX	\$	603.19
FERRARA DILLON	APWA-PWX CONFERENCE 8/17-8/20/25 PER DIEM	\$	298.00
FINISH LINE AUTO WORKS	WW103 REPAIRS/MOWER TIRE REPAIR	\$	2,601.23
FIRST CHOICE COFFEE	COFFEE SUPPLIES/RENTAL - LIBRARY	\$	61.10
FOTH INFRASTRUCTURE	SW 19TH POND #1/S JAMES #9/SE 11-S JAMES #23	\$	74,568.70
GANNETT IOWA LOCALIQ	PUBLICATIONS	\$	942.80
GRAINGER	MANHOLE REPAIR/METAL DETECT/CLOTH-PARK/PW	\$	743.55
GREATER DALLAS COUNTY DEV	FY26 MEMBERSHIP	\$	5,000.00
HAWKINS INC.	WATER CHEMICALS/SUPPLIES/SSC IRRIGATION	\$	23,658.14
HD ON THE GO BIG SCREEN	MOVIE SCREEN RENTAL	\$	3,750.00
HEARTLAND BUSINESS	MONTHLY OFFICE 365	\$	4,039.59
HEARTLAND PAYMENT SYSTEMS	LIBRARY CREDIT CARD FEES	\$	338.73
HILLYARD	RESTROOM SUPPLIES/TRASH BAGS - PLEX	\$	3,457.04
HOME DEPOT CREDIT SERVICES	FOLDING SAE HEX KEY SET/CLAW HAMMER - PW	\$	39.94
HOODJER ALIVIA	COMPREHENSIVE PLAN MEETING LUNCH REIMB	\$	57.30
HOPKINS ROOFING INC	GRIMES PUBLIC SAFETY CENTER #4	\$	11,550.00
HORACE MANN	DEFER COMP ROTH	\$	1,000.00
HR GREEN	PAVEMENT MANAGEMENT UPDATE	\$	2,037.50
HYDRO KLEAN	REMOVAL LIME DEBRIS ROOF - WTP	\$	5,800.00

I-80 TRAILERS	TRAILER FENDER REPAIR - PW	\$	428.00
ICAP	CLAIM DEDUCTIBLE	\$	500.00
IMWCA	DEPOSIT/1ST INSTALLMENT WORK COMP 25/26	\$	9,453.00
INFOMAX OFFICE SYSTEMS	COPIER SERVICE - LIB	\$	43.75
INTERSTATE POWER SYSTEMS	GENERATOR INSPECTIONS	\$	38,266.13
IOWA ASSN OF MUNICIPAL	SGCIS JULY-SEPT 2025 SAFETY TRAINING	\$	6,388.85
IOWA DEPT OF REVENUE	JUNE 2025 WATER EXCISE/SALES TAX/JUNE WH	\$	53,937.30
IOWA DOT	TRAFFIC SIGNS	\$	398.12
IOWA LEAGUE OF CITIES	MEMBER DUES 7/1/25-6/30/26	\$	7,685.00
IOWA ONE CALL	MAY 2025 LOCATES	\$	375.70
IOWA POND GUY LLC	HERITAGE POND MAINTENANCE	\$	275.00
IOWA PRISON INDUSTRIES	JAMES STREET PROJECT SIGNS	\$	6,001.88
IOWA SIGNAL INC	I35/HWY141 OFF RAMP REPAIRS	\$	10,150.00
IPERS	IPERS- REGULAR	\$	71,574.75
JAROSH AARON	APWA-PWX CONFERENCE 8/17-8/20/25 PER DIEM	\$	298.00
JOHNSON CONTROLS SECURITY	OLD CH SECURITY 7/1-9/30/25	\$	310.59
KANOPY INC	LIBRARY MATERIALS	\$	57.00
KAY PARK RECREATION	BLEACHER SEAT REPLACEMENT-PLEX	\$	753.00
KLINE ELECTRIC INC	ST LIGHTS/TRANSFORM/REPAIRS-PW/PARKS/PW	\$	2,847.93
KRUCK PLUMBING & HEATING	GRIMES PUBLIC SAFETY CENTER #12	\$	316,503.90
LASHIER PARTNERS LLC	FIELD SIGN - PLEX	\$	250.00
LEAF	COPIER CONTRACT - DS	\$	413.50
LIBERTY READY MIX	PROJECT CONCRETE	\$	8,524.50
LOGAN CONTRACTORS SUPPLY	CONCRETE SUPPLIES/RENTAL	\$	3,472.81
LOGOED APPAREL & PROMOTION	SUMMER ADVENTURE BRACELETS/STAFF CLOTHING	\$	157.95
LUMEN CENTURY LINK	5/16-6/15/25 FIBER	\$	644.75
MAIL SERVICES	UB MONTHLY STATEMENTS/DISCONNECTS	\$	3,672.00
MASSMUTUAL	DEFER COMP PRE	\$	4,636.00
MCCLURE ENGINEERING	SE 19TH/JAZZWD CONCEPT #1/WATER SYS 1A #32	\$	21,281.85
MECHANICAL SALES IOWA INC	HVAC REPAIR - LIBRARY	\$	684.00
MEDIACOM	PW INTERNET AND TV	\$	426.41
MENARDS	PUSH MOWER/SUPPLIES-PARKS/PW/GCC/SPLASH	\$	2,359.79
MESTON BROTHERS	IRRIGATION PUMP FIX- SSC	\$	1,068.90
METRO WASTE AUTHORITY	JUN25 GARBAGE/CURBIT FEE/STICKERS/DUMPSTER	\$	75,920.35
METRONET	INTERNET FOR FLEXNET SYSTEM	\$	237.25
MICROMARKETING LLC	LIBRARY MATERIALS	\$	42.50
MIDAMERICAN ENERGY	ELECTRIC	\$	69,921.24
MID-AMERICAN GLAZING	GRIMES PUBLIC SAFETY CENTER #6	\$	30,594.75
MIDWEST TURF SUPPORT LLC	TURF CHEMICALS	\$	4,910.00
MIDWEST UNDERGROUND SUPPLY	AVANT SERVICE	\$	363.74
MIDWEST WHEEL COMPANIES	SW412 SUPPLIES	\$	501.23
MI-FIBER, LLC	INTERNET- DS/GCC	\$	387.90
MLT HOLDINGS LLC	TEMP EASEMENT GATEWAY DR/E 1ST	\$	1,351.00
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST RECON #9	\$	3,893.47

MTI DISTRIBUTING INC.	S407 REPAIR SUPPLIES	\$	307.50
MUNICIPAL SUPPLY, INC.	METERS FOR RESALE	\$	8,911.00
NILLES ASSOCIATES	LION'S PARK SURVEY/STUDY #6	\$	7,436.00
OCLC, INC	SUBSCRIPTION RENEWAL - LIBRARY	\$	2,385.91
OFFICE DEPOT	OFFICE SUPPLIES - PW	\$	66.22
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUBLIC ADMIN	\$	91,728.13
O'REILLY AUTO PARTS	OIL/FILTERS/SUPPLIES-PARKS/PW	\$	258.96
ORELLANA BRANDON	SOCCER CLINIC JUNE SESSION	\$	320.00
OVERDRIVE	LIBRARY MATERIALS	\$	3,994.08
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$	359,614.24
PEACEFUL PRACTICE YOGA	YOGA JUNE/JULY SESSION	\$	216.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JUNE	\$	4,796.00
PETERSON PEST & TERMITE	PEST CONTROL - LIBRARY	\$	45.00
PITNEY BOWES LEASE	CH POSTAGE LEASE 4/30-7/29/25	\$	271.59
PLAYAWAY PRODUCTS	LIBRARY MATERIALS	\$	1,118.46
POLK CO TREASURER	JUNE CONTRACT 2025	\$	125,213.92
PRIES MATT	RUN FOR FUN JUNE SESSION	\$	1,080.00
PRO WEST & ASSOCIATES	STORM DATA CLEAN-UP	\$	1,952.37
RCX SPORTS	RCX SPORTS JERSEY FEES - REC	\$	769.48
REDBUD LLC	JUNE MOWING	\$	10,609.00
REINTS MATTHEW	CLOTHING ALLOWANCE REIMBURSEMENT	\$	52.97
RELIANT GASES, LTD	CO2	\$	808.25
RENDIA ELECTRIC	GRIMES PUBLIC SAFETY CENTER #9	\$	97,325.60
RHINER'S PLUMBING	CURB STOP REPAIR-NE JACOB	\$	2,400.00
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHARED	\$	2,810.78
ROTARY CLUB OF WEST POLK	QUARTERLY DUES/MEALS-ANDERSON	\$	195.00
RTL EQUIPMENT INC	EQUIPMENT RENTAL - PW	\$	1,125.00
SBS SERVICES GROUP LLC	JANITORIAL SERVICES - LIB/PW/GCC/WTP	\$	5,475.60
SCHEELS	SAND VOLLEYBALLS - REC	\$	131.80
SHADRAN INDUSTRIAL	JANITORIAL SERVICE MAR/APR/MAY/JUN - CH	\$	3,700.00
SHERWIN WILLIAMS	RESTROOM PAINT - PARKS	\$	432.62
SIDEKICK DEVELOPMENT	OWNERS REP FEE-PUBLIC SAFETY/PUBLIC ADMIN	\$	8,000.00
SITEONE LANDSCAPE SUPPLY	SSC IRRIGATION/TURF CHEMICALS	\$	8,924.24
SMITH'S SEWER SERVICE	START UP TANK CLEAN/JET PIT-SPLASHPAD/PW	\$	898.00
SNYDER & ASSOCIATES	NE GATEWAY PERM TRAFFIC SIGNAL #2	\$	10,929.00
SPAIN MOLLY	ARBORETUM SCULPTURE 1 OF 3	\$	15,000.00
SPRAYER SPECIALTIES	SPRAYER REPAIR/PAINTER SUPPLIES- PARKS/PW	\$	128.40
STATE HYGIENIC LABORATORY	STATE LABS-DRINKING WATER	\$	42.50
STERNQUIST CONSTRUCTION	SE LT BEAVER/SE 4TH RECONSTRUCTION #2	\$	46,657.68
STIVERS FORD	S122 RUNNING BOARDS	\$	386.75
SVPA ARCHITECTS	GRIMES PUBLIC SAFETY CENTER #28	\$	7,907.90
SWANK MOVIE LICENSING USA	MOVIE LICENSE FEES	\$	1,670.00
TENNAL KENTON	BASKETBALL CAMP 6/23 - 6/26/25	\$	504.00
THE WEITZ COMPANY	GRIMES PUBLIC SAFETY CENTER #14	\$	68,213.00

TRUE VALUE	PADLOCK FOR STREETLIGHT	\$	9.49
TURF BOND LLC	TURF GLUE	\$	701.36
TYLER TECHNOLOGIES	ERP PRO ANNUAL SAAS YEAR 1	\$	17,569.00
ULINE	CLEANING SUPPLIES - PLEX	\$	1,062.78
UMB BANK, N.A.	BOND FEES	\$	3,000.00
UNIQUE MANAGEMENT SERVICE	COLLECTION SERVICES-LIBRARY	\$	81.55
UNITED CONTRACTORS, INC	BACKFILL-CONCRETE	\$	306.32
UNITED RENTALS	EQUIPMENT/AIR CONDITIONER RENTALS-PW/GCC	\$	2,051.00
US WATER	JUNE 2025 SERVICES	\$	50,402.80
USA BLUE BOOK	MANHOLE COVER CUSHION GASKET	\$	217.00
VAN WALL EQUIPMENT	S405 STARTER	\$	564.27
VERIZON WIRELESS	CITY CELL PHONE/HOT SPOT/IPADS	\$	713.73
VIKING PAINTING LLC	WATER TOWER INSPECTION	\$	1,200.00
VOYA	DEFER COMP PRE	\$	8,359.40
WAUKEE POWER EQUIPMENT	SUPPLIES - PARKS	\$	1,630.25
WEBSPEC DESIGN	WEBSITE EDITS - LIBRARY	\$	130.00
WHITFIELD & EDDY	CITY LEGAL FEES	\$	10,288.50
WOMEN IN PUBLIC FINANCE	2025/2026 MEMBERSHIP - STEELE/THORNBURG	\$	80.00
WOODARD HEARING CENTERS	HEARING THRESHOLD - PW	\$	214.00
WOODKE MARCIA	GFOA CONFERENCE MILEAGE	\$	30.80
WRIGHT OUTDOOR SOLUTIONS	PLANT MAINTENANCE	\$	166.00
WTCOX INFORMATION SYSTEMS	LIBRARY MATERIALS	\$	59.60
	CLAIMS TOTAL	\$	3,632,858.61
	GENERAL FUND	\$	672,765.07
	LIBRARY FUND	\$	97,665.84
	ROAD USE TAX FUND	\$	101,984.30
	EMPLOYEE BENEFITS FUND	\$	70,410.49
	HOTEL/MOTEL/ECON DEV FUND	\$	1,466.40
	RESTRICTED GIFTS FUND	\$	94.38
	DEBT SERVICE FUND	\$	3,000.00
	CP - STORM WATER FUND	\$	55,936.70
	CP - PARKS FUND	\$	34,186.00
	CP - COMP PLAN FUND	\$	6,769.94
	ANNUAL SIGNAL IMPROVEMENT FUND	\$	10,929.00
	WRA SANI SEWER PHASE 3 FUND	\$	2,965.00
	SE 11TH & JAMES FUND	\$	247,180.14
	11TH & GATEWAY SIGNAL FUND	\$	73,787.05
	WATER PRODUCTION PROJECTS FUND	\$	21,281.85
	FIRE STATION FUND	\$	996,749.95
	CITY HALL PROJECT FUND	\$	94,728.13
	EQUIP REVOLVING PROGRAM FUND	\$	17,569.00
	WATER FUND	\$	420,411.65
	WATER DEPOSITS FUND	\$	8,169.22
	SEWER FUND	\$	573,040.83

LANDFILL/GARBAGE FUND	\$	77,209.36
STORM WATER FUND	\$	24,573.55
GRIMESPLEX FUND	\$	19,984.76
	\$	<u>3,632,858.61</u>

JUNE 2025 MONTHLY REVENUE

GENERAL FUND	\$	829,628.52
LIBRARY FUND	\$	5,275.52
ROAD USE TAX FUND	\$	240,827.12
EMPLOYEE BENEFITS FUND	\$	15,897.10
LOCAL OPTION SALES TAX FUND	\$	203,947.12
TAX INCREMENT FINANCE FUND	\$	29,184.21
HOTEL/MOTEL/ECON DEV	\$	2,566.19
DEBT SERVICE FUND	\$	14,646.35
CAPITAL PROJECTS FUND	\$	4,497,844.91
WATER FUND	\$	835,640.87
SEWER FUND	\$	512,956.99
LANDFILL/GARBAGE FUND	\$	249,162.44
STORM WATER FUND	\$	69,717.18
GRIMESPLEX FUND	\$	239,471.76
	\$	<u>7,746,766.28</u>

AMAZON CLAIMS 7.24.2025		
Department	Amount	Description
Parks & Rec	\$ 205.39	Volleyballs
	\$ 351.02	Drain pipe cam/dry erase board/filter
Library	\$ 761.76	Materials
	\$ 38.58	Programming supplies
	\$ 117.22	Hangers/tags/hook/pencil sharpener
	\$ 77.98	Monitor stand/basket
	\$ (84.62)	Air purifier filter return
	\$ 33.28	Coffee supplies
IT	\$ 39.88	Notebooks/webcam cap
	\$ 46.62	Batteries/Dell fan replacement
	\$ 159.98	UPS replacement battery
City Hall	\$ 133.20	Cream/sugar/paper products/binders
	\$ 166.59	Pencils/file folders/paper towels
	\$ 40.79	Refrigerator water filter
Public Works	\$ 34.98	Toner
Dev Services	\$ 103.78	Copy paper/disposable shoe covers
	\$ 39.85	Pens/trash bags/tide pens
Total	\$2,266.28	

TREASURER'S REPORT

CALENDAR 6/2025, FISCAL 12/2025

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	7,944,899.25	829,628.52	2,246,614.81	.00	6,527,913.05
002	LIBRARY FUND	569,513.06	5,275.52	153,525.60	.00	421,262.98
005	FIRE/RESCUE AUXILIARY	.00	.00	.00	.00	.00
110	ROAD USE TAX	4,857,062.81	240,827.12	539,781.89	.00	4,558,108.03
112	EMPLOYEE BENEFITS	2,655,313.50	15,897.10	310,262.48	.00	2,360,948.04
119	EMERGENCY FUND	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	2,842,899.64	203,947.12	.00	.00	3,046,846.76
125	TAX INCREMENT FINANCING	1,957,303.24	29,184.21	.00	.00	1,986,487.45
160	HOTEL/MOTEL/ECON DEV	327,705.07	2,566.19	973.60	.00	329,297.66
161	ECO DEVELOPMENT REVOLVING	234,549.50	.00	.00	.00	234,549.50
167	RESTRICTED GIFTS	58,837.52	.00	4,932.53	.00	53,904.99
170	FEMA - FIRE DEPT	.00	.00	.00	.00	.00
200	DEBT SERVICE	677,617.24	14,646.35	800.00	.00	691,463.59
301	CAPITAL PROJECT FUND	42,023.48-	49,200.00	.00	.00	7,176.52
302	CP - ROAD DEVELOPMENT	.00	.00	.00	.00	.00
303	CP - WALLACE	.00	.00	.00	.00	.00
304	STM WATER MASTER PLAN	.00	.00	.00	.00	.00
305	CP - MAIN STREET	.00	.00	.00	.00	.00
306	CP - PRAIRIE/LITTLE BEAVE	.00	.00	.00	.00	.00
307	CP - STORM WATER	.00	.00	.00	.00	.00
308	CP-SW COUNTY LINE ROAD	.00	.00	.00	.00	.00
309	CP - PARKS	1,094,590.65	243,177.75	43,390.13	.00	1,294,378.27
310	CP - FIRE	.00	.00	.00	.00	.00
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	.00	.00	.00	.00	.00
313	CP - GRIMES COMMUNITY COM	545.11	.00	.00	.00	545.11
314	CP-NE GATEWAY/HOPE COMM	.00	.00	.00	.00	.00
315	CP N COMPLEX SANI CONNECT	.00	.00	.00	.00	.00
316	CP - WATER CAP IMPROVEMNT	.00	.00	.00	.00	.00
317	CP - COMP PLAN	123,243.65	.00	14,574.91	.00	108,668.74
318	CP - CITY HALL	.00	.00	.00	.00	.00
319	KENNYBROOK PK WQI IMPRV	3,497.57-	3,497.57	.00	.00	.00
320	CP-New Jordan Well 2019	.00	.00	.00	.00	.00
321	CP- ASR 2019	.00	.00	.00	.00	.00
322	CP-16" Water Main	.00	.00	.00	.00	.00
323	CP-Water Tower 2019	.00	.00	.00	.00	.00
324	CP-Water Plant Exp 2019	.00	.00	.00	.00	.00
325	SE 37TH HWY 141 PROJECT	.00	.00	.00	.00	.00
326	ANNUAL HMA PROJECTS	3,647,325.00	.00	85,314.15	.00	3,562,010.85
327	SE 19TH & SW CO OVERLAY	.00	.00	.00	.00	.00
328	WRA SANI SEWER PHASE 1	131,165.11-	127,576.10	14,000.00	.00	17,589.01-
329	NW TERRITORY LIFT STATION	.00	.00	.00	.00	.00
330	GIS MAPPING	.00	.00	.00	.00	.00
331	19TH ST SEWER EXTENSION	1,254,679.45-	.00	.00	.00	1,254,679.45-
332	ROAD USE EQUIPMENT	.00	.00	.00	.00	.00
333	WRA PARALLEL SEWER	.00	.00	.00	.00	.00
334	HWY44 & COUNTY LN RD 2020	.00	.00	.00	.00	.00
335	ANN SANI SEWER I&I REHAB	83,944.50-	108,752.90	6,600.00	.00	18,208.40
336	SE 11th ST RR/James 2019	.00	.00	.00	.00	.00
337	CP-N MAIN & BEAVERBK SIG	.00	.00	.00	.00	.00
338	FY20 Drain prj 2nd/beaver	.00	.00	.00	.00	.00
339	HWY 141 & HWY 44 SIGNAL	.00	.00	.00	.00	.00
340	ANNUAL SIGNAL IMPROVEMENT	143,930.09-	29,688.81	379,358.54	.00	493,599.82-

TREASURER'S REPORT
CALENDAR 6/2025, FISCAL 12/2025

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	33,000.00-	.00	.00	.00	33,000.00-
342	WATER SYSTEM STUDY	9,500.00-	9,500.00	.00	.00	.00
343	JAMES ST CORRIDOR STUDY	.00	.00	.00	.00	.00
344	PAVEMENT COND ANALYSIS	1,125.00-	1,125.00	.00	.00	.00
345	ANNUAL WATER MAIN REPLACE	1,168,128.49	1,540.63	21,730.00	.00	1,147,939.12
346	HW TRAIL EXTENSION	.00	.00	.00	.00	.00
347	N SPORTS COMPLEX PARKING	.00	.00	.00	.00	.00
348	SPLASH PAD	.00	.00	.00	.00	.00
349	SE 6TH & S JAMES INTERSEC	.00	.00	.00	.00	.00
350	GRIMES LIBRARY BLDG FUND	.00	.00	.00	.00	.00
351	37TH ST IMPROVEMENTS	.00	.00	.00	.00	.00
352	TRL RDG/BEAV/JACOB WTR MN	.00	.00	.00	.00	.00
353	SANI SEWER STUDY	66,462.24-	.00	.00	.00	66,462.24-
354	ANNUAL PCC PATCHING	.00	.00	.00	.00	.00
355	TRAFFIC CALMING	94,392.40-	100,269.50	.00	.00	5,877.10
356	ANNUAL PAVEMENT PRESERVE	75,000.00	.00	.00	.00	75,000.00
357	S CMLX IRRIGATION PROJ	.00	.00	.00	.00	.00
358	ANN TRAIL IMPRV & PLAN	507,622.82	.00	8,000.00	.00	499,622.82
359	EMERGENCY WATER MAIN	.00	.00	.00	.00	.00
360	19TH ST WATER MAIN	.00	.00	.00	.00	.00
361	WW PLANT MBDR RETROFIT	28,926.53-	.00	.00	.00	28,926.53-
362	WRA SANI SWR PHASE 2	94,494.57-	.00	.00	.00	94,494.57-
363	WRA SANI SEWER PHASE 3	323,914.53-	290,557.03	.00	.00	33,357.50-
364	WRA SANI SWR PHS 4	60,270.65-	60,270.65	.00	.00	.00
365	WALLACE FARM	.00	.00	.00	.00	.00
366	JACOB ST OVERLAY PROJ	.00	.00	.00	.00	.00
367	GRIMESPLEX	264,219.13-	264,219.13	.00	.00	.00
368	TRL RDG/BEAVER WATER MAIN	.00	.00	.00	.00	.00
369	SE 11TH & JAMES	9,902,850.63	7,102.10	569,861.29	.00	9,340,091.44
370	19th & Gateway signal	.00	.00	.00	.00	.00
371	11TH & GATEWAY SIGNAL	3,194,941.06	5,333.60	115,398.79	.00	3,084,875.87
372	N JORDAN WELL REPAIRS	19,649.86-	19,649.86	.00	.00	.00
373	BLDG ACCESS CONTROL PROJ	235,807.92	.00	90,650.32	.00	145,157.60
374	WATER PRODUCTION PROJECTS	3,830,353.49	37,602.15	79,295.49	.00	3,788,660.15
375	NE DEST/NE BYRBROOKE IMP	1,823,692.63-	1,347,482.30	8,281.50	.00	484,491.83-
376	SE TRL RDG RD RECONSTRUCT	217,091.54	.00	.00	.00	217,091.54
377	HWY TRL EXT TO SCHOOL	.00	.00	.00	.00	.00
378	FIRE STATION	5,244,290.19	4,986.44	960,596.26	.00	4,288,680.37
379	100TH ST WIDENING	580,461.88	137,512.50	568,010.62	.00	149,963.76
380	HWY 141 CORR/INTERS STDY	110,195.78	329.89	107,654.05	.00	2,871.62
381	NO COUNTY LINE WATER MAIN	13,924.00-	13,924.00	.00	.00	.00
382	GROUND STORAGE RESERVOIR	.00	.00	.00	.00	.00
383	JAMES ST WTP WATER MAIN	6,800.00-	6,800.00	.00	.00	.00
384	SEWER COMPLIANCE PROJECT	.09	.00	.00	.00	.09
385	SE 41ST & SE PARK EXTNSN	345,373.73	.00	3,298.75	.00	342,074.98
386	THORPE AREA EXPANSION	1,754,727.26	.00	1,805,248.00	.00	50,520.74-
387	CITY HALL PROJECT	1,811,937.29	.00	71,064.72	.00	1,740,872.57
399	EQUIP REVOLVING PROGRAM	1,806,261.25	1,627,747.00	165,376.00	.00	3,268,632.25
600	WATER	4,618,659.49	829,177.56	598,664.31	.00	4,849,172.74
601	WATER DEPOSITS	263,424.75	6,463.31	4,478.31	.00	265,409.75
602	WATER SINKING	971,569.25	.00	.00	.00	971,569.25
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	3,828,490.25	512,956.99	98,884.16	.00	4,242,563.08

TREASURER'S REPORT
CALENDAR 6/2025, FISCAL 12/2025

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
611	SEWER SINKING	839,303.03	.00	.00	.00	839,303.03
670	LANDFILL/GARBAGE	677,085.29	249,162.44	84,198.65	.00	842,049.08
740	STORM WATER	3,387,323.48	69,717.18	229,132.08	.00	3,227,908.58
750	GRIMESPLEX	988,150.96	239,471.76	267,992.27	.00	959,630.45
Report Total		69,034,473.38	7,746,766.28	9,657,944.21	.00	67,123,295.45

BALANCE SHEET
CALENDAR 6/2025, FISCAL 12/2025

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	1,243,164.59-	3,976,984.72
002-000-1110	CASH - LIBRARY	148,250.08-	421,262.98
005-000-1110	CASH - FIRE/RESCUE AUXILIARY	.00	.00
110-000-1110	CASH - ROAD USE	298,954.78-	4,558,108.03
112-000-1110	CASH - EMPLOYEE BENEFITS	290,617.28-	2,347,340.04
119-000-1110	CASH - EMERGENCY	.00	.00
121-000-1110	CASH - LOCAL OPTION SALES TAX	203,947.12	3,046,846.76
125-000-1110	CASH - TIF	29,184.21	1,986,487.45
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV	1,592.59	329,297.66
161-000-1110	CASH - ECO DEVELOP REVOLVING L	.00	234,549.50
167-000-1110	CASH - LIBRARY RESTRICTED GIFT	4,932.53-	53,904.99
167-000-1111	CASH - PARKS RESTRICTED GIFTS	.00	.00
170-000-1110	CASH - FEMA/FIRE DEPT	.00	.00
200-000-1110	CASH - DEBT SERVICE	13,835.99	687,851.66
301-000-1110	CASH - CAPITAL PROJECTS	49,200.00	7,176.52
302-000-1110	CASH - CP - ROAD DEVELOPMENT	.00	.00
303-000-1110	CASH - CP - WALLACE	.00	.00
304-000-1110	CASH-STM WATER MASTER PLAN	.00	.00
305-000-1110	CASH - CP - MAIN STREET	.00	.00
306-000-1110	CASH - CP - PRAIRIE/LITTLE BEA	.00	.00
307-000-1110	CASH - CP - STORM WATER	.00	.00
308-000-1110	CASH-CP SW COUNTY LINE ROAD	.00	.00
309-000-1110	CASH - CP - PARKS	199,787.62	1,294,378.27
310-000-1110	CASH - CP-FIRE	.00	.00
311-000-1110	CASH - CP - DOWNTONW	.00	.00
312-000-1110	CASH - CP - S JAMES/SE 37TH ST	.00	.00
313-000-1110	CASH - CP - GRIMES COMM COMPLE	.00	545.11
314-000-1110	CASH-NE GATEWAY/HOPE COMM	.00	.00
315-000-1110	CASH -N COMPLEX SANI CONNECT	.00	.00
316-000-1110	CASH - WATER CAP IMPROVEMENT	.00	.00
317-000-1110	CASH - COMP PLAN	14,574.91-	108,668.74
318-000-1110	CASH - CITY HALL PROJECT	.00	.00
319-000-1110	CASH-KENNYBROOK PK WQI IMP	3,497.57	.00
320-000-1110	CASH-NEW JORDAN WELL 2019	.00	.00
321-000-1110	CASH-ASR 2019	.00	.00
322-000-1110	CASH-16" WATER MAIN	.00	.00
323-000-1110	CASH-WATER TOWER 2019	.00	.00
324-000-1110	CASH- WATER PLANT EXP 2019	.00	.00
325-000-1110	CASH-SE 37TH /HWY 141 PROJ	.00	.00
326-000-1110	CASH-ANNUAL HMA PROJECTS	85,314.15-	3,562,010.85
327-000-1110	CASH-SW 19TH & SW CO OVERLAY	.00	.00
328-000-1110	CASH-WRA SANI SEWER PHASE 1	113,576.10	17,589.01-
329-000-1110	NW TERRITORY LIFT STATION CASH	.00	.00
330-000-1110	GIS MAPPING- CASH	.00	.00
331-000-1110	CASH-19TH ST SEWER EXTENSION	.00	1,254,679.45-
332-000-1110	CASH-ROAD USE EQUIPMENT	.00	.00
333-000-1110	CASH-WRA PARALLEL SEWER	.00	.00
334-000-1110	CASH-HWY 44 & CO LINE RD 2020	.00	.00
335-000-1110	CASH-ANN SANI SWR I&I REHAB	102,152.90	18,208.40
336-000-1110	CASH-SE 11TH RR/JAMES 2019	.00	.00
337-000-1110	CASH N MAIN & BEAVERBK SIGNAL	.00	.00

BALANCE SHEET

CALENDAR 6/2025, FISCAL 12/2025

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
338-000-1110	FY20 Drain Prj 2nd/Beaver CASH	.00	.00
339-000-1110	HWY 141 & HWY 44 SIGNAL CASH	.00	.00
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH	349,669.73-	493,599.82-
341-000-1110	HWY 44 STUDY CASH	.00	33,000.00-
342-000-1110	WATER SYSTEM STUDY CASH	9,500.00	.00
343-000-1110	JAMES ST CORRIDOR STUDY CASH	.00	.00
344-000-1110	CASH PAVEMENT COND ANALYSIS	1,125.00	.00
345-000-1110	CASH ANNUAL WATER MAIN REPLACE	21,730.00-	631,808.85
346-000-1110	CASH HWY 44 TRAIL EXTENSION	.00	.00
347-000-1110	CASH N SPORTS COMPLEX PARKING	.00	.00
348-000-1110	CASH SPLASH PAD	.00	.00
349-000-1110	SE 6TH & JAMES INTERSEC CASH	.00	.00
350-000-1110	GRIMES LIB BLDG CASH	.00	.00
351-000-1110	CASH 37TH ST IMPROVEMENTS	.00	.00
352-000-1110	CASH TRL RD/BEAV/JAC WTR MN	.00	.00
353-000-1110	CASH SANI SEWER STUDY	.00	66,462.24-
354-000-1110	CASH ANNUAL PCC PATCHING	.00	.00
355-000-1110	CASH TRAFFIC CALMING	100,269.50	5,877.10
356-000-1110	CASH ANNUAL PAVEMENT PRESERVE	.00	75,000.00
357-000-1110	S COMPLEX IRRIGATION CASH	.00	.00
358-000-1110	ANN TRAIL IMP & PLANN CASH	8,000.00-	499,622.82
359-000-1110	EMERGENCY WATER MAIN CASH	.00	.00
360-000-1110	19TH ST WATER MAIN CASH	.00	.00
361-000-1110	WW PLANT MBDR RETROFIT CASH	.00	28,926.53-
362-000-1110	WRA SANI SEWER PHASE 2 CASH	.00	94,494.57-
363-000-1110	WRA SANI SWR PHS 3 CASH	290,557.03	33,357.50-
364-000-1110	WRA SANI SWR PHS 4 CASH	60,270.65	.00
365-000-1110	WALLACE FARM CASH	.00	.00
366-000-1110	JACOB ST OVERLAY CASH	.00	.00
367-000-1110	GRIMESPLEX CASH	264,219.13	.00
368-000-1110	TRL RDG/BEAVER WTR MAIN CASH	.00	.00
369-000-1110	SE 11TH & JAMES CASH	3,569,861.29-	3,960,428.67
370-000-1110	19TH & GATEWAY SIGNAL CASH	.00	.00
371-000-1110	11TH & GATEWAY SIGNAL CASH	115,398.79-	1,636,651.43
372-000-1110	N JORDAN WELL REPAIR CASH	19,649.86	.00
373-000-1110	BLDG ACCESS CONT PROJ CASH	90,650.32-	145,157.60
374-000-1110	WTR PRODUCTION PROJECTS CASH	41,693.34-	3,788,660.15
375-000-1110	NE DEST/NE BVRBROOKE IMP CASH	1,339,200.80	484,491.83-
376-000-1110	SE TRL RDG RD RECONSTRUCT CASH	.00	217,091.54
377-000-1110	HWY 44 TRL EXT SCHOOL CASH	.00	.00
378-000-1110	FIRE STATION CASH	960,596.26-	2,957,331.54
379-000-1110	100TH ST WIDENING CASH	430,498.12-	149,963.76
380-000-1110	HWY 141 CORR/INTERS STDY CASH	107,654.05-	107,654.05-
381-000-1110	N COUNTY LINE WATER MAIN CASH	13,924.00	.00
382-000-1110	GRND STORAGE RESERVOIR CASH	.00	.00
383-000-1110	JAMES ST WTR WATER MAIN CASH	6,800.00	.00
384-000-1110	SEWER COMPLIANCE CASH	.00	.09
385-000-1110	SE 41ST & SE PARK EXT CASH	3,298.75-	342,074.98
386-000-1110	THORPE AREA EXPANSION CASH	1,805,248.00-	50,520.74-
387-000-1110	CITY HALL PROJECT CASH	71,064.72-	1,740,872.57
399-000-1110	EQUIP REVOLVING PROG CASH	1,462,371.00	3,268,632.25

BALANCE SHEET
CALENDAR 6/2025, FISCAL 12/2025

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
600-000-1110	CASH - WATER	869,867.90	2,653,091.56
601-000-1110	CASH - WATER DEPOSITS	1,985.00	262,852.40
602-000-1110	CASH - WATER SINKING	.00	971,569.25
603-000-1110	CASH - WATER REC BOND	.00	183,629.96
610-000-1110	CASH - SEWER	505,027.60	1,420,065.08
611-000-1110	CASH - SEWER SINKING	.00	839,303.03
670-000-1110	CASH - SOLID WASTE	164,963.79	842,049.08
740-000-1110	CASH - STORM WATER	159,414.90-	3,177,053.32
750-000-1110	CASH - GRIMESPLEX	278,520.51-	709,630.45
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	CASH TOTAL	4,272,601.74-	50,447,263.42
112-000-1111	CASH - FLEX	3,748.18-	13,608.00
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	CASH TOTAL	3,748.18-	13,608.00
001-000-1112	CASH - FD AUXILLARY	.00	.00
005-000-1112	CASH - FD AUXILLARY	.00	.00
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	CASH - FD AUXILLARY TOTAL	.00	.00
001-000-1130	RESERVES - PARK CAP IMPROVE	234,812.58-	.00
600-000-1130	RESERVES - WATER TAPPING	605,712.67-	.00
610-000-1130	RESERVES - SEWER TAPPING	91,535.73-	.00
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	RESERVES TOTAL	932,060.98-	.00
001-000-1131	RESERVES - FIRE CAP IMPROVE	.00	.00
600-000-1131	RESERVES - WATER	35,000.00-	.00
610-000-1131	RESERVES - SEWER	2,271.82-	.00
740-000-1131	RESERVES - STORM WATER	.00	.00
750-000-1131	RESERVES- PLEX CAPITAL IMPROV	250,000.00	250,000.00
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	RESERVES TOTAL	212,728.18	250,000.00
001-000-1132	RESERVES - RESCUE CAP IMPROVE	.00	.00
		-----	-----
	RESERVES TOTAL	.00	.00
001-000-1133	RESERVES - PARK & REC GOAL	6,365.17-	.00
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	RESERVES TOTAL	6,365.17-	.00
001-000-1150	CASH - IPAIT	224.15	67,224.78

BALANCE SHEET
CALENDAR 6/2025, FISCAL 12/2025

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
200-000-1150	CASH - IPAIT	10.36	3,611.93
309-000-1150	CASH - IPAIT	.00	.00
326-000-1150	CASH - IPAIT	.00	.00
345-000-1150	CASH - IPAIT	514,399.40	516,130.27
358-000-1150	CASH - IPAIT	.00	.00
366-000-1150	CASH - IPAIT	.00	.00
367-000-1150	CASH - IPAIT	.00	.00
369-000-1150	CASH - IPAIT	2,371,068.24	2,379,662.77
371-000-1150	CASH - IPAIT	1,031,068.57	1,448,224.44
373-000-1150	CASH - IPAIT	.00	.00
376-000-1150	CASH - IPAIT	.00	.00
378-000-1150	CASH - IPAIT	1,189,427.59	1,331,348.83
379-000-1150	CASH - IPAIT	.00	.00
380-000-1150	CASH - IPAIT	329.89	110,525.67
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	CASH - IPAIT TOTAL	5,106,528.20	5,856,728.69
309-000-1155	CASH - IPAIT HI-YIELD	.00	.00
345-000-1155	CASH - IPAIT HI-YIELD	512,858.77-	.00
358-000-1155	CASH - IPAIT HI-YIELD	.00	.00
367-000-1155	CASH - IPAIT HI-YIELD	.00	.00
369-000-1155	CASH - IPAIT HI-YIELD	636,033.86	3,000,000.00
371-000-1155	CASH - IPAIT HI-YIELD	1,025,734.97-	.00
378-000-1155	CASH - IPAIT HI-YIELD	1,184,441.15-	.00
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	CASH - IPAIT HI-YIELD TOTAL	2,087,001.03-	3,000,000.00
001-000-1160	SAVINGS - GENERAL FUND	.00	.00
600-000-1160	SAVINGS - WATER TAPPING	.00	1,093,875.71
610-000-1160	SAVINGS - SEWER TAPPING	.00	.00
740-000-1160	SAVINGS - STORM WATER	.00	50,855.26
		-----	-----
	SAVINGS TOTAL	.00	1,144,730.97
610-000-1161	SAVINGS - SEWER TAPPING	2,852.78	1,122,493.00
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	SAVINGS - RACCOON TOTAL	2,852.78	1,122,493.00
600-000-1162	SAVINGS - VISION	1,358.02	1,102,205.47
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	SAVINGS - VISION TOTAL	1,358.02	1,102,205.47
601-000-1170	WATER DEPOSIT CD 25712	.00	2,557.35
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	CD'S - CITY STATE TOTAL	.00	2,557.35

BALANCE SHEET
CALENDAR 6/2025, FISCAL 12/2025

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1171	CEMETERY CD 1 304927	961.34	35,512.77
001-000-1172	CEMETERY CD 3 222910	514.59	22,806.16
001-000-1173	CEMETERY CD 12014736	637.69	23,556.65
		-----	-----
	CD'S BANKERS TRUST TOTAL	2,113.62	81,875.58
001-000-1174	CD# 12510837 - GENERAL	.00	.00
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	CD# 12510837 - GENERAL TOTAL	.00	.00
001-000-1175	CD# 12396252 - GENERAL	65,018.37	2,401,827.97
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	CD# 12396252 - GENERAL TOTAL	65,018.37	2,401,827.97
200-000-1176	CD# 12182718 - DEBT	.00	.00
		-----	-----
	CD# 12182718 - DEBT TOTAL	.00	.00
110-000-1177	CD# 12854596 - DEBT/RUT	.00	.00
200-000-1177	CD# 12854596 - DEBT/RUT	.00	.00
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	CD# 12854596 - DEBT/RUT TOTAL	.00	.00
600-000-1178	CHARTER SEW TAP CD	.00	.00
610-000-1178	CHARTER SEW TAP CD	.00	5.00
		-----	-----
	CHARTER SEW TAP CD TOTAL	.00	5.00
610-000-1179	SEWER RESERVES	.00	1,700,000.00
		-----	-----
	SEWER RESERVES TOTAL	.00	1,700,000.00
		=====	=====
	TOTAL CASH	1,911,177.93	67,123,295.45
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BUDGET REPORT
CALENDAR 6/2025, FISCAL 12/2025

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,536,232.00	125,213.92	1,497,773.20	97.50	38,458.80
	EMERGENCY MANAGEMENT TOTAL	19,605.00	.00	18,834.40	96.07	770.60
	FIRE TOTAL	1,639,384.00	68,946.56	810,302.48	49.43	829,081.52
	AMBULANCE TOTAL	2,242,410.00	156,679.78	1,836,014.14	81.88	406,395.86
	BUILDING INSPECTIONS TOTAL	2,115,217.00	135,804.09	1,679,044.91	79.38	436,172.09
	ANIMAL CONTROL TOTAL	250.00	.00	156.50	62.60	93.50
	PUBLIC SAFETY TOTAL	7,553,098.00	486,644.35	5,842,125.63	77.35	1,710,972.37
	ROADS, BRIDGES, SIDEWALKS TOTA	2,679,263.00	246,102.62	2,303,342.09	85.97	375,920.91
	STREET LIGHTING TOTAL	210,000.00	25,804.62	267,664.16	127.46	57,664.16-
	TRAFFIC CONTROL & SAFETY TOTA	175,000.00	1,361.75	175,845.30	100.48	845.30-
	SNOW REMOVAL TOTAL	381,700.00	99.74	91,033.80	23.85	290,666.20
	PUBLIC WORKS TOTAL	3,445,963.00	273,368.73	2,837,885.35	82.35	608,077.65
	WATER,AIR,MOSQUITO CONTRO TOTA	8,000.00	.00	976.00	12.20	7,024.00
	HEALTH & SOCIAL SERVICES TOTA	8,000.00	.00	976.00	12.20	7,024.00
	LIBRARY TOTAL	1,381,754.00	101,905.28	1,299,520.07	94.05	82,233.93
	PARKS TOTAL	821,739.00	48,843.17	614,069.93	74.73	207,669.07
	NORTH COMPLEX TOTAL	50,000.00	682.72	52,401.88	104.80	2,401.88-
	SOUTH COMPLEX TOTAL	50,000.00	4,333.84	47,780.12	95.56	2,219.88
	RECREATION TOTAL	430,019.00	41,810.04	447,853.49	104.15	17,834.49-
	REC - YOUTH PROGRAMS TOTAL	65,700.00	5,186.11	62,871.17	95.69	2,828.83
	REC - YOUTH SPORTS TOTAL	.00	51.80	92.15	.00	92.15-
	REC - ADULT PROGRAMS TOTAL	6,800.00	76.30	2,481.21	36.49	4,318.79
	CEMETERY TOTAL	114,726.00	15,113.06	99,407.06	86.65	15,318.94
	GCC-GRIMES COMM COMPLEX TOTAL	208,347.00	8,290.95	191,549.99	91.94	16,797.01
	GRIMESPLEX TOTAL	578,202.00	60,235.03	617,845.98	106.86	39,643.98-
	OTHER CULTURE/RECREATION TOTA	36,450.00	2,370.11	40,657.66	111.54	4,207.66-
	CULTURE & RECREATION TOTAL	3,743,737.00	288,898.41	3,476,530.71	92.86	267,206.29
	ECONOMIC DEVELOPMENT TOTAL	4,409,316.00	129,573.66	4,375,269.98	99.23	34,046.02
	COMMUNITY & ECONOMIC DEV TOTA	4,409,316.00	129,573.66	4,375,269.98	99.23	34,046.02
	MAYOR/COUNCIL/CITY MGR TOTAL	340,444.00	26,021.87	294,303.64	86.45	46,140.36
	CLERK/TREASURER/ADM TOTAL	852,982.00	62,672.47	805,566.73	94.44	47,415.27
	ELECTIONS TOTAL	29,000.00	.00	24,200.00	83.45	4,800.00
	LEGAL SERVICES/ATTORNEY TOTAL	251,000.00	16,709.31	199,998.09	79.68	51,001.91
	CITY HALL/GENERAL BLDGS TOTAL	330,135.00	12,821.25	223,945.60	67.83	106,189.40
	TORT LIABILITY TOTAL	125,000.00	.00	89,617.73	71.69	35,382.27
	IT TOTAL	442,184.00	53,153.46	387,443.14	87.62	54,740.86

BUDGET REPORT
CALENDAR 6/2025, FISCAL 12/2025

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	OTHER GENERAL GOVERNMENT TOTA	189,000.00	32,449.65	129,540.72	68.54	59,459.28
	GENERAL GOVERNMENT TOTAL	2,559,745.00	203,828.01	2,154,615.65	84.17	405,129.35
	ROADS, BRIDGES, SIDEWALKS TOTA	795,520.00	.00	795,520.00	100.00	.00
	2007 BOND TOTAL	279,282.00	250.00	279,281.26	100.00	.74
	2012 BOND TOTAL	363,760.00	.00	363,760.00	100.00	.00
	2017A BOND TOTAL	549,632.00	300.00	549,631.26	100.00	.74
	2017 REFINANCING BOND TOTAL	575,325.00	250.00	575,325.00	100.00	.00
	2020 GO BOND TOTAL	591,700.00	.00	591,700.00	100.00	.00
	2021 A GO BOND TOTAL	732,950.00	.00	732,950.00	100.00	.00
	2021 B GO LOST BOND TOTAL	254,250.00	.00	254,250.00	100.00	.00
	2022A BOND TOTAL	673,000.00	.00	673,000.00	100.00	.00
	2022B BOND TOTAL	796,100.00	.00	796,100.00	100.00	.00
	2023B GO BOND TOTAL	663,950.00	.00	663,950.00	100.00	.00
	2024A GO BOND TOTAL	1,702,457.00	.00	1,671,697.14	98.19	30,759.86
	DEBT SERVICE TOTAL	7,977,926.00	800.00	7,947,164.66	99.61	30,761.34
	FIRE TOTAL	6,762,000.00	960,596.26	6,759,824.76	99.97	2,175.24
	BUILDING INSPECTIONS TOTAL	50,750.00	.00	50,750.00	100.00	.00
	ROADS, BRIDGES, SIDEWALKS TOTA	12,800,334.00	797,530.48	8,047,812.16	62.87	4,752,521.84
	STREET LIGHTING TOTAL	150,000.00	379,358.54	497,890.44	331.93	347,890.44-
	TRAFFIC CONTROL & SAFETY TOTA	168,000.00	.00	100,269.50	59.68	67,730.50
	LIBRARY TOTAL	606,000.00	.00	614,534.32	101.41	8,534.32-
	MUSEUM/BAND/THEATRE TOTAL	565,000.00	1,830.00	445,378.18	78.83	119,621.82
	PARKS TOTAL	1,366,061.00	41,560.13	1,469,658.29	107.58	103,597.29-
	GCC-GRIMES COMM COMPLEX TOTAL	50,000.00	.00	.00	.00	50,000.00
	GRIMESPLEX TOTAL	884,000.00	.00	1,204,964.56	136.31	320,964.56-
	OTHER COMM & ECO DEV TOTAL	39,800.00	.00	39,800.00	100.00	.00
	CITY HALL/GENERAL BLDGS TOTAL	.00	85,639.63	609,383.69	.00	609,383.69-
	WATER TOTAL	11,638,000.00	1,816,399.63	9,039,690.38	77.67	2,598,309.62
	SEWER/SEWAGE DISPOSAL TOTAL	993,000.00	14,000.00	1,498,203.85	150.88	505,203.85-
	STORM WATER TOTAL	175,000.00	.00	.00	.00	175,000.00
	CAPITAL PROJECTS TOTAL	36,247,945.00	4,096,914.67	30,378,160.13	83.81	5,869,784.87
	WATER TOTAL	6,777,413.00	603,142.62	6,355,806.55	93.78	421,606.45
	SEWER/SEWAGE DISPOSAL TOTAL	5,758,561.00	98,884.16	5,139,830.78	89.26	618,730.22
	LANDFILL/GARBAGE TOTAL	1,020,504.00	84,198.65	933,429.08	91.47	87,074.92
	STORM WATER TOTAL	739,085.00	47,634.51	435,808.39	58.97	303,276.61
	SPORTS COMPLEX TOTAL	50,000.00	3,773.14	41,189.15	82.38	8,810.85
	ENTERPRISE FUNDS TOTAL	14,345,563.00	837,633.08	12,906,063.95	89.97	1,439,499.05
	TRANSFERS IN/OUT TOTAL	19,953,497.00	3,340,283.30	21,833,251.60	109.42	1,879,754.60-

BUDGET REPORT
CALENDAR 6/2025, FISCAL 12/2025

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	TRANSFER OUT TOTAL	19,953,497.00	3,340,283.30	21,833,251.60	109.42	1,879,754.60-
		=====	=====	=====	=====	=====
	TOTAL EXPENSES	100,244,790.00	9,657,944.21	91,752,043.66	91.53	8,492,746.34
		=====	=====	=====	=====	=====

REVENUE REPORT
CALENDAR 6/2025, FISCAL 12/2025

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	15,415,595.00	829,628.52	15,544,466.03	100.84	128,871.03-
	LIBRARY FUND TOTAL	1,154,324.00	5,275.52	1,180,312.74	102.25	25,988.74-
	ROAD USE TAX TOTAL	2,175,183.00	240,827.12	2,324,225.09	106.85	149,042.09-
	EMPLOYEE BENEFITS TOTAL	2,436,134.00	15,897.10	2,478,761.07	101.75	42,627.07-
	LOCAL OPTION SALES TAX TOTAL	2,764,170.00	203,947.12	3,029,042.23	109.58	264,872.23-
	TAX INCREMENT FINANCING TOTAL	8,940,366.00	29,184.21	8,650,326.60	96.76	290,039.40
	HOTEL/MOTEL/ECON DEV TOTAL	69,000.00	2,566.19	52,199.09	75.65	16,800.91
	RESTRICTED GIFTS TOTAL	.00	.00	5,369.35	.00	5,369.35-
	DEBT SERVICE TOTAL	7,979,807.00	14,646.35	7,987,567.79	100.10	7,760.79-
	CAPITAL PROJECT FUND TOTAL	.00	49,200.00	49,789.20	.00	49,789.20-
	CP - STORM WATER TOTAL	175,000.00	.00	.00	.00	175,000.00
	CP - PARKS TOTAL	741,178.00	243,177.75	1,208,140.91	163.00	466,962.91-
	CP - GRIMES COMMUNITY COM TOTA	50,000.00	.00	.00	.00	50,000.00
	CP - COMP PLAN TOTAL	160,000.00	.00	160,000.00	100.00	.00
	KENNYBROOK PK WQI IMPRV TOTAL	.00	3,497.57	3,497.57	.00	3,497.57-
	ANNUAL HMA PROJECTS TOTAL	3,400,000.00	.00	270,450.00	7.95	3,129,550.00
	WRA SANI SEWER PHASE 1 TOTAL	.00	127,576.10	207,733.09	.00	207,733.09-
	ANN SANI SEWER I&I REHAB TOTA	350,000.00	108,752.90	108,752.90	31.07	241,247.10
	HWY 141 & HWY 44 SIGNAL TOTAL	.00	.00	127,697.50	.00	127,697.50-
	ANNUAL SIGNAL IMPROVEMENT TOTA	.00	29,688.81	529,688.81	.00	529,688.81-
	WATER SYSTEM STUDY TOTAL	.00	9,500.00	9,500.00	.00	9,500.00-
	PAVEMENT COND ANALYSIS TOTAL	.00	1,125.00	1,125.00	.00	1,125.00-
	ANNUAL WATER MAIN REPLACE TOTA	750,000.00	1,540.63	516,130.27	68.82	233,869.73
	SPLASH PAD TOTAL	290,000.00	.00	298,904.49	103.07	8,904.49-
	GRIMES LIBRARY BLDG FUND TOTA	379,657.00	.00	1,406,789.06	370.54	1,027,132.06-
	TRAFFIC CALMING TOTAL	.00	100,269.50	100,269.50	.00	100,269.50-

REVENUE REPORT
CALENDAR 6/2025, FISCAL 12/2025

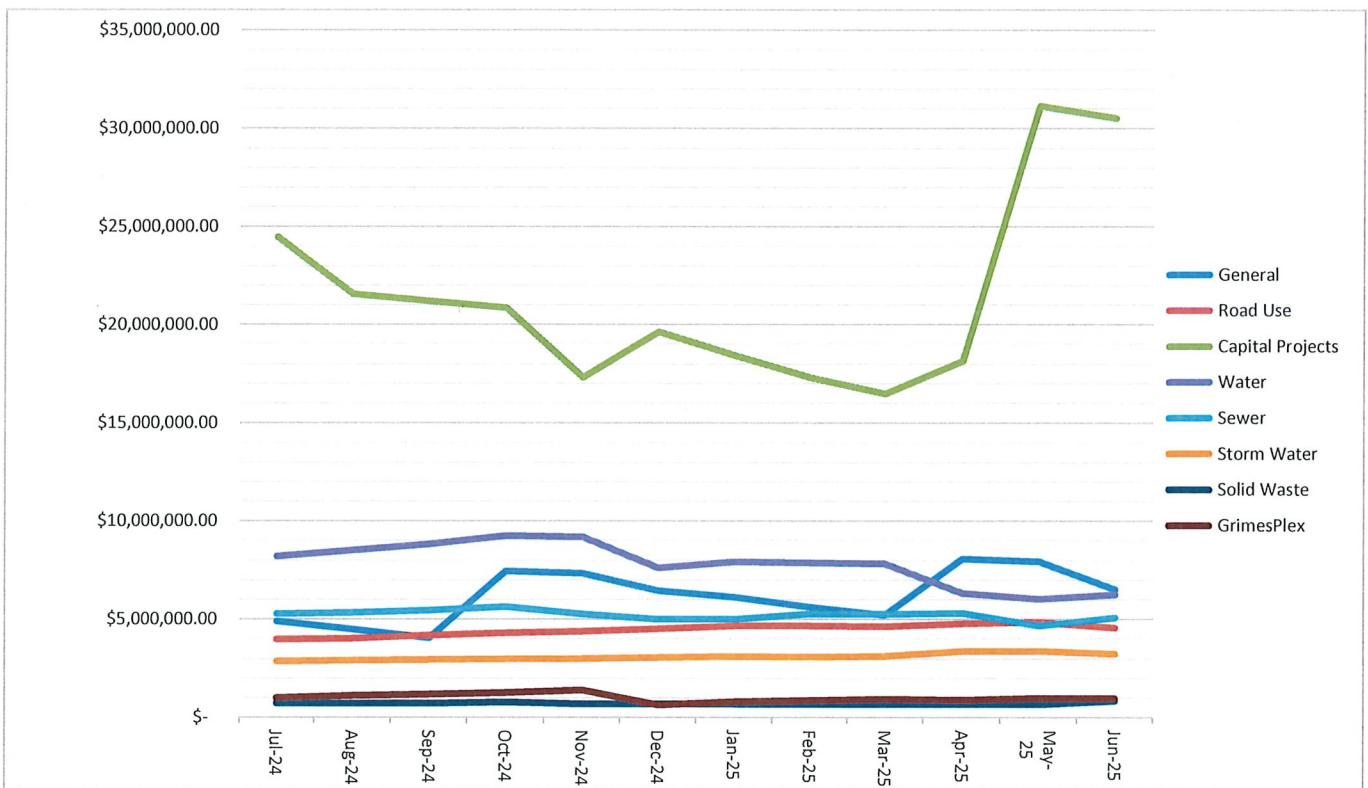
PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	ANNUAL PAVEMENT PRESERVE TOTA	.00	.00	75,000.00	.00	75,000.00-
	ANN TRAIL IMPRV & PLAN TOTAL	500,000.00	.00	7,098.48	1.42	492,901.52
	WRA SANI SWR PHASE 2 TOTAL	.00	.00	207,930.11	.00	207,930.11-
	WRA SANI SEWER PHASE 3 TOTAL	.00	290,557.03	290,557.03	.00	290,557.03-
	WRA SANI SWR PHS 4 TOTAL	.00	60,270.65	144,585.67	.00	144,585.67-
	GRIMESPLEX TOTAL	2,288,353.00	264,219.13	2,161,326.86	94.45	127,026.14
	SE 11TH & JAMES TOTAL	5,000,000.00	7,102.10	5,805,624.03	116.11	805,624.03-
	11TH & GATEWAY SIGNAL TOTAL	1,400,000.00	5,333.60	1,545,704.12	110.41	145,704.12-
	N JORDAN WELL REPAIRS TOTAL	10,000.00	19,649.86	19,649.86	196.50	9,649.86-
	WATER PRODUCTION PROJECTS TOTA	2,113,000.00	37,602.15	5,291,476.26	250.42	3,178,476.26-
	NE DEST/NE BVRBROOKE IMP TOTA	.00	1,347,482.30	1,347,482.30	.00	1,347,482.30-
	HWY TOTAL	.00	.00	11,320.25	.00	11,320.25-
	FIRE STATION TOTAL	6,000,000.00	4,986.44	3,627,221.43	60.45	2,372,778.57
	100TH ST WIDENING TOTAL	.00	137,512.50	153,405.51	.00	153,405.51-
	HWY 141 CORR/INTERS STDY TOTA	.00	329.89	3,306.18	.00	3,306.18-
	NO COUNTY LINE WATER MAIN TOTA	.00	13,924.00	13,924.00	.00	13,924.00-
	JAMES ST WTP WATER MAIN TOTAL	.00	6,800.00	6,800.00	.00	6,800.00-
	SEWER COMPLIANCE PROJECT TOTA	.00	.00	355,278.00	.00	355,278.00-
	SE 41ST & SE PARK EXTNSN TOTA	.00	.00	500,000.00	.00	500,000.00-
	THORPE AREA EXPANSION TOTAL	3,608,230.00	.00	3,608,230.00	100.00	.00
	CITY HALL PROJECT TOTAL	.00	.00	2,294,603.50	.00	2,294,603.50-
	EQUIP REVOLVING PROGRAM TOTAL	655,644.00	1,627,747.00	1,757,467.08	268.05	1,101,823.08-
	WATER TOTAL	7,933,821.00	829,177.56	7,842,033.90	98.84	91,787.10
	WATER DEPOSITS TOTAL	60,000.00	6,463.31	61,540.62	102.57	1,540.62-
	WATER SINKING TOTAL	1,000,000.00	.00	1,000,000.00	100.00	.00
	SEWER TOTAL	5,803,243.00	512,956.99	5,357,155.00	92.31	446,088.00

REVENUE REPORT
CALENDAR 6/2025, FISCAL 12/2025

PCT OF FISCAL YTD 100.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	SEWER SINKING TOTAL	1,187,100.00	.00	1,187,100.00	100.00	.00
	LANDFILL/GARBAGE TOTAL	1,020,957.00	249,162.44	1,056,354.60	103.47	35,397.60-
	STORM WATER TOTAL	825,549.00	69,717.18	1,036,293.19	125.53	210,744.19-
	GRIMESPLEX TOTAL	1,270,000.00	239,471.76	1,404,117.56	110.56	134,117.56-
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		87,906,311.00	7,746,766.28	94,423,323.83	107.41	6,517,012.83-
		=====	=====	=====	=====	=====





ANNUAL REPORT

2025

Finance/Utility
Billing

An aerial photograph of a large park. In the upper left, there is a green soccer field with several goals and a group of people. To its right is a baseball field with a brown infield and green outfield. Below the baseball field is a playground with colorful equipment and many children. The park is surrounded by trees with yellow and orange autumn foliage. In the bottom left corner, a parking lot with several cars is visible.

DIRECTOR'S LETTER

The year saw significant success for the utility billing department, as we began the process of fully integrating Thorpe Water District into our accounts. We have also begun the process of implementing the new FlexNet system to provide more accurate usage information and data for both residents and the city.

The finance department continues to work to incorporate the strategic council initiative of lowering the tax rate. This year was challenging with the changes to the tax structure, and finance worked closely with most department Directors to ensure they were able to find ways to make cuts in their budgets. We were able to continue providing a conservative approach to our budget, which did allow the city to make a significant transfer into the equipment replacement fund again this year.

Finance has also been working for the last two years with Berens & Tate to ensure our bond compliance. We did have a successful federal audit of our 2018 GO bonds this year, as we worked with both Dorsey & Whitney and Berens & Tate to provide the necessary information to complete the audit.

I would like to thank the team for all their hard work this past year, helping to create our report, and the many great accomplishments we achieved. I would also like to thank the Mayor and Council for their commitment to strategic planning and setting priorities for our city.

STRATEGIC PLANNING

Annually, the Finance Department engages with the Management Staff and City Council on Strategic Planning. Through that process, certain priorities are assigned to the Department in either a lead or support format. Below you will find status updates on some of these items.

Current Strategic Planning Priorities

Budget and Tax Rate – Council adopted the FY26 Budget on April 22, 2025. Once again, we were able to lower the city tax levy. This year we did decrease our levy by \$.1458/ 1000.

Equipment Replacement Program - Council reviewed and approved the updated plan in February at the budget workshop. This program provides planning and funding for new and replacement equipment, much of which was prior paid through bond issuances.

Utility Rate increases-Solid waste/recycling – Council approved pass-through rate adjustments for the Solid Waste and Recycling enterprises on April 22, 2025.

New Software - After many months of extensive research, the Finance Team is preparing for a new software system. This will affect all financial modules and all city departments. We will be fully immersed in the implementation of the new software and analyzing all our processes to ensure we are up to date on best practices. This software implementation process began in June 2025, and the first phase is projected to be complete by the end of December 2025.

PROCESS IMPROVEMENTS

The Finance and Utility Billing Departments are always working on process improvements, as these improvements help streamline workflow, educate staff, ensure consistency, and enhance customer experience.

Process improvements initiated for the Finance and Utility Billing Departments include:

- Staff are currently auditing and updating utility accounts in preparation for the software conversion.
- Staff refined the procedure developed for the addition of the Gould Heights Water District customers. As part of the process of fully integrating the former Gould Heights Water District customers, staff developed a process of transitioning these customers from their current Itron read software to the new FlexNet read software that all Grimes utility customers will be transitioned to over time.
- Efforts continued in FY25 to convert residents to the Flexnet system. Staff and Public Works continued to execute the previously established process to schedule appointments for both lead service line inventory and radio read meter upgrades. Combining these tasks provided cost savings for the city in both labor and fuel. This also caused less disruption for the customers.
- Staff have been tasked with tracking daily revenue generated from the Hy-Vee Multiplex ensuring funds are credited to the correct programming. Taxes for the revenue are also calculated and verified to report to the State of Iowa.
- Staff coordinated with CIWW and other water producer members to facilitate the reporting of water consumption and invoicing between the members and CIWW, per the 28E Agreement.

KEY OBJECTIVES

Utilizing our prior annual reports, we have now identified certain key metrics for the Finance and Utility Billing Departments. The key metrics are utilized to track the performance of the departments, and will assist with decision making regarding budgets, staffing and additional process improvements. The following briefly summarizes our key metrics, and we will utilize these baselines to help determine goals associated with each metric identified.



Current Metrics

- Number of Purchase Orders, checks issued, and total dollars spent on bi-weekly claims- Provides additional tracking for budgeting, reporting, and information for council and departments' use during strategic planning and the budget process. Will additionally inform the Equipment Replacement Program.
- “Dial My Calls” and service disconnections- Monitor and improve communication with our residents and continue to provide the most efficient notification methods. Provides cost and time savings for the city, as we dispatch employees out less often for disconnections.
- Number of meters updated for FlexNet – With the implementation of the FlexNet remote meter reading system, the department has started tracking the number of meter swaps. By tracking these, we will know how many meters are still needed for the FlexNet system to be fully utilized.
- Number of utility bills and service orders issued per month – Tracking revenue for future projects, debt issuance, setting rates, and maintaining proper levels of inventory in water meters.
- Staff are tracking metrics for the utility customers that utilize our convenient ACH and automatic credit card debit features. These options are a cost-effective way to ensure utility bills are paid timely.
- Billing & Licensing – Staff are tracking the metrics on the revenue to the city and the reduced staff time for other departments when the system is utilized.

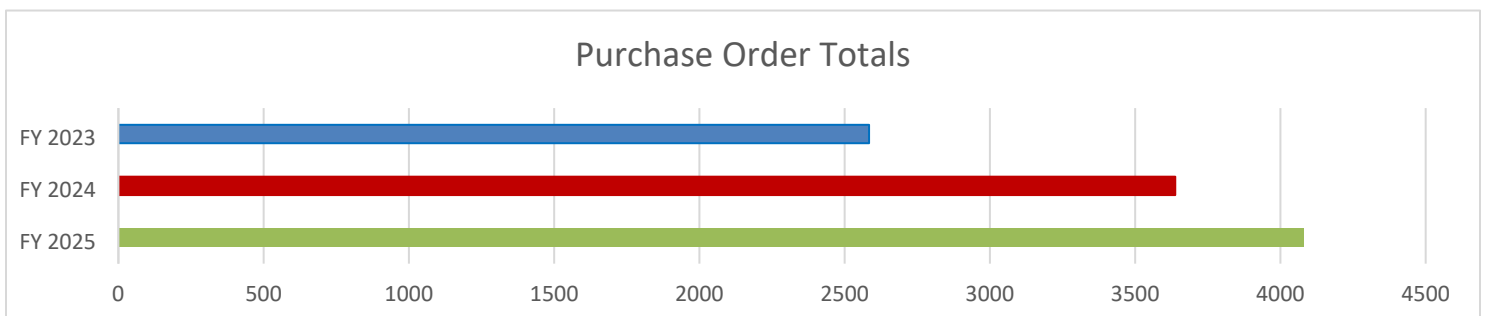
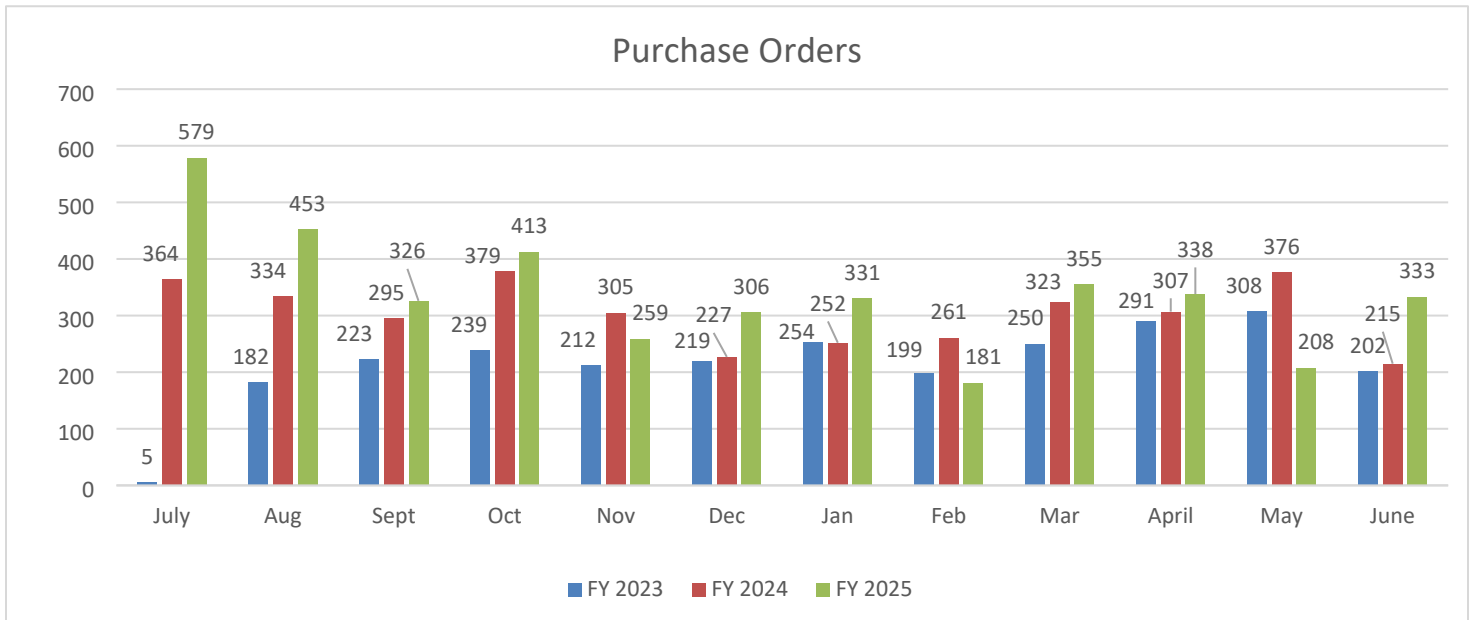


KEY METRICS

The Finance Department continues to work diligently to keep up with the City's growth and manage productivity and workflow in the areas of purchase orders, invoices, and document management.

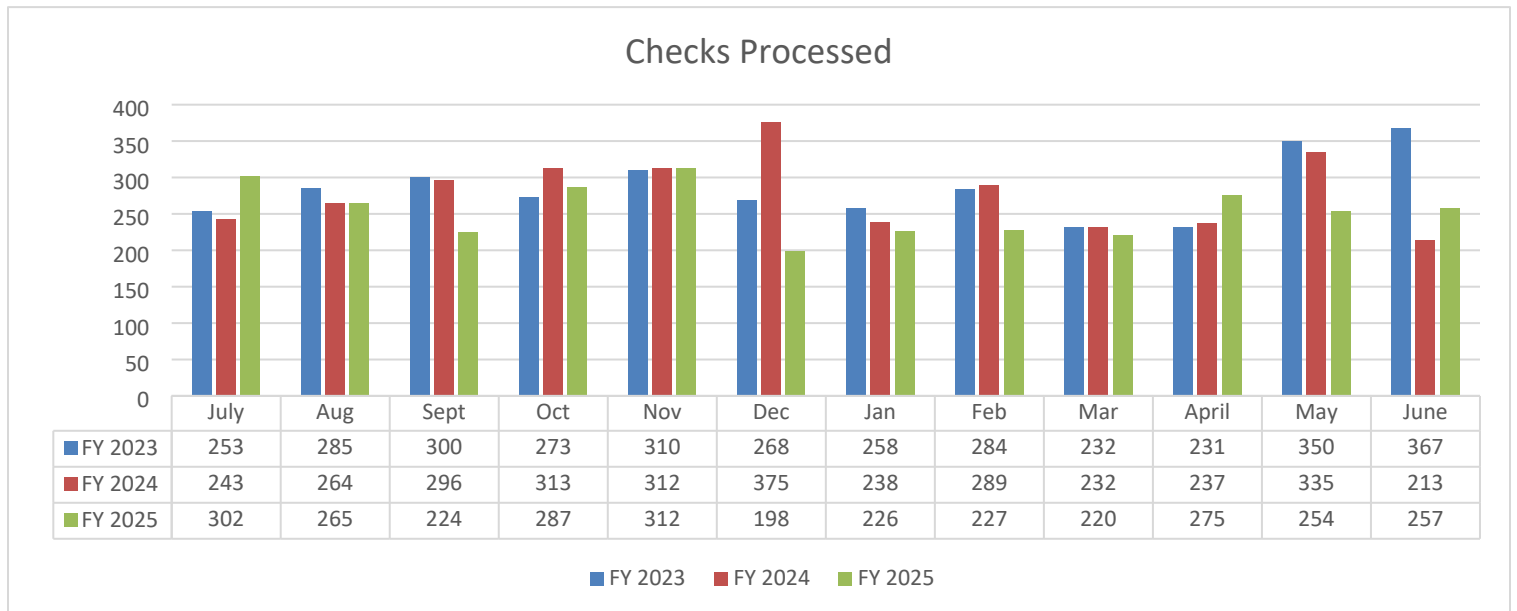
- The Electronic Purchase Order system facilitates the increased number of invoices, allowing Directors and Staff to better manage and track invoices and budgeting.
- All invoices and monthly statements are directed to an accounts payable email to better track and manage the influx of inbound documents.
- Electronic filing of invoices and check copies allows easy access to recall vendor history and eventually reduce paper retention.

The number of Purchase Orders processed continues to increase at a rapid rate.

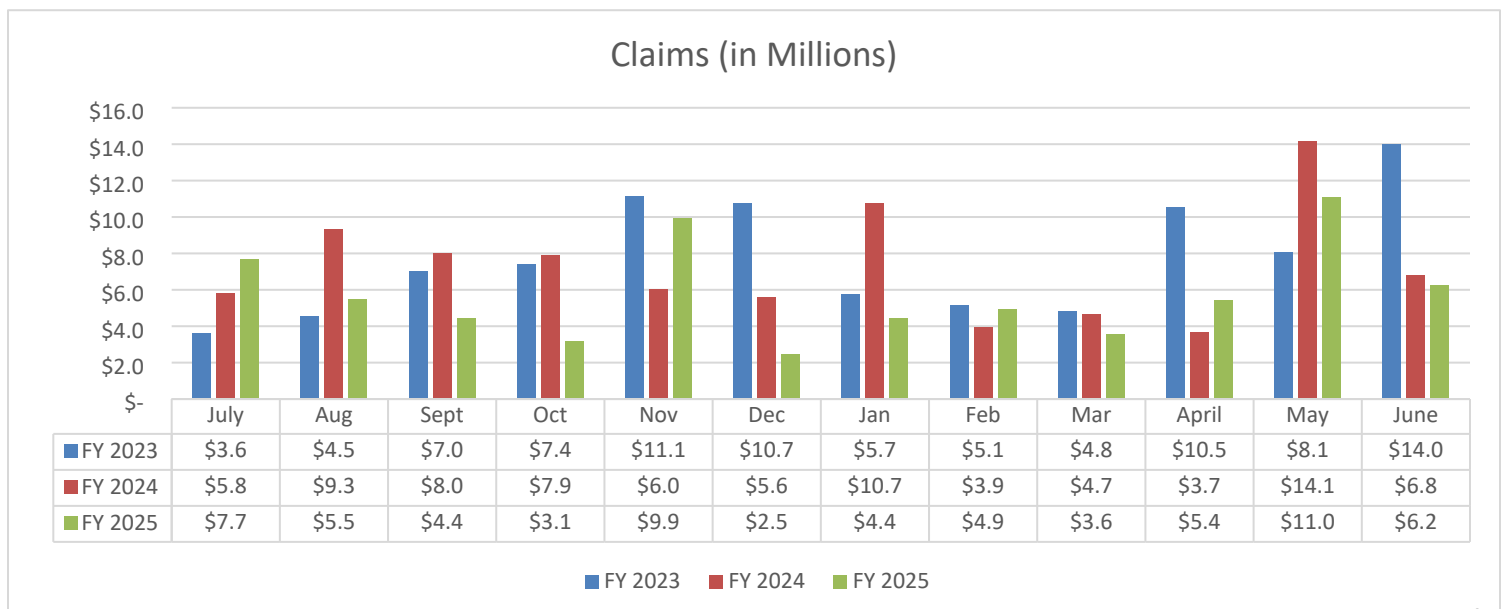


KEY METRICS

A high volume of purchase orders leads to a high number of checks processed bi-weekly. Accounts payable works closely with other departments daily to manage the high volume of invoices, purchase orders and vendor statements.



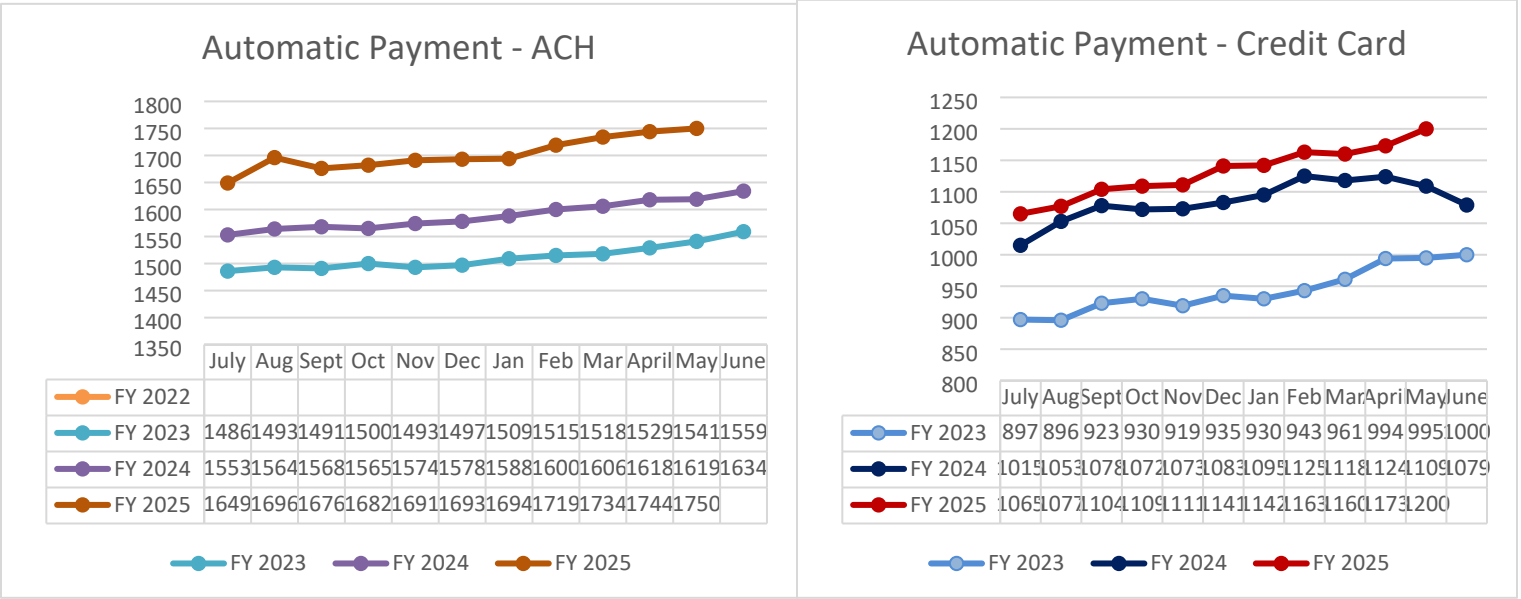
In addition to processing purchase orders and managing the high volume of payments for the city, the Finance Department also facilitates and oversees the annual budget and all correlated reporting, keeping the city on track and functioning at full speed.



KEY METRICS

The Utility Billing Department has been tracking the number of customers utilizing our optional ACH and credit card payment systems. Of the just over six thousand bills created monthly (6,112), almost half (48.3%) utilize one of these automatic payment options. These options are economical and convenient for both the city and the residents. These options help to ensure residents are paying their utility bills timely. As more residents utilize the automatic payment features offered, the city staff can spend less time manually processing payments and more time on other aspects of the position. On-time payments reduce city staff time spent on disconnecting residents for non-payment. (This will be discussed more fully in the next section).

The graphs below show that the city has seen an increase each year in the number of residents utilizing the automatic payment options since these options were first offered. The large increase in August of 2025 over August of 2024 for ACH (increase of 132) can likely be attributed to the purchase of the Gould Heights water district, as we included ACH forms along with start service applications sent to all former Gould Heights customers.



KEY METRICS

The Utility Billing Department saw an increase in water disconnections in FY2025. We continue to monitor the disconnect trends and have discussions on how we can reverse the increases.

Staff identified several potential causes for the rise in monthly disconnects for FY25 compared to FY24 including continued economic uncertainty, outdated contact information for residents, and messaging.

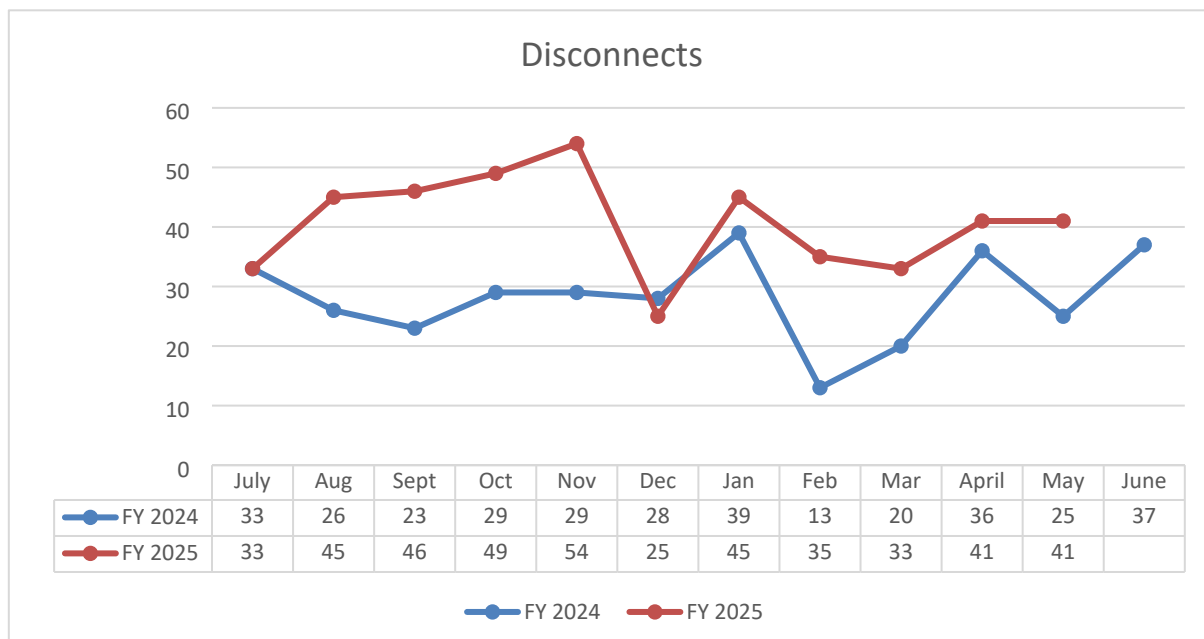
One tool that staff uses to inform residents they are in danger of being disconnected is the “Dial My Calls” system. Process and messaging changes we have considered include:

1. Utilizing the “Dial My Calls” system to call all residents before their account goes past due. However, to execute this process the Utility Billing Department would increase the number of monthly calls to approximately 5,500, using approximately half of our current annual allotment of “Dial My Calls” credits each month.
2. Updating the messaging for the “Dial My Calls” first pass to clarify that the resident is in danger of being disconnected.

Staff also anticipate additional notification options available with the new software suite being purchased from Tyler Technologies. Once that software is implemented, staff will review those additional options to determine the most economic path forward to help reduce the number of monthly disconnects.

We plan to partner with the communications manager to include a request in the monthly newsletter, sent with utility bills, to have citizens contact us to ensure we have up-to-date information on file or provide new updates.

Below is a graph showing the number of water service disconnections for FY24 vs FY25.



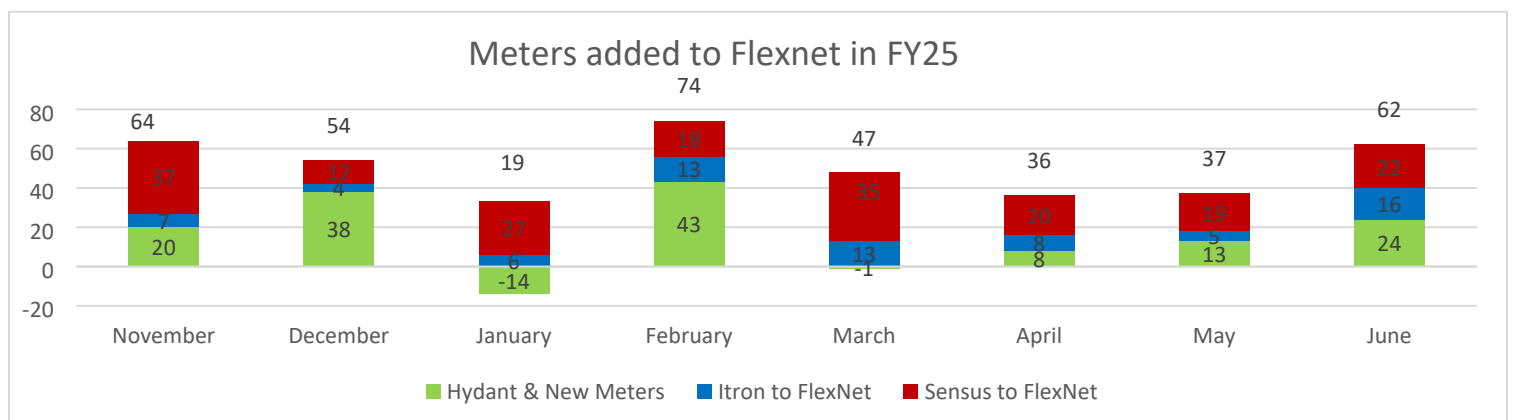
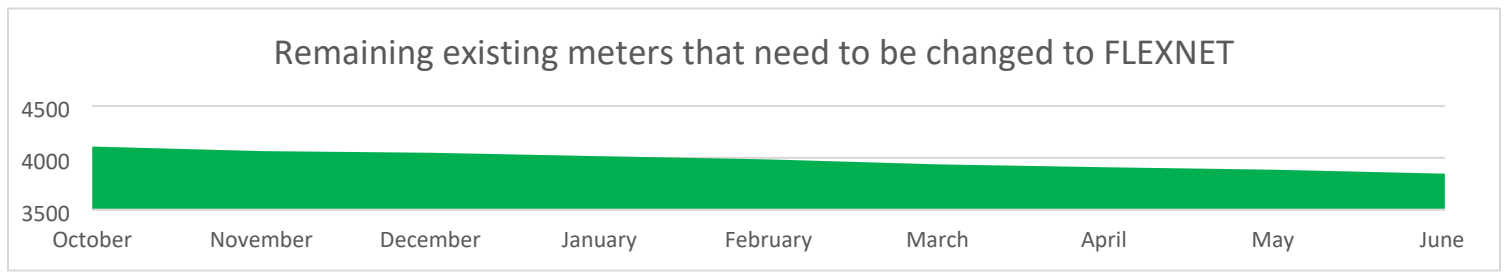
KEY METRICS

With the strategic planning priority of equipment replacement and the implementation of the FlexNet remote meter reading system, the Utility Billing Department has started tracking the number of meters and equipment that are upgraded for compatibility with FlexNet. By tracking these, we will know how many meters and equipment still need to be replaced. This information will help with planning and budgeting for replacements.

In April of 2024, Utility Billing started working with our software provider (gWorks) and Sensus (FlexNet) to begin testing meter reading files for the FlexNet system. Due to the purchase of the Gould Heights/Thorpe Water District in June of 2024, the testing phase of this project was delayed to the end of July 2024. After completing the testing phase, we began reading the meters on the FlexNet system on October 15, 2024.

When the testing phase began, we had 3,046 meters ready for the FlexNet System. By the time we were utilizing the system in October, we were up to 3,376 meters. A portion of the meter increase was due to new construction installation, as there was no differentiation at this time between replacement and new.

In October of 2024, the number of meters and/or equipment requiring replacement was 4,109. As we begin FY26, there are 3,847 meters that still need to be updated to the FlexNet system.

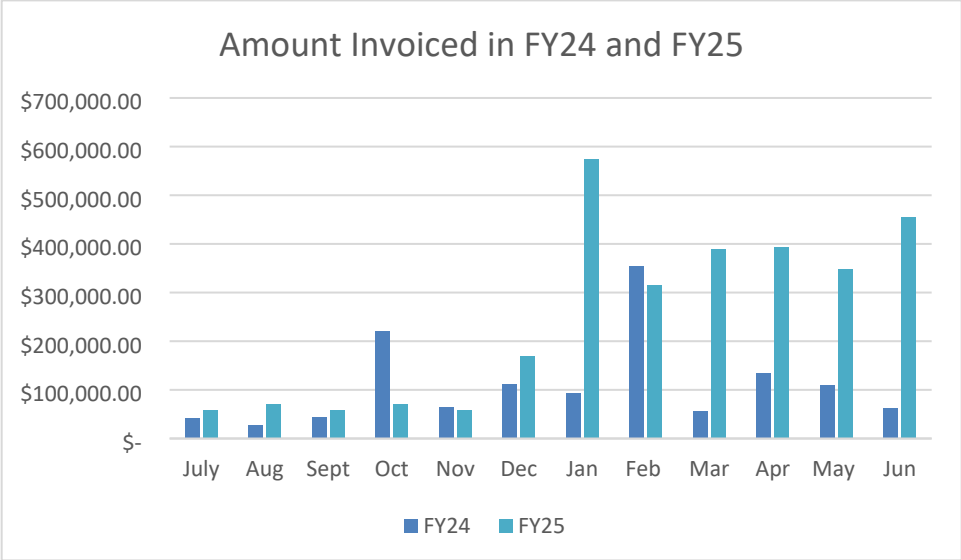


KEY METRICS

In 2023, the Finance Department made the decision to add the Billing & Licensing module to our financial software system. This decision was made, in part, due to the increasing number of invoices that were being created by different departments for services and reimbursements outside of the financial software. By adding the Billing and Licensing module, all invoices are created in the system and Finance is now able to track the expected revenue. By utilizing the software, it is now easier to track payments, track collections for past due amounts, and ensure that revenues are coded correctly when payments are posted. Payments can also now be entered through the receipt module for the software, providing ease for staff in posting payments.

The city invoices for projects, water operating expenses, Economic Development, Development Services, sewer projects, etc. Invoices are also created for field rent and the concessions lease for the Hy-Vee Multi Plex, curb stop repairs, contributions and grants. With the licensing portion of this module, cemetery lots, Right of Way permits, tobacco licenses, pet licenses, and storm water management invoices are also created.

In FY24, invoices were being issued for reimbursement for the WRA project, and we began invoicing for field rent for the Hy-Vee Multi Plex. The total amount invoiced for FY24 was \$1,325,449.02. In FY25, we began invoicing for the concessions lease for the Hy-Vee Multi Plex and CIWW for expected expenses and reimbursements for specific water projects. The total amount invoiced for FY25 was \$2,966,290.02.



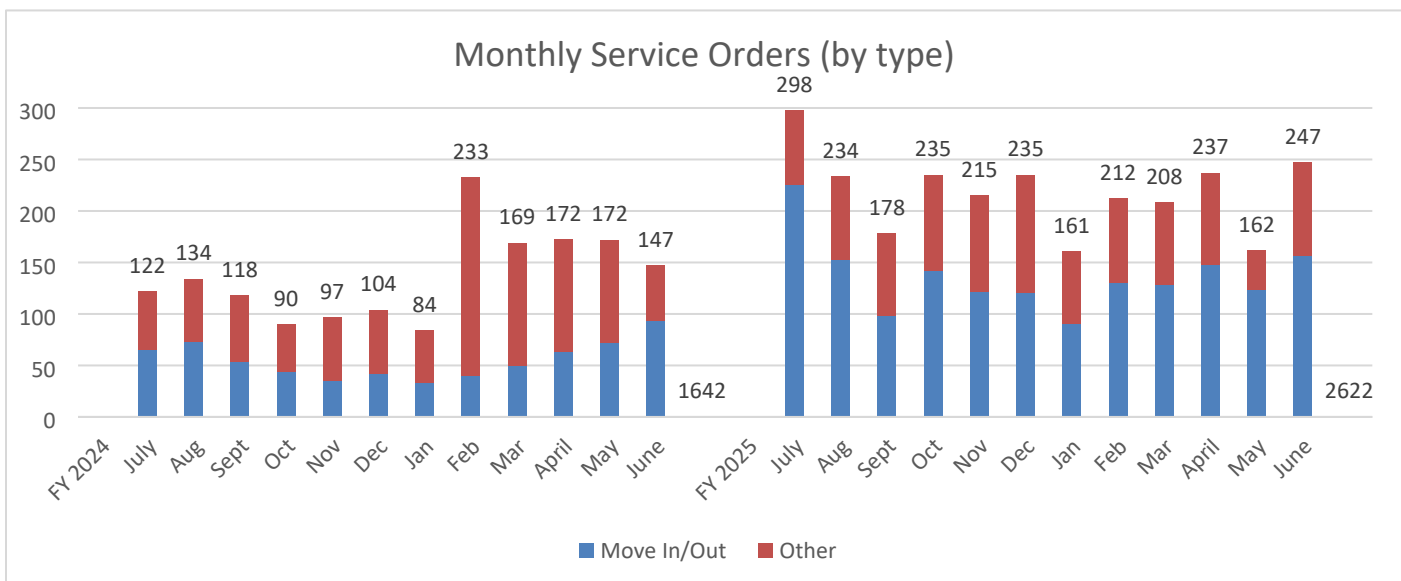
KEY METRICS

FY25 was a busy year for the utility department. They experienced an increase of 59.21% in total number of services orders from the prior year. They have noticed a significant increase in the service orders for customers moving in and out and the “other” category staying roughly the same. The “other” category consists largely of meter replacements, meter reader replacements, and new meter installs. To a lesser degree, the “other” service orders also include helping customers determine possible origins of issues within their residence. The shift was expected for a few reasons.

First, Utility Billing staff are now able to access readings for meters on the FlexNet system which updates every hour. When service orders are created for customers who move in and out that are on this system, the Utility Billing staff can obtain the reading from the FlexNet system and process the service orders for both without the aid of the Water Distribution staff. Although this has created another step for the Utility Billing staff, the Water Distribution staff no longer need to physically go to the location to read the meter. This has resulted in cost savings for the City in time, labor, vehicle wear and tear, and fuel.

Second, there was an increase in the number of new homes being completed which has resulted in more builders being “moved out” and new residents “moved in”.

Third, service orders for the “other” category increased in FY24 due to the EPA mandated lead service line inspections and to update existing equipment in preparation for FlexNet. This momentum continued through FY25 due to the need to resolve issues for customers in the Gould Heights/Thorpe water district and the continued priority of updating equipment to the FlexNet system. These efforts have resulted in 358 meters being replaced in FY25, with 104 of them being in the Gould Heights/Thorpe water district area.



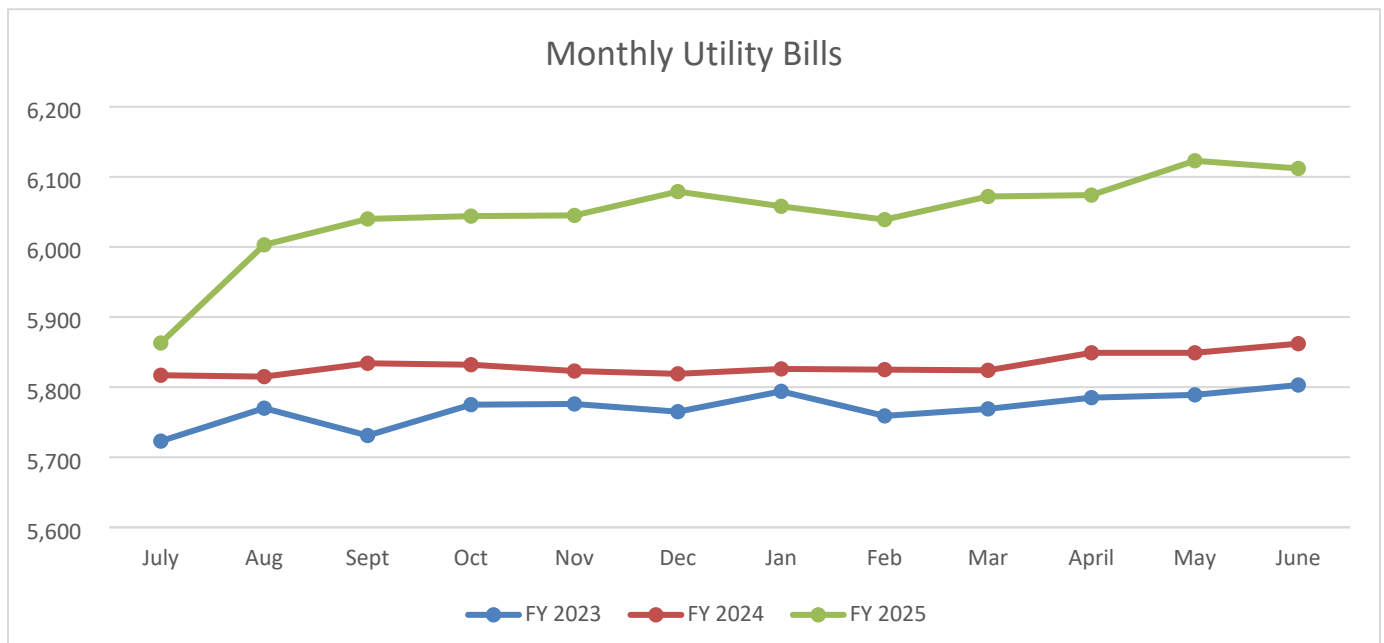
KEY METRICS

Each month the City of Grimes utility billing department reviews each bill for accuracy. This labor-intensive review is completed to ensure that each entity billed for utilities within the City of Grimes is billed appropriately.

With the acquisition of the Gould Heights Water District, the City of Grimes saw the number of utility bills produced increase by 3.23% in August when compared to the number of utility bills produced for the previous year. This increase pushed the number of utility bills created each month above 6,000. The billing period for May included enough new buildings (including a number in the Hope Commercial Plats), and residents moving to increase the number of utility bills to over 6,100.

The Utility Billing department expects the number of utility bills produced each month to continue to increase in FY26 for several reasons.

- New accounts will continue to be set up in the Hope Commercial Plats, as well as other growth areas of the city.
- When builders sell a new home, our system provides for a move out/move in process, which creates two bills for this billing cycle.
- Two additional large plats (Harvest Glen and Founders Glen) are expected to reach final plat stage by this fall. We anticipate these properties will need to be billed for utilities before the end of FY26, further increasing the number of bills created each month by the billing department.



RESOLUTION 07-0425 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 07-0425

WHEREAS, the City of Grimes has identified the need to retain consultants for professional services;

WHEREAS, the consultants have agreed to provide a scope of work for the City;

WHEREAS, the consultants have completed all or portions of the scope of work and are requesting payment of those services;

WHEREAS, the requests for payments have been reviewed and approved by City staff as due and payable;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the professional payments that are listed shall be approved as submitted.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW 19th St SRF Sponsored Pond
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 307-865-6407 **Finance Project #**
Vendor Project or Invoice #: 25G021.00 **PO #**
Original Contract Date: April 22, 2025 **Vendor #** 2972

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: April 22, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	98,950.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	98,950.00	
Total completed and stored to date:	\$	55,936.70	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	55,936.70	
Less previous applications for payment:	\$	-	
SUBTOTAL	\$	55,936.70	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 55,936.70

Balance to finish, including retainage: \$ 43,013.30

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

7-10-25

Signature

Date

City of Grimes Staff Approval:

7-14-25

Signature

Date

Submit to: Engineering Department

E-mail: engineering@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
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Previous Applications for Payment

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Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	April 22, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

June 18, 2025

Project No: 0025G021.00

Invoice No: 97691

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 41,336.50

Project 0025G021.00 SW 19th Street SRF Sponsored Pond

Professional Services through May 31, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VII	27.00	213.00	5,376.00	
Engineer/Planner/Scientist V	114.50	183.00	20,953.50	
Engineer/Planner/Scientist IV	6.50	168.00	1,092.00	
Engineer/Planner/Scientist III	66.00	153.00	10,098.00	
Technician/Designer IX	2.00	186.00	372.00	
Technician/Designer VI	6.00	157.00	942.00	
Technician/Designer III	16.50	118.00	1,947.00	
Project Administrator V	2.00	110.00	220.00	
Totals	240.50		41,000.50	
Total Labor				41,000.50

Expenses 336.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	41,336.50	0.00	41,336.50	
Limit			98,950.00	
Remaining			57,613.50	
Total This Invoice				USD 41,336.50

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

July 10, 2025

Project No: 0025G021.00

Invoice No: 97973

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 14,600.20

Project 0025G021.00 SW 19th Street SRF Sponsored Pond

Professional Services through June 30, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VI	4.00	198.00	792.00
Engineer/Planner/Scientist V	18.00	183.00	3,294.00
Engineer/Planner/Scientist III	64.40	153.00	9,853.20
Technician/Designer IX	2.00	186.00	372.00
Technician/Designer III	.50	118.00	59.00
Technician/Designer I	2.50	92.00	230.00
Totals	91.40		14,600.20
Total Labor			14,600.20

Billing Limits	Current	Prior	To-Date
Total Billings	14,600.20	41,336.50	55,936.70
Limit			98,950.00
Remaining			43,013.30

Total This Invoice USD 14,600.20

Outstanding Invoices

Number	Date	Balance
97691	6/18/2025	41,336.50
Total		41,336.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S James Street Improvements - SE 37th St. to SE 11th St.
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 369-210-6407 **Finance Project #**
Vendor Project or Invoice #: 23G023.00 **PO #**
Original Contract Date: February 27, 2024 **Vendor #** 2972

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 9
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	1,009,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,009,000.00	
Total completed and stored to date:	\$	723,200.90	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	723,200.90	
Less previous applications for payment:	\$	715,159.90	
SUBTOTAL	\$		8,041.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 8,041.00

Balance to finish, including retainage: \$ 285,799.10

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

Date

7-14-25

Submit to: Engineering Department

E-mail: engineering@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 13, 2024	\$ 169,883.06
2	September 24, 2024	\$ 50,129.58
3	November 12, 2024	\$ 45,088.00
4	November 26, 2024	\$ 70,829.40
5	January 28, 2025	\$ 150,638.50
6	February 25, 2025	\$ 55,008.56
7	May 27, 2025	\$ 98,588.30
8	June 24, 2025	\$ 74,994.50
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Previous Applications for Payment

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TOTAL \$ 715,159.90

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 27, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

July 09, 2025

Project No: 0023G023.00

Invoice No: 97955

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 8,041.00

Project 0023G023.00 S James Street Improvements

Professional Services through June 30, 2025

Professional Personnel

	Hours	Rate	Amount
Engineer/Planner/Scientist VI	2.50	198.00	495.00
Engineer/Planner/Scientist V	10.00	183.00	1,830.00
Engineer/Planner/Scientist IV	6.50	168.00	1,092.00
Engineer/Planner/Scientist III	3.00	153.00	459.00
Technician/Designer IX	4.00	186.00	744.00
Technician/Designer VI	5.00	157.00	785.00
Technician/Designer IV	6.00	131.00	786.00
Technician/Designer III	1.00	118.00	118.00
Technician/Designer I	3.00	92.00	276.00
Surveyor/Construction Manager IV	6.00	213.00	1,278.00
Project Administrator V	1.00	110.00	110.00
Totals	48.00		7,973.00
Total Labor			7,973.00

Expenses 68.00

Billing Limits

	Current	Prior	To-Date
Total Billings	8,041.00	715,159.90	723,200.90
Limit			1,009,000.00
Remaining			285,799.10

Total This Invoice USD 8,041.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE 11th Street & S James St
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 369-210-6407 **Finance Project #**
Vendor Project or Invoice #: 22G020.01 **PO #**
Original Contract Date: June 28, 2022 **Vendor #** 2972

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 23
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	793,500.00	
Net change by Change Orders:	\$	456,800.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,250,300.00	
Total completed and stored to date:	\$	1,151,608.78	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,151,608.78	
Less previous applications for payment:	\$	1,141,017.78	
SUBTOTAL	\$		10,591.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,591.00

Balance to finish, including retainage: \$ 98,691.22

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.


Firm Name
Signature Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC
Firm Name

Signature Date

City of Grimes Staff Approval:

Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 11, 2022	\$ 49,535.72
2	November 8, 2022	\$ 63,095.74
3	December 13, 2022	\$ 41,561.07
4	January 10, 2023	\$ 65,878.59
5	March 14, 2023	\$ 170,495.20
6	April 11, 2023	\$ 73,807.58
7	May 9, 2023	\$ 92,306.00
8	June 27, 2023	\$ 96,996.39
9	July 11, 2023	\$ 89,777.20
10	November 14, 2023	\$ 196,404.04
11	December 26, 2023	\$ 44,336.00
12	March 26, 2024	\$ 18,279.85
13	May 14, 2024	\$ 5,517.34
14	June 11, 2024	\$ 20,119.32
15	August 13, 2024	\$ 6,355.20
16	September 24, 2024	\$ 27,222.64
17	November 12, 2024	\$ 6,906.14
18	November 26, 2024	\$ 12,335.08
19	January 28, 2025	\$ 12,168.58
20	February 25, 2025	\$ 2,366.00
21	May 27, 2025	\$ 34,287.10
22	June 24, 2025	\$ 11,267.00
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Previous Applications for Payment

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TOTAL **\$ 1,141,017.78**

Record of Change Orders

No.	Date	Amount
1	September 12, 2023	\$ 456,800.00
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TOTAL **\$ 456,800.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	June 28, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

July 09, 2025

Project No: 0022G020.02

Invoice No: 97954

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 10,591.00

Project 0022G020.02 SE 11th Street & S James St Construction

Professional Services through June 30, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist VI	23.00	198.00	4,554.00	
Technician/Designer IX	6.00	186.00	1,116.00	
Technician/Designer III	27.00	118.00	3,186.00	
Technician/Designer I	16.00	92.00	1,472.00	
Project Administrator V	1.00	110.00	110.00	
Totals	73.00		10,438.00	
Total Labor				10,438.00

Expenses 153.00

Billing Limits	Current	Prior	To-Date	
Total Billings	10,591.00	227,018.25	237,609.25	
Limit			336,300.00	
Remaining			98,690.75	
		Total This Invoice		USD 10,591.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE 19th and Jazzwood Concept
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street; Clive, IA 50325
Finance Budget Code: 374-810-6407 **Finance Project #**
Vendor Project or Invoice #: 2025001131-000 **PO #**
Original Contract Date: May 27, 2025 **Vendor #** 2830

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: June 3, 2025 Through: June 28, 2025

Contract Summary

Original Contract Amount:	\$	61,070.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	61,070.00	
Total completed and stored to date:	\$	16,487.50	
Retainage: 0 % of Completed Work:			
Total Earned less Retainage:	\$	16,487.50	
Less previous applications for payment:	\$	-	
SUBTOTAL	\$	16,487.50	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 16,487.50

Balance to finish, including retainage: \$ 44,582.50

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

Signature

July 9, 2025

Date

City of Grimes Staff Approval:

Signature

7-14-25

Date

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
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Previous Applications for Payment

No.	Date	Amount
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Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 27, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



1360 NW 121st Street
Clive, IA 50325

Aaron Jarosh
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

June 30, 2025
Project No: 2025001131-000
Invoice No: 160758
Due Date: July 30, 2025

Project 2025001131-000 Grimes - SE 19th and Jazzwood Concept

Professional Services from June 01, 2025 to June 28, 2025

Phase	100	Preliminary Planning and Reports
Task	101	Functional Design

	Hours	Rate	Amount	
Project Manager I	9.50	185.00	1,757.50	
Engineer I	92.00	125.00	11,500.00	
Team Leader	.25	250.00	62.50	
Intern	4.00	75.00	300.00	
Engineer III	11.00	185.00	2,035.00	
Totals	116.75		15,655.00	
Total Labor				15,655.00

	Current	Prior	To-Date	
Total Billings	15,655.00	0.00	15,655.00	
Contract Limit (not-to-exceed)			50,880.00	
Contract Limit Remaining			35,225.00	
			Total this Task	\$15,655.00
			Total this Phase	\$15,655.00

Phase	850	Project Management
Task	851	Project Management and Coordination

	Hours	Rate	Amount	
Project Manager I	4.50	185.00	832.50	
Totals	4.50		832.50	
Total Labor				832.50

	Current	Prior	To-Date	
Total Billings	832.50	0.00	832.50	
Contract Limit (not-to-exceed)			10,190.00	
Contract Limit Remaining			9,357.50	
			Total this Task	\$832.50
			Total this Phase	\$832.50

Project	2025001131-000	Grimes - SE 19th and Jazzwood Concept	Invoice	160758
Total Due this Invoice				\$16,487.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Phase 1A Water System Improvements
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 374-810-6407 **Finance Project #**
Vendor Project or Invoice #: 211186-010, -020, -030, -040 **PO #**
Original Contract Date: August 23, 2022 **Vendor #** 2830

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 32
PAYMENT PERIOD: From: June 1, 2025 Through: June 28, 2025

Contract Summary

Original Contract Amount:	\$	1,168,650.00	
Net change by Change Orders:	\$	461,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,630,150.00	
Total completed and stored to date:	\$	1,289,068.61	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	1,289,068.61	
Less previous applications for payment:	\$	1,284,274.26	
SUBTOTAL			\$ 4,794.35

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,794.35

Balance to finish, including retainage: \$ 341,081.39

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Co

Heather Dallen

Digitally signed by Heather Dallen
DN: E=hdallen@mcclurevision.com,
O=McClure Engineering Co, CN=Heather
Dallen
Date: 2025.07.10 11:19:41-05'00'

Signature

Date

City of Grimes Staff Approval:

Signature

7-14-25

Date

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 27, 2022	\$ 9,533.25
2	October 25, 2022	\$ 69,899.99
3	November 22, 2022	\$ 79,736.54
4	December 27, 2022	\$ 42,120.02
5	January 24, 2023	\$ 69,644.61
6	February 14, 2023	\$ 79,545.35
7	March 23, 2023	\$ 80,719.55
8	April 25, 2023	\$ 102,195.11
9	May 23, 2023	\$ 45,750.47
10	June 27, 2023	\$ 76,818.83
11	July 25, 2023	\$ 76,239.09
12	August 22, 2023	\$ 31,601.15
13	September 26, 2023	\$ 32,613.69
14	October 24, 2023	\$ 25,947.21
15	November 28, 2023	\$ 16,792.38
16	December 12, 2023	\$ 27,465.60
17	February 27, 2024	\$ 42,548.84
18	March 26, 2024	\$ 5,664.53
19	April 23, 2024	\$ 27,983.33
20	June 25, 2024	\$ 49,268.13
21	July 23, 2024	\$ 57,818.26
22	August 27, 2024	\$ 41,974.07
23	October 8, 2024	\$ 60,879.88
24	October 22, 2024	\$ 31,340.46
25	November 26, 2024	\$ 30,149.92
26	December 24, 2024	\$ 19,490.42
27	January 28, 2025	\$ 11,166.49
28	February 25, 2025	\$ 10,337.50
29	April 22, 2025	\$ 17,345.39
30	May 27/2025	\$ 3,262.57
31	June 24, 2025	\$ 8,421.63
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 1,284,274.26

Record of Change Orders

No.	Date	Amount
1	August 8, 2023	\$ 461,500.00
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TOTAL \$ 461,500.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	August 23, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

June 30, 2025
Project No: 0000211186-040
Invoice No: 160905
Due Date: July 30, 2025

Project 0000211186-040 Grimes Phase 1A Water System Improvements Ground Storage Reservoir

Professional Services from June 01, 2025 to June 28, 2025

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Coordinator	1.50	135.00	202.50	
Totals	1.50		202.50	
Total Labor				202.50
Total this Phase				\$202.50

Phase 600 Construction Contract Administration

	Hours	Rate	Amount	
Team Leader	.50	250.00	125.00	
Totals	.50		125.00	
Total Labor				125.00
Total this Phase				\$125.00

Phase 604 Record Drawings

	Hours	Rate	Amount	
Engineering Technician I	22.00	115.00	2,530.00	
Team Leader	.25	250.00	62.50	
Totals	22.25		2,592.50	
Total Labor				2,592.50
Total this Phase				\$2,592.50

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	8.00	185.00	1,480.00	
Totals	8.00		1,480.00	
Total Labor				1,480.00

Mileage (.70/.50 p/mile) 23.10

Project	0000211186-040	Grimes Phase 1A Ground Storage Reservoir	Invoice	160905
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Total this Phase	\$1,503.10
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Phase	851	Project Administration
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	Hours	Rate	Amount	
Principal	1.00	270.00	270.00	
Project Coordinator	.75	135.00	101.25	
Totals	1.75		371.25	
Total Labor				371.25
			Total this Phase	\$371.25

	Current	Prior	To-Date	
Total Billings	4,794.35	529,498.97	534,293.32	
Contract Limit (not-to-exceed)			613,100.00	
Contract Limit Remaining			78,806.68	
			Total Due this Invoice	\$4,794.35

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 371-210-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: April 23, 2024 **Vendor #** 3134

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 9
PAYMENT PERIOD: From: 5/18/2025 Through: 6/21/2025

Contract Summary

Original Contract Amount:	\$	106,200.00	
Net change by Change Orders:	\$	104,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	210,700.00	
Total completed and stored to date:	\$	174,607.97	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	174,607.97	
Less previous applications for payment:	\$	170,714.50	
SUBTOTAL	\$		3,893.47
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE	\$		3,893.47

Balance to finish, including retainage: \$ 36,092.03

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

MSA Professional Services, Inc.

Firm Name

Signature

06/25/2025

Date

City of Grimes Staff Approval:

Signature

7-14-25

Date

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone: (515) 986-4050

Fax: (515) 986-4480

Date Printed: 6/25/2025

Page 70 of 488

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 25, 2024	\$ 10,176.43
2	July 23, 2024	\$ 7,465.00
3	August 27, 2024	\$ 13,936.25
4	September 24, 2024	\$ 14,398.40
5	October 22, 2024	\$ 54,409.47
6	November 26, 2024	\$ 35,113.72
7	May 27, 2025	\$ 30,921.61
8	June 24, 2025	\$ 4,293.62
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 170,714.50

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	\$ 45,400.00
2	February 25, 2025	\$ 59,100.00
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TOTAL \$ 104,500.00

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



INVOICE

TO MAKE A PAYMENT BY CREDIT CARD, PLEASE
REQUEST A SECURE LINK VIA COLLECTIONS@MSA-
PS.COM. A 3% SERVICE FEE WILL BE ADDED TO
INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Grimes
410 SE Main Street #102
Grimes, IA 50111

Invoice No: 017707
Invoice Date: 6/26/2025
Invoice Terms: Due upon receipt
Project No: R09410027.00
Project Manager: Nichole Sungren
Client Liaison: Nichole Sungren
Customer Ref:

email invoice
include documents
From 05/18/2025 To 06/25/2025

R09410027.00 SE Little Beaver and SE 4th Reconstruction CRS

R09410027.00.200 - Construction Administration

Subtotal Construction Administration 2,291.69

R09410027.00.300 - Construction Staking

Subtotal Construction Staking 1,601.78

Total 3,893.47

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Lion's Park Existing Survey and Flood Study

Contractor: Nilles Associates, Inc.

Address: 1933 SW Magazine Road, Ankeny, IA 50023

Finance Budget Code: 309-430-6407

Finance Project #

Vendor Project or Invoice #: 23138.06

PO #

Original Contract Date: May 14, 2024

Vendor # 3129

Date of Council Meeting: July 22, 2025

PAYMENT REQUEST # 6

PAYMENT PERIOD: From: April 1, 2025 Through: May 31, 2025

Contract Summary

Original Contract Amount: \$ 37,500.00

Net change by Change Orders: \$ 55,344.00

Contract Amount to Date: (line 1 ± 2) \$ 92,844.00

Total completed and stored to date: \$ 87,622.00

Retainage: 0 % of Completed Work: \$ -

Total Earned less Retainage: \$ 87,622.00

Less previous applications for payment: \$ 80,186.00

SUBTOTAL \$ 7,436.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 7,436.00

Balance to finish, including retainage: \$ 5,222.00

Contract Time Remaining (If applicable) - #

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Nilles Associates, Inc.

Firm Name

Signature 

7/9/2025

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:



7-14-25

Signature

Date

City of Grimes Council Approval:

Council 7-22-25

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

mahrens@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 28, 2024	\$ 22,410.50
2	October 22, 2024	\$ 7,530.00
3	November 26, 2024	\$ 4,417.50
4	April 8, 2025	\$ 20,048.50
5	May 27, 2025	\$ 25,779.50
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Previous Applications for Payment

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TOTAL **\$ 80,186.00**

Record of Change Orders

No.	Date	Amount
1	October 8, 2024	\$ 39,104.00
2	March 25, 2025	\$ 16,240.00
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TOTAL **\$ 55,344.00**

Contract Time Remaining

Contract Period:	
Original Contract Date:	May 14, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

INVOICE

City of Grimes, Iowa
Attn.: Matt Ahrens
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 6/30/2025
Billing Period: 04/01/25-05/31/25

Invoice No: 23138.06
Project No: 23138

Project: Lion's Park Existing Survey and Flood Study

Current

Hourly Services:	Hours	Rate	Amount	
Engineer VII	14.0	\$178.00	\$2,492.00	
Engineer IV	22.0	\$133.00	\$2,926.00	
Land Surveyor IX	5.0	\$160.00	\$800.00	
Survey Technician V	10.5	\$116.00	<u>\$1,218.00</u>	
		Subtotal:	\$7,436.00	<u>\$7,436.00</u>

Total Due this Invoice: \$7,436.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Administration Building
Contractor: OPN Architects, Inc
Address: 200 5th Ave SE, Suite 201, Cedar Rapids, IA 52401
Finance Budget Code: 387-650-6490 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: July 23, 2024 **Vendor #** 2532

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	668,900.00	
Net change by Change Orders:	\$	50,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	719,400.00	
Total completed and stored to date:	\$	355,331.86	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	355,331.86	
Less previous applications for payment:	\$	263,603.73	
SUBTOTAL	\$	91,728.13	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	91,728.13	
Balance to finish, including retainage:	\$	364,068.14	

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

OPN Architects, Inc

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

Date

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone: (515) 986-4050

Fax: (515) 986-4480

Date Printed: 7/9/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 8, 2024	\$ 10,106.25
2	October 22, 2024	\$ 16,779.97
3	November 26, 2024	\$ 6,428.62
4	December 10, 2024	\$ 3,295.59
5	January 28, 2025	\$ 19,825.46
6	March 11, 2025	\$ 23,638.63
7	April 22, 2025	\$ 78,618.72
8	May 27, 2025	\$ 57,399.77
9	June 24, 2025	\$ 47,510.72
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Previous Applications for Payment

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TOTAL \$ 263,603.73

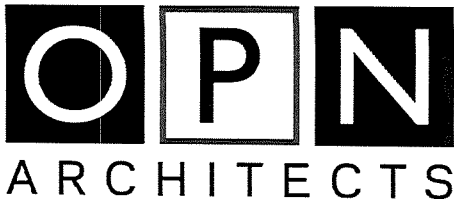
Record of Change Orders

No.	Date	Amount
1	December 10, 2024	\$ 11,500.00
2	February 11, 2025	\$ 39,000.00
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TOTAL \$ 50,500.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	July 23 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



200 5th Ave SE
Ste 201
Cedar Rapids, IA 52401

INVOICE

Invoice Number: 24826000-10
Date: June 30, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: June 30, 2025

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
PreDesign	\$27,500.00	100.00	\$27,500.00	\$27,500.00	\$0.00
Schematic Design	\$88,666.00	100.00	\$88,666.00	\$88,666.00	\$0.00
Design Development	\$171,398.00	89.62	\$153,598.32	\$115,822.20	\$37,776.12
Construction Documents	\$213,058.00	22.18	\$47,245.61	\$0.00	\$47,245.61
Bidding/Negotiations	\$24,192.00	0.00	\$0.00	\$0.00	\$0.00
Construction Administration	\$144,086.00	0.00	\$0.00	\$0.00	\$0.00
Add Services (Amendments)	\$50,500.00	75.89	\$38,321.93	\$31,615.53	\$6,706.40
	\$719,400.00		\$355,331.86	\$263,603.73	\$91,728.13

\$91,728.13

Invoice Total \$91,728.13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NE Gateway Drive Permanent Traffic Signal Design
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 340-230-6407 **Finance Project #**
Vendor Project or Invoice #: 124.1502.01 **PO #**
Original Contract Date: January 14, 2025 **Vendor #** 2031

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: February 1, 2025 Through: May 31, 2025

Contract Summary

Original Contract Amount:	\$ 58,900.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 58,900.00	
Total completed and stored to date:	\$ 28,135.00	
Retainage: % of Completed Work:	\$ -	
Total Earned less Retainage:	\$ 28,135.00	
Less previous applications for payment:	\$ 17,206.00	
SUBTOTAL		\$ 10,929.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,929.00

Balance to finish, including retainage: \$ 30,765.00

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Snyder & Associates, Inc.


Signature Firm Name Date 6/26/25

Engineer / Consultant Approval:

Signature Firm Name Date

City of Grimes Staff Approval:


Signature Date 7-14-25

Submit to: Engineering Department

E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	March 11, 2025	\$ 17,206.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 17,206.00

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	January 14, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



INVOICE FOR PROFESSIONAL SERVICES

June 30, 2025

Matt Ahrens, P.E.
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 124.1502.01 - 2

Finance Code 340-230-6407

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project 124.1502.01 NE Gateway Drive Permanent Traffic Signal Design

Professional Services through May 31, 2025

Basic Services

	Hours	Rate	Amount	
Engineer VIII	47.00	206.00	9,682.00	
Technician VI	10.75	116.00	1,247.00	
Total Services	57.75		10,929.00	
Total Services				10,929.00

Billing Limits

	Current	Prior	To-Date
Total Billings	10,929.00	17,206.00	28,135.00
Limit			58,900.00
Remaining			30,765.00

Phase Subtotal \$10,929.00

Amount Due this Invoice \$10,929.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: SVPA Architects
Address: 1466 28th Street, Suite 200, West Des Moines, IA 50266
Finance Budget Code: 378-150-6490 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: February 27, 2023 **Vendor #** 4458

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 28
PAYMENT PERIOD: From: June 2, 2025 Through: June 29, 2025

Contract Summary

Original Contract Amount:	\$	595,000.00	
Net change by Change Orders:	\$	18,700.00	
Contract Amount to Date: (line 1 ± 2)	\$		613,700.00
Total completed and stored to date:	\$	584,392.22	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		584,392.22
Less previous applications for payment:	\$		576,484.32
SUBTOTAL			\$ 7,907.90

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 7,907.90

Balance to finish, including retainage: \$ 29,307.78

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

SVPA Architects

Firm

Signature

Date

City of Grimes Staff Approval:

Signature

Date

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 11, 2023	\$ 8,949.90
2	May 23, 2023	\$ 20,536.75
3	July 11, 2023	\$ 8,579.79
4	August 22, 2023	\$ 4,284.00
5	August 22, 2023	\$ 2,392.69
6	September 12, 2023	\$ 2,977.38
7	October 10, 2023	\$ 8,606.00
8	November 14, 2023	\$ 23,021.44
9	January 9, 2024	\$ 18,288.89
10	January 23, 2024	\$ 39,627.00
11	March 26, 2024	\$ 32,181.55
12	March 26, 2024	\$ 75,204.44
13	April 23, 2024	\$ 22,038.15
14	May 28, 2024	\$ 110,127.93
15	June 25, 2024	\$ 97,129.37
16	July 23, 2024	\$ 11,832.77
17	August 27, 2024	\$ 14,826.02
18	September 24, 2024	\$ 9,370.71
19	October 22, 2024	\$ 5,236.00
20	November 26, 2024	\$ 13,977.45
21	December 24, 2024	\$ 6,512.27
22	January 28, 2025	\$ 5,250.07
23	February 25, 2025	\$ 7,854.00
24	March 25, 2025	\$ 5,250.70
25	April 22, 2025	\$ 11,886.70
26	May 20, 2025	\$ 5,260.15
27	June 24, 2025	\$ 5,282.20
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 576,484.32

Record of Change Orders

No.	Date	Amount
1	August 10, 2023	\$ 12,400.00
2	November 26, 2024	\$ 6,300.00
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TOTAL \$ 18,700.00

Contract Time Remaining

Contract Period: WORKING DAYS
Original Contract Date: February 27, 2023
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: _____
Time Used to Date: _____
Contract Time Remaining: _____



www.svpa-architects.com
Phone 515.327.5990

1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Matt Ahrens
City of Grimes
410 SE Main Street
Suite 102
Grimes, IA 50111

July 3, 2025

Project No: 23012.00

Invoice No: 0040622

**Please see the second page
for the total due.
Thank you**

Project 23012.00 City of Grimes - Grimes Fire Station
mahrens@grimesiowa.gov
engineering@grimesiowa.gov
angie@sidekickdevelopment.com

Professional Services from June 2, 2025 to June 29, 2025

Phase 01 Programming

Fee

Billing Phase	Fee	Percent Complete	Earned
Programming	11,900.00	100.00	11,900.00
Schematic Design	107,100.00	100.00	107,100.00
Design Development	107,100.00	100.00	107,100.00
Construction Documents	220,150.00	100.00	220,150.00
Bidding/Negotiation	17,850.00	100.00	17,850.00
Construction Administration	130,900.00	76.00	99,484.00
Amendment #1: Library Site	12,400.00	100.00	12,400.00
Amendment #2: New Site Survey	6,300.00	100.00	6,300.00
Total Fee	613,700.00		582,284.00
		Previous Fee Billing	574,430.00
		Current Fee Billing	7,854.00
		Total Fee	7,854.00
		Total this Phase	\$7,854.00

Phase 07 Construction Administration

Reimbursable Expenses

Mileage & Parking	24.50	
Total Reimbursables	24.50	24.50

Project	23012.00	City of Grimes - Grimes Fire Station	Invoice	0040622
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Unit Billing

Mileage			29.40
		Total this Phase	\$53.90
		Total this Invoice	\$7,907.90

Billings to Date

	Current	Prior	Total
Fee	7,854.00	565,425.00	573,279.00
Consultant	0.00	9,005.00	9,005.00
Expense	24.50	1,694.81	1,719.31
Unit	29.40	359.51	388.91
Totals	7,907.90	576,484.32	584,392.22

Authorized By: Robert F. Ormsby

Robert Ormsby

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Weitz Company
Address: 611 5th Ave, Suite 300, Des Moines, IA 50309
Finance Budget Code: 378-150-6490 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: February 28, 2023 **Vendor #** 4210

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount: \$ 755,400.00
Net change by Change Orders: \$ 805,370.00
Contract Amount to Date: (line 1 ± 2) \$ 1,560,770.00

Total completed and stored to date: \$ 971,231.00
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 971,231.00
Less previous applications for payment: \$ 903,018.00
SUBTOTAL \$ 68,213.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 68,213.00

Balance to finish, including retainage: \$ 589,539.00

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Weitz Company
Firm Name

Signature Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	\$ 30,520.00
2	April 23, 2024	\$ 25,400.00
3	July 9, 2024	\$ 24,800.00
4	August 27, 2024	\$ 35,404.00
5	September 24, 2024	\$ 23,780.00
6	October 22, 2024	\$ 24,977.00
7	November 26, 2024	\$ 106,734.00
8	December 24, 2024	\$ 99,307.00
9	January 28, 2025	\$ 77,422.00
10	February 28, 2025	\$ 106,377.00
11	March 25, 2025	\$ 90,270.00
12	April 22, 2025	\$ 74,290.00
13	June 24, 2025	\$ 183,737.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 903,018.00**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	\$ 805,370.00
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TOTAL **\$ 805,370.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	February 28, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # Grimes Public Safety Center X242400	APPLICATION NO: 15 PERIOD TO: 06/01/25 06/30/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
FROM (CONTRACTOR): The Weitz Company, LLC PO Box 310474 Des Moines, IA 50331-0474	ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266		
CONTRACT FOR: Construction Management		CONTRACT DATE:	

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month		805,370.00	
Number	Date Approved		
1	6/25/2024		
TOTALS		805,370.00	0
Net change by Change Order			805,370.00

1. ORIGINAL CONTRACT SUM	\$ 755,400.00
2. Net change by Change Order	\$ 805,370.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 1,560,770.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	\$ 971,231.00
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$ -
(Column D + E on G703)	
b. 5% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 971,231.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$ 903,018.00
8. CURRENT PAYMENT NOW DUE	\$ 68,213.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 589,539.00
(Line 3 less Line 6)	

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 2, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 2, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED. \$ 68,213.00
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract. Page 88 of 488

Prj #	X242400		App # :		15		Pd From:		1-Jun-25	
Prj Name	Grimes Public Safety Center		App Date:		2-Jul-25		PD TO :		30-Jun-25	
Sub:			Retain :		5.00%					
A	B	C1	D	E	F	G		H	I	
Item Number	Description of Work	SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
			PREVIOUS (D+E)	This Period						
1 2 3 4		80,720.00 714,100.00 43,000.00 46,840.00 216,232.00 138,128.00 321,750.00	80,720 466,069 17,031 30,449 90,727 15,319 202,703	39,841 1,379 25,740		80,720 505,910 17,031 31,702 92,106 15,319 228,443	100% 71% 40% 68% 43% 11% 71%	208,190 25,969 15,138 124,126 122,809 93,307		
	<u>The Weitz Company - Construction Manager</u>									
	Preconstruction									
	General Conditions, \$803,940									
	Staffing & Travel									
	Temporary Generator & Fuel/Temporary Utilities									
	Cell Phones/Connectivity/Office Supplies/Copier									
	Cost of Work General Requirements, \$354,360									
	Trailer/Latrines/Access/Safety/Signage/SWPPP/Layout									
	Temporary Heating & Cooling/Warehousing/Cleaning									
	Fee (3.5%) per Prime Volume Summary below									
</										

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company
to furnish LABOR/MATERIAL/SERVICES
for the premises known as Grimes Public Safety Center
of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of Sixty Eight Thousand, Two hundred Thirteen Dollars and 00/100
68,213.00) and

other good and valuable considerations, the receipt whereof is hereby acknowledge, do(es)
hereby waive and release its right to lien under the status of the
State of Iowa relating to Mechanic's Liens, on the above described premises and
improvements thereon, but only for the payment above made by
the Owner.

Given under my hand and seal, this 2 day of July 2025

****THIS WAIVER IS CONTINGENT
UPON ACTUAL RECEIPT OF PAYMENT****

The Weitz Company
COMPANY

By Stephanie Morrison

Title Senior Project Manager

Subscribed And Sworn To Before me this 2 day of July 2025

Jeni Day
Notary Public



RESOLUTION 07-0525 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 07-0525

WHEREAS, The Grimes City Council entered into construction contracts for the construction of certain public improvements;

WHEREAS, the contractor for each project shall submit progress payment requests;

WHEREAS, the engineering firm overseeing the project along with the City staff review the pay requests and submit them for payment;

WHEREAS, the attached pay requests have been reviewed and have been determined to be due and payable to the contractor.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend payment of the attached pay requests.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: 1st Interiors, Inc.
Address: 1100 SE Westbrooke Dr., Waukee, IA 50263
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4804

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	495,335.00	
Net change by Change Orders:	\$	2,712.00	
Contract Amount to Date: (line 1 ± 2)	\$	498,047.00	
Total completed and stored to date:	\$	369,942.00	
Retainage: 5 % of Completed Work:	\$	18,497.10	
Total Earned less Retainage:	\$	351,444.90	
Less previous applications for payment:	\$	302,590.20	
SUBTOTAL	\$	48,854.70	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 48,854.70

Balance to finish, including retainage: \$ 146,602.10

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: 1st Interiors, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 7/11/2025

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 6,650.00
2	January 28, 2025	\$ 4,750.00
3	February 25, 2025	\$ 119,355.15
4	March 25, 2025	\$ 86,868.95
5	April 22, 2025	\$ 4,047.00
6	May 27, 2025	\$ 35,103.45
7	June 24, 2025	\$ 45,815.65
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Previous Applications for Payment

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TOTAL \$ 302,590.20

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 155.00
2	March 25, 2025	\$ 2,557.00
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TOTAL \$ 2,712.00

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):	PROJECT:	Grimes Public Safety Center	Distribution to:	
City of Grimes	PROJECT: #	X242400	OWNER	(1)
101 NE Harvey Street			ARCHITECT	(3)
Grimes IA 50111			CONTRACTOR	(1)

APPLICATION NO: 12

PERIOD TO:

06/01/25

06/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:

SVPA Architects

1466 28th Street

West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/24	PCO 001: PR 1	18,818.00	
11/12/24	PCO 003, 004 & 006	9,842.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92	
3/25/25	PCO 012, 015, & 016	10,321.32	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	(\$436.59)
6/24/225	PCO 019	1,631.87	
TOTALS		76,232.25	(\$436.59)
Net change by Change Order			75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work	\$283,840.75
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703):	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA

County of: POLK

subscribed and sworn to before me this

July 3, 2025

NOTARY PUBLIC:

My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 562,211.38

(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

APPLICATION AND CERTIFICATE FOR PAYMENT

G732 Cma (formerly G702 Cma)

PAGE ONE OF 5 PAGES

TO OWNER:

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

FROM CONTRACTOR:

1st Interiors, Inc.
1100 SE Westbrooke Drive
Waukee, IA 50263

PROJECT:

Grimes Public Safety Center
Drywall, Framing, ACT, Painting

VIA CONSTRUCTION MANAGER:

The Weitz Company
611 5th Ave, Des Moines, IA

VIA ARCHITECT:

APPLICATION NO: 8

APPLICATION DATE: 6/20/2025

PERIOD TO: 6/30/2025

INVOICE #: DW5745-8

PROJECT NOS:

Distribution to:

☐ OWNER
☐ ARCHITECT
☒ CONSTRUCTION MANAGER
☐ CONTRACTOR
☐ OTHER

CONTRACT FOR: BP 7 Drywall, Framing, Accoustic & Paint

CONTRACT DATE: March 21, 2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 495,335.00
2. Net change by Change Orders	\$ 2,712.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 498,047.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$369,942.00
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$18,497.10
b. 5 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 18,497.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 351,444.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 302,590.20
8. CURRENT PAYMENT DUE	\$ 48,854.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 146,602.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 2,712.00	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ 2,712.00	\$ -
NET CHANGES by Change Order	\$ 2,712.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 06/20/2025

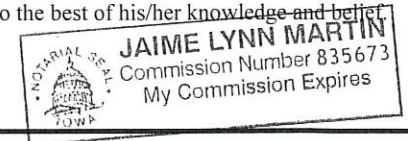
State of: Iowa County of: Dallas

Subscribed and sworn to before me this 20th day of June 2025

The above personally appeared before me the undersigned notary public and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public:

My Commission expires: 11/15/2027



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Construction Manager and Architect certifies to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

G703

G732 Cma,formerly G702 Cma, APPLICATION AND CERTIFICATEFOR PAYMENT, containing
Contractor's signed certification is attached.

APPLICATION NO: 8
APPLICATION DATE: 6/20/25

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 6/30/25

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Engineering	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$250.00
2	Bonding	\$7,000.00	\$7,000.00	\$0.00	\$0.00	\$7,000.00	100.00%	\$0.00	\$350.00
3	Allowance	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00	\$0.00
4	Ext Framing/Sheathing Material	\$100,808.00	\$100,808.00	\$0.00	\$0.00	\$100,808.00	100.00%	\$0.00	\$5,040.40
5	Ext Framing/Sheathing Labor	\$85,197.00	\$85,197.00	\$0.00	\$0.00	\$85,197.00	100.00%	\$0.00	\$4,259.85
6	Interior Framing/Drywall Material	\$80,188.00	\$64,151.00	\$16,037.00	\$0.00	\$80,188.00	100.00%	\$0.00	\$4,009.40
7	Interior Framing/Drywall Labor	\$107,295.00	\$53,648.00	\$32,189.00	\$0.00	\$85,837.00	80.00%	\$21,458.00	\$4,291.85
8	Acoustical Material	\$14,602.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,602.00	\$0.00
9	Acoustical Labor	\$10,468.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,468.00	\$0.00
10	Painting	\$64,777.00	\$0.00	\$3,200.00	\$0.00	\$3,200.00	4.94%	\$61,577.00	\$160.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
12	CO#1 - PR 2 Wall Type Kitchen 104	\$155.00	\$155.00	\$0.00	\$0.00	\$155.00	100.00%	\$0.00	\$7.75
13	CO#2 - RFI 37 Insulation Change	(\$661.00)	(\$661.00)	\$0.00	\$0.00	(\$661.00)	100.00%	\$0.00	(\$33.05)
14	CO#2 - PR8 Envelope Change	\$2,768.00	\$2,768.00	\$0.00	\$0.00	\$2,768.00	100.00%	\$0.00	\$138.40
15	CO#2 - Vestibule Wall Change	\$450.00	\$450.00	\$0.00	\$0.00	\$450.00	100.00%	\$0.00	\$22.50
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
21		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
22			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
23			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
24			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
25			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
26			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
27			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
28			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	PAGE TOTALS	\$498,047.00	\$318,516.00	\$51,426.00	\$0.00	\$369,942.00	74.28%	\$128,105.00	\$18,497.10

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S James Street and SE 11th Street Improvements
Contractor: Absolute Concrete Construction, Inc.
Address: 1800 Burr Oak Blvd., Granger, Iowa 50109
Finance Budget Code: 369-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: August 22, 2023 **Vendor #** 1072

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 20
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	9,047,309.99	
Net change by Change Orders:	\$	188,287.07	
Contract Amount to Date: (line 1 ± 2)	\$	9,235,597.06	
Total completed and stored to date:	\$	6,216,641.25	
Retainage: 5 % of Completed Work:	\$	310,832.06	
Total Earned less Retainage:	\$	5,905,809.19	
Less previous applications for payment:	\$	5,691,167.85	
SUBTOTAL	\$		214,641.34

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 214,641.34

Balance to finish, including retainage: \$ 3,329,787.87

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Absolute Concrete Construction, Inc.

Signature: Kane Crawford Firm Name: Absolute Concrete Construction, Inc. Date: 7/7/2025

Engineer / Consultant Approval: Firm Name: _____

Signature: _____ Date: _____

City of Grimes Staff Approval: Signature: [Signature] Date: 7/7/25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

Date Printed: 7/7/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2.01	CLEARING AND GRUBBING, UNITS	UNIT	74.80		74.80	\$ 150.00	\$ 11,220.00	-	\$ -	\$ -	\$ -	74.80	0.00%
2	2.02	CLEARING AND GRUBBING, ACRE	ACRE	1.00		1.00	\$ 5,500.00	\$ 5,500.00	1.00	\$ 9,500.00	\$ -	\$ 9,500.00	-	100.00%
3	2.03	TOPSOIL, ON-SITE	CY	9,848.00		9,848.00	\$ 8.50	\$ 83,708.00	9,848.00	\$ 83,708.00	\$ -	\$ 83,708.00	-	100.00%
4	2.04	EXCAVATION CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	\$ 3.55	\$ 46,682.50	12,362.00	\$ 43,885.10	\$ -	\$ 43,885.10	788.00	94.01%
5	2.05	EXCAVATION CLASS 10, CHANNEL	CY	1,286.00		1,286.00	\$ 4.75	\$ 6,108.50	470.00	\$ 2,232.50	\$ -	\$ 2,232.50	816.00	36.55%
6	2.06	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	20,641.00		20,641.00	\$ 14.00	\$ 288,974.00	18,280.00	\$ 256,060.00	\$ -	\$ 256,060.00	2,351.00	88.61%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	\$ 11.00	\$ 51,337.00	780.00	\$ 8,580.00	\$ -	\$ 8,580.00	3,887.00	16.71%
8	2.08	BELOW GRADE EXCAVATION (CORE OUT)	CY	1,100.00		1,100.00	\$ 81.25	\$ 89,375.00	-	\$ -	\$ -	\$ -	1,100.00	0.00%
9	2.09	SUBGRADE PREPARATION, 12 IN.	SY	33,087.00		33,087.00	\$ 2.75	\$ 90,989.25	13,845.27	\$ 38,074.49	\$ -	\$ 38,074.49	19,241.73	41.85%
10	2.10	SUBGRADE TREATMENT, GEOTEXT, TRIANGULAR, TYPE 3	SY	12,500.00		12,500.00	\$ 5.00	\$ 62,500.00	299.40	\$ 1,497.00	\$ -	\$ 1,497.00	12,200.60	2.40%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	\$ 69.50	\$ 422,838.00	5,215.07	\$ 362,447.37	\$ -	\$ 362,447.37	868.93	85.72%
12	2.12	REMOVAL OF ABANDONED RAILROAD	LF	213.00		213.00	\$ 15.00	\$ 3,195.00	210.00	\$ 3,150.00	\$ -	\$ 3,150.00	3.00	98.58%
13	3.01	TRENCH FOUNDATION	TON	100.00		100.00	\$ 45.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	100.00	0.00%
14	4.01	SEWAGE TREATMENT PLANT, TRENCHED, PVC, 8 IN.	LF	377.00		377.00	\$ 70.50	\$ 26,578.50	419.00	\$ 29,539.50	\$ -	\$ 29,539.50	442.00	111.14%
15	4.02	STORM SEWER, TRENCHED, RCP CLASS III, 24 IN.	LF	1,057.00		1,057.00	\$ 91.50	\$ 96,715.50	831.00	\$ 76,036.50	\$ -	\$ 76,036.50	226.00	78.62%
16	4.03	STORM SEWER, TRENCHED, RCP CLASS III, 36 IN.	LF	559.00		559.00	\$ 103.00	\$ 57,577.00	133.00	\$ 13,699.00	\$ -	\$ 13,699.00	426.00	23.79%
17	4.04	STORM SEWER, TRENCHED, RCP CLASS III, 36 IN.	LF	620.00		620.00	\$ 108.50	\$ 66,030.00	305.00	\$ 32,482.50	\$ -	\$ 32,482.50	315.00	49.19%
18	4.05	STORM SEWER, TRENCHED, RCP CLASS III, 42 IN.	LF	1,151.00		1,151.00	\$ 167.50	\$ 192,782.50	708.00	\$ 118,590.00	\$ -	\$ 118,590.00	443.00	61.51%
19	4.06	STORM SEWER, TRENCHED, RCP CLASS III, 54 IN.	LF	961.00		961.00	\$ 213.00	\$ 204,693.00	962.00	\$ 204,906.00	\$ -	\$ 204,906.00	1.00	100.10%
20	4.07	STORM SEWER, TRENCHED, RCP CLASS V, 15 IN.	LF	1,571.00		1,571.00	\$ 50.50	\$ 79,335.50	871.00	\$ 43,985.50	\$ -	\$ 43,985.50	700.00	55.44%
21	4.08	STORM SEWER, TRENCHED, RCP CLASS V, 18 IN.	LF	536.00		536.00	\$ 64.00	\$ 34,304.00	236.00	\$ 15,104.00	\$ -	\$ 15,104.00	300.00	44.03%
22	4.09	STORM SEWER, TRENCHED, HDPE, 12 IN.	LF	127.00		127.00	\$ 57.00	\$ 7,239.00	-	\$ -	\$ -	\$ -	127.00	0.00%
23	4.10	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF	2,097.00		2,097.00	\$ 19.50	\$ 40,891.50	1,878.00	\$ 36,621.00	\$ -	\$ 36,621.00	219.00	89.56%
24	4.11	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF	58.00		58.00	\$ 35.50	\$ 2,059.00	58.00	\$ 2,059.00	\$ -	\$ 2,059.00	-	100.00%
25	4.12	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF	12.00		12.00	\$ 60.00	\$ 720.00	-	\$ -	\$ -	\$ -	12.00	0.00%
26	4.13	PIPE APPRON, CMP, 12 IN.	EA	2.00		2.00	\$ 1,075.00	\$ 2,150.00	-	\$ -	\$ -	\$ -	2.00	0.00%
27	4.14	PIPE APPRON, CONCRETE, 24 IN.	EA	4.00		4.00	\$ 2,705.00	\$ 10,820.00	4.00	\$ 10,820.00	\$ -	\$ 10,820.00	-	100.00%
28	4.15	PIPE APPRON, CONCRETE, 36 IN.	EA	2.00		2.00	\$ 3,825.00	\$ 7,650.00	1.00	\$ 3,825.00	\$ -	\$ 3,825.00	1.00	50.00%
29	4.16	PIPE APPRON, CONCRETE, 42 IN.	EA	1.00		1.00	\$ 4,415.00	\$ 4,415.00	1.00	\$ 4,415.00	\$ -	\$ 4,415.00	-	100.00%
30	4.17	PIPE APPRON, CONCRETE, 54 IN.	EA	2.00		2.00	\$ 5,650.00	\$ 11,300.00	2.00	\$ 11,300.00	\$ -	\$ 11,300.00	-	100.00%
31	4.18	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	9,111.00		9,111.00	\$ 22.50	\$ 204,997.50	3,534.50	\$ 79,528.25	\$ -	\$ 79,528.25	5,576.50	38.79%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	\$ 22.50	\$ 6,975.00	280.00	\$ 6,300.00	\$ -	\$ 6,300.00	30.00	90.32%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	\$ 905.00	\$ 40,725.00	21.00	\$ 19,005.00	\$ -	\$ 19,005.00	24.00	46.67%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	\$ 400.00	\$ 27,200.00	31.00	\$ 12,400.00	\$ -	\$ 12,400.00	37.00	45.59%
35	4.22	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	\$ 49.00	\$ 12,250.00	484.50	\$ 23,740.50	\$ -	\$ 23,740.50	234.50	193.80%
36	5.01	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF	120.00		120.00	\$ 32.00	\$ 3,840.00	117.00	\$ 3,744.00	\$ -	\$ 3,744.00	3.00	97.50%
37	5.02	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF	56.00		56.00	\$ 23.00	\$ 1,288.00	17.50	\$ 402.50	\$ -	\$ 402.50	38.50	31.25%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	\$ 51.00	\$ 33,966.00	687.00	\$ 35,037.00	\$ -	\$ 35,037.00	121.00	103.15%
39	5.04	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF	26.00		26.00	\$ 110.00	\$ 2,860.00	29.50	\$ 3,245.00	\$ -	\$ 3,245.00	13.50	113.48%
40	5.05	WATER MAIN, TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF	28.00		28.00	\$ 95.00	\$ 2,660.00	-	\$ -	\$ -	\$ -	28.00	0.00%
41	5.06	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	1,008.00		1,008.00	\$ 53.00	\$ 53,424.00	518.50	\$ 27,489.50	\$ -	\$ 27,489.50	489.50	51.44%
42	5.07	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 12 IN.	LF	3,679.00		3,679.00	\$ 124.00	\$ 456,956.00	2,624.50	\$ 325,438.50	\$ -	\$ 325,438.50	1,054.50	67.66%
43	5.08	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 18 IN.	LF	40.00		40.00	\$ 200.00	\$ 8,000.00	40.00	\$ 8,000.00	\$ -	\$ 8,000.00	-	100.00%
44	5.09	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 18 IN.	LF	20.00		20.00	\$ 455.00	\$ 9,100.00	20.00	\$ 9,100.00	\$ -	\$ 9,100.00	-	100.00%
45	5.10	FITTING, 6" BEND	EA	15.00		15.00	\$ 90.00	\$ 1,350.00	3.00	\$ 2,700.00	\$ -	\$ 2,700.00	12.00	20.00%
46	5.11	FITTING, 6" CAP/PLUG	EA	1.00		1.00	\$ 355.00	\$ 355.00	-	\$ -	\$ -	\$ -	1.00	0.00%
47	5.12	FITTING, 8" BEND	EA	48.00		48.00	\$ 995.00	\$ 47,760.00	14.00	\$ 13,930.00	\$ -	\$ 13,930.00	34.00	29.17%
48	5.13	FITTING, 8" CAP/PLUG	EA	5.00		5.00	\$ 450.00	\$ 2,250.00	1.00	\$ 450.00	\$ -	\$ 450.00	4.00	20.00%
49	5.14	FITTING, 8"x4" REDUCER	EA	1.00		1.00	\$ 550.00	\$ 550.00	1.00	\$ 550.00	\$ -	\$ 550.00	-	100.00%
50	5.15	FITTING, 8"x6" TEE	EA	1.00		1.00	\$ 1,015.00	\$ 1,015.00	-	\$ -	\$ -	\$ -	1.00	0.00%
51	5.16	FITTING, 8"x8" TEE	EA	2.00		2.00	\$ 1,065.00	\$ 2,130.00	-	\$ -	\$ -	\$ -	2.00	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

52	5.17	FITTING, 12" BEND	EA	1.00		1.00	\$ 1,275.00	\$ 1,275.00	3.00	\$ 3,825.00	\$ -	\$ -	\$ 3,825.00	(2.00)	300.00%
53	5.18	FITTING, 12" CAP/PLUG	EA	2.00		2.00	\$ 685.00	\$ 1,370.00	-	\$ -	\$ -	\$ -	\$ -	2.00	0.00%
54	5.19	FITTING, 12"x12" TEE	EA	1.00		1.00	\$ 1,650.00	\$ 1,650.00	1.00	\$ 1,650.00	\$ -	\$ -	\$ 1,650.00	-	100.00%
55	5.20	FITTING, 16" BEND	EA	22.00		22.00	\$ 1,365.00	\$ 30,030.00	20.00	\$ 27,300.00	\$ -	\$ -	\$ 27,300.00	2.00	90.91%
56	5.21	FITTING, 16" CAP/PLUG	EA	3.00		3.00	\$ 1,165.00	\$ 3,495.00	-	\$ -	\$ -	\$ -	\$ -	3.00	0.00%
57	5.22	FITTING, 16"x8" REDUCER	EA	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	-	100.00%
58	5.23	FITTING, 16"x8" TEE	EA	1.00		1.00	\$ 2,180.00	\$ 2,180.00	-	\$ -	\$ -	\$ -	\$ -	1.00	0.00%
59	5.24	FITTING, 16"x8" TEE	EA	10.00		10.00	\$ 2,300.00	\$ 23,000.00	7.00	\$ 16,100.00	\$ -	\$ -	\$ 16,100.00	3.00	70.00%
60	5.25	FITTING, 16"x12" TEE	EA	4.00		4.00	\$ 2,550.00	\$ 10,200.00	3.00	\$ 7,650.00	\$ -	\$ -	\$ 7,650.00	1.00	75.00%
61	5.26	FITTING, 16"x16" TEE	EA	1.00		1.00	\$ 3,050.00	\$ 3,050.00	1.00	\$ 3,050.00	\$ -	\$ -	\$ 3,050.00	-	100.00%
62	5.27	WATER SERVICE STUB, COPPER, 1 IN.	LF	270.00		270.00	\$ 27.00	\$ 7,290.00	98.00	\$ 2,646.00	\$ -	\$ -	\$ 2,646.00	172.00	36.30%
63	5.28	WATER SERVICE STUB, COPPER, 2 IN.	LF	10.00		10.00	\$ 82.00	\$ 820.00	10.00	\$ 820.00	\$ -	\$ -	\$ 820.00	-	100.00%
64	5.29	WATER SERVICE CORPORATION	EA	4.00		4.00	\$ 795.00	\$ 3,180.00	2.00	\$ 1,590.00	\$ -	\$ -	\$ 1,590.00	2.00	50.00%
65	5.30	WATER SERVICE CURB STOP AND BOX	EA	4.00		4.00	\$ 1,010.00	\$ 4,040.00	3.00	\$ 3,030.00	\$ -	\$ -	\$ 3,030.00	1.00	75.00%
66	5.31	WATER SERVICE, TEMPORARY CONNECTION	EA	4.00		4.00	\$ 1,350.00	\$ 5,400.00	-	\$ -	\$ -	\$ -	\$ -	4.00	0.00%
67	5.32	WATER MAIN REMOVAL	LF	4,534.00		4,534.00	\$ 16.50	\$ 74,811.00	1,096.00	\$ 18,084.00	\$ -	\$ -	\$ 18,084.00	3,438.00	24.17%
68	5.33	VALVE, GATE, 4 IN.	EA	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	-	100.00%
69	5.34	VALVE, GATE, 6 IN.	EA	3.00		3.00	\$ 1,805.00	\$ 5,415.00	-	\$ -	\$ -	\$ -	\$ -	3.00	0.00%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	\$ 2,525.00	\$ 35,350.00	6.00	\$ 15,150.00	\$ -	\$ -	\$ 15,150.00	8.00	42.86%
71	5.36	VALVE, GATE, 12 IN.	EA	1.00		1.00	\$ 4,310.00	\$ 4,310.00	-	\$ -	\$ -	\$ -	\$ -	1.00	0.00%
72	5.37	VALVE, GATE, 16 IN.	EA	7.00		7.00	\$ 11,700.00	\$ 81,900.00	7.00	\$ 81,900.00	\$ -	\$ -	\$ 81,900.00	-	100.00%
73	5.38	VALVE, GATE, 12 IN. LIVE INSERT	EA	2.00		2.00	\$ 13,775.00	\$ 39,550.00	-	\$ -	\$ -	\$ -	\$ -	2.00	0.00%
74	5.39	LINE STOP, 12 IN.	EA	2.00		2.00	\$ 16,300.00	\$ 32,600.00	-	\$ -	\$ -	\$ -	\$ -	2.00	0.00%
75	5.40	FIRE HYDRANT ASSEMBLY REMOVAL	EA	23.00		23.00	\$ 7,690.00	\$ 176,870.00	16.00	\$ 123,040.00	\$ -	\$ -	\$ 123,040.00	7.00	69.57%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	\$ 500.00	\$ 3,500.00	-	\$ -	\$ -	\$ -	\$ -	7.00	0.00%
77	5.42	TEMPORARY CONNECTION, WATER MAIN	EA	2.00		2.00	\$ 6,175.00	\$ 12,350.00	1.00	\$ 6,175.00	\$ -	\$ -	\$ 6,175.00	1.00	50.00%
78	5.43	RELOCATION OF IRRIGATION METER	LS	1.03		1.00	\$ 2,500.00	\$ 2,500.00	0.50	\$ 1,250.00	\$ -	\$ -	\$ 1,250.00	0.50	50.00%
79	6.01	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	1.00		1.00	\$ 4,360.00	\$ 4,360.00	1.00	\$ 4,360.00	\$ -	\$ -	\$ 4,360.00	-	100.00%
80	6.02	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA	5.00		5.00	\$ 4,000.00	\$ 20,000.00	4.00	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00	1.00	80.00%
81	6.03	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	4.00		4.00	\$ 4,615.00	\$ 18,460.00	-	\$ -	\$ -	\$ -	\$ -	4.00	0.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	\$ 7,425.00	\$ 44,550.00	4.00	\$ 28,700.00	\$ -	\$ -	\$ 28,700.00	2.00	66.67%
83	6.05	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA	3.00		3.00	\$ 13,500.00	\$ 40,500.00	2.00	\$ 27,000.00	\$ -	\$ -	\$ 27,000.00	1.00	66.67%
84	6.06	INTAKE, SINGLE GRATE, SW-501	EA	4.00		4.00	\$ 3,000.00	\$ 12,000.00	1.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00	3.00	25.00%
85	6.07	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA	1.00		1.00	\$ 3,975.00	\$ 3,975.00	-	\$ -	\$ -	\$ -	\$ -	1.00	0.00%
86	6.08	INTAKE, DOUBLE GRATE, SW-505	EA	18.00		18.00	\$ 4,400.00	\$ 79,200.00	8.00	\$ 35,200.00	\$ -	\$ -	\$ 35,200.00	10.00	44.44%
87	6.09	INTAKE, DOUBLE GRATE, SW-505, MOD1	EA	1.00		1.00	\$ 7,650.00	\$ 7,650.00	1.00	\$ 7,650.00	\$ -	\$ -	\$ 7,650.00	-	100.00%
88	6.10	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506	EA	5.00		5.00	\$ 6,500.00	\$ 32,500.00	5.00	\$ 32,500.00	\$ -	\$ -	\$ 32,500.00	-	100.00%
89	6.11	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506, MOD2	EA	6.00		6.00	\$ 9,450.00	\$ 56,700.00	5.00	\$ 47,250.00	\$ -	\$ -	\$ 47,250.00	1.00	83.33%
90	6.12	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506, MOD3	EA	5.00		5.00	\$ 11,725.00	\$ 58,625.00	5.00	\$ 58,625.00	\$ -	\$ -	\$ 58,625.00	-	100.00%
91	6.13	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506, MOD3	EA	1.00		1.00	\$ 11,675.00	\$ 11,675.00	1.00	\$ 11,675.00	\$ -	\$ -	\$ 11,675.00	-	100.00%
92	6.14	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA	2.00		2.00	\$ 1,850.00	\$ 3,700.00	-	\$ -	\$ -	\$ -	\$ -	2.00	0.00%
93	6.15	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA	3.00		3.00	\$ 2,250.00	\$ 6,750.00	-	\$ -	\$ -	\$ -	\$ -	3.00	0.00%
94	6.16	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA	2.00		2.00	\$ 2,025.00	\$ 4,050.00	1.00	\$ 2,025.00	\$ -	\$ -	\$ 2,025.00	1.00	50.00%
95	6.17	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA	3.00		3.00	\$ 3,050.00	\$ 9,150.00	-	\$ -	\$ -	\$ -	\$ -	3.00	0.00%
96	6.18	INTAKE ADJUSTMENT, MAJOR	EA	1.00		1.00	\$ 2,300.00	\$ 2,300.00	-	\$ -	\$ -	\$ -	\$ -	1.00	0.00%
97	6.19	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	\$ 4,550.00	\$ 4,550.00	2.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	1.00	66.67%
98	6.20	REMOVE MANHOLE	EA	3.00		3.00	\$ 750.00	\$ 2,250.00	-	\$ -	\$ -	\$ -	\$ -	3.00	0.00%
99	6.21	REMOVE INTAKE	EA	8.00		8.00	\$ 725.00	\$ 5,800.00	4.00	\$ 2,900.00	\$ -	\$ -	\$ 2,900.00	4.00	50.00%
100	7.01	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY	954.00		954.00	\$ 60.00	\$ 57,240.00	-	\$ -	\$ -	\$ -	\$ -	954.00	0.00%
101	7.02	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	26,596.00		26,596.00	\$ 70.50	\$ 1,875,018.00	15,874.61	\$ 1,119,160.01	\$ -	\$ -	\$ 1,135,689.01	10,721.39	59.69%
102	7.03	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY	500.00		500.00	\$ 137.00	\$ 68,500.00	-	\$ -	\$ -	\$ -	\$ -	500.00	0.00%
103	7.04	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY	700.00		700.00	\$ 101.00	\$ 70,700.00	292.80	\$ 29,572.80	\$ -	\$ -	\$ 29,572.80	407.20	41.83%
104	7.05	CONCRETE MEDIAN, DOWELED	SY	70.00		70.00	\$ 160.00	\$ 11,200.00	-	\$ -	\$ -	\$ -	\$ -	70.00	0.00%
105	7.06	PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00	-	\$ -	\$ -	\$ -	\$ -	1.00	0.00%
106	7.07	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	3,075.00		3,075.00	\$ 6.00	\$ 18,450.00	1,838.70	\$ 11,032.20	\$ -	\$ -	\$ 11,032.20	1,236.30	59.80%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	\$ 6.50	\$ 17,413.50	1,102.50	\$ 7,166.25	\$ -	\$ -	\$ 7,166.25	1,576.50	41.15%

Date printed: 7/7/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

164	9.18	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA	41.00		41.00	\$	150.00	\$	6,150.00	-	\$	-	\$	-	41.00	0.00%
165	9.19	CHAIN LINK FENCE	LF	109.00		109.00	\$	28.35	\$	3,090.15	-	\$	-	\$	-	109.00	0.00%
166	9.20	REMOVE AND REINSTALL FENCE, WOOD	LF	30.00		30.00	\$	42.00	\$	1,260.00	-	\$	-	\$	-	30.00	0.00%
167	9.21	REMOVE OF FENCE, CHAIN LINK	LF	109.00		109.00	\$	6.00	\$	654.00	-	\$	-	\$	-	109.00	0.00%
168	9.22	REMOVE OF FENCE, FIELD FENCE	LF	637.00		637.00	\$	3.00	\$	1,911.00	-	\$	-	\$	-	637.00	0.00%
169	9.23	TEMPORARY FENCE, CONSTRUCTION	LF	500.00		500.00	\$	4.75	\$	2,375.00	-	\$	-	\$	-	500.00	0.00%
170	9.24	TEMPORARY FENCE, CHAIN LINK	LF	84.00		84.00	\$	8.50	\$	714.00	-	\$	-	\$	-	84.00	0.00%
171	9.25	MEMORIAL BENCH, REMOVE AND SALVAGE TO CITY	EA	1.00		1.00	\$	2,500.00	\$	2,500.00	-	\$	-	\$	-	1.00	0.00%
172	11.01	MOBILIZATION	LS	1.00		1.00	\$	540,000.00	\$	400,000.00	-	\$	-	\$	-	1.00	0.00%
173	11.02	MAINTENANCE OF POSTAL SERVICE	LS	1.00		1.00	\$	14,000.00	\$	14,000.00	-	\$	-	\$	-	1.00	0.00%
174	11.03	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	\$	14,000.00	\$	14,000.00	-	\$	-	\$	-	1.00	0.00%
175	11.04	CONCRETE WASHOUT	LS	1.00		1.00	\$	20,000.00	\$	20,000.00	-	\$	-	\$	-	1.00	0.00%
176	12.01	COPLANING BACKILL ADJACENT TO BRIDGE, CHANNELS OR STRUCTURES	CY	38.00		38.00	\$	150.00	\$	5,700.00	-	\$	-	\$	-	38.00	0.00%
177	12.02	REMOVALS, AS PER PLAN	LS	1.00		1.00	\$	10,500.00	\$	10,500.00	-	\$	-	\$	-	1.00	0.00%
178	12.03	FLOODED BACKFILL	CY	685.00		685.00	\$	62.00	\$	42,470.00	-	\$	-	\$	-	685.00	0.00%
179	12.04	EXCAVATION, CLASS 20	CY	4,192.00		4,192.00	\$	16.50	\$	69,168.00	-	\$	-	\$	-	4,192.00	0.00%
180	12.05	GRAVULAR MATERIAL FOR BLANKET	CY	349.00		349.00	\$	88.00	\$	30,712.00	-	\$	-	\$	-	349.00	0.00%
181	12.06	STRUCTURAL CONCRETE (RCB CULVERT)	LBS	443.50		443.50	\$	640.00	\$	283,840.00	-	\$	-	\$	-	443.50	0.00%
182	12.07	REINFORCING STEEL	EA	60,825.00		60,825.00	\$	1.50	\$	91,237.50	-	\$	-	\$	-	60,825.00	0.00%
183	12.08	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	EA	148.00		148.00	\$	625.00	\$	92,500.00	-	\$	-	\$	-	148.00	0.00%
184	12.09	PRECAST BOX CULVERT, STRAIGHT END SECTION, 8 FT X 4 FT	EA	2.00		2.00	\$	15,000.00	\$	30,000.00	-	\$	-	\$	-	2.00	0.00%
185	12.10	TEMPORARY SHORING	LS	1.00		1.00	\$	116,000.00	\$	116,000.00	-	\$	-	\$	-	1.00	0.00%
186	12.11	EROSION STONE	TON	12.00		12.00	\$	88.00	\$	1,056.00	-	\$	-	\$	-	12.00	0.00%
187	12.12	FENCE, CHAIN LINK, VINYL COATED	LF	166.20		166.20	\$	175.00	\$	29,085.00	-	\$	-	\$	-	166.20	0.00%
188	12.13	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS	1.00		1.00	\$	40,000.00	\$	40,000.00	-	\$	-	\$	-	1.00	0.00%
Change Order Item																	
CO1.1		RCB COLLAR	EA	1.00		1.00	\$	10,000.00	\$	10,000.00	-	\$	-	\$	-	1.00	0.00%
CO1.2		COLD WEATHER PROTECTION	CY	357.50		357.50	\$	17.00	\$	6,077.50	-	\$	-	\$	-	357.50	0.00%
CO1.3		HOT WATER FEE	CY	357.50		357.50	\$	7.00	\$	2,502.50	-	\$	-	\$	-	357.50	0.00%
CO2.1		TRAFFIC SIGNAL, BLACK PAINT	LS	1.00		1.00	\$	5,971.35	\$	5,971.35	-	\$	-	\$	-	1.00	0.00%
CO3.1		GAS UTILITY POT-HOLING	LS	1.00		1.00	\$	1,155.00	\$	1,155.00	-	\$	-	\$	-	1.00	0.00%
CO4.1		EXISTING INTAKES CORE DRILLING	LS	1.00		1.00	\$	4,515.50	\$	4,515.50	-	\$	-	\$	-	1.00	0.00%
CO5.1		ADDITIONAL STREET DETOUR SIGNAGE	LS	1.00		1.00	\$	5,450.00	\$	5,450.00	-	\$	-	\$	-	1.00	0.00%
CO6.1		CEMENT STABILIZATION STAGE 3	EA	1.00		1.00	\$	63,669.00	\$	63,669.00	-	\$	-	\$	-	1.00	0.00%
CO7.1		SPLICE ENCLOSURE	LF	3,245.00		3,245.00	\$	4.17	\$	13,531.65	-	\$	-	\$	-	3,245.00	0.00%
CO7.2		FIBER OPTIC CABLE	LF	3,300.00		3,300.00	\$	2.31	\$	7,623.00	-	\$	-	\$	-	3,300.00	0.00%
CO7.3		REMOVAL OF FIBER OPTIC CABLE	LF	1.00		1.00	\$	3,608.00	\$	3,608.00	-	\$	-	\$	-	1.00	0.00%
CO7.4		INTAKE ADJUSTMENT	LS	1.00		1.00	\$	2,236.59	\$	2,236.59	-	\$	-	\$	-	1.00	0.00%
CO8.1		FIRE DEPARTMENT STORM CONNECTION	LS	1.00		1.00	\$	7,286.14	\$	7,286.14	-	\$	-	\$	-	1.00	0.00%
CO8.2		FIRE DEPARTMENT SANITARY SERVICE	LS	1.00		1.00	\$	2,694.54	\$	2,694.54	-	\$	-	\$	-	1.00	0.00%
CO8.3		FIX LEAKING VALVE	LS	1.00		1.00	\$	29,634.50	\$	29,634.50	-	\$	-	\$	-	1.00	0.00%
CO8.4		SANITARY AND STORM SEWER SE 6TH STREET	LS	1.00		1.00	\$	10,044.67	\$	10,044.67	-	\$	-	\$	-	1.00	0.00%
CO8.5		SUMP LINE CONNECTION	LS	1.00		1.00	\$	2,900.30	\$	2,900.30	-	\$	-	\$	-	1.00	0.00%
CO8.6		WATER TOWER STORM CONNECTION	LS	1.00		1.00	\$	4,593.16	\$	4,593.16	-	\$	-	\$	-	1.00	0.00%
CO8.7		WOOD FENCE	LS	1.00		1.00	\$	5,049.00	\$	5,049.00	-	\$	-	\$	-	1.00	0.00%
CO9.1		HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS	1.00		1.00	\$	5,049.00	\$	5,049.00	-	\$	-	\$	-	1.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 9,235,597.06

\$ 6,216,641.25

67.31%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	\$ 29,996.25
2	December 26, 2023	\$ 782,466.64
3	January 23, 2024	\$ 987,543.39
4	February 13, 2024	\$ 90,208.43
5	March 26, 2024	\$ 231,925.01
6	April 23, 2024	\$ 297,055.02
7	May 28, 2024	\$ 210,212.09
8	June 25, 2024	\$ 249,304.36
9	July 23, 2024	\$ 155,465.31
10	August 27, 2024	\$ 267,176.29
11	September 24, 2024	\$ 403,825.46
12	October 22, 2024	\$ 102,825.14
13	November 26, 2024	\$ 371,350.70
14	December 24, 2024	\$ 735,630.85
15	January 28, 2025	\$ 104,443.98
16	February 25, 2025	\$ 20,151.88
17	April 22, 2025	\$ 124,692.14
18	May 27, 2025	\$ 206,428.52
19	June 24, 2025	\$ 320,466.39
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 5,691,167.85

Record of Change Orders

No.	Date	Amount
1	January 23, 2024	\$ 18,580.00
2	March 26, 2024	\$ 5,971.35
3	May 28, 2024	\$ 1,155.00
4	June 25, 2024	\$ 4,515.50
5	October 22, 2024	\$ 5,450.00
6	November 26, 2024	\$ 63,669.00
7	April 22, 2025	\$ 33,507.32
8	May 27, 2025	\$ 50,389.90
9	June 24, 2025	\$ 5,049.00
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TOTAL \$ 188,287.07

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	August 22, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

STORED MATERIALS COST

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	PROPOSED STORED VALUE	QUANTITY CHANGE - 1	QUANTITY CHANGE - 2	TOTAL VALUE	EQUIVALENT UNIT PRICE	STORED AMOUNT	REMAINING AMOUNT	VALUE OF STORED MATERIALS REMAINING	PERCENT REMAINING G
1	CLEARING AND GRUBBING, UNITS	UNIT				\$ -	\$ 150.00	0.00	0.00	\$ -	0.00%
2	CLEARING AND GRUBBING, ACRE	ACRE				\$ -	\$ 9,500.00	0.00	0.00	\$ -	0.00%
3	TOPSOIL, ON-SITE	CY				\$ -	\$ 8.50	0.00	0.00	\$ -	0.00%
4	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY				\$ -	\$ 3.55	0.00	0.00	\$ -	0.00%
5	EXCAVATION, CLASS 10, CHANNEL	CY				\$ -	\$ 4.75	0.00	0.00	\$ -	0.00%
6	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY				\$ -	\$ 14.00	0.00	0.00	\$ -	0.00%
7	EXCAVATION, CLASS 10, WASTE	CY				\$ -	\$ 11.00	0.00	0.00	\$ -	0.00%
8	BELOW GRADE EXCAVATION (CORE OUT)	CY				\$ -	\$ 81.25	0.00	0.00	\$ -	0.00%
9	SUBGRADE PREPARATION, 12 IN.	SY				\$ -	\$ 2.75	0.00	0.00	\$ -	0.00%
10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY				\$ -	\$ 5.00	0.00	0.00	\$ -	0.00%
11	MODIFIED SUBBASE	CY				\$ -	\$ 69.50	0.00	0.00	\$ -	0.00%
12	REMOVAL OF ABANDONED RAILROAD	LF				\$ -	\$ 15.00	0.00	0.00	\$ -	0.00%
13	TRENCH FOUNDATION	TON				\$ -	\$ 45.00	0.00	0.00	\$ -	0.00%
14	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF				\$ -	\$ 70.50	0.00	0.00	\$ -	0.00%
15	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF				\$ -	\$ 91.50	0.00	0.00	\$ -	0.00%
16	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF				\$ -	\$ 103.00	0.00	0.00	\$ -	0.00%
17	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF				\$ -	\$ 106.50	0.00	0.00	\$ -	0.00%
18	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF				\$ -	\$ 167.50	0.00	0.00	\$ -	0.00%
19	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF				\$ -	\$ 213.00	0.00	0.00	\$ -	0.00%
20	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF				\$ -	\$ 50.50	0.00	0.00	\$ -	0.00%
21	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF				\$ -	\$ 64.00	0.00	0.00	\$ -	0.00%
22	STORM SEWER, TRENCHED, HDPE, 12-IN	LF				\$ -	\$ 57.00	0.00	0.00	\$ -	0.00%
23	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF				\$ -	\$ 19.50	0.00	0.00	\$ -	0.00%
24	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF				\$ -	\$ 35.50	0.00	0.00	\$ -	0.00%
25	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF				\$ -	\$ 60.00	0.00	0.00	\$ -	0.00%
26	PIPE APRON, CMP, 12 IN.	EA				\$ -	\$ 1,075.00	0.00	0.00	\$ -	0.00%
27	PIPE APRON, CONCRETE, 24 IN.	EA				\$ -	\$ 2,705.00	0.00	0.00	\$ -	0.00%
28	PIPE APRON, CONCRETE, 36 IN.	EA				\$ -	\$ 3,825.00	0.00	0.00	\$ -	0.00%
29	PIPE APRON, CONCRETE, 42 IN.	EA				\$ -	\$ 4,415.00	0.00	0.00	\$ -	0.00%
30	PIPE APRON, CONCRETE, 54 IN.	EA				\$ -	\$ 5,650.00	0.00	0.00	\$ -	0.00%
31	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF				\$ -	\$ 22.50	0.00	0.00	\$ -	0.00%
32	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF				\$ -	\$ 22.50	0.00	0.00	\$ -	0.00%
33	SUBDRAIN CLEANOUT, TYPE A-1	EA				\$ -	\$ 905.00	0.00	0.00	\$ -	0.00%
34	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA				\$ -	\$ 400.00	0.00	0.00	\$ -	0.00%
35	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF				\$ -	\$ 49.00	0.00	0.00	\$ -	0.00%
36	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF				\$ -	\$ 32.00	0.00	0.00	\$ -	0.00%
37	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF				\$ -	\$ 23.00	0.00	0.00	\$ -	0.00%
38	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF				\$ -	\$ 51.00	0.00	0.00	\$ -	0.00%
39	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF				\$ -	\$ 110.00	0.00	0.00	\$ -	0.00%
40	WATER MAIN, TRENCHED, DIP, C-151, CLASS 52, 8 IN.	LF				\$ -	\$ 95.00	0.00	0.00	\$ -	0.00%
41	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				\$ -	\$ 53.00	0.00	0.00	\$ -	0.00%
42	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	\$347,170.50			\$347,170.50	\$ 89.50	3879.00	1,254.50	\$ 112,278	32.34%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				\$ -	\$ 200.00	0.00	0.00	\$ -	0.00%

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44	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DIPS, 16 IN.	LF							\$	-	\$	455.00	0.00	0.00	\$	-	0.00%
45	FITTING, 6" BEND	EA							\$	-	\$	900.00	0.00	0.00	\$	-	0.00%
46	FITTING, 6" CAP/PLUG	EA							\$	-	\$	355.00	0.00	0.00	\$	-	0.00%
47	FITTING, 8" BEND	EA							\$	-	\$	995.00	0.00	0.00	\$	-	0.00%
48	FITTING, 8" CAP/PLUG	EA							\$	-	\$	450.00	0.00	0.00	\$	-	0.00%
49	FITTING, 8"X4" REDUCER	EA							\$	-	\$	550.00	0.00	0.00	\$	-	0.00%
50	FITTING, 8"X6" TEE	EA							\$	-	\$	1,015.00	0.00	0.00	\$	-	0.00%
51	FITTING, 8"X8" TEE	EA							\$	-	\$	1,085.00	0.00	0.00	\$	-	0.00%
52	FITTING, 12" BEND	EA							\$	-	\$	1,275.00	0.00	0.00	\$	-	0.00%
53	FITTING, 12" CAP/PLUG	EA							\$	-	\$	685.00	0.00	0.00	\$	-	0.00%
54	FITTING, 12"X12" TEE	EA							\$	-	\$	1,650.00	0.00	0.00	\$	-	0.00%
55	FITTING, 16" BEND	EA							\$	-	\$	1,365.00	0.00	0.00	\$	-	0.00%
56	FITTING, 16" CAP/PLUG	EA							\$	-	\$	1,165.00	0.00	0.00	\$	-	0.00%
57	FITTING, 16"X8" REDUCER	EA							\$	-	\$	1,500.00	0.00	0.00	\$	-	0.00%
58	FITTING, 16"X6" TEE	EA							\$	-	\$	2,180.00	0.00	0.00	\$	-	0.00%
59	FITTING, 16"X8" TEE	EA							\$	-	\$	2,300.00	0.00	0.00	\$	-	0.00%
60	FITTING, 16"X12" TEE	EA							\$	-	\$	2,550.00	0.00	0.00	\$	-	0.00%
61	FITTING, 16"X16" TEE	EA							\$	-	\$	3,050.00	0.00	0.00	\$	-	0.00%
62	WATER SERVICE STUB, COPPER, 1 IN.	LF							\$	-	\$	27.00	0.00	0.00	\$	-	0.00%
63	WATER SERVICE STUB, COPPER, 2 IN.	LF							\$	-	\$	82.00	0.00	0.00	\$	-	0.00%
64	WATER SERVICE CORPORATION	EA							\$	-	\$	795.00	0.00	0.00	\$	-	0.00%
65	WATER SERVICE CURB STOP AND BOX	EA							\$	-	\$	1,010.00	0.00	0.00	\$	-	0.00%
66	WATER SERVICE, TEMPORARY CONNECTION	EA							\$	-	\$	1,350.00	0.00	0.00	\$	-	0.00%
67	WATER MAIN REMOVAL	LF							\$	-	\$	16.50	0.00	0.00	\$	-	0.00%
68	VALVE, GATE, 4 IN.	EA							\$	-	\$	1,500.00	0.00	0.00	\$	-	0.00%
69	VALVE, GATE, 6 IN.	EA							\$	-	\$	1,805.00	0.00	0.00	\$	-	0.00%
70	VALVE, GATE, 8 IN.	EA							\$	-	\$	2,525.00	0.00	0.00	\$	-	0.00%
71	VALVE, GATE, 12 IN.	EA							\$	-	\$	4,310.00	0.00	0.00	\$	-	0.00%
72	VALVE, GATE, 16 IN.	EA							\$	-	\$	11,700.00	0.00	0.00	\$	-	0.00%
73	VALVE, GATE, 12 IN. LIVE INSERT	EA							\$	-	\$	19,775.00	0.00	0.00	\$	-	0.00%
74	LINE STOP, 12 IN.	EA							\$	-	\$	16,300.00	0.00	0.00	\$	-	0.00%
75	FIRE HYDRANT ASSEMBLY	EA							\$	-	\$	7,690.00	0.00	0.00	\$	-	0.00%
76	FIRE HYDRANT ASSEMBLY REMOVAL	EA							\$	-	\$	500.00	0.00	0.00	\$	-	0.00%
77	TEMPORARY CONNECTION, WATER MAIN	EA							\$	-	\$	6,175.00	0.00	0.00	\$	-	0.00%
78	RELOCATION OF IRRIGATION METER	LS							\$	-	\$	2,500.00	0.00	0.00	\$	-	0.00%
79	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA							\$	-	\$	4,360.00	0.00	0.00	\$	-	0.00%
80	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA							\$	-	\$	4,000.00	0.00	0.00	\$	-	0.00%
81	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA							\$	-	\$	4,615.00	0.00	0.00	\$	-	0.00%
82	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA							\$	-	\$	7,425.00	0.00	0.00	\$	-	0.00%
83	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA							\$	-	\$	13,500.00	0.00	0.00	\$	-	0.00%
84	INTAKE, SINGLE GRATE, SW-501	EA							\$	-	\$	3,000.00	0.00	0.00	\$	-	0.00%
85	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA							\$	-	\$	3,975.00	0.00	0.00	\$	-	0.00%
86	INTAKE, DOUBLE GRATE, SW-505	EA							\$	-	\$	4,400.00	0.00	0.00	\$	-	0.00%
87	INTAKE, DOUBLE GRATE, SW-505, MOD1	EA							\$	-	\$	7,650.00	0.00	0.00	\$	-	0.00%
88	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506	EA							\$	-	\$	6,500.00	0.00	0.00	\$	-	0.00%
89	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506, MOD1	EA							\$	-	\$	9,450.00	0.00	0.00	\$	-	0.00%
90	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506, MOD2	EA							\$	-	\$	11,725.00	0.00	0.00	\$	-	0.00%
91	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506, MOD3	EA							\$	-	\$	11,675.00	0.00	0.00	\$	-	0.00%

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92	INTAKE, CIRCULAR AREA, SW-612, CASE 1, 18 IN.	EA					\$ -	\$ -	\$ 1,850.00	0.00	0.00	\$ -	\$ -	0.00%
93	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA					\$ -	\$ -	\$ 2,250.00	0.00	0.00	\$ -	\$ -	0.00%
94	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA					\$ -	\$ -	\$ 2,025.00	0.00	0.00	\$ -	\$ -	0.00%
95	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA					\$ -	\$ -	\$ 3,050.00	0.00	0.00	\$ -	\$ -	0.00%
96	INTAKE ADJUSTMENT, MAJOR	EA					\$ -	\$ -	\$ 2,300.00	0.00	0.00	\$ -	\$ -	0.00%
97	CONNECTION TO EXISTING INTAKE	EA					\$ -	\$ -	\$ 4,550.00	0.00	0.00	\$ -	\$ -	0.00%
98	REMOVE MANHOLE	EA					\$ -	\$ -	\$ 750.00	0.00	0.00	\$ -	\$ -	0.00%
99	REMOVE INTAKE	EA					\$ -	\$ -	\$ 725.00	0.00	0.00	\$ -	\$ -	0.00%
100	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY					\$ -	\$ -	\$ 60.00	0.00	0.00	\$ -	\$ -	0.00%
101	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	\$132,255.26				\$132,255.26	\$ 7.29	18142.01	2,267.40		\$ 16,529	12.50%	0.00%
102	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY					\$ -	\$ 137.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
103	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY					\$ -	\$ 101.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
104	CONCRETE MEDIAN, DOWELED	SY					\$ -	\$ 160.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
105	PAVEMENT SAMPLES AND TESTING	LS					\$ -	\$ 7,500.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
106	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY					\$ -	\$ 6.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
107	REMOVAL OF DRIVEWAY	SY					\$ -	\$ 6.50	0.00	0.00	0.00	\$ -	\$ -	0.00%
108	REMOVAL OF CURB	LF					\$ -	\$ 16.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
109	SHARED USE PATH, PCC, 6 IN.	SY					\$ -	\$ 55.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
110	SIDEWALK, PCC, 5 IN.	SY					\$ -	\$ 60.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
111	SIDEWALK, CLASS A, PCC, 5 IN.	SY					\$ -	\$ 90.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
112	DETECTABLE WARNINGS	SF					\$ -	\$ 60.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
113	SIDEWALK TRENCH DRAIN	EA					\$ -	\$ 3,500.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
114	DRIVEWAY, PCC, 6 IN.	SY					\$ -	\$ 70.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
115	DRIVEWAY, PCC, 7 IN.	SY					\$ -	\$ 75.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
116	GRANULAR SURFACING, DRIVEWAY	TON					\$ -	\$ 47.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
117	PAVEMENT REMOVAL	SY					\$ -	\$ 5.50	0.00	0.00	0.00	\$ -	\$ -	0.00%
118	CURB AND GUTTER REMOVAL	LF					\$ -	\$ 10.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
119	TEMPORARY PAVEMENT, PCC, 6 IN.	SY					\$ -	\$ 55.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
120	TEMPORARY PAVEMENT, HMA, 6 IN.	SY					\$ -	\$ 60.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
121	TEMPORARY GRANULAR	TON					\$ -	\$ 46.50	0.00	0.00	0.00	\$ -	\$ -	0.00%
122	TRAFFIC SIGNALIZATION	LS	\$17,820.36	\$54,379.54			\$72,199.90	\$150,000.00	0.48133267	0.48133267		\$ 72,199.90	100.00%	0.00%
123	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS					\$ -	\$ 4,053.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
124	RELOCATION OF TEMPORARY SIGNAL POLE	LS					\$ -	\$ 1,121.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
125	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA					\$ -	\$ 62.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
126	PAINTED PAVEMENT MARKINGS, DURABLE	STA					\$ -	\$ 132.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
127	WET, RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA					\$ -	\$ 200.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
128	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA					\$ -	\$ 250.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
129	PAVEMENT MARKINGS REMOVED	STA					\$ -	\$ 55.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
130	GROOVES CUT FOR PAVEMENT MARKINGS	STA					\$ -	\$ 95.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
131	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA					\$ -	\$ 195.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
132	TEMPORARY TRAFFIC CONTROL	LS					\$ -	\$75,000.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
133	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA					\$ -	\$ 300.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
134	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY					\$ -	\$ 100.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
135	TEMPORARY BARRIER RAIL, CONCRETE	LF					\$ -	\$ 40.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
136	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA					\$ -	\$ 100.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
137	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA					\$ -	\$ 441.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
138	FLASHING BEACON SIGN, REINSTALL	EA					\$ -	\$ 1,900.00	0.00	0.00	0.00	\$ -	\$ -	0.00%
139	CONDUIT, HDPE, SDR 13.5, 2"	LF					\$ -	\$ 18.00	0.00	0.00	0.00	\$ -	\$ -	0.00%

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140	FIBER REMOVE AND REINSTALL	LF								\$	-	\$	2.20	0.00	0.00	\$	-	0.00%
141	FUSION SPLICE	EA								\$	-	\$	108.00	0.00	0.00	\$	-	0.00%
142	PULL ROPE	LF								\$	-	\$	0.75	0.00	0.00	\$	-	0.00%
143	TRACER WIRE	LF								\$	-	\$	1.10	0.00	0.00	\$	-	0.00%
144	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA								\$	-	\$	1,200.00	0.00	0.00	\$	-	0.00%
145	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA								\$	-	\$	3,600.00	0.00	0.00	\$	-	0.00%
146	REMOVE HANDHOLE	EA								\$	-	\$	375.00	0.00	0.00	\$	-	0.00%
147	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX)	ACRE								\$	-	\$	2,300.00	0.00	0.00	\$	-	0.00%
148	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE								\$	-	\$	2,000.00	0.00	0.00	\$	-	0.00%
149	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE								\$	-	\$	650.00	0.00	0.00	\$	-	0.00%
150	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS								\$	-	\$	1,800.00	0.00	0.00	\$	-	0.00%
151	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS								\$	-	\$	10,800.00	0.00	0.00	\$	-	0.00%
152	FILTER SOCK, 12 IN. INSTALLATION	LF								\$	-	\$	2.75	0.00	0.00	\$	-	0.00%
153	FILTER SOCK, MAINTENANCE AND REMOVAL	LF								\$	-	\$	0.20	0.00	0.00	\$	-	0.00%
154	TEMPORARY ROLLED EROSION CONTROL PRODUCT'S (RECP), TYPE 2C	SY								\$	-	\$	1.20	0.00	0.00	\$	-	0.00%
155	RIP RAP, CLASS E	TON								\$	-	\$	80.50	0.00	0.00	\$	-	0.00%
156	RIP RAP, EROSION STONE	TON								\$	-	\$	88.00	0.00	0.00	\$	-	0.00%
157	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF								\$	-	\$	1.75	0.00	0.00	\$	-	0.00%
158	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF								\$	-	\$	0.05	0.00	0.00	\$	-	0.00%
159	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF								\$	-	\$	0.05	0.00	0.00	\$	-	0.00%
160	EROSION CONTROL, HYDROMULCHING	ACRE								\$	-	\$	2,700.00	0.00	0.00	\$	-	0.00%
161	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA								\$	-	\$	200.00	0.00	0.00	\$	-	0.00%
162	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA								\$	-	\$	10.00	0.00	0.00	\$	-	0.00%
163	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA								\$	-	\$	205.00	0.00	0.00	\$	-	0.00%
164	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA								\$	-	\$	150.00	0.00	0.00	\$	-	0.00%
165	CHAIN LINK FENCE	LF								\$	-	\$	28.35	0.00	0.00	\$	-	0.00%
166	REMOVE AND REINSTALL FENCE, WOOD	LF								\$	-	\$	42.00	0.00	0.00	\$	-	0.00%
167	REMOVAL OF FENCE, CHAIN LINK	LF								\$	-	\$	6.00	0.00	0.00	\$	-	0.00%
168	REMOVAL OF FENCE, FIELD FENCE	LF								\$	-	\$	3.00	0.00	0.00	\$	-	0.00%
169	TEMPORARY FENCE, CONSTRUCTION	LF								\$	-	\$	4.75	0.00	0.00	\$	-	0.00%
170	TEMPORARY FENCE, CHAIN LINK	LF								\$	-	\$	8.50	0.00	0.00	\$	-	0.00%
171	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA								\$	-	\$	2,500.00	0.00	0.00	\$	-	0.00%
172	MOBILIZATION	LS								\$	-	\$	400,000.00	0.00	0.00	\$	-	0.00%
173	MAINTENANCE OF POSTAL SERVICE	LS								\$	-	\$	14,000.00	0.00	0.00	\$	-	0.00%
174	MAINTENANCE OF SOLID WASTE COLLECTION	LS								\$	-	\$	14,000.00	0.00	0.00	\$	-	0.00%
175	CONCRETE WASHOUT	LS								\$	-	\$	20,000.00	0.00	0.00	\$	-	0.00%
176	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY								\$	-	\$	150.00	0.00	0.00	\$	-	0.00%
177	REMOVALS, AS PER PLAN	LS								\$	-	\$	10,500.00	0.00	0.00	\$	-	0.00%
178	FLOODED BACKFILL	CY								\$	-	\$	62.00	0.00	0.00	\$	-	0.00%
179	EXCAVATION, CLASS 20	CY								\$	-	\$	16.50	0.00	0.00	\$	-	0.00%
180	GRANULAR MATERIAL FOR BLANKET	CY								\$	-	\$	88.00	0.00	0.00	\$	-	0.00%
181	STRUCTURAL CONCRETE (RCB CULVERT)	CY								\$	-	\$	640.00	0.00	0.00	\$	-	0.00%
182	REINFORCING STEEL	LBS								\$	-	\$	1.50	0.00	0.00	\$	-	0.00%
183	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF								\$	-	\$	625.00	0.00	0.00	\$	-	0.00%
184	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FT X 4 FT	EA								\$	-	\$	15,000.00	0.00	0.00	\$	-	0.00%
185	TEMPORARY SHORING	LS								\$	-	\$	116,000.00	0.00	0.00	\$	-	0.00%
186	EROSION STONE	TON								\$	-	\$	88.00	0.00	0.00	\$	-	0.00%
187	FENCE, CHAIN LINK, VINYL COATED	LF								\$	-	\$	175.00	0.00	0.00	\$	-	0.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

188	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS								\$ -	\$40,000.00	0.00	0.00	\$ -	0.00%
	Change Order Item														
CO1.1	RCB COLLAR	EA								\$ -	\$10,000.00	0	-	\$ -	0.00%
CO1.2	COLD WEATHER PROTECTION	CY								\$ -	\$ 17.00	0	-	\$ -	0.00%
CO1.3	HOT WATER FEE	CY								\$ -	\$ 7.00	0	-	\$ -	0.00%
CO2.1	TRAFFIC SIGNAL BLACK PAINT	LS								\$ -	\$ 5,971.35	0	-	\$ -	0.00%
CO3.1	GAS UTILITY POTHOLING	LS								\$ -	\$ 1,155.00	0	-	\$ -	0.00%
CO4.1	EXISTING INTAKES CORE DRILLING	LS								\$ -	\$ 4,515.50	0	-	\$ -	0.00%
CO5.1	ADDITIONAL STREET DETOUR SIGNAGE	LS								\$ -	\$ 5,450.00	0	-	\$ -	0.00%
CO6.1	CEMENT STABILIZATION STAGE 3	LS								\$ -	\$63,669.00	0	-	\$ -	0.00%
CO7.1	SPLICE ENCLOSURE	EA								\$ -	\$ 8,744.67	0	-	\$ -	0.00%
CO7.2	FIBER OPTIC CABLE	LF								\$ -	\$ 4.17	0	-	\$ -	0.00%
CO7.3	REMOVAL OF FIBER OPTIC CABLE	LF								\$ -	\$ 2.31	0	-	\$ -	0.00%
CO7.4	INTAKE ADJUSTMENT	LS								\$ -	\$ 3,608.00	0	-	\$ -	0.00%
CO8.1	FIRE DEPARTMENT STORM CONNECTION	LS								\$ -	\$ 2,236.59	0	-	\$ -	0.00%
CO8.2	FIRE DEPARTMENT SANITARY SERVICE	LS								\$ -	\$ 7,286.14	0	-	\$ -	0.00%
CO8.3	FIX LEAKING VALVE	LS								\$ -	\$ 2,694.54	0	-	\$ -	0.00%
CO8.4	SANITARY AND STORM SEWER SE 6TH STREET	LS								\$ -	\$29,634.50	0	-	\$ -	0.00%
CO8.5	SUMP LINE CONNECTION	LS								\$ -	\$ 1,044.67	0	-	\$ -	0.00%
CO8.6	WATER TOWER STORM CONNECTION	LS								\$ -	\$ 2,900.30	0	-	\$ -	0.00%
CO8.7	WOOD FENCE	LS								\$ -	\$ 4,593.16	0	-	\$ -	0.00%
CO9.1	HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS								\$ -	\$ 5,049.00	0	-	\$ -	0.00%

TOTAL VALUE OF STORED MATERIALS AND VALUE OF STORED
MATERIALS REMAINING TO DATE

\$551,625.66

\$ 201,006.90 36.44%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Core Construction Services, LLC
Address: 3093 NW Prairie Lane, Des Moines, IA 50313
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4794

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount: \$ 471,000.00
Net change by Change Orders: \$ (1,057.05)
Contract Amount to Date: (line 1 ± 2) \$ 469,942.95

Total completed and stored to date: \$ 151,539.00
Retainage: 5 % of Completed Work: \$ 7,576.95
Total Earned less Retainage: \$ 143,962.05
Less previous applications for payment: \$ 143,558.30
SUBTOTAL \$ 403.75

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 403.75

Balance to finish, including retainage: \$ 325,980.90

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Core Construction Services, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 7/11/2025

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department
E-mail: mahrens@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 4,921.00
2	November 26, 2024	\$ 102,639.90
3	December 24, 2024	\$ 35,997.40
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 143,558.30

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ (1,057.05)
2		
3		
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TOTAL \$ (1,057.05)

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 12 PERIOD TO: 06/01/25 06/30/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/24	PCO 001: PR 1		
11/12/24	PCO 003, 004 & 006		
11/26/24	PCO 002, 005, 007, 008 & 009		
1/14/25	PCO 010 - 2/11/25 PCO 011		
3/25/25	PCO 012, 015, & 016		
4/22/25	PCO015, 017 & 5/27/25 PCO 018		
6/24/225	PCO 019		
TOTALS		76,232.25	(\$436.59)
Net change by Change Order			75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$283,840.75
b. 5% of Stored Material (Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 3, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED. \$ 562,211.38
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj #	X242400	App # :	12	Pd From:	6/1/2025
Prj Name	Grimes Public Safety Center	App Date:	5/2/2025	PD TO :	6/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO: City of Grimes
101 NE Harvey Street
Grimes, IA 50111
ATTN:

PROJECT: Grimes Public Safety Center
2001 SW 6th Street
Grimes, IA 50111
Bib Package 11 Site Paving

Application No: 04
App. Date: 6/25/25
Period To: 6/30/25
Project #:
Contract Date: 6/17/24

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☒ OTHER

FROM: Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
BP03-3 PO# 062981

VIA ARCHITECT: Email

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below in connection with the Contract Continuation Sheet, Document G703, is attached.

1. ORIGINAL CONTACT SUM	\$	471,000.00
2. Net change by Change Orders	\$	(1,057.05)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	469,942.95
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	151,539.00
5. RETAINAGE:		
a. 5.00 % of Completed Work (Column D + E on G703)	\$	7,576.95
b. 5.00 % of Stored Material (Column F on G703)	\$	-
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	7,576.95
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	143,962.05
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	143,558.30
8. CURRENT PAYMENT DUE	\$	403.75
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	325,980.90

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Core Structural Services, LLC

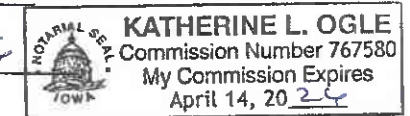
By: [Signature] Date: 6/25/25

State of: Iowa County of: Polk

Subscribed and sworn to before me this 25 day of June, 2025

Notary Public: [Signature]

My Commission expires: 4/14/26



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Change Order Summary		
Change Orders approved in previous months by Owner		
TOTAL	\$	-
Approved this Month		
Number	Date Approved	
01	11/26/24	\$ 1,057.05
TOTALS	\$	(1,057.05)
Net change by Change Orders	\$	(1,057.05)

CONTINUATION SHEET (G703)

G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest penny.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **04**
APPLICATION DATE: **6/25/25**
PERIOD TO: **6/30/25**

ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
				From Previous Application (D+E)	This Period					
1	010000						-		-	-
2							-		-	-
3		Bond	\$ 5,180.00	5,180.00			5,180.00	100.00%	-	259.00
4		General Conditions	\$ 30,314.00	20,876.00			20,876.00	68.87%	9,438.00	1,043.80
5		Owner Contingency	\$ 10,000.00	-			-	0.00%	10,000.00	-
6		Survey	\$ 5,800.00	2,900.00			2,900.00	50.00%	2,900.00	145.00
7	320013			-			-		-	-
8		Paving Labor	\$ 67,217.00	24,127.00			24,127.00	35.89%	43,090.00	1,206.35
9		Paving Material	\$ 257,978.00	98,031.00			98,031.00	38.00%	159,947.00	4,901.55
10	320019			-			-		-	-
11		Site Drilled Piers L	\$ 2,183.00	-	425.00		425.00	19.47%	1,758.00	21.25
12		Site Drilled Piers M	\$ 1,500.00	-			-	0.00%	1,500.00	-
13		Walks Labor	\$ 30,594.00	-			-	0.00%	30,594.00	-
14		Walks Material	\$ 43,932.00	-			-	0.00%	43,932.00	-
15	321723			-			-		-	-
16		Bollard Covers	\$ 875.00	-			-	0.00%	875.00	-
17		Expansion Joint Seal	\$ 1,716.00	-			-	0.00%	1,716.00	-
18		HC Signs	\$ 1,035.00	-			-	0.00%	1,035.00	-
19		Joint Sealant	\$ 10,291.00	-			-	0.00%	10,291.00	-
20		Striping	\$ 2,385.00	-			-	0.00%	2,385.00	-
21				-			-		-	-
22		Change Order #01 - PR #05 Reduced Scope at Trail	\$ (9,661.27)				-	0.00%	(9,661.27)	-
23		Change Order #01 - PR #06 Revised Joint Plan	\$ 8,604.22				-	0.00%	8,604.22	-
24							-		-	-
25							-		-	-
		TOTAL Scheduled Values	\$ 469,942.95	\$ 151,114.00	\$ 425.00	\$ -	\$ 151,539.00	32.25%	\$ 318,403.95	\$ 7,576.95

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: DDVI
Address: 1817 N. 7th Street, Indianola, IA 50125
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4793

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	1,365,000.00	
Net change by Change Orders:	\$	6,720.59	
Contract Amount to Date: (line 1 ± 2)	\$	1,371,720.59	
Total completed and stored to date:	\$	918,633.02	
Retainage: 5 % of Completed Work:	\$	45,931.65	
Total Earned less Retainage:	\$	872,701.37	
Less previous applications for payment:	\$	815,722.70	
SUBTOTAL	\$	56,978.67	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 56,978.67

Balance to finish, including retainage: \$ 499,019.22

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: DDVI
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature: Robert F. Ols Date: 7/11/2025

City of Grimes Staff Approval:

Signature: Matt Ols Date: 7-14-25

Submit to: Engineering Department

E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 24, 2024	\$ 197,600.48
2	January 28, 2025	\$ 19,374.96
3	April 22, 2025	\$ 97,052.54
4	May 27, 2025	\$ 186,795.84
5	June 24, 2025	\$ 314,898.88
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 815,722.70

Record of Change Orders

No.	Date	Amount
1	November 26, 2026	\$ 1,162.44
2	February 11, 2025	\$ 751.37
3	March 25, 2025	\$ 2,738.32
4	May 27, 2025	\$ 436.59
5	June 24, 2025	\$ 1,631.87
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TOTAL \$ 6,720.59

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
		APPLICATION NO: 12 PERIOD TO: 06/01/25 06/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date	Description	
8/27/24	PCO 001: PR 1	18,818.00
11/12/24	PCO 003, 004 & 006	9,842.20
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92
3/25/25	PCO 012, 015, & 016	10,321.32
4/22/25	PCO 015, 017 & 5/27/25 PCO 018	13,355.27
6/24/225	PCO 019	1,631.87
	TOTALS	76,232.25 (\$436.59)
Net change by Change Order		75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$283,840.75
b. 5% of Stored Material (Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 3, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED. \$ 562,211.38
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER: City of Grimes
101 NE Harvey St
Grimes, IA 50111

PROJECT: Grimes Public Safety

APPLICATION NO: 6

Distribution to:

FROM CONTRACTOR:
DDVI Inc
PO Box 743
Indianola, IA 50125

VIA ARCHITECT: SVPA Architects
1466 28th St, Suite 200
West Des Moines 50266

PERIOD TO: 06/25/25

PROJECT NOS: 24-652

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

CONTRACT FOR: Grimes Public Safety

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

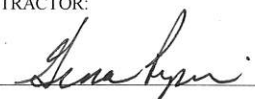
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,365,000.00
2. Net change by Change Orders	\$	6,720.59
3. CONTRACT SUM TO DATE (Line 1 & 2)	\$	1,371,720.59
4. TOTAL COMPLETED & STORED TO DATE	\$	918,633.02
(Column G on G703)		
5. RETAINAGE:		
a. 5 % of Completed Work	\$	45,931.65
(Column D + E on G703)		
b. 5 % of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column I of G703)	\$	45,931.65
6. TOTAL EARNED LESS RETAINAGE	\$	872,701.37
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate)	\$	815,722.70
8. CURRENT PAYMENT DUE	\$	56,978.67
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	499,019.22
(Line 3 less Line 6)		

ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$5,088.72	
Total approved this Month	\$1,631.87	
TOTALS	\$6,720.59	\$0.00
NET CHANGES by Change Order	\$6,720.59	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 

Date: _____

State of: Iowa

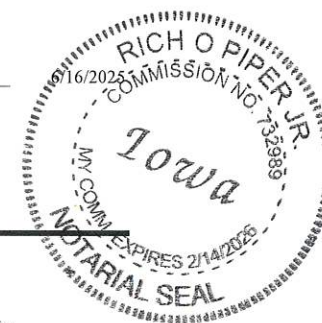
County of: Warren

Subscribed and sworn to before me this

16 day of June 2025

Notary Public: Rich Piper

My Commission expires: 2/14/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Grimes

AIA DOCUMENT G703

PAGE 2 OF 6 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

6

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	General Conditions								
1.000	General Conditions/Overhead/Profit	\$206,090.00	\$123,654.00	\$0.00		\$123,654.00	60.00%	\$82,436.00	\$6,182.70
1.001	Insurance/Bonds	\$25,793.00	\$25,793.00			\$25,793.00	100.00%		\$1,289.65
	Temp Heat	\$8,500.00	\$8,500.00			\$8,500.00	100.00%		\$425.00
	Temp Barricades	\$27,800.00	\$12,510.00	\$8,340.00		\$20,850.00	75.00%	\$6,950.00	\$1,042.50
	Jobsite Cleaning	\$14,000.00	\$1,400.00	\$700.00		\$2,100.00	15.00%	\$11,900.00	\$105.00
	Submittals	\$20,000.00	\$15,000.00	\$3,000.00		\$18,000.00	90.00%	\$2,000.00	\$900.00
	Allowance	\$2,000.00					0.00%	\$2,000.00	
							#DIV/0!		
	Staking	\$2,500.00	\$2,500.00			\$2,500.00	100.00%		\$125.00
							#DIV/0!		
	Flag Pole & Base/bumper post - labor	\$650.00					0.00%	\$650.00	
	Flag Pole & Base/bumper post - Material	\$1,000.00					0.00%	\$1,000.00	
							#DIV/0!		
	Screen Wall - Labor	\$4,044.00					0.00%	\$4,044.00	
	Screen Wall - Material	\$10,858.00					0.00%	\$10,858.00	
	Trash Enclosure - Labor	\$2,534.00							
	Trash Enclosure - Material	\$17,452.00							
							#DIV/0!		
	Site Improvements/bike Racks - labor	\$125.00					0.00%	\$125.00	
	Site Improvements/bike Racks - material	\$1,050.00					0.00%	\$1,050.00	
							#DIV/0!		
	Slab - Labor	\$65,277.00	\$42,430.05	\$22,846.95		\$65,277.00	100.00%		\$3,263.85
	Slab - Material	\$88,480.00	\$88,480.00			\$88,480.00	100.00%		\$4,424.00
	Slab on Deck - Labor	\$6,160.00	\$6,160.00			\$6,160.00	100.00%		\$308.00
	Slab on Deck - Material	\$4,564.00	\$4,564.00			\$4,564.00	100.00%		\$228.20
	Footings/Formed Curb - Labor	\$50,787.00	\$50,787.00			\$50,787.00	100.00%		\$2,539.35
	Footings/Formed Curb - Material	\$85,693.00	\$85,693.00			\$85,693.00	100.00%		\$4,284.65
	Washout	\$1,880.00	\$1,880.00			\$1,880.00	100.00%		\$94.00
	Trash Enclosure - Labor	\$7,511.00		\$3,755.50		\$3,755.50	50.00%	\$3,755.50	\$187.78
	Trash Enclosure - Material	\$7,272.00		\$3,636.00		\$3,636.00	50.00%	\$3,636.00	\$181.80
	Misc Concrete - Labor	\$630.00		\$315.00		\$315.00	50.00%	\$315.00	\$15.75
	Misc Concrete - Material	\$746.00		\$373.00		\$373.00	50.00%	\$373.00	\$18.65
							#DIV/0!		
	Sub Total	\$663,396.00	\$469,351.05	\$42,966.45		\$512,317.50	77.23%	\$131,092.50	\$25,615.88

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: #REF!

Contractor's signed certification is attached.

APPLICATION DATE: #REF!

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: #REF!

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Polished Concrete - Labor	\$30,000.00	\$7,500.00	\$1,500.00		\$9,000.00	30.00%	\$21,000.00	\$450.00
	Polished Concrete - Material	\$17,200.00	\$4,300.00	\$860.00		\$5,160.00	30.00%	\$12,040.00	\$258.00
	Caulking	\$3,900.00		\$1,170.00		\$1,170.00	30.00%	\$2,730.00	\$58.50
	Concrete Sealers - Labor	\$3,750.00					0.00%	\$3,750.00	
	Concrete Sealers - Material	\$2,400.00					0.00%	\$2,400.00	
	Masonry - Labor	\$500.00	\$500.00			\$500.00	100.00%		\$25.00
	Masonry - Material	\$600.00	\$600.00			\$600.00	100.00%		\$30.00
	Structural Steel	\$3,500.00	\$3,500.00			\$3,500.00	100.00%		\$175.00
	Blocking/Plywood sheathing - Labor	\$1,380.00	\$1,311.00	\$69.00		\$1,380.00	100.00%		\$69.00
	Blocking/Plywood sheathing - Material	\$3,802.00	\$3,611.90	\$190.10		\$3,802.00	100.00%		\$190.10
	Casework - Labor	\$11,330.00					0.00%	\$11,330.00	
	Casework - Material	\$120,838.00	\$12,083.80			\$12,083.80	10.00%	\$108,754.20	\$604.19
	Roof Plate - Labor	\$4,900.00	\$4,900.00			\$4,900.00	100.00%		\$245.00
	Roof Plate - Material	\$12,500.00	\$12,500.00			\$12,500.00	100.00%		\$625.00
	Caulking - Labor	\$4,100.00		\$410.00		\$410.00	10.00%	\$3,690.00	\$20.50
	Caulking - Material	\$4,100.00		\$410.00		\$410.00	10.00%	\$3,690.00	\$20.50
	Doors - Labor	\$9,920.00	\$1,984.00	\$992.00		\$2,976.00	30.00%	\$6,944.00	\$148.80
	Doors - Material	\$84,824.00	\$82,185.40			\$82,185.40	96.89%	\$2,638.60	\$4,109.27
	Section Doors - Labor	\$8,000.00		\$4,000.00		\$4,000.00	50.00%	\$4,000.00	\$200.00
	Section Doors - Material	\$55,400.00	\$55,400.00			\$55,400.00	100.00%		\$2,770.00
	Section Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
	Four-Fold Doors - Labor	\$12,000.00		\$6,000.00		\$6,000.00	50.00%	\$6,000.00	\$300.00
	Four-Fold Doors - Material	\$152,800.00	\$152,800.00			\$152,800.00	100.00%		\$7,640.00
	Four-Fold Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
	Sub Total	\$555,744.00	\$351,176.10	\$15,601.10		\$366,777.20	66.00%	\$188,966.80	\$18,338.86

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO:

6

Contractor's signed certification is attached.

APPLICATION DATE:

#REF!

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

6/25/25

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Window Blocking - Labor	\$5,000.00	\$3,750.00	\$750.00		\$4,500.00	#DIV/0! 90.00%	\$500.00	\$225.00
	Window Blocking - Material	\$4,400.00	\$3,300.00	\$660.00		\$3,960.00	90.00%	\$440.00	\$198.00
							#DIV/0!		
	Ceramic Tile - Labor	\$13,620.00					0.00%	\$13,620.00	
	Ceramic Tile - Material	\$12,020.00					0.00%	\$12,020.00	
							#DIV/0!		
	Epoxy Flooring - Labor	\$4,150.00					0.00%	\$4,150.00	
	Epoxy Flooring - Material	\$1,150.00					0.00%	\$1,150.00	
							#DIV/0!		
	Resilient - Labor	\$2,990.00					0.00%	\$2,990.00	
	Resilient - Material	\$6,060.00	\$6,060.00			\$6,060.00	100.00%		\$303.00
	Carpet - Labor	\$1,570.00					0.00%	\$1,570.00	
	Carpet - Material	\$10,680.00	\$10,680.00			\$10,680.00	100.00%		\$534.00
							#DIV/0!		
	Chalk & Tack - Labor	\$975.00					0.00%	\$975.00	
	Chalk & Tack - material	\$5,570.00					0.00%	\$5,570.00	
							#DIV/0!		
	Toilet Partitions & accessories - Labor	\$1,150.00					0.00%	\$1,150.00	
	Toilet Partitions & accessories - Material	\$15,500.00	\$11,600.00			\$11,600.00	74.84%	\$3,900.00	\$580.00
							#DIV/0!		
	Corner Guards - Labor	\$300.00					0.00%	\$300.00	
	Corner Guards - Material	\$2,600.00					0.00%	\$2,600.00	
							#DIV/0!		
	Flag Poles - Labor	\$350.00					0.00%	\$350.00	
	Flag Poles - Material	\$3,881.00					0.00%	\$3,881.00	
							#DIV/0!		
							#DIV/0!		
							#DIV/0!		
	Sub Total	\$91,966.00	\$35,390.00	\$1,410.00		\$36,800.00	40.01%	\$55,166.00	\$1,840.00

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 6

Contractor's signed certification is attached.

APPLICATION DATE: #REF!

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 6/25/25

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Signage - Labor	\$18,884.00					0.00%	\$18,884.00	
	Signage - Material						#DIV/0!		
	Fire Ext - Labor	\$150.00					0.00%	\$150.00	
	Fire Ext - Material	\$1,336.00					0.00%	\$1,336.00	
	Mail Boxes - Labor	\$40.00					#DIV/0!		
	Mail Boxes - Material	\$500.00					0.00%	\$40.00	
							0.00%	\$500.00	
	Knox Box - Labor	\$40.00					#DIV/0!		
	Knox Box - Material	\$300.00					0.00%	\$40.00	
							0.00%	\$300.00	
	Kitchen Appliances - Labor	\$1,100.00					#DIV/0!		
	Kitchen Appliances - Material	\$25,000.00					0.00%	\$1,100.00	
							0.00%	\$25,000.00	
	Blinds - Labor	\$1,349.00					#DIV/0!		
	Blinds - Material	\$5,195.00					0.00%	\$1,349.00	
							0.00%	\$5,195.00	
	CO#1	\$1,162.44					#DIV/0!		
	CO#2	\$751.37					0.00%	\$1,162.44	
	CO#3	\$2,738.32	\$2,738.32			\$2,738.32	0.00%	\$751.37	
	CO#4	\$436.59					100.00%	\$2,738.32	\$136.92
	CO#5	\$1,631.87					0.00%	\$436.59	
							0.00%	\$1,631.87	
	Sub Total	\$60,614.59	\$2,738.32			\$2,738.32	4.52%	\$57,876.27	\$136.92
	GRAND TOTALS	1,371,720.59	858,655.47	59,977.55	0.00	918,633.02	66.97%	433,101.57	45,931.65

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Hopkins Roofing
Address: 929 Opportunity Lane, Pella, IA 50219
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4798

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount: \$ 310,250.00
Net change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 310,250.00

Total completed and stored to date: \$ 246,371.91
Retainage: 5 % of Completed Work: \$ 12,318.60
Total Earned less Retainage: \$ 234,053.31
Less previous applications for payment: \$ 222,503.31
SUBTOTAL \$ 11,550.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 11,550.00

Balance to finish, including retainage: \$ 76,196.69

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Hopkins Roofing
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 7/11/2025

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 22, 2025	\$ 163,467.17
2	May 27, 2025	\$ 30,161.15
3	June 24, 2025	\$ 28,874.99
4		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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68		
69		
70		

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
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TOTAL \$ -

Contract Time Remaining

Contract Period: CALENDAR DAYS
Original Contract Date: June 25, 2024
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: -
Time Used to Date: _____
Contract Time Remaining: -

TOTAL \$ 222,503.31

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 12 PERIOD TO: 06/01/25 06/30/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date	Description	
8/27/24	PCO 001: PR 1	18,818.00
11/12/24	PCO 003, 004 & 006	9,842.20
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92
3/25/25	PCO 012, 015, & 016	10,321.32
4/22/25	PCO 015, 017 & 5/27/25 PCO 018	13,355.27
6/24/225	PCO 019	1,631.87
	TOTALS	76,232.25 (\$436.59)
Net change by Change Order		75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$283,840.75
b. 5% of Stored Material (Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 3, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED. \$ 562,211.38
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:

Weitz Company
611 5th Ave Suite 300
Des Moines IA 50309
FROM CONTRACTOR:
Hopkins Roofing Inc
929 Opportunity Lane
Pella IA 50219

PROJECT:

Grimes Public Safety Center
20001 SW 6th St
Grimes IA 50111
VIA ARCHITECT:

APPLICATION #: 4

PERIOD TO: 6/30/2025

PROJECT NOS:

CONTRACT DATE: 10/30/2024

Distribution to:

☐ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM-----	\$	310,250.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)-----	\$	310,250.00
4. TOTAL COMPLETED TO DATE-----	\$	246,371.91
(Column G on Continuation Sheet)		
5. RETAINAGE:		
a. 5.0% of Completed Work	\$	12,318.60
(Columns D+E on Continuation Sheet)		
b. 5.0% of Stored Material	\$	
(Column F on Continuation Sheet)		
Total Retainage (Line 5a + 5b or		
Total in Column 1 of Continuation Sheet-----	\$	12,318.60
6. TOTAL EARNED LESS RETAINAGE-----	\$	234,053.31
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)-----	\$	222,503.31
8. CURRENT PAYMENT DUE-----	\$	11,550.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	76,196.69

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: Liffany Visser Date: 6.24.25

State of: Iowa

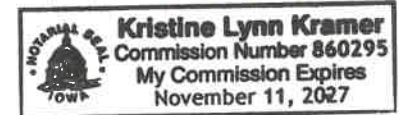
County of: Marion

Subscribed and sworn to before

me this 24 day of June

Notary Public:

My Commission expires: 11.11.27



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

Grimes Public Safety Center

20001 SW 6th St

Grimes IA 50111

Page 2 of 2 Pages

APPLICATION NUMBER: 4

APPLICATION DATE: 6/25/2025

PERIOD TO: 6/30/2025

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	Low Slope Material	167,905.39	140,500.98	12,157.90		140,500.98	5%	27,404.41	7,025.05
2	Low Slope Labor	121,578.93	72,947.35			85,105.25	70%	36,473.68	4,255.26
3	Equipment Rental	4,700.00	4,700.00			4,700.00	100%		235.00
4	Low Slope Miscellaneous	16,065.68	16,065.68			16,065.68	100%		803.28
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	SUBTOTALS PAGE 2	310,250.00	234,214.01	12,157.90		246,371.91	79%	63,878.09	12,318.60

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Kruck Plumbing & Heating, Inc.
Address: 615 Story St., Boone, IA 50036
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4799

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount: \$ 1,747,000.00
Net change by Change Orders: \$ 7,839.29
Contract Amount to Date: (line 1 ± 2) \$ 1,754,839.29

Total completed and stored to date: \$ 1,342,388.00
Retainage: 5 % of Completed Work: \$ 67,119.40
Total Earned less Retainage: \$ 1,275,268.60
Less previous applications for payment: \$ 958,764.70
SUBTOTAL \$ 316,503.90

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 316,503.90

Balance to finish, including retainage: \$ 479,570.69

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Kruck Plumbing & Heating, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 7/11/2025

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	8/27/2024	\$ 17,100.00
2	09/24/24	\$ 5,700.00
3	10/22/24	\$ 33,012.50
4	11/26/24	\$ 65,515.80
5	12/24/24	\$ 271,642.05
6	01/28/25	\$ 61,906.75
7	02/25/25	\$ 119,179.40
8	03/25/25	\$ 121,881.20
9	04/22/25	\$ 78,374.05
10	05/27/25	\$ 116,426.30
11	06/24/25	\$ 68,026.65
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 958,764.70**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 7,839.29
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TOTAL **\$ 7,839.29**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 12 PERIOD TO: 06/01/25 06/30/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date	Description	
8/27/24	PCO 001: PR 1	18,818.00
11/12/24	PCO 003, 004 & 006	9,842.20
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92
3/25/25	PCO 012, 015, & 016	10,321.32
4/22/25	PCO 015, 017 & 5/27/25 PCO 018	13,355.27
6/24/225	PCO 019	1,631.87
	TOTALS	76,232.25 (\$436.59)
Net change by Change Order		75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$283,840.75
b. 5% of Stored Material (Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703):	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 3, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 562,211.38
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT: Grimes Public Safety Center 2001 SW 6th Street Grimes, IA 50111	INVOICE NO: 940-12	DISTRIBUTION TO:
		APPLICATION NO: 12	OWNER
		PERIOD TO: 6/30/2025	CONST. MANAGER
		CONTRACT DATE: 6/24/2024	ARCHITECT
		PROJECT NO: 23012	FIELD
		JOB NO: 940	OTHER
FROM CONTRACTOR: Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036	VIA CONSTRUCTION MANAGER: Weitz Company		
	VIA ARCHITECT: SVPA Accchitects Inc		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$ 1,747,000.00
2. NET CHANGES IN THE WORK	\$ 7,839.29
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$ 1,754,839.29
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$ 1,342,388.00
5. RETAINAGE	
a. _____% of Completed Work	\$ 64,790.00
b. _____% of Stored Material	\$ 2,329.40
Total Retainage	\$ 67,119.40
6. TOTAL EARNED LESS RETAINAGE	\$ 1,275,268.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	958,764.70
8. CURRENT PAYMENT DUE.....	\$ 316,503.90
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 479,570.69

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CSA

By: _____

Date: 6/25/25

State of: IA

County of: Boone

Subscribed and sworn to before
me this 25 day of June 2025

Notary Public: Cody Bowers

My Commission expires: 3/15/2028



CODY BOWERS
COMMISSION NUMBER 727398
MY COMMISSION EXPIRES
MARCH 15, 2028

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____

Date: _____

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only

to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 7,839.29	\$ 0.00
Total approved this month, including Construction Change Directives	\$ 0.00	\$ 0.00
TOTALS	\$ 7,839.29	\$ 0.00
NET CHANGES IN THE WORK	\$ 7,839.29	

CONTINUATION SHEET

Invoice Number: 940- 12
 Application Number: 12
 Application Date: 6/25/2025
 Period To: 6/30/2025
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
1	General Conditions - L	107,000.00	75,000.00	2,000.00	0.00	77,000.00	72	30,000.00	3,850.00
2	Submittals / Engineering - L	53,000.00	52,000.00	1,000.00	0.00	53,000.00	100	0.00	2,650.00
3	UG San/Storm/Water - M	67,000.00	67,000.00	0.00	0.00	67,000.00	100	0.00	3,350.00
4	UG San/Storm/Water - L	47,000.00	47,000.00	0.00	0.00	47,000.00	100	0.00	2,350.00
5	Ag Water/Vent/Storm - M	42,000.00	27,000.00	13,000.00	0.00	40,000.00	95	2,000.00	2,000.00
6	Ag Water/Vent/Storm - L	40,000.00	16,000.00	20,000.00	0.00	36,000.00	90	4,000.00	1,800.00
7	Nat Gas/Compressed Air - M	24,000.00	8,000.00	10,000.00	0.00	18,000.00	75	6,000.00	900.00
8	Nat Gas/Compressed Air - L	20,000.00	3,000.00	11,000.00	0.00	14,000.00	70	6,000.00	700.00
9	Domestic Water - M	65,000.00	38,446.00	16,572.00	0.00	55,018.00	85	9,982.00	2,750.90
10	Domestic Water - L	35,000.00	15,000.00	12,000.00	0.00	27,000.00	77	8,000.00	1,350.00
11	Plumbing Fixtures/Drains - M	149,000.00	85,226.00	4,000.00	0.00	89,226.00	60	59,774.00	4,461.30
12	Plumbing Fixtures/Drains - L	47,000.00	4,000.00	1,000.00	0.00	5,000.00	11	42,000.00	250.00
13	Plumbing/HVAC Insulation - M	24,000.00	5,000.00	9,000.00	0.00	14,000.00	58	10,000.00	700.00
14	Plumbing/HVAC Insulation - L	24,000.00	5,000.00	9,000.00	0.00	14,000.00	58	10,000.00	700.00
15	HVAC Controls - M	69,375.00	10,000.00	16,325.00	21,060.00	47,385.00	68	21,990.00	2,369.25
16	HVAC Controls - L	69,375.00	24,357.00	7,000.00	0.00	31,357.00	45	38,018.00	1,567.85

CONTINUATION SHEET

Invoice Number: 940- 12
 Application Number: 12
 Application Date: 6/25/2025
 Period To: 6/30/2025
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/ C)	BALANCE TO FINISH (C-G)	RETAINAGE
17	Test & Balance - L	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
18	HVAC Treatment - L	5,000.00	0.00	0.00	0.00	0.00	0	5,000.00	0.00
19	Hydronic Pump & Specialties - M	94,000.00	22,000.00	50,806.00	0.00	72,806.00	77	21,194.00	3,640.30
20	Hydronic Pump & Specialties - L	50,000.00	15,000.00	23,000.00	0.00	38,000.00	76	12,000.00	1,900.00
21	Hydronic Pumps/Boilers - M	38,000.00	0.00	36,000.00	0.00	36,000.00	95	2,000.00	1,800.00
22	Hydronic Pumps/Boilers - L	10,000.00	0.00	8,000.00	0.00	8,000.00	80	2,000.00	400.00
23	HVAC Ducts & Accessories - M	137,000.00	48,133.00	58,365.00	0.00	106,498.00	78	30,502.00	5,324.90
24	HVAC Ducts & Accessories - L	75,000.00	28,000.00	27,000.00	0.00	55,000.00	73	20,000.00	2,750.00
25	Engine Exhaust System - M	40,000.00	0.00	35,000.00	0.00	35,000.00	88	5,000.00	1,750.00
26	Engine Exhaust System - L	40,000.00	0.00	35,000.00	0.00	35,000.00	88	5,000.00	1,750.00
27	EF-Registers-VAVs - M	18,000.00	3,320.00	0.00	9,595.00	12,915.00	72	5,085.00	645.75
28	EF-Registers-VAVs - L	8,000.00	1,000.00	0.00	0.00	1,000.00	13	7,000.00	50.00
29	MAU-1-Hood-KEF-1 - M	35,000.00	14,831.00	19,169.00	0.00	34,000.00	97	1,000.00	1,700.00
30	MAU-1-Hood-KEF-1 - L	7,000.00	2,000.00	4,000.00	0.00	6,000.00	86	1,000.00	300.00
31	CUH/PFUH/IRH - M	17,000.00	0.00	16,000.00	0.00	16,000.00	94	1,000.00	800.00
32	CUH/PFUH/IRH - L	9,000.00	0.00	6,000.00	0.00	6,000.00	67	3,000.00	300.00
33	RTU/MAU-2/BCU/ERV - M	220,000.00	187,918.00	29,082.00	0.00	217,000.00	99	3,000.00	10,850.00
34	RTU/MAU-2/BCU/ERV - L	14,250.00	11,000.00	1,250.00	0.00	12,250.00	86	2,000.00	612.50
35	ACCU-1 / ACU-1 - M	17,000.00	0.00	0.00	15,933.00	15,933.00	94	1,067.00	796.65

CONTINUATION SHEET

Invoice Number: 940- 12
 Application Number: 12
 Application Date: 6/25/2025
 Period To: 6/30/2025
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/ C)	BALANCE TO FINISH (C-G)	RETAINAGE
36	ACCU-1 / ACU-1 - L	9,000.00	0.00	0.00	0.00	0.00	0	9,000.00	0.00
37	Commissioning - L	8,000.00	0.00	0.00	0.00	0.00	0	8,000.00	0.00
38	CO#1-PR-3	7,839.29	0.00	0.00	0.00	0.00	0	7,839.29	0.00
		1,754,839.29	815,231.00	480,569.00	46,588.00	1,342,388.00	76	412,451.29	67,119.40

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VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Setpoint Mechanical Solutions
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
2460	6/2/2025		1,125.00

For a valuable consideration (in the amount of \$1,125.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 19th day of June, 20 25

Name of VENDOR:

Setpoint Mechanical Solutions

By:

[Signature]
(Owner, Partner, Officer) (Please Designate)

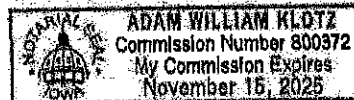
Sworn to and subscribed before the undersigned

this 19th day of June, 20 25

[Signature]

Adam W Klotz

Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: WSM Industries
 CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
 OWNER: City of Grimes
 PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
S4553362.001	5/15/2025		2,963.53
S4553998.001	5/15/2025	No Tax	94.20
S4553998.002	5/15/2025	No Tax	331.88
S4555166.001	5/15/2025		313.28
S4563382.001	6/5/2025		941.78

For a valuable consideration (in the amount of \$4,644.67), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 16 day of June, 2025.

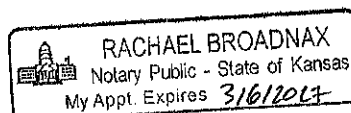
Name of VENDOR: WSM Industries

By: OKizo Credit manager
 (Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned this 16 day of June, 2025.

Rachael Broadnax

Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Rist & Associates

CONTRACTOR: Kruck Plumbing & Heating Co., Inc.

OWNER: City of Grimes

PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
116399	5/21/2025		5,400.00

For a valuable consideration (in the amount of \$5,400.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 13th day of June, 20 25.

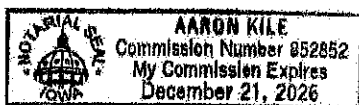
Name of VENDOR: Rist & Associates, Inc.

By: Sandra Rogers - Treasurer
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 13 day of June, 20 25.

Aaron Kile

Notary Public



VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Ferguson Enterprises, Inc.
 CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
 OWNER: City of Grimes
 PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
1431758	5/1/2025		2,146.40
1431819	4/25/2025		633.38
1480820	4/16/2025		720.09
1509732	4/8/2025		291.60
1513245	4/8/2025		345.06
1513421	4/8/2025		110.60
1514001	4/10/2025		1,133.74
1514004	5/1/2025		5,827.89
1519995	4/14/2025		782.82
1523372	4/14/2025		12.41
1530136	4/16/2025		1,014.82
1540193	4/18/2025		890.63
1541456	4/21/2025		7,349.19
1544721	4/18/2025		42.02
1546894	4/22/2025		40.66
1552305	4/21/2025		215.40
1559680	4/25/2025		260.55
1559924	4/25/2025		2,101.60
1565399	5/1/2025		476.65
1566077	5/1/2025		1,125.00
1568378	5/1/2025	No Tax	28.26
15571887	4/22/2025		59.50

For a valuable consideration (in the amount of \$25,608.27), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 30 day of MAY, 20 25.

Name of VENDOR: Ferguson Enterprises LLC

By: Andrea Barger Credit Manager
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 30 day of MAY, 20 25.

[Signature]

Notary Public



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Mid-American Glazing Systems
Address: 3750 W. River Drive, Davenport, IA 52802
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4800

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount: \$ 397,060.00
Net change by Change Orders: \$ 5,026.00
Contract Amount to Date: (line 1 ± 2) \$ 402,086.00

Total completed and stored to date: \$ 107,917.00
Retainage: 5 % of Completed Work: \$ 5,395.85
Total Earned less Retainage: \$ 102,521.15
Less previous applications for payment: \$ 71,926.40
SUBTOTAL \$ 30,594.75

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 30,594.75

Balance to finish, including retainage: \$ 299,564.85

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Mid-American Glazing Systems
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 7/11/2025

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 4,482.10
2	October 22, 2024	\$ 5,852.95
3	April 22, 2025	\$ 1,884.80
4	May 27, 2025	\$ 13,853.85
5	June 24, 2025	\$ 45,852.70
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 71,926.40**

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	\$ 5,026.00
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TOTAL **\$ 5,026.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 12 PERIOD TO: 06/01/25 06/30/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month		18,818.00 9,842.20 19,757.67 2,505.92 10,321.32 13,355.27 1,631.87	(\$436.59)
Date	Description		
8/27/24	PCO 001: PR 1		
11/12/24	PCO 003, 004 & 006		
11/26/24	PCO 002, 005, 007, 008 & 009		
1/14/25	PCO 010 - 2/11/25 PCO 011		
3/25/25	PCO 012, 015, & 016		
4/22/25	PCO015, 017 & 5/27/25 PCO 018		
6/24/225	PCO 019		
TOTALS		76,232.25	(\$436.59)
Net change by Change Order			75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work	\$283,840.75
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703):	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 3, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 562,211.38
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

TO OWNER / CONTRACTOR:

City of Grimes
The Weitz Company, LLC
611 5th Ave. Suite #300
Des Moines, Iowa 50309

PROJECT:

Grimes Public Safety Center
2001 SW 6th Street
Grimes, Iowa 50111

APPLICATION NO:

6

Distribution to:

☐

OWNER

☒

ARCHITECT

☐

CONTRACTOR

FROM CONTRACTOR:

Mid-American Glazing Systems
2931 104th St. STE "F"
Urbandale, IA. 50322

VIA ARCHITECT:

SVPA Architects, Inc.
1466 28th Street
West Des Moines, Iowa 50266

PERIOD TO:

June 30, 2025

CONTRACT FOR:

Glass & Glazing

PROJECT NOS:

CONTRACT DATE:

June 7, 2024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	397,060.00
2. Net change by Change Orders	\$	5,026.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	402,086.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	107,917.00
5. RETAINAGE:		
a. 5% of Completed Work (Column D + E on G703)	\$	5,395.85
b. 5% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	5,395.85
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	102,521.15
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	71,926.40
8. CURRENT PAYMENT DUE	\$	30,594.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	299,564.85

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$5,026.00	
Total approved this Month		
TOTALS	\$5,026.00	\$0.00
NET CHANGES by Change Order	\$5,026.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Brian Heston

Date:

6/25/25

State of: Iowa

County of: Scott

Subscribed and sworn to before me this 25th day of June 2025

Notary Public: RACHEL MADDEN

My Commission expires: 07-24-26

Commission Number 826184

My Commission Expires 07-24-26

RMadden

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: June 25, 2025

PERIOD TO: June 30, 2025

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	STOREFRONTS AND ENTRANCES								
1	<u>Labor</u>								
	Aluminum CW & SF	\$55,248.00	\$396.00	\$11,759.00		\$12,155.00	22.00%	\$43,093.00	\$607.75
	Interior Glazing	\$4,207.00						\$4,207.00	
	Polycarbonate Panels	\$23,183.00	\$1,984.00			\$1,984.00	8.56%	\$21,199.00	\$99.20
	Composite panels	\$6,731.00						\$6,731.00	
2	<u>Materials</u>								
	Aluminum CW & SF	\$121,387.00	\$38,870.00	\$13,456.00		\$52,326.00	43.11%	\$69,061.00	\$2,616.30
	Interior Glazing	\$5,394.00						\$5,394.00	
	Polycarbonate Panels	\$134,759.00		\$829.00		\$829.00	0.62%	\$133,930.00	\$41.45
	Composite panels	\$24,195.00	\$23,583.00			\$23,583.00	97.47%	\$612.00	\$1,179.15
3	<u>Sublet</u>	\$4,916.00						\$4,916.00	
4	<u>Submittals and Shop Drawings</u>	\$12,322.00	\$6,161.00	\$6,161.00		\$12,322.00	100.00%		\$616.10
5	<u>Bonding</u>	\$4,718.00	\$4,718.00			\$4,718.00	100.00%		\$235.90
	<u>CHANGE ORDERS / RFC</u>								
1	CO 02 rev 1 ADD CW METAL AND THIRD ROW CAULK	\$5,026.00						\$5,026.00	
	GRAND TOTALS	\$402,086.00	\$75,712.00	\$32,205.00	\$0.00	\$107,917.00		\$294,169.00	\$5,395.85

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Renda Electric
Address: 1305 SW 37th St., Grimes, IA 50111
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4802

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 9
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount: \$ 893,910.00
Net change by Change Orders: \$ 27,548.34
Contract Amount to Date: (line 1 ± 2) \$ 921,458.34

Total completed and stored to date: \$ 532,608.00
Retainage: 5 % of Completed Work: \$ 26,630.40
Total Earned less Retainage: \$ 505,977.60
Less previous applications for payment: \$ 408,652.00
SUBTOTAL \$ 97,325.60

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 97,325.60

Balance to finish, including retainage: \$ 415,480.74

Contract Time Remaining (If applicable) - CALENDAR DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Renda Electric
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects
Firm Name

Signature Date 7/11/2025

City of Grimes Staff Approval:
Signature Date 7-14-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 26, 2024	\$ 40,299.00
2	December 24, 2024	\$ 28,215.00
3	January 28, 2025	\$ 47,880.00
4	February 25, 2025	\$ 9,709.00
5	March 25, 2025	\$ 57,000.00
6	April 22, 2025	\$ 27,550.00
7	May 27, 2025	\$ 104,975.00
8	June 24, 2025	\$ 93,024.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 408,652.00**

Record of Change Orders

No.	Date	Amount
1	August 27, 2024	\$ 18,818.00
2	November 12, 2024	\$ 3,780.10
3	November 26, 2024	\$ 3,195.69
4	January 14, 2025	\$ 1,754.55
5		
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25		

TOTAL **\$ 27,548.34**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 12 PERIOD TO: 06/01/25 06/30/25	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date	Description	
8/27/24	PCO 001: PR 1	18,818.00
11/12/24	PCO 003, 004 & 006	9,842.20
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67
1/14/25	PCO 010 - 2/11/25 PCO 011	2,505.92
3/25/25	PCO 012, 015, & 016	10,321.32
4/22/25	PCO 015, 017 & 5/27/25 PCO 018	13,355.27
6/24/225	PCO 019	1,631.87
	TOTALS	76,232.25 (\$436.59)
Net change by Change Order		75,795.66

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	75,795.66
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,029,637.66
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	5,676,814.97
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	\$283,840.75
b. 5% of Stored Material (Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	283,840.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	5,392,974.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	4,830,762.84
8. CURRENT PAYMENT NOW DUE	562,211.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	2,636,663.44

The undersigned Sub - Contractor certifies that to the best of the Sub - Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Sub - Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

July 3, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this July 3, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED. \$ 562,211.38
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj #	X242400	App # :	12	Pd From:	6/1/2025
Prj Name	Grimes Public Safety Center	App Date:	5/2/2025	PD TO :	6/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$588,790	474,056.95			474,056.95	81%	114,733	23,702.85
2	BP #02 - General Construction - DDVI	\$1,371,721	858,655.47	59,977.55		918,633.02	67%	453,088	45,931.65
3	BP #03 - Precast & Steel M&L - Henkel	\$1,275,324	1,200,357.82			1,200,357.82	94%	74,966	60,017.89
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	234,214.01	12,157.90		246,371.91	79%	63,878	12,318.60
6	BP #06 - Aluminum & Glazing- MAGS	\$402,086	75,712.00	32,205.00		107,917.00	27%	294,169	5,395.85
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$498,047	318,516.00	51,426.00		369,942.00	74%	128,105	18,497.10
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	61,500.00			61,500.00	80%	15,300	3,075.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,754,839	1,009,226.00	333,162.00		1,342,388.00	76%	412,451	67,119.40
10	BP #10 - Electrical - Renda Electric	\$921,458	430,160.00	102,448.00		532,608.00	58%	388,850	26,630.40
11	BP #11 - Paving - Core Construction	\$469,943	151,114.00	425.00		151,539.00	32%	318,404	7,576.95
12	BP #12 - Landscaping - Alpha Landscapes	\$88,878						88,878	
	GRAND TOTAL	8,029,637.66	5,085,013.52	591,801.45		5,676,814.97	71%	2,352,823	283,840.75

CONTRACTOR'S APPLICATION FOR PAYMENT

PAGE 1 OF 2 PAGES

TO: City of Grimes
101 NE Harvey St
Grimes, IA 50111

PROJECT: Grimes Public Safety Center
2001 SW 6th St
Grimes, IA 50111

PAYMENT APPLICATION NO: 9
APPLICATION DATE: 6/25/2025
PERIOD TO: 6/30/2025

FROM: Renda Electric
1305 SW 37th St
Grimes, IA 50111

VIA (ARCHITECT):

Application is made for Payment, as shown below:
Continuation Sheet detailing billing by trade item is attached.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	27,548.34	-
Approved This Month		
Number	Date Approved	
TOTALS	27,548.34	-
Net change by Change Orders	27,548.34	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Payment Applications were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Renda Electric

By: MARTIN DEGEN

Date: 6/25/2025

1. ORIGINAL CONTRACT SUM.	\$ 893,910.00
2. Net change by Change Orders.	\$ 27,548.34
3. CONTRACT SUM TO DATE	\$ 921,458.34
4. TOTAL COMPLETED & STORED TO DATE.	532,608.00

RETAINAGE:

a. 5% of Completed Work	\$ 26,630.40
b. 5% of Stored Material	\$ -

5. TOTAL RETAINAGE

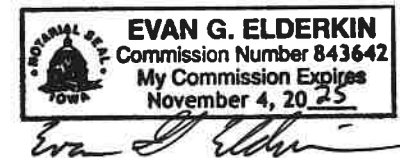
6. TOTAL EARNED LESS RETAINAGE.	\$ 26,630.40
(Line 4 less Line 5 Total)	\$ 505,977.60

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Application)	\$ 408,652.00
8. CURRENT PAYMENT DUE.	\$ 97,325.60
9. REMAINING UNCOMPLETED CONTRACT	\$ 415,480.74

(Line 3 less Line 6)

State of Iowa County of Polk
Subscribed and sworn to before me on this date: 6/25/2025

Notary Public:
My Commission expires:



AMOUNT CERTIFIED.	\$ 97,325.60
(Attach explanation if amount certified differs from the amount applied for.)	

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to a Payment of the AMOUNT CERTIFIED.

ARCHITECT

By _____ Date _____

CONTINUATION SHEET

TO: City of Grimes

PROJECT: Grimes Public Safety Center
2001 SW 6th St
Grimes, IA 50111

APPLICATION NUMBER: 9
APPLICATION DATE: 6/25/2025
PERIOD TO: 6/30/2025

FROM: Renda Electric
1305 SW 37th St
Grimes, IA 50111

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE
Original Schedule of Values									
1	Mobilization - Labor	6,500.00	6,500.00	-	-	6,500.00	100.00%	-	325.00
2	Mobilization - Material	2,000.00	2,000.00	-	-	2,000.00	100.00%	-	100.00
3	Site - Labor	20,320.00	11,200.00	-	-	11,200.00	55.12%	9,120.00	560.00
4	Site - Material	17,605.00	8,800.00	2,600.00	-	11,400.00	64.75%	6,205.00	570.00
5	Electric UG - Labor	18,700.00	17,000.00	750.00	-	17,750.00	94.92%	950.00	887.50
6	Electric UG - Material	9,000.00	8,100.00	400.00	-	8,500.00	94.44%	500.00	425.00
7	Wall & OH Rough-In - Labor	115,000.00	80,500.00	23,500.00	-	104,000.00	90.43%	11,000.00	5,200.00
8	Wall & OH Rough-In - Material	135,000.00	81,400.00	40,600.00	-	122,000.00	90.37%	13,000.00	6,100.00
9	Power Distribution - Labor	30,400.00	18,000.00	5,000.00	-	23,000.00	75.66%	7,400.00	1,150.00
10	Power Distribution - Material	22,850.00	22,850.00	-	-	22,850.00	100.00%	-	1,142.50
11	Lighting - Labor	73,185.00	7,300.00	-	-	7,300.00	9.97%	65,885.00	365.00
12	Lighting - Material	92,280.00	83,410.00	-	-	83,410.00	90.39%	8,870.00	4,170.50
13	V/D & Communications	75,480.00	7,600.00	3,900.00	-	11,500.00	15.24%	63,980.00	575.00
14	Access Control / Security / Cameras	72,050.00	-	-	-	-	0.00%	72,050.00	-
15	Fire Alarm - Labor	19,500.00	-	-	-	-	0.00%	19,500.00	-
16	Fire Alarm - Material	15,360.00	13,880.00	-	-	13,880.00	90.36%	1,480.00	694.00
17	Generator - Labor	36,200.00	9,802.00	4,698.00	-	14,500.00	40.06%	21,700.00	725.00
18	Generator - Material	132,480.00	33,000.00	21,000.00	-	54,000.00	40.76%	78,480.00	2,700.00
Total Original Contract Value		893,910.00	411,342.00	102,448.00	-	513,790.00	57.48%	380,120.00	25,689.50
Change Orders									
1	MidAm Revisions for Transformer	18,818.00	18,818.00	-	-	18,818.00	100.00%	-	940.90
2	Panduit & Disconnect Switches	3,780.10	-	-	-	-	0.00%	3,780.10	-
3	Energy Code Review	3,195.69	-	-	-	-	0.00%	3,195.69	-
4	Black Finish on Security Cameras	1,754.55	-	-	-	-	0.00%	1,754.55	-
Total Change Orders		27,548.34	18,818.00	-	-	18,818.00	68.31%	8,730.34	940.90
Total Construction Cost		921,458.34	430,160.00	102,448.00	-	532,608.00	57.80%	388,850.34	26,630.40

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Little Beaver Dr. and SE 4th St. Reconstruction
Contractor: Sternquist Construction, Inc.
Address: 110 N. 14th Street, Indianola, IA 50125
Finance Budget Code: 371-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: February 11, 2025 **Vendor #** 4488

Date of Council Meeting: July 22, 2025 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: June 1, 2025 Through: June 30, 2025

Contract Summary

Original Contract Amount:	\$	888,730.50	
Net change by Change Orders:	\$	19,063.00	
Contract Amount to Date: (line 1 ± 2)	\$	907,793.50	
Total completed and stored to date:	\$	135,025.75	
Retainage: 5 % of Completed Work:	\$	6,751.29	
Total Earned less Retainage:	\$	128,274.46	
Less previous applications for payment:	\$	81,616.78	
SUBTOTAL	\$	46,657.68	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 46,657.68

Balance to finish, including retainage: \$ 779,519.04

Contract Time Remaining (If applicable) 80.50 WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: Sternquist Construction, Inc.

Signature: [Signature] Firm Name: Project Manager Date: 7-8-25

Engineer / Consultant Approval:

Signature: Firm Name: Date:

City of Grimes Staff Approval:

Signature: [Signature] Date: 7-8-25

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov **Phone:** (515) 986-4050 **Fax:** (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010-D-O	CLEARING AND GRUBBING	LS	1.00		1.00	\$ 4,250.00	\$ 4,250.00	1.00	\$ 4,250.00	\$ -	\$ 4,250.00	-	100.00%
2	2010-D-1	TOPSOIL, ON-SITE, COMPOST-AMENDED	CY	535.00		535.00	\$ 35.35	\$ 18,912.25	-	\$ -	\$ -	\$ -	535.00	0.00%
3	2010-E	EXCAVATION, CLASS 10	CY	90.00		90.00	\$ 20.20	\$ 1,818.00	-	\$ -	\$ -	\$ -	90.00	0.00%
4	2010-999A	EXCAVATION, CLASS 10, BORROW	CY	134.00		134.00	\$ 32.30	\$ 4,328.20	-	\$ -	\$ -	\$ -	134.00	0.00%
5	2010-F	BELOW GRADE EXCAVATION (CORE OUT)	CY	560.00		560.00	\$ 17.20	\$ 9,632.00	-	\$ -	\$ -	\$ -	560.00	0.00%
6	2010-G	SUBGRADE PREPARATION, 6-IN. THICKNESS	SY	5,600.00		5,600.00	\$ 3.05	\$ 17,080.00	-	\$ -	\$ -	\$ -	5,600.00	0.00%
7	2010-I	SUBGRADE TREATMENT, GEOGRID	SY	560.00		560.00	\$ 3.55	\$ 1,988.00	-	\$ -	\$ -	\$ -	560.00	0.00%
8	2010-J	SUBBASE, GRANULAR, 6-IN. THICKNESS	SY	5,600.00		5,600.00	\$ 11.25	\$ 63,000.00	-	\$ -	\$ -	\$ -	5,600.00	0.00%
9	2010-M	COMPACTION TESTING, MOISTURE & DENSITY CONTROL	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
10	3010-F	TRENCH COMPACTION TESTING	LS	1.00		1.00	\$ 3,500.00	\$ 3,500.00	-	\$ -	\$ -	\$ -	1.00	0.00%
11	4020-A-1	STORM SEWER, TRENCHED, PVC, 6-IN.	LF	10.00		10.00	\$ 95.95	\$ 959.50	-	\$ -	\$ -	\$ -	10.00	0.00%
12	4020-A-1	STORM SEWER, TRENCHED, RCP, 15-IN.	LF	676.00		676.00	\$ 67.70	\$ 45,765.20	89.00	\$ 6,025.30	\$ -	\$ 6,025.30	587.00	13.17%
13	4020-A-1	STORM SEWER, TRENCHED, RCP, 18-IN.	LF	99.00		99.00	\$ 77.75	\$ 7,697.25	-	\$ -	\$ -	\$ -	99.00	0.00%
14	4020-A-1	STORM SEWER, TRENCHED, RCP, 24-IN.	LF	161.00		161.00	\$ 86.70	\$ 13,958.70	-	\$ -	\$ -	\$ -	161.00	0.00%
15	4020-A-1	STORM SEWER, TRENCHED, RCP, 30-IN.	LF	373.00		373.00	\$ 111.10	\$ 41,440.30	312.00	\$ 34,663.20	\$ -	\$ 34,663.20	61.00	83.65%
16	4020-D	REMOVAL OF STORM SEWER, LESS THAN 36-IN.	LF	784.00		784.00	\$ 22.25	\$ 17,444.00	309.00	\$ 6,875.25	\$ -	\$ 6,875.25	475.00	39.41%
17	4020-999-A	TEMPORARY STORM SEWER CONNECTION - COLLAR	EA	4.00		4.00	\$ 505.00	\$ 2,020.00	1.00	\$ 505.00	\$ -	\$ 505.00	3.00	25.00%
18	5010-999A	WATER MAIN LOWERING	EA	1.00		1.00	\$ 7,575.00	\$ 7,575.00	-	\$ -	\$ -	\$ -	1.00	0.00%
19	5020-L	VALVE BOX ADJUSTMENT	EA	8.00		8.00	\$ 353.50	\$ 2,828.00	-	\$ -	\$ -	\$ -	8.00	0.00%
20	6010-A	MANHOLE, SW 401, 48-IN.	EA	1.00		1.00	\$ 6,565.00	\$ 6,565.00	-	\$ -	\$ -	\$ -	1.00	0.00%
21	6010-A	MANHOLE, SW 401, 60-IN.	EA	1.00		1.00	\$ 7,070.00	\$ 7,070.00	1.00	\$ 7,070.00	\$ -	\$ 7,070.00	-	100.00%
22	6010-A	MANHOLE, SW 401, 72-IN.	EA	1.00		1.00	\$ 8,029.50	\$ 8,029.50	1.00	\$ 8,029.50	\$ -	\$ 8,029.50	-	100.00%
23	6010-B	INTAKE, SW 501	EA	2.00		2.00	\$ 3,585.50	\$ 7,171.00	1.00	\$ 3,585.50	\$ -	\$ 3,585.50	1.00	50.00%
24	6010-B	INTAKE, SW 503	EA	4.00		4.00	\$ 5,807.50	\$ 23,230.00	3.00	\$ 17,422.50	\$ -	\$ 17,422.50	1.00	75.00%
25	6010-B	INTAKE, SW 505	EA	6.00		6.00	\$ 6,060.00	\$ 36,360.00	-	\$ -	\$ -	\$ -	6.00	0.00%
26	6010-B	INTAKE, SW 506	EA	3.00		3.00	\$ 6,918.50	\$ 20,755.50	-	\$ -	\$ -	\$ -	3.00	0.00%
27	6010-B	INTAKE, SW 512	EA	1.00		1.00	\$ 3,282.50	\$ 3,282.50	-	\$ -	\$ -	\$ -	1.00	0.00%
28	6010-E	MANHOLE ADJUSTMENT, MINOR	EA	4.00		4.00	\$ 1,212.00	\$ 4,848.00	-	\$ -	\$ -	\$ -	4.00	0.00%
29	6010-G	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	\$ 1,212.00	\$ 1,212.00	-	\$ -	\$ -	\$ -	1.00	0.00%
30	6010-H-1	REMOVE MANHOLE	EA	3.00		3.00	\$ 757.50	\$ 2,272.50	-	\$ -	\$ -	\$ -	3.00	0.00%
31	6010-H-2	REMOVE INTAKE	EA	12.00		12.00	\$ 505.00	\$ 6,060.00	-	\$ -	\$ -	\$ -	12.00	0.00%
32	7010-A	PAVEMENT, PCC, 7-IN. THICKNESS	SY	4,900.00		4,900.00	\$ 61.00	\$ 298,900.00	-	\$ -	\$ -	\$ -	4,900.00	0.00%
33	7010-1	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	\$ 6,000.00	\$ 6,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
34	7010-999-A	PAVEMENT, TEMPORARY, 6-IN THICKNESS	SY	97.00		97.00	\$ 59.30	\$ 5,752.10	-	\$ -	\$ -	\$ -	97.00	0.00%
35	7030-A-1	REMOVAL OF SIDEWALK	SY	284.00		284.00	\$ 10.00	\$ 2,840.00	-	\$ -	\$ -	\$ -	284.00	0.00%
36	7030-A-3	REMOVAL OF DRIVEWAY	SY	340.00		340.00	\$ 10.00	\$ 3,400.00	-	\$ -	\$ -	\$ -	340.00	0.00%
37	7030-E	SIDEWALK, PCC, 4-IN.	SY	221.00		221.00	\$ 45.00	\$ 9,945.00	-	\$ -	\$ -	\$ -	221.00	0.00%
38	7030-E	SIDEWALK, PCC, 6-IN.	SY	90.00		90.00	\$ 100.00	\$ 9,000.00	-	\$ -	\$ -	\$ -	90.00	0.00%
39	7030-G	DETECTABLE WARNING	SF	128.00		128.00	\$ 43.00	\$ 5,504.00	-	\$ -	\$ -	\$ -	128.00	0.00%
40	7030-H-1	DRIVEWAY, PCC, 6-IN. THICKNESS	SY	360.00		360.00	\$ 62.00	\$ 22,320.00	-	\$ -	\$ -	\$ -	360.00	0.00%
41	7040-A	SIDEWALK ASSURANCE TESTING	LS	1.00		1.00	\$ 1,000.00	\$ 1,000.00	-	\$ -	\$ -	\$ -	1.00	0.00%
42	7040-H	PAVEMENT REMOVAL	SY	5,084.00		5,084.00	\$ 10.00	\$ 50,840.00	2,500.00	\$ 25,000.00	\$ -	\$ 25,000.00	2,584.00	49.17%
43	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 11,400.00	\$ 11,400.00	0.50	\$ 5,700.00	\$ -	\$ 5,700.00	0.50	50.00%
44	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	7.00		7.00	\$ 200.00	\$ 1,400.00	6.00	\$ 1,200.00	\$ -	\$ 1,200.00	1.00	85.71%
45	9010-A	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING (BFM TYPE 1	AC	0.50		0.50	\$ 3,838.00	\$ 1,919.00	-	\$ -	\$ -	\$ -	0.50	0.00%
46	9010-B	HYDRAULIC MULCHING, TEMPORARY, BFM	AC	0.50		0.50	\$ 2,828.00	\$ 1,414.00	-	\$ -	\$ -	\$ -	0.50	0.00%
47	9040-F-1	WATTLE INSTALLATION	LF	3,500.00		3,500.00	\$ 1.55	\$ 5,425.00	140.00	\$ 217.00	\$ -	\$ 217.00	3,360.00	4.00%
48	9040-F-2	WATTLE REMOVAL	LF	3,500.00		3,500.00	\$ 0.25	\$ 875.00	-	\$ -	\$ -	\$ -	3,500.00	0.00%
49	9040-T-1	INLET PROTECTION DEVICE, DROPPIN, INSTALLATION & REMOVAL	EA	18.00		18.00	\$ 172.00	\$ 3,096.00	-	\$ -	\$ -	\$ -	18.00	0.00%
50	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	18.00		18.00	\$ 20.00	\$ 360.00	-	\$ -	\$ -	\$ -	18.00	0.00%
51	9060-D	REMOVAL AND REINSTALLATION OF EXISTING FENCE	LF	16.00		16.00	\$ 108.00	\$ 1,728.00	-	\$ -	\$ -	\$ -	16.00	0.00%
52	11020-A	MOBILIZATION	LS	1.00		1.00	\$ 33,000.00	\$ 33,000.00	0.25	\$ 8,250.00	\$ -	\$ 8,250.00	0.75	25.00%
53	11030-A	MAINTENANCE OF POSTAL SERVICES	LS	1.00		1.00	\$ 1,010.00	\$ 1,010.00	0.25	\$ 252.50	\$ -	\$ 252.50	0.75	25.00%
54	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	\$ 5,000.00	\$ 5,000.00	0.10	\$ 500.00	\$ -	\$ 500.00	0.90	10.00%
55	11050-A	CONCRETE WASHOUT	LS	1.00		1.00	\$ 2,550.00	\$ 2,550.00	-	\$ -	\$ -	\$ -	1.00	0.00%
56	11999-A	REMOVE, SALLVAGE, AND REINSTALL MAILBOX	EA	20.00		20.00	\$ 500.00	\$ 10,000.00	7.00	\$ 3,500.00	\$ -	\$ 3,500.00	13.00	35.00%
Change Order Item														
CO1.1		ADDITIONAL TREE REMOVAL	LS	1.00		1.00	\$ 1,980.00	\$ 1,980.00	1.00	\$ 1,980.00	\$ -	\$ 1,980.00	-	100.00%
CO2.1		FURNISH & INSTALL SOD	SQ	218.00		218.00	\$ 71.50	\$ 15,587.00	-	\$ -	\$ -	\$ -	218.00	0.00%
CO2.2		WATERING SOD	TGAL	3.40		3.40	\$ 440.00	\$ 1,496.00	-	\$ -	\$ -	\$ -	3.40	0.00%
													-	0.00%
													-	0.00%
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													-	0.00%
													-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 907,793.50

\$ 135,025.75

14.87%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 24, 2025	\$ 81,616.78
2		
3		
4		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 81,616.78

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	\$ 1,980.00
2	June 24, 2025	\$ 17,083.00
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4		
5		
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24		
25		

TOTAL \$ 19,063.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 11, 2025
Original Contract Time:	100.00
Added by Change Order:	3.00
Contract Time to Date:	103.00
Time Used to Date:	22.50
Contract Time Remaining:	<u><u>80.50</u></u>

RESOLUTION 07-0625 APPROVING CHANGE ORDERS

Grimes Resolution No. 07-0625

WHEREAS, the City of Grimes has retained the services of professional contractors for City projects;

WHEREAS, the contractor has agreed to provide a scope of work for the City;

WHEREAS, the contractor from time deems it necessary to amend a construction contract that changes the contractor's scope of work or materials;

WHEREAS, the change order may adjust the amount of time for completion of work or increase or decrease the contract price;

WHEREAS, the City staff has reviewed and approved the attached change orders.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached change orders shall be approved as submitted.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: Mid-American Glazing Systems
Address: 3750 W. River Drive, Davenport, IA 52802
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4800

Change Order Number: 2

Change Order Date: July 22, 2025

Purpose of Change Order:

PCO 20 (Change Event 024) - RFI 34 Add Breakmetal at Blocking

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	CE 024 - RFI 34 Add Breakmetal at Blocking		1.00	\$ 4,986.00	\$ 4,986.00
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 2 makes the following adjustments to the contract: \$ 4,986.00

Contractor Accepted: Mid-American Glazing Systems
Firm Name

Mike Carlson
Signature

07-11-25
Date

Engineer Approved: SVPA Architects
Firm Name

Robert F. Carlson
Signature

7/14/2025
Date

Owner Accepted: City of Grimes MSA 7-14-25

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 397,060.00
1	March 25, 2025	\$ 5,026.00
2	July 22, 2025	\$ 4,986.00
3		
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Revised Contract Amount \$ 407,072.00



PCO #020

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

DRAFT

Prime Contract Potential Change Order #020: CE #024 - RFI 34 Add Breakmetal at Blocking

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	FROM:	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	020 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Draft	CREATED DATE:	7/10 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$4,986.00

POTENTIAL CHANGE ORDER TITLE: CE #024 - RFI 34 Add Breakmetal at Blocking

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #024 - RFI 34 Blocking Revision

RFI 34 modified the blocking details at the soffit, lowering the head of the polycarbonate panels so they can be replaced/maintained in the future. Additional blocking was added to lower the head height of the panels.

6/23/25: MAGS reached out regarding change request to add the break metal to cover the blocking at the polycarbonate. MAGS Change Request 3 for RFI 34 is \$4,986. We thought this cost was processed with PR 8 but that cost was for the added sealant joints from the envelope coordination meeting and adding break metal at the canopy and window openings.

7/9/25: Follow-up with MAGS, they are confirming their material and labor cost since the quote has expired for the material and labor agreements were renewed in May. Email back from MAGS noting they can hold their previous pricing if approval is received today. Followed up with Sidekick and SVPA and received approval for MAGS to proceed with the additional breakmetal.

ATTACHMENTS:

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000080.2500 - BP #06 - MAGS	RFI 34 Add break metal at head of Polycarbonate Panels	Commitment	\$ 4,986.00
Subtotal:					\$4,986.00
Grand Total:					\$4,986.00



Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order. Pricing is good for (14) calendar days from the date of delivery of this PCO unless noted otherwise.

Casey White (SVPA ARCHITECTS INC)

CITY OF GRIMES

WEITZ COMPANY-IOWA, THE

Des Moines Iowa 50310

110 NORTH HARVEY

611 5TH AVE SUITE 300

GRIMES Iowa 50111

DES MOINES Iowa 50309

Stephanie Morrison

7/10/2025

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

CE 024



Date: January 30, 2025

Change Order Analysis

Project Name Grimes Public Safety Center
Project Address 0
Subcontractor MAGS Change Request # 3 MAGS # 3
Bid Package Glass and Glazing Cost Event # RFI 34

Description of Work Add 400 lf of break metal at head of polycarbonate panels to cover corner of blocking added.

Labor (Rates Based on Labor Rate Sheet, O & P Included)

Tradesmen	# Hrs	Unit	Hourly Rate	Cost w/ O & P
Journeyman	24	1.00	98.00	2,352.00

= 16 lf/hr install

TOTAL LABOR \$ 2,352.00

Material & Equipment (List Materials Separately)

Description	Qty	Unit	Unit Price	Raw Cost
Break metal	1	1.00	2,290.00	2,290.00

= \$5.73/lf

Subtotal: \$ 2,290.00
Sales Tax: 0.0% \$ -
Subtotal Material & Equipment: \$ 2,290.00
Overhead & Profit: 15% \$ 343.50
TOTAL MATERIAL & EQUIPMENT \$ 2,633.50

2nd Tier Subcontractors (Attach Invoices from subcontractors)

Subcontractor	Description of Work	Raw Cost

Subtotal: \$ -
Markup on Subcontractors: 10% \$ -
TOTAL SUBCONTRACTORS \$ -

TOTAL LABOR	\$ 2,352.00
TOTAL MATERIAL & EQUIPMENT	\$ 2,633.50
TOTAL SUBCONTRACTS	\$ -
SUBTOTAL	\$ 4,985.50
TOTAL CHANGE REQUEST AMOUNT:	\$4,986.00



Mid-American Glazing Systems
3750 W. River Dr.
Davenport, IA 52802
ph. 563) 383-6001

CHANGE ORDER REQUEST

3

MAGS CO #	3
Reference #	RFI 34

OWNER OR CONTRACTOR

City of Grimes
The Weitz Company, LLC
611 5th Ave. Suite #300
Des Moines, Iowa 50309

PROJECT

Grimes Public Safety Center
2001 SW 6th Street
Grimes, Iowa 50111

PROJECT

0

CONTRACT DATE

June 7, 2024

DATE ISSUED

January 30, 2025

Description of change order request:

Add 400 lf of break metal at head of polycarbonate panels to cover corner of blocking added.

TOTAL CHANGES \$4,986.00

Contract Details

Original Contract Sum	\$397,060.00	
Net Change By Previous Change Orders.....	\$0.00	
Contract Sum To Date	\$397,060.00	*See below
Amount of this Change Order	\$4,986.00	
New Contract Value Including This Change Order	\$402,046.00	*See below

Please issue a change order to Mid American Glazing Systems, Inc. Reflecting the above described work and values within (5) working days.

By: _____

Title: _____

Date: _____

* Contract sum may not reflect all change orders submitted



CITY COUNCIL COMMUNICATION
Meeting Date: 7/22/2025

AGENDA ITEM: Approving Request for Street Closure - SE Main Street

BACKGROUND: Road Rally Charities, a local organization, would like to host the 2025 MidCoast Road Rally charity event end part celebration on SE Main Street between East 1st Street and SE 6th Street on October 2, 2025 starting at 6:00 PM and ending at 10:00 PM. They have held this event 13 times with no incidents and have requested a street closure for the event.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community __X__

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving

APPROVING REQUEST FOR STREET CLOSURE

Grimes Resolution No. 07-0725

WHEREAS, the Grimes City Code states the City Council shall either approve or disapprove requests for street closure;

WHEREAS, a request has come from a representative of MidCoast Road Rally who wishes to close the street for the purposes of the end celebration of the 2025 MidCoast Road Rally charity event;

WHEREAS, city staff have reviewed the request and find no issues.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) request for street closure be approved.

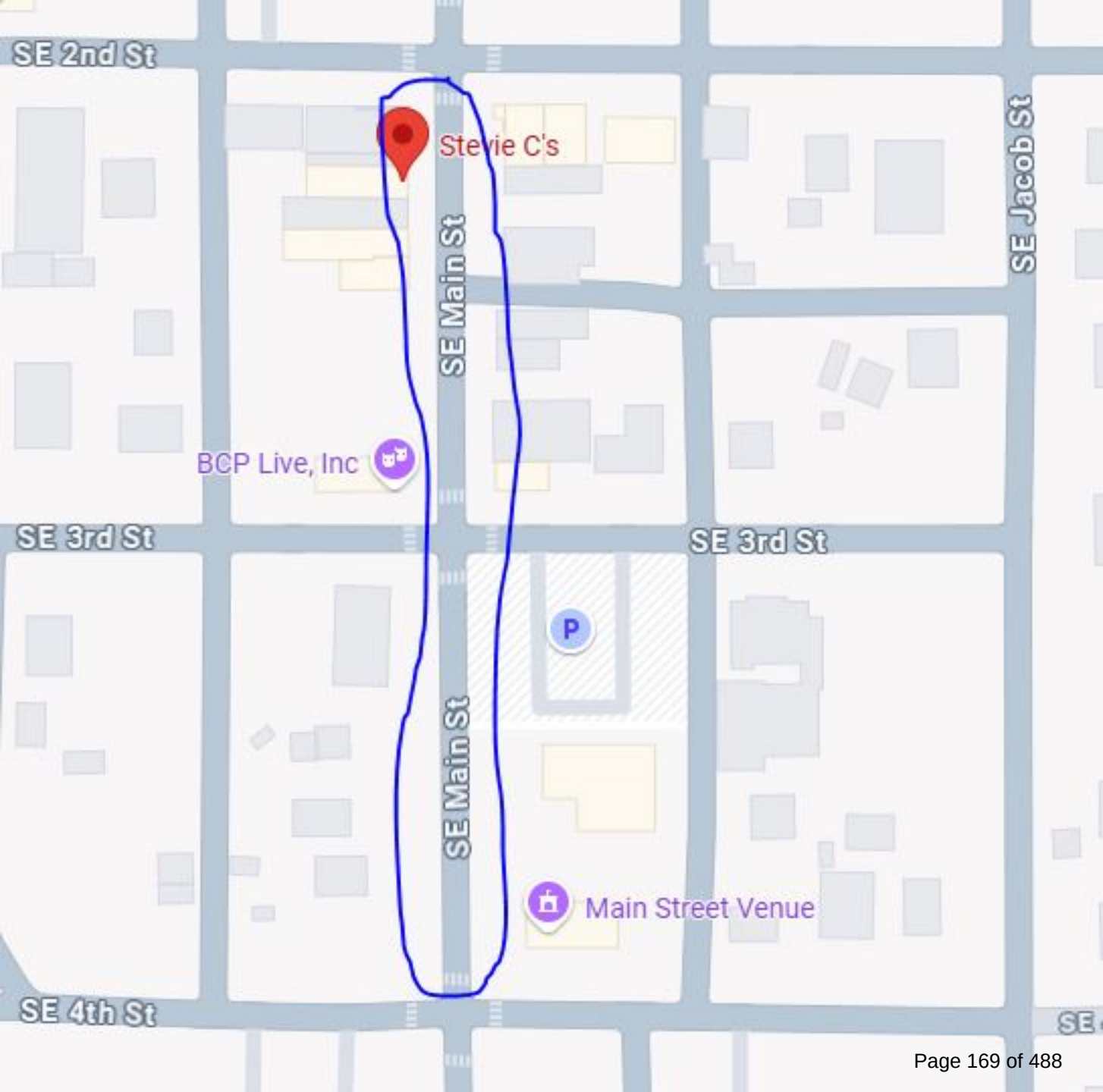
PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Requester Name	Chris Higgins - Road Rally Charities
Date	06/06/2025
Address	1270 Timber Valley Dr
City	Polk City
State	IA
Zip Code	50226
Phone Number	5157826666
Email Address	unirvt@gmail.com
The following items must be submitted with the application:	Map of the requested area to be used and blocked off, Approval of request from at least 90% of property owners within the requested enclosed area to include listing agents of homes for sale
Upload file	GrimesStreetClosure.JPG
Upload file	streetclosesignup.docx
Date of Event	10/4/202
Start Time	6:00 PM
End Time	10:00 PM
Optional Rain Date (must fall within same weekend)	n/a
Start Time	06:00 PM
End Time	10:00 PM
Street(s)/Intersections to be blocked off	200 and 300 block of Main St





CITY COUNCIL COMMUNICATION
Meeting Date: 7/22/2025

AGENDA ITEM: Approving State of Iowa Alcohol Licenses

BACKGROUND: In accordance with Grimes City Code Section 5-1-4, the City Council is required to approve or disapprove the issuance of liquor licenses and retail wine and beer permits. Following Council approval, the City Clerk will forward the approved applications, as listed in Exhibit A, to the Iowa Alcoholic Beverage Division for further action.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving

RESOLUTION 07-0825 APPROVING STATE OF IOWA ALCOHOL LICENSES

Grimes Resolution No. 07-0825

WHEREAS, the Grimes City Code 5-1-4 states the City Council shall either approve or disapprove the issuance of liquor licenses or retail wine and beer permits;

WHEREAS, after consideration by the City Council, the City Clerk shall forward such decision to the Iowa Alcoholic Beverage Division for further action;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) Alcohol Licenses shall be approved.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

City Council Meeting July 22, 2025
ABD License Renewal

1. **Hy-Vee Fast & Fresh #1** – 1401 East 1st Street
2. **McDivott's Sports Pub** – 3390 SE Crossroads Dr, #100



ALCOHOL BEVERAGE LICENSE STAFF APPROVAL FORM

Establishment Name: Hy-Vee Fast & Fresh #1

Establishment Address: 1401 E 1st Street

License Class: **Class E Retail Alcohol License**

Privileges: Outdoor Service Catering New **Renewal**

Fire Department Approval

Fire Inspection Date: 12 June, 2025

Approval: Yes ☒ No ☐

Reason for not approving: _____

Fire Marshal Signature: Shawn Benberg

Building Approval (NA)

Approval: Yes ☐ No ☐

Reason for not approving: _____

Building Official Signature: _____

Planning Approval (NA)

Approval: Yes ☐ No ☐

Reason for not approving: _____

Planning Signature: _____



ALCOHOL BEVERAGE LICENSE STAFF APPROVAL FORM

Establishment Name: McDivots Sports Pub

Establishment Address: 3390 SE Crossroads Dr, #100

License Class: ☒ Class C Retail Alcohol License

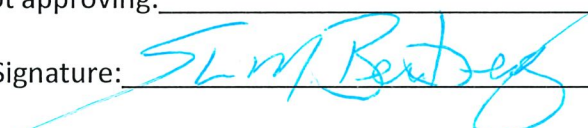
Privileges: ☒ Outdoor Service ☐ Catering ☐ New ☐ Renewal

Fire Department Approval

Fire Inspection Date: 10 July 2025

Approval: Yes ☒ No ☐

Reason for not approving: _____

Fire Marshal Signature: 

Building Approval (NA)

Approval: Yes ☐ No ☐

Reason for not approving: _____

Building Official Signature: _____

Planning Approval (NA)

Approval: Yes ☐ No ☐

Reason for not approving: _____

Planning Signature: _____



AGENDA ITEM: Application for State of Iowa Tobacco License for Glass and Metal Devices to Grimes Smoke & Vape

BACKGROUND: The State of Iowa requires an add-on to tobacco licenses for the sale of glass and metal devices.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving

RESOLUTION 07-0925 APPROVING APPLICATION FOR STATE OF IOWA TOBACCO
LICENSE FOR GLASS AND METAL DEVICES TO ATOMIC CLOUD VAPOR

Grimes Resolution No. 07-0925

WHEREAS, Grimes Smoke & Vape currently holds a valid tobacco license in compliance with all applicable regulations;

WHEREAS, the State of Iowa has recently introduced a new licensing requirement for the sale of glass and metal devices related to tobacco use;

WHEREAS, Grimes Smoke & Vape has submitted an application for the new tobacco license for glass and metal devices and has met all requirements set forth by the City of Grimes;

WHEREAS, the City Council has reviewed the application and finds that the issuance of the license is in compliance with all relevant regulations.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. The application submitted by Grimes Smoke & Vape for a tobacco license for glass and metal devices is hereby approved.
2. The City Clerk is authorized to issue the license to Grimes Smoke & Vape in accordance with city regulations.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

STATE OF IOWA
RETAIL
CIGARETTE/TOBACCO/NICOTINE/VAPOR PERMIT

City Number 2502

*In accordance with laws of the state of Iowa, and the action of
the City Council of Grimes Iowa
(City)*

Business Location Name: Grimes Smoke & Vape

Business Location Address: 250 SE Destination Drive
Grimes, IA 50111

Ownership Type: Corporation

Legal Owner Name: Altoona Smoke Shop, Inc

Legal Owner Mailing Address: 130 83rd Ave, NW
Fridley, MN 55432

Type of Sales: GLASS & METAL DEVICES

*Is hereby authorized to sell cigarettes, tobacco, nicotine and vapor products
at the business location address above*

in the City of Grimes County of Polk, Iowa.

*This permit is nontransferable, is effective from July 01 2025 and
automatically expires on June 30, 2026, unless suspended or revoked.*

*In Testimony Whereof, I have caused the seal of the said
City to be hereunto affixed. Done at City of Grimes,*

in the State of Iowa, this 22nd day of July, 20 25.

Issued By:

City Mayor or Clerk

This copy to be posted by the retailer where the sale is to be made in plain view of the public.



AGENDA ITEM: Resolution to Make a One-Time Water and Sewer Adjustment for a Customer

BACKGROUND: The City council approved Resolution #01-1623, Water and Sewer Adjustment Policy, on January 24, 2023. On July 8, 2025, utility customer Gregory Menke submitted a Water/Sewer Adjustment form and all relevant documentation to the Utility Billing Manager. Mr. Menke meets the criteria for receiving an adjustment on water and sewer charges due to a leak, and the subsequent repairs made to correct the issue.

BUDGETARY CONSIDERATIONS: An adjustment of \$332.81 for water and \$284.69 for sewer is recommended for the utility account of Gregory & Debra Menke.

STRATEGIC PLANNING:

Prioritized: X YES NO

*High-Performing Organization/Exception Professional Services X

*Great Place to Live/Expanded Quality of Life Amenities

*Dynamic Town/Strong Sense of Community

*More Beautiful/Vibrant Community

BOARD/COMMISSION ACTIONS: Council approval for the adjustment of Gregory and Debra Menke's utility account.

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Kathy Steele

Return to: Marcia Woodke

RESOLUTION TO MAKE A ONE-TIME WATER AND SEWER ADJUSTMENT FOR A
CUSTOMER

Grimes Resolution No. 07-1025

WHEREAS, On January 24, 2023, the Grimes City Council approved Resolution 01-1623 adopting a Water/Sewer Adjustment Policy to encourage residents to make prompt repairs and/or provide a permanent solution to prevent water loss and increased sewer discharge, and

WHEREAS, City Staff have determined that Gregory and Debra Menke have met the criteria set forth in the Water/Sewer Adjustment Policy, and

WHEREAS, City Staff Recommends an adjustment to Gregory and Debra Menke's utility account in the amount of \$332.81 for water charges and \$284.69 for sewer charges, and

WHEREAS, the City Council of Grimes does approve the adjustment of Gregory and Debra Menke's utility account.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the water and sewer adjustment for Gregory and Debra Menke's utility account is approved.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CITY OF GRIMES

WATER/SEWER ADJUSTMENT FORM

If your request is granted, this is a one (1) time only adjustment per customer/family.

Form must be filled out completely and receipts provided to support the issue has been resolved.
Consideration will not be given when information is missing and/or receipts are not provided.

Date of Request	7/8/25
Date Incident Discovered	6/6/25
Address of Incident	[REDACTED] Grimes, IA 50111
Owner or Tenant #1	Greg Menke
Last 4 of Social Security #	[REDACTED]
Phone Number	[REDACTED]
Owner or Tenant #2	Deb Menke
Last 4 of Social Security #	[REDACTED]
Phone Number	[REDACTED]

Below please provide a description of the issue and the action taken to resolve the issue in a permanent manner.

We left town on May 16th. While away we received a call from the City of Grimes letting us know we were constantly using water. A friend stopped by the same day and discovered a broken toilet flapper valve and turned off the water. We replaced the flapper valve when we returned. A copy of both the water bill and flapper valve receipt are attached.

I/We attest the information provided is true and accurate and understand that if this request is granted,
I/We will not be provided this opportunity again.

Signature #1

Signature #2

[illegible]



AGENDA ITEM: Resolution Approving the Severance of Certain Real Estate from the City of Grimes - City of Urbandale Right of Way

BACKGROUND: In 2021, the City of Grimes and City of Urbandale entered into a revised Annexation and Moratorium Agreement. Certain terms of this new agreement, specifically pertaining to the transition of certain properties, have been in place for over 30 years. The terms of the agreement indicate that, should the owners of these certain properties desire to be severed from the City of Grimes, and subsequently be annexed into the City of Urbandale, both cities would agree to facilitate the transition. These properties are known as the Harding Property, Day Property, Shafer Property and Maplewood Farms Property.

In 2021, the Grimes City Council acted upon the severance of the Maplewood Farms Property, in accordance with the agreement.

In April of 2025, the Grimes City Council acted upon the severance of the Des Moines Christian Property, FKA as the Day property, in accordance with the agreement.

In June of 2025, the Grimes City Council acted upon the severance of the Shafer property, in accordance with the agreement.

In July of 2025, the City of Urbandale submitted a petition for severance of public right of way from the City of Grimes.

Staff notes that there is also an existing agreement with the City of Urbandale pertaining to the repayment of project costs associated with the Meredith Drive expansion. The City of Urbandale has approved a revised Memorandum of Understanding that revises and outlines the new repayment terms, now that the Shafer site will transition to the City of Urbandale.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ____YES __X____NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050,
apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP

Return to: Alex Pfaltzgraff, AICP

RESOLUTION APPROVING THE SEVERANCE OF CERTAIN REAL ESTATE FROM THE
CITY OF GRIMES - CITY OF URBANDALE RIGHT OF WAY

Grimes Resolution No. 07-1125

WHEREAS, the City of Grimes, State of Iowa, is a duly organized municipal corporation, and

WHEREAS, there has been presented to the Grimes City Council an Application for Severance, a copy of which is attached hereto as Exhibit "A", pursuant to Iowa Code Section 368.25A, executed by the owners of the real estate to be severed as shown on the maps in Exhibit "A" (the "Real Estate"), and

WHEREAS, Grimes has been advised that the Real Estate to be severed will be concurrently annexed into Urbandale, pursuant to the provisions of an Annexation Agreement currently in effect between Grimes and Urbandale.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, as follows:

1. That the request for severance of the real estate as described in Exhibit "A" attached hereto is hereby approved.
2. That the Grimes City Clerk shall deliver this Resolution with attached Exhibit to the Urbandale City Clerk to ensure the concurrent filing of the severance with the annexation into the City of Urbandale and to ensure that the severed territory does not become a disallowed island under Iowa law. The City of Urbandale shall be thereafter responsible for the appropriate filings pursuant to Iowa Code Section 368.25A.
3. That upon approval of the annexation of the real estate into the City of Urbandale, and upon the appropriate filings and approval by the City Development Board and any further compliance with the requirements of Iowa Code Section 368.25A, this severance shall become effective, removing the real estate from being a part of the City of Grimes, and thereafter becoming a part of the City of Urbandale.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR SEVERANCE

TO THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

The undersigned, being the owner(s) of all the property legally described below (the "Property"), hereby request(s) that said property be severed from the City of Grimes, Iowa:

The South 60.00 feet of the West Half of the Southeast Quarter of Section 18, Township 79 North, Range 25 West of the fifth Principal Meridian in the City of Grimes, Polk County, Iowa, EXCEPT the west 50.00 feet,
AND

The North 60.00 feet of the West Half of the Northwest Quarter of Section 19, Township 79 North, Range 25 West of Fifth Principal Meridian in the City of Grimes, Polk County, Iowa, EXCEPT the west 50.00 feet.

It is the intent of the undersigned to voluntarily annex the Property into the City of Urbandale, Iowa.

This request is expressly contingent upon the City of Grimes approving a companion Application for Severance on behalf of Alice Wicker, C. Edward Shafer, Teresa Shafer, Mary E. Crowe, Stephen Crowe, dated April 24, 2025. Both requests are subject to approval of the City Council of the City of Urbandale, Iowa.

This Application is filed pursuant to and in furtherance of the provisions of the December 2021 *Annexation Agreement with the City of Grimes* and Iowa Code Section 368.25A.

A map of the territory for which this Application is being filed is attached hereto.

The above-described Property is City of Urbandale right-of-way along Meredith Drive.

The above-described Property does not include any railroad right-of-way. The above-described Property does not contain state-owned or county-owned road right-of-way. The severance and annexation will not create an island.

The undersigned requests the City Council of Grimes set a public hearing if deemed appropriate and necessary, and approve this Application, and that a certified copy of the Grimes City Council resolution approving the Application and this severance be sent to the City of Urbandale for filing with the City Development Board of the State of Iowa concurrently with the filing for voluntary annexation of the Property into the City of Urbandale.

The undersigned requests the City Council approve this Application and take all steps necessary to complete this severance.

[Signature pages follow]

OWNER: CITY OF URBANDALE, IOWA

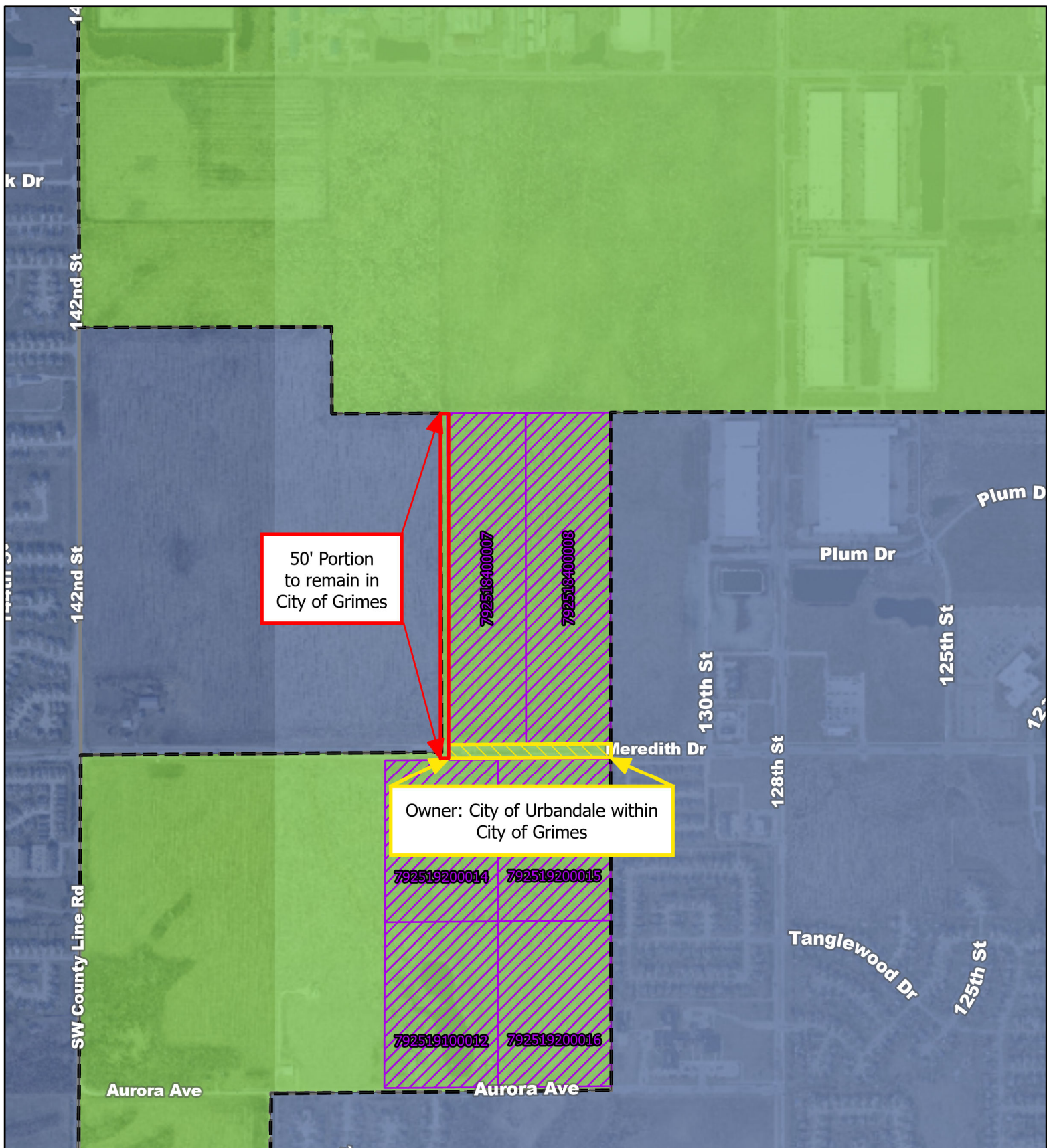
By: 
Robert Andeweg, Mayor
City of Urbandale, Iowa

STATE OF IOWA COUNTY OF POLK, ss:

Subscribed and acknowledged before me by Robert Andeweg on the 1st day of July, 2025.




Notary Public in and for said state Iowa
My commission expires: 08-27-2027



Right of Way between Proposed Annexations



City of Urbandale, Iowa
 3600 86th Street
 Phone Number: (515) 278-3900
 Fax Number: (515) 331-6755

Legend

-  Affected Territory
-  Separate Annexation Proposal

- Municipality Name**
-  Grimes
 -  Urbandale

1 inch equals 1,000 ft



DISCLAIMER:
 To the best of our knowledge, the information shown on this map was correct at time of publication. However, the City makes no warranty as the accuracy of the information.

Date Printed: 5/27/2025 8:10 AM



AGENDA ITEM: Resolution Approving Personnel Transactions

BACKGROUND: This resolution generally includes items performed in the regular course of the HR Department's business. This specific resolution also includes corrections/changes to (a) previously approved full-time employee pay range and (b) a part-time employee's pay rate.

BUDGETARY CONSIDERATIONS: All changes are within approved FY26 budget levels.

STRATEGIC PLANNING:

Prioritized: ____YES __x__NO

*High-Performing Organization/Exception Professional Services _x____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: n/a

STAFF RECOMMENDATION: Staff Recommends Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov

Prepared by: Erik Fisk

Return to: Erik Fisk, Lindsey Edgeton

RESOLUTION APPROVING PERSONNEL TRANSACTIONS

Grimes Resolution No. 07-1225

WHEREAS, an amended and substituted "FY 26 Classification Ranges" exhibit is attached for approval, along with an amended and substituted "Part-time Employee Compensation Rates" exhibit is attached for approval, to correct typographical errors made in the former approved submissions. Highlighted portions of the exhibits identify the one change in each record.

WHEREAS, as a correction to the adjustments adopted by the Council in the pay resolution approved on June 24, 2025, Jill Shawhan is entitled to a pay adjustment to \$14.50 per hour, effective July 1, 2025.

WHEREAS, for successfully completing his probationary period on June 30, 2025, Terrhyn Jacoby is entitled to a PTO award of five days on the first pay period following the completion of his probationary period, which will be July 25, 2025.

WHEREAS,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, _____.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

City of Grimes FY26 Wage & Salary Ranges

POSITION	FY 25 Range Entry	FY 25 Range Max	FY 26 Range Entry	FY 26 Range Max
PW Street Laborer	\$52,000.00	\$67,288.00	\$53,560.00	\$69,306.64
Utility Locator	\$59,779.20	\$77,376.00	\$61,572.58	\$79,697.28
Water/SW Laborer	\$52,000.00	\$67,288.00	\$53,560.00	\$69,306.64
Water/Wastewater Operator	\$59,779.20	\$76,315.20	\$61,572.58	\$78,604.66
Stormwater Operator	\$59,779.20	\$76,315.20	\$61,572.58	\$78,604.66
Stormwater Inspector	\$59,779.20	\$76,315.20	\$61,572.58	\$78,604.66

Sports Facilities Maintenance Specialist	\$51,753.74	\$65,856.30	\$53,306.35	\$67,831.99
Administrative Assistant - Public Works	\$48,240.08	\$63,106.78	\$49,687.28	\$64,999.98
Recreation Coordinator	\$48,355.93	\$64,191.38	\$49,806.61	\$66,117.12
Utility Clerk I	\$51,604.80	\$67,086.24	\$53,152.94	\$69,098.83
Development Services Coordinator	\$49,927.12	\$65,356.53	\$51,424.93	\$67,317.23
Library Associate	\$40,809.60	\$53,040.00	\$42,033.89	\$54,631.20
Library Adult & Collection Development Associate	\$50,112.88	\$65,146.74	\$51,616.27	\$67,101.14
Library Youth Services Librarian	\$50,832.98	\$66,441.13	\$52,357.97	\$68,434.36
Staff Accountant	\$51,604.80	\$67,086.24	\$53,152.94	\$69,098.83
HR Generalist	\$65,769.60	\$85,488.00	\$67,742.69	\$88,052.64
Assistant City Planner/Planner I	\$63,033.95	\$78,295.65	\$64,924.97	\$80,644.52
Senior Planner	\$80,727.65	\$107,872.50	\$83,149.48	\$111,108.68
Library Head of Circulation	\$62,414.97	\$80,763.87	\$64,287.42	\$83,186.79
Building Inspector	\$61,327.05	\$77,455.99	\$63,166.86	\$79,779.67
Housing & Property Inspector	\$61,327.05	\$77,455.99	\$63,166.86	\$79,779.67
Engineering Tech	\$61,327.05	\$77,455.99	\$63,166.86	\$79,779.67
Library Head of Youth Services	\$62,414.97	\$84,195.33	\$64,287.42	\$86,721.19
GIS Analyst	\$80,727.65	\$107,872.50	\$83,149.48	\$111,108.68
User Support Technician	\$69,847.21	\$91,192.85	\$71,942.63	\$93,928.64
Network/Systems Administrator	\$80,727.65	\$107,872.50	\$83,149.48	\$111,108.68
Library - Assistant Director	\$67,215.69	\$88,828.34	\$69,232.16	\$91,493.19
Senior Engineering Tech	\$72,567.00	\$96,513.26	\$74,744.01	\$99,408.66

City of Grimes FY26 Wage & Salary Ranges

POSITION	FY 25 Range Entry	FY 25 Range Max	FY 26 Range Entry	FY 26 Range Max
Marketing and Communications Manager	\$89,474.92	\$119,440.02	\$92,159.17	\$123,023.22
Recreation Manager	\$76,315.12	\$103,670.77	\$78,604.57	\$106,780.89
Sports Facilities Operations Manager	\$76,315.12	\$103,670.77	\$78,604.57	\$106,780.89
Utility Billing Supervisor	\$60,597.06	\$78,411.53	\$62,414.97	\$80,763.88
City Clerk	\$78,915.20	\$102,377.60	\$81,282.66	\$105,448.93
Utilities and Right of Way Superintendent	\$89,474.92	\$119,440.02	\$92,159.17	\$123,023.22
PW Operations Superintendant	\$89,474.92	\$119,440.02	\$92,159.17	\$123,023.22
Finance Officer - Revenue and Utility Billing	\$89,474.92	\$119,440.02	\$92,159.17	\$123,023.22
Finance Officer - Accounting and Payroll	\$89,474.92	\$119,440.02	\$92,159.17	\$123,023.22
Civil Engineer	\$89,474.92	\$119,440.02	\$92,159.17	\$123,023.22
Building Official	\$92,852.65	\$125,450.09	\$95,638.23	\$129,213.59

Parks and Recreation Director	\$99,490.13	\$132,282.04	\$102,474.83	\$136,250.50
Library Director	\$99,490.13	\$132,282.04	\$102,474.83	\$136,250.50
Economic Development Director	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22
Development Services Director	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22
City Engineer	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22
Public Works Director	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22
HR Director	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22
Information Technology Director	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22
Finance Director	\$116,460.94	\$157,967.20	\$119,954.77	\$162,706.22

AMENDED Part-time Employee Rates FY26
Exhibit C

I. Library Part-time

<i>Name</i>	<i>Position</i>	<i>Start Date</i>	<i>FY 26 Hourly</i>
Appleby, Stephanie	Library Associate I	9/21/2022	16.9600
Ashmead, Linda	Library Associate I	10/9/2023	16.9600
Berkley, Candace	Library Associate I	7/19/2023	16.9600
Chalfant-Drury, Diane	Library Filer	9/6/2016	14.8800
Dante, Angela Library	Associate I	8/29/2024	16.9600
Dobbs, Cynthia	Library Associate I	11/29/2021	16.9600
Eickelberg, Marley	Library Filer	9/5/2023	12.9600
Fredericks, Rita	Library Associate I	8/29/2024	16.9600
Gill, Nina	Library Associate I	10/9/2023	16.9600
Gisch, Kelly	YS Assistant Librarian	7/25/2011	23.5732
Haliski, Kelsey	Library Associate I	7/19/2023	16.9600
Hernandez, Angel	Library Associate I	4/30/2025	16.2600
Heston, Gwyneth	Library Associate I	10/9/2023	16.9600
Israni, Mamta	Library Associate II	1/14/2015	18.3200
Lounsbery, Charity	Library Associate I	5/1/2025	16.2600
Rohrbeck, Cheryl	Library Associate I	9/19/2022	16.9600
Roling, Trisha Library	Associate I	4/23/2025	16.2600
Tucker, Riley	Library Filer	9/18/2024	12.4800
Wahl, Janine	Library Associate I	10/9/2023	16.9600
Wolf, Kendra	Library Associate I	9/18/2018	16.9600
York, Charlotte	Library Filer	4/29/2021	13.9200
Zwank, Debra	Library Associate I	9/26/2023	16.9600

II. Parks & Recreation Part-time

Brunsvold, Michael	Rec Specialist	3/16/2021	18.0353
Halfpop, Angela	Rec Specialist	8/18/2022	15.7500
Kestel, William	Rec Specialist	5/25/2024	15.1300
McClelland, Robbin	Rec Specialist	8/18/2022	15.7500
Moore, Shawn	Parks Maintenance	4/11/2023	17.5000
Ostwald, Patrice	Rec Specialist	10/7/2016	17.0000
Park, Owen	Rec Specialist	5/25/2024	15.1300
Praska, Kimberly	Rec Specialist	1/3/2016	17.0000
Trachta, Michael	Parks Maintenance	8/26/2023	16.5000
Triplett, Todd	Parks Maintenance	5/23/2023	23.0000
Whitham Johnson, Jennifer	Customer Serv Rep	2/21/2022	22.3800
Zhao, Monique	Rec Specialist	12/21/2023	15.1300

III. Public Works Part-time

Echer, Rory	PW Mechanic	8/6/2018	33.0841
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IV. Development Services Part-time

Davison, Keri	Office Assistant	7/17/2023	21.5600
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CITY COUNCIL COMMUNICATION
Meeting Date: 7/22/2025

AGENDA ITEM: Adopting the City of Grimes Amended Fee Schedule

BACKGROUND: City staff have conducted a review of the current fee schedule and identified areas where updates are necessary to better reflect the actual costs of services and permits. The proposed amendments ensure that fees remain fair, transparent, and aligned with the City's operational needs.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving

RESOLUTION 07-1325 ADOPTING THE CITY OF GRIMES AMENDED FEE SCHEDULE

Grimes Resolution No. 07-1325

WHEREAS, the City of Grimes recognizes the need to establish and periodically update a fee schedule to ensure the fair and efficient charges for services to its residents and businesses;

WHEREAS, City Staff have reviewed the existing fee schedule and have determined the necessity of making certain amendments to accurately reflect the actual costs associated with providing various services and permits within the City;

WHEREAS, the City Council has considered the proposed amendments and believes that they are in the best interest of the City;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the City of Grimes Amended Fee Schedule shall be approved.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



101 NE Harvey Street | Grimes, IA 50111
P: 515.986.3036 | www.grimesiowa.gov

Department Fee Schedules

Revised: July 22, 2025

DEVELOPMENT SERVICES DEPARTMENT**Administrative:**

Board of Adjustment/Appeals Application	\$150
Minor Site Plan	\$750
Site Plan	\$2000
Stormwater Management Plan < 1 Acre	\$600
Stormwater Management Plan > 1 Acre	\$1,200
Stormwater Post Construction Easement	\$500
Stormwater Pollution Prevention Plan (SWPPP)	\$250
Traffic Engineering Evaluation	\$500
Preliminary Plat	\$2000
Final Plat	\$2000
Zoning	\$2000
Construction Drawings	\$2000
Construction Site Observation	Per Schedule (See Attached)
Grading and Utility Permit	\$150
Plat of Survey/Acquisition Plat	\$400

Building Permit Fees:

Building permit fees except for the job types identified below shall be calculated based on the 1996 Building Permit Fee Calculation Worksheet. (See attached)	
Inspections outside of normal business	\$100/hour
Work Without Permit	\$ Double the permit fee
MS-4 Sediment and Erosion Control Quarterly Inspection	\$100
Building Permit Re-Issuance/Transfer Fee	\$250
Sign Permit (Building-Mounted Sign)	\$50
Sign Permit (Ground-Mounted Sign)	\$50
Accessory Building (Under 200 SF)	\$20
Accessory Building (200-599 SF)	\$75
Accessory Building (Above 600 SF)	Valuation
Fence	\$20
Deck	\$75
Solar/Wind/Renewable Energy	\$75
Above Ground Pool/Hot Tub	\$50
In-ground Pool	\$75
Residential Mechanical Permit	\$75
Residential Electrical Permit	\$75
Residential Plumbing Permit	\$75
Commercial Mechanical Permit	\$225
Commercial Electrical Permit	\$225
Commercial Plumbing Permit	\$225
Demolition Permit	\$100
Excavation/Grading Permit	\$ Included in Bldg. Permit
Energy Code Review/Inspection	\$ Included in Bldg. Permit
Sidewalk/Approach Replacement	\$50
Water Connection (Residential)	\$500 per housing unit
Water Connection (Commercial)	\$1,500 per acre

City of Grimes Fee Schedule 2025

Sewer Connection (Residential)	\$750 per housing unit
Sewer Connection (Commercial)	\$2,250 per acre
Concrete Washout Box	\$100 each
Application for Temporary Certificate of Occupancy	\$100
Special Event/Outdoor Temporary Use	\$100

Rental Housing Program:

Rental Certificate	
Apartment/Duplex	\$70.00 per structure/first unit plus \$30.00 per additional dwelling units
Single Family, Townhome, Condo	\$70.00 per dwelling unit
Re-Inspection	
1 st Re-Inspection	\$0.00
2 nd Re-Inspection and All Subsequent Re-Inspections	\$100.00
Complaint Inspection	
Investigation	\$0.00
1 st Reinspection	\$0.00
2 nd Re-Inspection and All Subsequent Re-Inspections	\$100.00

Miscellaneous:

Photocopies (8 1/2 x 11 - Color)	\$0.50/sheet
Photocopies (11x17 - Color)	\$1.00/sheet
Larger Format Copies (Black & White)	\$5.00/sheet
Larger Format Copies (Color)	\$10.00/sheet
Zoning Maps/Street Maps	\$10.00
Electronic Media*	\$5.00 per CD (data files) \$5.00 per DVD (audio files) \$10.00 per USB drive \$10.00 per GIS file

CONSTRUCTION OBSERVATION FEE SCHEDULE

City of Grimes, Iowa
for Improvements in Developments and Site Plans

ITEM	FEE	BASIS	QUANTITY	TOTAL FEE
<u>Construction Observation:</u>				
Sanitary Sewer	\$2.50	per foot of pipe	0	\$0
Water Main	\$1.25	per foot of pipe	0	\$0
Storm Sewer	\$1.50	per foot of pipe	0	\$0
Sanitary Sewer Service	\$75	each	0	\$0
Water Main Service	\$50	each	0	\$0
Storm Sewer Service	\$50	each	0	\$0
Subdrain	\$0.75	per foot of pipe	0	\$0
Roadway Paving	\$1.00	per s.y. of pavement	0	\$0
Trails & Sidewalk	\$2.00	per s.y. of pavement	0	\$0
Grading	\$50	per acre	0	\$0
Erosion Control	\$125	per quarter		Billed Separately
Walk-thru & Project Closeout	\$500	each	0	\$0
			TOTAL	\$0

- 1) Developer shall assign one representative as primary contact for the development project.
- 2) Developer is encouraged to attend the walk-thru, the Contractor is required to attend.
- 3) Developer is responsible for the following construction phase services: approval of materials submittals & shop drawings, construction staking, change orders, SWPPP observation, record drawings per City requirements, and lot utility forms.
- 4) The above fees are based upon standard subdivision construction (full-width slip-form paving, sanitary sewers 12" diameter or less and 15' deep or less, water main 12" diameter or less, and storm sewers 36" diameter or less). Fees for non-standard construction items will be provided to the Developer's representative for review prior to construction.
- 5) Additional fees may be assessed to the Developer for any defective work that requires reconstruction.
- 6) Developer is responsible for all testing (geotechnical, pavement, utility).
- 7) Developer is encouraged to check on completion of the punch list items prior to requesting update since there is a charge for each trip.
- 8) SWPPP violations will be paid by the Developer on an hourly basis.
- 9) Developer will be responsible for fees associated with each additional punch list update and record drawing review.

Building Valuation Data

At the request of numerous building officials *Building Standards* offers the following building valuation data representing average costs for most buildings. Residential buildings are the most common for many cities, two general classes are considered for these. One for "Average" construction and the other for "good". Adjustments should be made for special architectural or structural features and location of the project. Higher or lower costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 423 of the uniform Code and architectural standards, electrical, Plumbing, and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be limited.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures which were compiled in April 1991.

Cost per Square foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:		20. RESTAURANTS:	
Type I or II F.R.*	\$ 70.40	Type V- Masonry	59.90	Type I or II F.R.	126.70	Type 111-1-Hour	22.80
(Good) \$85.80		(Good) \$76.80		Type 111-1-Hour	115.20	Type V-1-Hour	73.70
Type V- Masonry		Type V-Wood Frame	51.50	Type V-1-Hour	82.80	Type 111-N	70.20
(or Type III)	56.00	(Good) \$ 72.90		14. LIBRARIES:		Type V-1-Hour	65.30
(Good) \$69.70		Basements-		Type I or II F.R.	92.80	Type V-N	62.20
Type V- Wood Frame	49.80	Semi-Finished	16.00	Type 11-1-Hour	64.90	21. SCHOOLS:	
(Good) \$63.00		(Good) \$18.20		Type 11-N	61.60	Type I or II F.R.	88.70
Type I-Basement Garage	29.50	Unfinished	12.00	Type III-1-Hour	70.60	Type 11-1-Hour	63.20
2. AUDITORIUMS:		(Good) \$14.10		Type 111-N	67.20	Type 111-1-Hour	63.70
Type I or II F.R.	82.60	8. FIRE STATIONS:		Type V-1-Hour	63.30	Type 111-N	60.40
Type 11-1-Hour	58.60	Type I or II F.R.	90.40	Type V-N	60.30	Type V-1-Hour	58.30
Type 11-N	55.70	Type 11-1-Hour	58.60	15. MEDICAL OFFICES:		Type V-N	55.20
Type 111-1-Hour	62.70	Type 11-N	55.70	Type I or II F.R.*	94.80	22. SERVICE STATIONS:	
Type 111-N	59.80	Type 111-1-Hour	65.20	Type 11-1-Hour	70.50	Type 11-N	52.60
Type V-1-Hour	57.50	Type 111-N	61.90	Type 11-N	67.20	Type 111-1-Hour	52.80
Type V-N	54.70	Type V-1-Hour	58.30	Type 111-1-Hour	77.10	Type V-1-Hour	46.40
3. BANKS:		Type V-N	55.40	Type 111-N	73.60	Canopies	20.30
Type I or II F.R.*	118.20	9. HOMES FOR THE HOERLY:		Type V-1-Hour	71.80	23. STORES:	
Type 11-1-Hour	84.90	Type I or II F.R.	81.60	Type V-N	67.90	Type I or II F.R.*	66.40
Type 11-N	80.90	Type 11-1-Hour	65.40	16. OFFICES**:		Type 11-1-Hour	40.00
Type 111-1-Hour	96.30	Type 11-N	62.30	Type I or II F.R.*	84.90	Type 11-N	39.20
Type 111-N	91.90	Type 111-1-Hour	68.20	Type III-1-Hour	55.00	Type 111-1-Hour	48.90
Type V-1-Hour	84.90	Type 111-N	65.20	Type 11-N	52.40	Type 111-N	46.10
Type V-N	80.80	Type V-1-Hour	65.00	Type 111-1-Hour	60.50	Type V-1-Hour	39.00
4. BOWLING ALLEYS:		Type V-N	61.80	Type 111-N	57.70	Type V-N	36.50
Type 11-1-Hour	39.50	10. HOSPITALS:		Type V-1-Hour	56.00	24. THEATERS:	
Type 11-N	37.70	Type I or II F.R.*	129.60	Type V-N	53.40	Type I or II F.R.	86.50
Type 111-1-Hour	43.30	Type 111-1-Hour	107.80	17. PRIVATE GARAGES:		Type 111-1-Hour	62.70
Type 111-N	41.30	Type V-1-Hour	100.00	Wood Frame	18.30	Type 111-N	59.70
Type V-1-Hour	36.90	11. HOTELS AND MOTELS:		Masonry	21.70	Type V-1-Hour	56.50
5. CHURCHES:		Type I or II F.R.*	81.00	Open Carports	13.10	Type V-N	54.00
Type I or II F.R.	78.00	Type 111-1-Hour	69.90	18. PUBLIC BUILDINGS:		25. WAREHOUSES*	
Type 11-1-Hour	58.30	Type 111-N	66.60	Type I or II F.R.*	98.90	Type I or II F.R.	39.30
Type 11-N	55.40	Type V-1-Hour	61.00	Type 11-1-Hour	73.80	Type II or V-1-Hour	23.20
Type 111-1-Hour	62.60	Type V-N	58.20	Type 11-N	70.50	Type II	21.90
Type 111-N	59.60	12. INDUSTRIAL PLANTS:		Type 111-1-Hour	82.60	Type III-1-Hour	26.70
Type V-1-Hour	56.90	Type I or II F.R.	44.90	Type 111-N	78.90	Type 111-N	25.50
Type V-N	54.20	Type 11-1-Hour	30.60	Type V-1-Hour	73.00	EQUIPMENT	
6. CONVALESCENT HOSPITALS:		Type 11-(Stock)	29.00	Type V-N	70.00	AIR CONDITIONING:	
Type I or II F.R.*	110.60	Type 111-1-Hour	33.80	19. PUBLIC GARAGES:		Commercial	3.40
Type 111-1-Hour	78.90	Type 111-N	32.30	Type I or II F.R.*	39.00	Residential	2.80
Type V-1-Hour	71.00	nit-up	22.70	Type I or II Open Parking*	30.50	SPRINKLER SYSTEMS	
		Type V-1-Hour	30.50	Type 11-N	22.90		
		Type V-N	28.80	Type 111-1-Hour	27.50		

*Add 0.5 percent to total cost for each story over three.

**Deduct 20 percent for shell-only buildings.

***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. In addition, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type 111-1-Hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$69.90.

$$0.80 \times 69.90 = \$55.90 \text{ (adjusted cost per square foot)}$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S.	Modifier	Western U.S.	Modifier
Connecticut.....	0.95	Pennsylvania		Kentucky	0.77	Arizona.....	0.82
Delaware.....	0.84	Philadelphia.....	0.96	Louisiana	0.78	California	
District of Columbia.....	0.87	Other.....	0.83	Michigan.....	0.84	Los Angeles.....	1.00
Florida.....	0.74	Rhode Island.....	0.94	Minnesota.....	0.86	San Francisco.....	1.13
Georgia.....	0.68	South Carolina.....	0.70	Mississippi.....	0.71	Other.....	0.94
Maine.....	0.81	Vermont.....	0.80	Missouri.....	0.78	Colorado.....	0.81
Maryland.....	0.79	Virginia.....	0.73	Nebraska.....	0.75	Hawaii.....	1.14
Massachusetts.....	0.94	West Virginia.....	0.82	North Dakota.....	0.80	Idaho.....	0.80
New Hampshire.....	0.82			Ohio.....	0.80	Montana.....	0.79
New Jersey.....	0.91	Central U.S.		Oklahoma.....	0.71	Nevada.....	0.89
New York		Alabama.....	0.72	South Dakota.....	0.78	New Mexico.....	0.76
New York City.....	1.16	Arkansas.....	0.70	Tennessee.....	0.72	Oregon.....	0.83
Other.....	0.87	Illinois.....	0.87	Texas.....	0.74	Utah.....	0.75
North Carolina.....	0.70	Indiana.....	0.82	Wisconsin.....	0.85	Washington.....	0.88
		Iowa.....	0.80	Alaska.....	1.30	Wyoming.....	0.80
		Kansas.....	0.74				

BUILDING STANDARDS/March-April,

Building Permit Fees – Valuation

\$1.00 to \$500.00 of Valuation	\$22.00
\$501.00 to \$2000.00 of Valuation	\$22.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2000.00.
\$2,001.00 to \$25,000.00 of Valuation	63.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00 of Valuation	\$352.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00 of Valuation	\$580.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00 of Valuation	\$895.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00 of Valuation	\$2,855.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001 and greater of Valuation	\$4,955.00 for the first 1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof.

FIRE DEPARTMENT

Fire Sprinkler Plans –Base Plan	\$200
Additional Riser	\$50
Standpipe- Each	\$200
Fire Pump- Each	\$200
Alternative, Clean Agent Kitchen Hood, Paint Booth	\$200
Fire Alarm –Systems Addressable up to 30 Devices	\$150
Each Additional Increment of 30 Devices	\$25
1 st Re-inspection Fee	\$0
2 nd Re-inspection Fee	\$100
3 rd Re-inspection Fee	\$200
4 th Re-inspection Fee	\$300
5 th Re-inspection Fee	\$400
Subsequent Re-inspection Fee	\$500
Nuisance Alarms in 12 months (Alarms 1-3)	\$0
4 th Nuisance Alarm	\$100
5 th Nuisance Alarm	\$200
6 th Nuisance Alarm	\$300
7 th Nuisance Alarm	\$400
Subsequent Nuisance Alarms	\$500
Liquified Propane Tank	\$100
Above Ground Tank- Fuel, Chemical, Oil	\$100
Plan Resubmittal	\$50
Above Listed System Demolition	\$50
Operational Permit	\$100
Failure to Obtain Permit	\$200

CITY HALL**Utilities Billing:**

Meter maintenance fees:	
5/8" X 3/4"	\$1.62/month
3/4" X 3/4"	\$1.62/month
1"	\$2.45/month
2"	\$16.33/month
3"	\$19.47/month
4"	\$33.73/month
Meter Install	\$20
Radio Read	\$229
Hydrant Meters:	
3/4"	\$340
3"	\$3,700 w/Backflow
Hookup & Admin Fee (first 30 days)	\$200
Hookup (additional 30 days)	\$75
Irrigation Meters:	
3/4"	\$340
1"	\$403
Water Meters w/Radio Reads:	
3/4" Sensus meter	\$424
1" Sensus meter	\$552
2" Sensus meter	\$2384
3" Sensus meter	\$2798
4" Sensus meter	\$4977
Meter Testing	\$25
Construction Water Permit	\$100
Late Penalty	1.5% of amount due
Disconnect Notice	\$5
Disconnect Fee	\$25
Same day after hours disconnect fee. Grimes Water Customers paying past due after 3pm to be reconnected before 4:30pm After hours reconnect fee (for Health Emergencies only)	\$75
Rental Resident Deposit	\$100
Breaking Seal/Tampering w/meter	\$100 + \$100 trip charge & parts to repair
Unauthorized Use of Unmetered Water	\$200
Flow Testing	\$100
Plus, Estimated Water Use (measurable or	Current rate/1000 or 10,000 Gallon charge
Additional Garbage Cart	Per Ordinance
Extra Garbage Sticker	Rate per MWA
Large Item Pickup Sticker	Rate per MWA
Compost Cart (one-time fee)	Rate per MWA
Compost Cart Annual Renewal Sticker	Rate per MWA
Compost Cart Renewal Sticker (start service in June)	Rate per MWA
Compost Cart Renewal Sticker (start service July-	Rate per MWA
Trip Charge	\$50

Administrative:

Tickets:	
Parking	\$10
Handicap Parking	\$200
Fire Lane Parking	\$50
Snow Ordinance Violation	\$50
Engine/Compression Break Violation	\$50
Special Permit for Load and Weight Restrictions	\$25
Vehicle Impoundment	\$25 admin fee + refund to the City for the cost of impoundment
Fireworks (first offense)	\$100
Fireworks (second offense)	\$750
Fireworks (third or subsequent offense)	\$1000
Fireworks (first offense between 10:30pm and 6am other than the evening of July 4 th and December 31 st)	\$750
Fireworks (second or subsequent offenses between 10:30pm and 6am other than the evening of July 4 th and December 31 st)	\$1000
Tobacco License (Full Year)	\$100
Tobacco License (Oct-Dec)	\$75
Tobacco License (Jan-Mar)	\$50
Tobacco License (Apr-Jun)	\$25
Pet License	\$5 annually
Compost Bag	Rate per MWA
Compost Bags (bundle of 5)	Rate per MWA
Compost Sticker	Rate per MWA
Black & White Copy	\$0.10 each
Color Copy	\$0.50 each
Fax (First page)	\$1.00
Fax (Each additional page up to 14 pages)	\$0.25
Receive Fax	\$0.10 per page
Incinerator Permit	\$10 annually
Disposal Site License	\$1,000 annually
Permit to Haul Waste	\$5 per vehicle annually
Hazardous Waste Storage Permit	\$1,000 annually
Peddlers License (Week)	\$20 + \$200 cash bond
Peddlers License (Month)	\$50 + \$200 cash bond

City of Grimes Fee Schedule 2025

Peddlers License (Three Months)	\$100 + \$200 cash bond
House Mover Permit	\$100
Cemetery Lot	\$1,000
ROW Permit	\$150
Large Limb/Log Pick Up at Residence	\$50
Street Name Sign Blade	\$24 each
Street Name Sign Telespar	\$122 each

Municipal Services:

City Administrator	\$55/hour
City Clerk	\$50/ hour
Zoning Administrator	\$50/hour
Building Official	\$50/hour
Finance Officer	\$50/hour
Sewer, Street, Water Treatment Superintendent	\$40/hour
Sewer, Street, Water Treatment Laborer	\$30/hour

LIBRARY**Book Sales:**

Magazine	\$0.25
Board Book/Mass Market Paperbacks	\$0.50
All Other Items	\$1.00

Damaged Items:

Lost/Damaged Barcode	\$1.00 each
Damaged Media Case	\$1.00 each
Lost Game Insert	\$5.00

Miscellaneous:

CD/DVD Buffing & Cleaning	\$1.00 each
Black & White Copy	\$0.20 each
Color Copy	\$1.00 each
Fax (first page)	\$2.00
Fax (each additional page up to 14 pages)	\$0.50
Receive Fax	\$0.20 per page
Mailed Notices	Current Mailing Rate Postage Charge
Processing CC payment over phone (\$4.00 minimum)	\$1.00
Processing Damaged/Lost Items	\$5.00
Delinquent Account Sent to Collections	\$15.00
Subscription Card	\$50.00 per person
Subscription Card (Military Service Member)	\$25.00 per person
Laminating (Business Card Sized Items)	\$0.50 each
Laminating (4"X6" Sized Items)	\$1.00 each
Laminating (8.5"X11" Sized Items)	\$3.00 each
Envelope	\$0.25 each
Stamp	\$1.00 each
Labeling Tape	\$0.05/inch
USB Drive	\$5.00 each
Hotspot Reactivation Fee	\$5.00
Nonessential Kit Part Replacement Fee	\$5.00
Book Binding Repair (library not liable for damages)	\$10.00

PARKS AND RECREATION**Grimes Community Complex:**

Batting Cage	\$25 per hour
Kitchen/Cafeteria	\$35 per hour
Gymnasium	\$35 per hour
Banquet Hall	\$55 per hour
Room 402	\$40 per hour
Room 205	\$25 per hour
After Hour Parties for any room	\$30 per hour

Youth Programming/Sports:

Flag Football – Ages 3-4	\$45 per participant
Flag Football – Kindergarten	\$55 per participant
Flag Football – Grades 1-6	\$75 per participant
Beginner T-Ball	\$45 per participant
Beginner Soccer	\$45 per participant
Beginner Basketball	\$45 per participant
Basketball – Kindergarten	\$55 per participant
Basketball – Grades 1-6	\$75 per participant
T's Skills & Drills	\$40 per participant
Volleyball League – Grades 1-6	\$65 per participant
Explosive Performance	\$40 per participant
Explosive Soccer Camp	\$55 per participant
Youth Soccer Clinic	\$40 per participant
Youth Art Camp	\$36 per participant
Curtain Call	\$230 per participant
Nature Explorers	\$60 per participant
Magic Camp	\$125 per participant
Kids Create	\$74 per participant
Summer Adventures	\$75 per participant
Run for Fun in the Sun	\$45 per participant
Safety City	\$40 per participant
Tennis Clinic	\$50-\$90 per participant
Hockey	\$55 per participant

Adult Programming/Sports:

Adult Men's Basketball	\$175 per team
Adult Indoor Volleyball	\$80 per team
Adult Sand Volleyball	\$80 per team
Adult Slow Pitch Softball (6G + Tour)	\$180 per team
Adult Pickleball	\$30 per team
Adult Bags	\$30 per team
Yoga	\$48 per person

General:

Kids Zone	\$10 per family
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City of Grimes Fee Schedule 2025

Citywide Garage Sale	\$5 per listing
Grimes Giving Garden	\$25 per garden plot
Fall Festival Vendor	\$50 per vendor
Tiny Tigers	\$55 per participant
Taekwondo	\$60 per participant

Shelters:

Autumn Park	Free
Beaverdale Park	Free
Glenstone Park	Free
Heritage Park Open Space	\$15 per hour
Kennybrook South Park	Free
Lion's Park*	\$25 per 4 hours
Shawver Park	Free
Waterworks Shelter 2*	\$25 per 4 hours
Waterworks Shelter 3*	\$25 per 4 hours
Waterworks Shelter 4*	Free
Library Ampitheatre	\$25 per 4 hours

*sessions: 8am-noon/noon-4pm/4pm-8pm

Hy-Vee Multiplex Game Rentals:

Soccer field – Full Size	\$181.90 per game
Soccer field – Small Size	\$107.00 per game
Baseball – 325' +	\$203.30 per game
Baseball – 250'	\$90.95 per game
Baseball – 210'	\$74.90 per game
Softball – 210'	\$64.20 per game

Hy-Vee Multiplex Practice Rentals:

Soccer Field – Full Size	\$80.25 per hour
Soccer Field – Small Size	\$58.85 per hour
Baseball – Full Size (13+)	\$85.60 per hour
Baseball – Mid Size (11-12U)	\$64.20 per hour
Baseball – Small Size (10U)	\$53.50 per hour
Softball (18U)	\$53.50 per hour

Hy-Vee Multiplex Other:

Lights	\$15 per hour
North Meeting Room	\$20 per hour
South Meeting Room	\$35 per hour

North and South Sports Complexes:

Baseball/Softball/Soccer Game	\$53.50 per game
Baseball/Softball/Soccer Practice	\$32.10 per practice
Sand Volleyball	\$15 per hour

City of Grimes Fee Schedule 2025

Lights	\$15 per hour
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Food Trucks:

Daily Fee	\$15 per day
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AGENDA ITEM: Approving Offer to Purchase and Agreement - Zeka - SE Little Beaver Dr and SE 4th St Reconstruction

BACKGROUND: With the development of SE Little Beaver Dr and SE 4th St Reconstruction Plans, certain easements and rights of way were determined necessary for the construction of the project. In this particular case, a temporary construction easement is needed from the Zeka family, located just south of SE 6th Street on SE Little Beaver Dr. The temporary construction easement will allow for the reconstruction of the sidewalk at the intersection.

BUDGETARY CONSIDERATIONS: \$180.00 covered by the project's capital fund.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of resolution to authorize the execution of the Offer to Purchase and Agreement with Zeka.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Aaron Jarosh

RESOLUTION 07-1425 APPROVING OFFER TO PURCHASE AND AGREEMENT WITH
ZEKA - SE LITTLE BEAVER DR AND SE 4TH ST RECONSTRUCTION

Grimes Resolution No. 07-1425

WHEREAS, the City of Grimes has developed plans to construct the SE Little Beaver Dr and SE 4th St Reconstruction, (the "Project") and has determined that certain easements are necessary in order to construct the Project; and

WHEREAS, the City of Grimes has extended an Offer to Purchase and Agreement (the "Offer"), provided as Exhibit A, to the property owner (the "Owner"); and

WHEREAS, the Owner has reviewed the Offer and has accepted the Offer.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor and/or City Administrator are authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

OFFER TO PURCHASE AND AGREEMENT

Page 1

PARCEL NO. 7925-05-133-010COUNTY: PolkPROJECT NO. N/APROJECT NAME: SE Little Beaver Dr and SE 4th St ReconstructionTO: John Zeka

On this 24th day of January 2025, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached **Easement Exhibit**. **This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: **LAND ONLY**. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.
3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.

PAYMENT AMOUNT

\$ _____

\$ _____

\$ _____

\$ 180.00**AGREED PERFORMANCE**

on right of possession

on conveyance of title

on surrender of possession

on possession and conveyance

DATE

Within 30 Days of BUYER Approval

\$ 180.00**TOTAL LUMP SUM****BREAKDOWN:**

ac. = acres / sq.ft. = square feet

Land by Fee Title 0 sq.ft.\$ 0.00Underlying Fee Title 0 sq.ft.\$ 0.00Permanent Easement 0 sq.ft.\$ 0.00Temporary Easement(s) 148 sq.ft.\$ 180.00

Landscaping/Other

\$ 0.00

Total

\$ 180.00Additional Damages None**DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER**

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: Insert Tenant
5. Each page and each attachment is by this reference made part hereof.
6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None
7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.
9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.
10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.
12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.
13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None
14. BUYER shall be responsible for the removal and relocation of any fences.
15. BUYER shall be responsible for all restoration disturbed area within the easements.
16. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.
17. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.
18. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.
19. GENERAL PROVISIONS.
 - a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
 - b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
 - c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

X Laura Hewitt
By: Laura Hewitt
Marital Status: _____

X John Zeka
By: John Zeka
Marital Status: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 10 day of July, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
Laura Hewitt and John Zeka

_____ to me personally known
or X proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL)

Stephanie Moss (Sign in Ink)
Stephanie Moss (Print/Type Name)
Notary Public in and for the State of Iowa

**CAPACITY CLAIMED****BY SIGNER:**

X INDIVIDUAL
CORPORATE

Title(s) of Corporate Officer(s): _____

_____ Corporate Seal is affixed

_____ No Corporate Seal procured

_____ PARTNER(s): _____ Limited Partnership
_____ General Partnership

_____ ATTORNEY-IN-FACT

_____ EXECUTOR(s) or TRUSTEE(s)

_____ GUARDIAN(s) or CONSERVATOR(s)

_____ OTHER:

SIGNER IS REPRESENTING:

List name(s) of person(s) or entity(ies) _____

BUYER'S APPROVAL

Signed by: Scott Mikkelsen (Date) _____

Attested by: Rachel Greving (Date) _____

BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, 20____, before me, the undersigned, personally appeared _____, known to me

to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

Notary Public in and for the State of Iowa



AGENDA ITEM: SE 2nd Street Water Main – MSA Professional Services, Inc. Professional Services Agreement

BACKGROUND: The City of Grimes has identified the need for engineering services to design a water main replacement project along SE 2nd Street from SE Jacob Street to SE Little Beaver Drive. The project will be a continuation of improvements to aging water distribution system infrastructure consisting of 4" and 6" water mains within the area. The water main replacement is scheduled in the CIP for construction next year.

The staff selected MSA Professional Services because of their background in water system infrastructure design and their performance on the SE Trail Ridge Road Water Main and SE Little Beaver Dr. and SE 4th St. Thru SE 6th St. Water Main projects that were constructed within the last two years.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not to exceed amount of \$50,140.00 based off hourly rates and fixed expenses. This project will be funded through items in the CIP over the next couple of years.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: The total fee proposed for the engineering services is a not to exceed amount of \$50,140.00 based off hourly rates and fixed expenses. This project will be funded through items in the CIP over the next couple of years.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Aaron Jarosh

RESOLUTION 07-1525 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES
WITH MSA PROFESSIONAL SERVICES FOR SE 2ND STREET WATER MAIN

Grimes Resolution No. 07-1525

WHEREAS, the City of Grimes (Grimes) desires to replace aging water distribution system infrastructure consisting of undersized water mains on a portion of SE 2nd Street; and,

WHEREAS, the engineering firm of MSA Professional Services, Inc. (Engineers), has substantial experience in water system infrastructure design, and is qualified to provide Survey, Design, Bidding Assistance and Project Administration; and,

WHEREAS, Engineers have proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Engineers and compensation to be paid by Grimes for their engineering services related to the water main replacement design; and,;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Standard Professional Services Agreement with the Engineer on behalf of the City of Grimes.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
SE 2ND STREET WATER MAIN DESIGN AND BIDDING SERVICES

This Agreement is made and entered into this 22 day of July, 2025, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and MSA Professional Services, Inc., party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment A, Scope of Services.

2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment B.

I. Basic Services of the Consultant

a. <u>Existing Utility Review and Survey</u>	\$ <u>6,630.00</u>
b. <u>Preliminary Design</u>	\$ <u>15,240.00</u>
c. <u>Final Design</u>	\$ <u>14,530.00</u>
d. <u>Neighborhood Meeting</u>	\$ <u>2,090.00</u>
e. <u>Bidding Phase</u>	\$ <u>4,630.00</u>
f. <u>Project Administration</u>	\$ <u>7,020.00</u>

Total	\$ <u>50,140.00</u>
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B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually

completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

- C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

- A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.
- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company licensed to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City

written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.

- E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.
- F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.
- G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: MSA Professional Services, Inc.
Attn: Nichole Sungren, P.E.
Title: Team Leader
Address: 1555 SE Delaware Ave., Suite F
City, State: Ankeny, IA 50021

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations,

the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

- A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.
- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.

- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

CITY OF GRIMES



BY: _____

Name: Nichole Sungren. _____

Title: Team Leader _____

BY: _____

Scott Mikkelsen, Mayor

ATTEST

Name: _____

Title: _____

PROJECT DESCRIPTION

The project consists of the construction of water main along SE 2nd Street from SE Jacob Street to SE Little Beaver Drive.

SCOPE OF SERVICES

MSA will provide services as set forth below.

1. Design

- **Project Administration**
 - Manage and coordinate project team, budget and schedules. Maintain communication with Owner and stakeholders on project.
 - Prepare and submit invoices. Invoices shall be submitted monthly and are payable within 30 days of receipt.
- **Quality Assurance/Quality Control**
 - Employ documented quality-assurance/quality-control procedures throughout project.
- **Project Site Information**
 - Right-of-Way Research: utilize recorded survey documentation in project area to determine right-of-way locations.
 - Extend North on Trail Ridge Rd up to transition pavement
 - Extend South on Trail Ridge Rd to SE 3rd Street
 - Water main located on the North side of SE 2nd Street
 - Entire corridor surveyed for rehabilitation/reconstruction project the following year
 - Contact Utility One Call: utilize marking and mapping provided by one-call agency to assess locations of existing private utilities in the area.
 - Field verification of utility depths will not be included for any private utilities or public utilities that do not terminate at a structure.
 - Topographic Survey: collect location and elevation data of existing features at the site for use as basis of design.
 - ENGINEER shall establish horizontal and vertical control by State Plane Coordinates (NAD83/Iowa South) and sea level elevations (NAVD88), for the Project area.
 - Surface features to be located include but are not limited to:
 - a. Existing water main
 - b. ROW throughout entire corridor
 - Utility Structure Survey: investigate utility structures to obtain field measured invert elevations, penetrating pipe information, and condition assessment.
 - Coordinate sub-surface investigation: obtain proposals from geotechnical consultants, field-locate borings, and record elevations of borings (Owner to contract directly with geotechnical consultant).
 - Environmental and Historical Review: Desktop evaluation to assess site for potential environmental, historical, or architectural impacts.
- **Design – Street/Utility**
 - Water Design: Develop horizontal and vertical alignments for water mains. Determine valve, hydrant, service and connection locations. Prepare construction details. ENGINEER will evaluate trenched vs. trenchless construction methods feasibility during the preliminary design phase. City Staff shall determine which method to move forward with prior to commencing final design.

- HMA Patches
 - For watermain and/or service crossings
- Erosion Control Design: Determine location and type of erosion control devices needed to meet regulatory requirements.
 - ENGINEER shall develop an Erosion Control Plan and SWPPP plan sheets. The Contractor, after the project award, shall be required to file the required public notices, file a Notice of Intent for coverage of the project under the Iowa DNR NPDES General Permit No. 2. The Contractor shall pay the associated publication and NPDES permit fees and this will be included as a part of the project bid items
- Traffic Control Design: Determine location and type of traffic control devices needed to safely route traffic around and through the construction site.
- Construction Cost Estimate: Develop a preliminary construction cost estimate based on preliminary plans. Develop an Engineers Estimate of Construction cost based on quantities computed from final plans.
- Driveway Design: Existing driveways within water main alignment will be replaced. Material will be determined by City at preliminary design meeting.
- **Plan Preparation and Drafting**
 - Preliminary Plan Preparation: Prepare preliminary plans showing topographic survey information, horizontal and vertical alignments of utilities and roadway, typical roadway cross section, and typical construction details.
 - Final Plan Preparation: Prepare final plans based on preliminary plans, Owner feedback, and additional design development.
- **Specifications**
 - Specifications: prepare technical specifications, special procedures, bidding documents and construction contracting documents.
- **Utility Coordination**
 - Coordination and Communication
 - Inform private utility companies (gas, electric, and communications) of the project scope and timeline.
 - Note utility locations (as provided by utility companies and/or one-call locate) on the project plans.
 - Provide utility companies with preliminary and final plans for the project.
 - Invite utilities to pre-construction meeting.
- **Permits**: Prepare permit application and required attachments for:
 - Iowa DNR water supply Permit Applications
- **Design Meetings**
 - Project kick-off: Attend one meeting with staff prior to starting work on the project.
 - Preliminary Plan review: Attend one meeting with staff after preliminary plans are complete, prior to starting check plans.
 - Check Plan review: Attend one meeting with staff after check plans are complete, prior to finalizing plans.

- Final Plan review: Attend one meeting with staff to address final comments prior to publishing plans on Quest.
- Neighborhood Meeting: Conduct one meeting, consisting of a description of the project and a question/answer period with individual property owners.
- Unless otherwise noted, all meetings will take place at Grimes Community Complex.

2. Bidding

- Printing of bidding Documents (up to 10 sets of plans and Project Manual)
- Uploading plans and Project Manual to QuestCDN for bidding purposes from final PDF.
- Assist OWNER with Bidding Documents distribution, as necessary
- Email Notice to Bidders to the City's preferred bidders list
- Respond to Contractor questions during bidding process
- Issue Addenda as appropriate to clarify, correct, or change the bidding documents
- Attend Bid Opening
 - i. Conduct a Public Bid Opening at Grimes Community Services Building
- Tabulate Bids and distribute to OWNER
- Assist the OWNER in Evaluating bidders and make a recommendation for award
- Preparation of construction contracts, distribute signed contracts, bonds to Contractor
- Review completed contract, bonds, and insurance and issue Notice to Proceed

DELIVERABLES

MSA will provide the following deliverables:

1. Topographic base map: two electronic files, one AutoCAD dwg format (points and line work only). and one PDF format.
2. Preliminary plans: three (3) 11x17 paper copies, one PDF file of the preliminary plans, and construction cost estimate for Owner review.
3. Preliminary Construction Cost Estimate
4. Final plans: three (3) 11x17 paper copies and one PDF file of the final plans and construction cost estimate, for Owner review.
5. Final Construction Cost Estimate
6. Permit Applications: One PDF file (per application) containing permit application with attachments, and one paper copy for submittal to permitting authority.
7. Bidding Documents: one PDF file of the bidding documents, including project manual, plan sets and any addenda.

ADDITIONAL SERVICES

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

1. Assistance with acquisition of real estate and/or temporary or permanent easements
2. Survey mapping and monumentation
3. Utility system modeling
4. Funding applications and administration
5. Additional meetings not specifically listed in the scope.

6. Accommodations for environmental hazards, endangered species, or historical or cultural issues at or near the project site.
7. Permit assistance related to surface waters and wetlands.
8. Variance requests (if required for permit applications included in the scope).
9. Geotechnical Services
10. Construction Related Services
 - a. Will be completed by Amendment to this agreement following award of the construction contract. Amendment will include construction administration, observation, staking and as-built drawings. Additional public engagement, including project construction updates, will be included as a part of this amendment.
11. The Contractor, after the project award, shall be required to file the required public notices, file a Notice of Intent for coverage of the project under the Iowa DNR NPDES General Permit No. 2. The Contractor shall pay the associated publication and NPDES permit fees and this will be included as a part of the project bid items
12. Roadway Design Services for future surfacing project in corridor
13. Wetland Investigation
14. Floodplain Investigation
15. Environmental and Historical Review

OWNER'S RESPONSIBILITIES

- Owner is responsible for accuracy and completeness of the information provided to MSA.
- Owner will provide MSA with full information as to Owner's requirements for the project.
- Owner will operate Owner's systems (hydrants, valves, manholes, etc.) as needed for MSA to obtain required information for the completing project.
- Owner will provide timely response to questions and review of engineering submittals (preliminary and final plans).
- Owner will authorize submittal of necessary permit applications and pay associated fees.
- Owner will pay MSA as follows:

Fee Summary:

The Owner will compensate MSA for the Scope of Services listed above as follows:

Total Design Services (Hourly Not to Exceed)	\$50,140
---	-----------------

ATTACHMENT B: RATE SCHEDULE

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Administrative	\$ 85 – \$154/hr.
Architects	\$ 85 – \$198/hr.
Community Development Specialists	\$137 – \$198/hr.
Digital Design	\$115 – \$151/hr.
Environmental Scientists/Hydrogeologists	\$110 – \$193/hr.
Geographic Information Systems (GIS)	\$100 – \$193/hr.
Housing Administration	\$ 97 – \$198/hr.
Inspectors/Zoning Administrators	\$110 – \$160/hr.
IT Support	\$175 – \$193/hr.
Land Surveying	\$ 85 – \$198/hr.
Landscape Designers & Architects	\$ 85 – \$220/hr.
Planners	\$ 85 – \$215/hr.
Principals	\$225 – \$314/hr.
Professional Engineers/Designers of Engineering Systems	\$155 – \$204/hr.
Project Managers	\$120 – \$248/hr.
Real Estate Professionals	\$140 – \$193/hr.
Staff Engineers	\$ 85 – \$149/hr.
Technicians	\$100 – \$151/hr.
Wastewater Treatment Plant Operator	\$ 92 – \$118/hr.

REIMBURSABLE EXPENSES

Copies/Prints	Rate based on volume
Specs/Reports	\$10
Copies	\$0.14/page
Plots	\$0.01/sq.in.
Flash Drive	\$10
GPS Equipment	\$20/hour - \$10.75/hour for DOT
GPS R2 Equipment	\$20/hour - \$2/hour for DOT
Dini Laser Level	\$85/per day
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + \$5/day
Mileage – MSA Vehicle	\$0.70 mile standard/ \$0.69 mile for DOT
Nuclear Density Testing	\$30/day
Organic Vapor Field Meter	\$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	\$20/hour - \$10/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	\$30/hour
Drone Flight	\$375/flight - \$360/flight for DOT

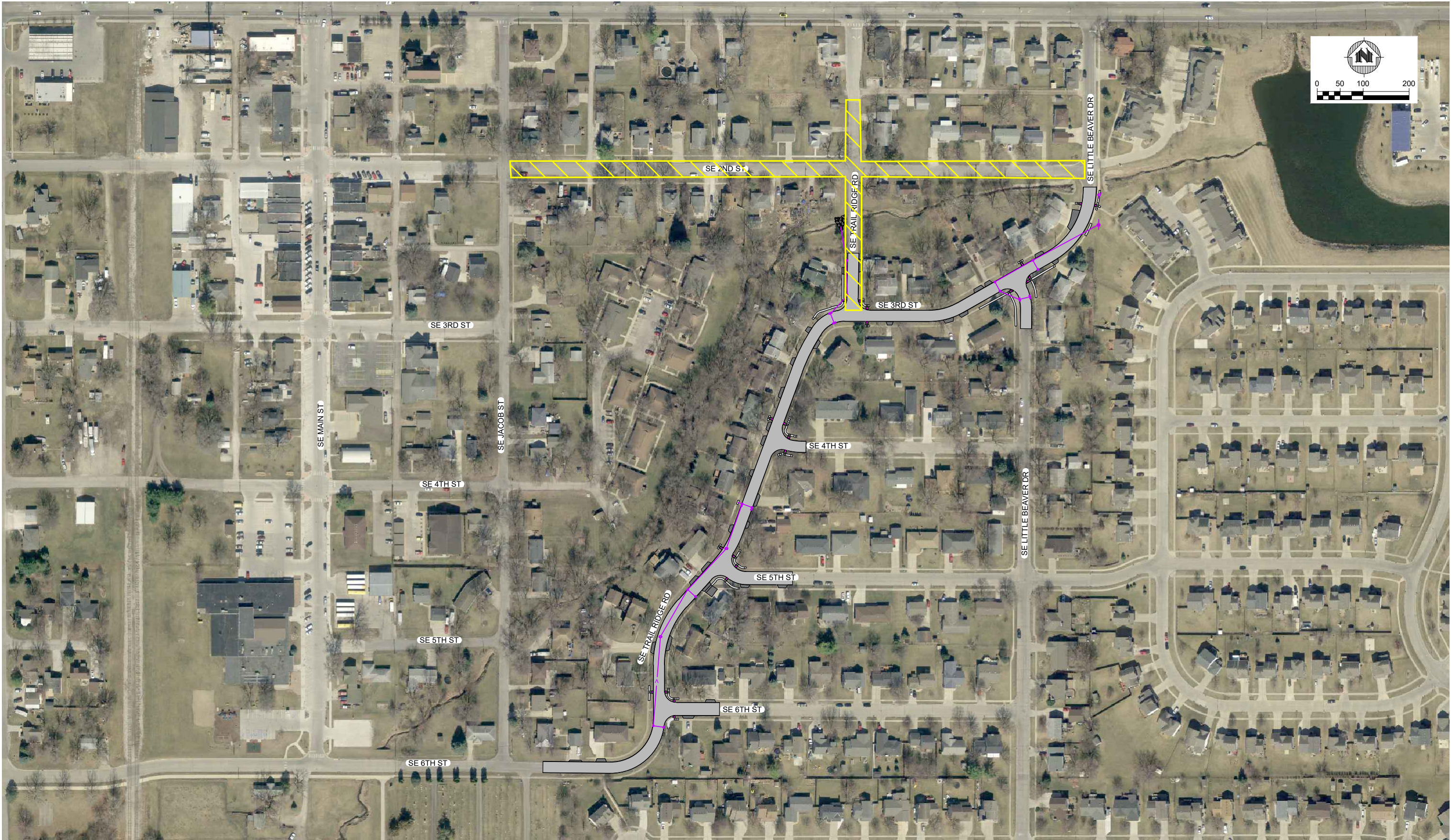
Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2025.

PROJECT SCHEDULE**SE 2nd Street Water Main**

The project from Design, through bidding services shall be performed by ENGINEER in accordance with a schedule generally described as follows:

Project Task	Start	End
Project Authorization from City	07/22/25	N/A
Project Survey	07/07/25	07/18/25
Preliminary Plan Preparation	07/21/25	08/29/25
Preliminary Plan Submittal	08/29/25	N/A
City Preliminary Plan Review	09/01/25	09/12/25
Check Plan Preparation	09/15/25	10/10/25
Neighborhood Meeting	09/15/25	09/26/25
Check Plan Submittal	10/10/25	N/A
City Check Plan Review	10/13/25	10/24/25
Final Plan Preparation	10/27/25	11/07/25
Final Plan Submittal	11/07/25	N/A
City Final Plan Review	11/10/25	11/21/25
Submit Notice to Bidders and Notice of Public Hearing to City	11/28/25	N/A
Final Plans to Clerk for January 20, 2026 Letting	12/08/25	N/A
Set Bid Date and Public Hearing Date	12/09/25	N/A
Post Notice to Bidders and Notice of Public Hearing to Iowa League & MBI	12/12/25	N/A
Publish Notice to Bidders and Notice of Public Hearing in Local Newspaper	01/15/26	N/A
Bid Letting	01/20/26	N/A
Award of Contract	01/27/26	N/A
Project Construction	Spring 2026	Fall 2026

ENGINEER shall not be responsible for delays in schedule which are beyond the ENGINEER's control.



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	DESIGNED BY:	-	-	-	-
	CHECKED BY:	-	-	-	-



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1555 SE Delaware Ave, Ankeny IA 50021
(515) 964-1920 www.msa-ps.com
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SE 2ND ST WATER MAIN
CITY OF GRIMES
POLK COUNTY, IOWA

PROJECT NO:
09410019
SHEET
A.02



AGENDA ITEM: Resolution Approving Fiscal Year 2024-2025 End of Year Transfers

BACKGROUND: Council approved the fiscal year 2024-2025 budget, which did include transfers between funds. This resolution provides for transfers from project funds into the general fund to reimburse for hours the City Engineers worked on CIP project oversight and to move funds from various closed projects into on-going projects. Transfers will be made from reserve funds into the Wallace project and both water and sewer proprietary funds. Transfers will be made from the Hy-Vee Plex proprietary fund into the plex project and into a reserve account for future field reconditioning. Transfers will be made from the road use, general, and library funds to the equipment replacement fund for vehicle and equipment purchases.

BUDGETARY CONSIDERATIONS: Total transfer amount \$4,146,803.52- Exhibit A attached

STRATEGIC PLANNING:

Prioritized: X YES ____ NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities X

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: Council approved the fiscal year 2024-2025 budget on April 23, 2024, which included planned transfers. Council approved the fiscal year 2024-2025 fall transfers on December 10, 2024, and the spring transfers on April 22, 2025.

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Marcia Woodke

Return to: Marcia Woodke

RESOLUTION 07-1625 APPROVING FISCAL YEAR 2024-2025 END OF YEAR TRANSFERS

Grimes Resolution No. 07-1625

WHEREAS, the City Council did approve the fiscal year 2024-2025 budget; and

WHEREAS, the fiscal year 2024-2025 budget did include transfers between funds; and

WHEREAS, the City Council did approve transfers in the fall of 2024 and the spring of 2025;
and

WHEREAS, the Finance Director recommends the attached fiscal year 2024-2025 end of year transfers between funds;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Finance Director is directed to initiate the listed transfers.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Exhibit A
FY25 EOY Transfers

From/Out	To/In	Amount	
750-000-1110	750-000-1131	\$ 250,000.00	Transfer reserve funds into Plex reserve account
750-910-6910	367-910-4830	\$ 264,219.13	Transfer from proprietary to Plex project
001-000-1130	309-000-1110	\$ 234,812.58	Transfer park reserve funds to Wallace Park project
001-000-1133	309-000-1110	\$ 6,365.17	Transfer park reserve funds to Wallace Park project
379-910-6910	301-910-4830	\$ 49,200.00	Transfer from 100th St project
379-910-6910	328-910-4830	\$ 127,576.10	Transfer from 100th St project
379-910-6910	363-910-4830	\$ 290,557.03	Transfer from 100th St project
379-910-6910	364-910-4830	\$ 60,270.65	Transfer from 100th St project
379-910-6910	335-910-4830	\$ 18,102.58	Transfer from 100th St project
379-910-6910	340-910-4830	\$ 22,304.26	Transfer from 100th St project
740-910-6910	319-910-4830	\$ 3,497.57	Transfer from Storm Water to Kennybrook WQI project
374-910-6910	342-910-4830	\$ 9,500.00	Transfer from Water production projects to Water study
110-910-6910	344-910-4830	\$ 1,125.00	Transfer from Road Use to pavement condition analysis project
110-910-6910	399-910-4830	\$ 410,065.00	Transfer from Road Use to Equipment replacement
374-910-6910	372-910-4830	\$ 19,649.86	Transfer from Water production projects to N Jordan well repairs
374-910-6910	381-910-4830	\$ 13,924.00	Transfer from Water production projects to N County Line water main
374-910-6910	383-910-4830	\$ 6,800.00	Transfer from Water production projects to James St water main
373-910-6910	335-910-4830	\$ 90,650.32	Transfer from bldg access project to I & I rehab project
380-910-6910	355-910-4830	\$ 100,269.50	Transfer from corridor study to Traffic calming project
380-910-6910	340-910-4830	\$ 7,384.55	Transfer from corridor study to annual signal improvement project
002-910-6910	399-910-4830	\$ 67,682.00	Transfer from Library into the ERP fund
001-910-6910	399-910-4830	\$ 1,150,000.00	Transfer from General Fund to ERP fund
002-910-6910	112-910-4830	\$ 3,728.00	Transfer from Library into the T & A fund
600-000-1130	600-000-1110	\$ 605,712.67	Transfer from water reserve to water cash account
610-000-1130	610-000-1110	\$ 91,535.73	Transfer sewer reserves into sewer cash account
600-000-1131	600-000-1110	\$ 35,000.00	Transfer water reserves into water cash account
610-000-1131	610-000-1110	\$ 2,271.82	Transfer sewer reserves into sewer cash account
369-910-6910	001-910-4830	\$ 150,000.00	Transfer for construction observation expense
358-910-6910	001-910-4830	\$ 8,000.00	Transfer for construction observation expense
335-910-6910	001-910-4830	\$ 6,600.00	Transfer for construction observation expense
345-910-6910	001-910-4830	\$ 19,000.00	Transfer for construction observation expense
374-910-6910	001-910-4830	\$ 21,000.00	Transfer for construction observation expense
TOTAL FY25		\$ 4,146,803.52	
EOY			



AGENDA ITEM: Application to Iowa DOT for TSIP Funding for NE Beaverbrooke Blvd & NE Gateway Dr Roundabout Construction.

BACKGROUND: The Iowa Department of Transportation's Traffic Safety Improvement Program (TSIP) provides grant funding for projects that address documented vehicular safety concerns. The NE Beaverbrooke Blvd and NE Gateway Dr Roundabout Construction Project has been identified as a key location where a roundabout and removal of the existing span-wire traffic signal will improve safety and traffic flow in the corridor.

This roundabout will reduce conflict points, lower vehicle speeds through the intersection, and is expected to decrease crash rates in accordance with TSIP objectives.

BUDGETARY CONSIDERATIONS: The total construction cost is estimated to be approximately \$3,000,000.00, to be funded through a combination of TSIP grant funding up to \$500,000.00 and city matching funds. The City Council's commitment of matching funds is required to complete the application and obligate the City to its share of the construction cost.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: Staff recommends approval of the resolution authorizing submittal of the TSIP application.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens

Return to: Matt Ahrens

RESOLUTION 07-1725 AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE IOWA DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SAFETY IMPROVEMENT PROGRAM (TSIP) FUNDING FOR THE NE BEAVERBROOKE BLVD AND NE GATEWAY DR ROUNDABOUT CONSTRUCTION PROJECT AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

Grimes Resolution No. 07-1725

WHEREAS, the Iowa Department of Transportation has established the TSIP and provides funding for locations where vehicular safety is a concern and documented; and

WHEREAS, the NE Beaverbrooke Blvd and NE Gateway Dr Roundabout Construction Project has been identified where vehicular safety and traffic flow could be improved and funded by TSIP; and

WHEREAS, the proposed improvements, including roundabout construction and removal of span-wire traffic signal, will help reduce crashes in the project area.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. The City Council supports and approves the application for Traffic Safety Improvement Program (TSIP) funding.
2. The City Council hereby commits the additional City funds necessary for construction of the project beyond any TSIP funding.
3. The City Council hereby commits to accepting and maintaining these improvements.
4. The Mayor or City Engineer is hereby authorized to execute the application on behalf of the City.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



AGENDA ITEM: Resolution Approving Equipment Transactions

BACKGROUND: As part of our ongoing Equipment Replacement Program, equipment is replaced as warranted to enhance operational efficiency and service quality. Two trucks have been identified as part of the replacement program. The new vehicles will be purchased utilizing contract pricing. Additionally, three vehicles will be disposed of via auction on Gov Deals and the funds received will be returned to the Equipment Replacement Fund.

BUDGETARY CONSIDERATIONS: Contract Pricing of \$53,136.40 for Ford F-250 and \$61,071.00 for Ford Transit vehicle utilizing budgeted Equipment Replacement funds

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services _X__

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB

Return to: KH, JB

RESOLUTION APPROVING EQUIPMENT TRANSACTIONS

Grimes Resolution No. 07-1825

WHEREAS, the City of Grimes has budgeted for and planned certain equipment purchases; and

WHEREAS, the City's Purchasing Policy as adopted prescribes the solicitation of quotes, State bid, or the utilization of a purchasing consortium and the proposed acquisitions meet those policy requirements; and,

WHEREAS, the Public Works Director recommends the following equipment acquisitions and/or disposals,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

The following acquisitions including add-ons and labor are hereby approved

Equipment Description	Use	Cost
2023 Ford Transit	Building Maintenance	\$61,071.00
2026 Ford F250	Streets, RUT	\$53,136.40

MAY IT BE FURTHER RESOLVED that:

The following disposals are hereby approved

Equipment Description	Trade-in/Sale	Estimated Value
P-105 2015 Ford F-150	Sale on Gov Deals	\$3,500.00
B-111 2013 F250 W/topper	Sale on Gov Deals	\$3,500.00
R-108 2013 F250 Diesel	Sale of Gov Deals	\$3,500.00
TOTAL		\$10,500.00

MAY IT BE FURTHER RESOLVED that:

The Public Works Director is hereby authorized to carry out and execute any action necessary to fulfill the provisions of this resolution.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

For3	For0
F250	1130
X2B	X16
X1	21
600A	600A
99A	92A
44F	44F
3360	3190
12500	12500

	BASE VEHICLE PRICE CONFIGURED AS 4X4 SHORT BOX PER ABOVE:		
	Delivery Cost to Department of Administrative Services, Des Moines		
NP12 GROUP A.3	TOTAL VEHICLE PRICE FOR 4X4 SHORT BOX INCLUDING BASE COST AND DELIVERY:		\$40,140

\$49,140

STYLES

Final Bid Price

Final Bid Price

APU GROUP 12

TOTAL VEHICLE PRICE FOR 4X4 LONG BOX INCLUDING BASE COST AND DELIVERY:

\$49,348.00

Page 2

STIVERS

Page 2

Head Lights	Factory installed & preferred, if available most providers dealer installed acceptable when Factory installed & not available.	15A	Factory installed & Y	150
Brake Lights	Factory installed & preferred, if available most providers dealer installed acceptable when Factory installed & not available.	15A	Factory installed & Y	150
Cargo Tie Downs	Factory installed & preferred, if available most providers dealer installed acceptable when Factory installed & not available.	NA	Factory installed & Y	NA
Hub Caps	OEM or OEM authorized dealer, heavy duty, behind all wheels. No dealer logo on mud flaps. Dealer installed & acceptable.	15B		\$110.00
Running Boards	Factory installed & preferred, if available most providers dealer installed acceptable when Factory installed & not available.	15B OEM Flareless Running Boards	Factory installed & Y	\$445.00
Tonneau Cover	Soft material style, rolling or hinged, dealer installed acceptable.	15D	Factory installed & Y	\$550.00
Tonneau Cover	Hard surface, factory dealer installed acceptable.	15E		\$1,200.00
Trailer Brake Controller	OEM integrated, factory installed & preferred, if available most providers dealer installed acceptable when Factory installed & not available.	15B		\$160.00
Trailer Tow Mirrors	Factory installed & preferred, if available most providers dealer installed acceptable when Factory installed & not available.	15D	Factory installed & Y	\$10
Trailer Tow Package #1	Class II receiver hitch, 2-inch x 2-inch, 7,500 lb. trailer rating acceptable at hitch. Factory installed acceptable, if available most providers dealer installed acceptable when factory installed & not available.	11B 2.5 inch hitch	Factory installed & Y	\$10
Trailer Tow Package #2	Class III receiver hitch, 2-inch x 2-inch, 10,000 lb. trailer rating acceptable at hitch. Factory installed acceptable, if available most providers dealer installed acceptable when factory installed & not available.	11C 2.5 inch hitch	Factory installed & Y	\$10
Interior				
Outlet Switch		15S		155
Floor				
Floor Mats	All Weather dealer installed acceptable.	15A		\$250.00
Safety				
Alarm	Factory alarm, factory preferred, not dealer installed acceptable.	15C	Factory installed & Y	\$220.00
Reverse Sensing System	Factory preferred, not dealer installed acceptable.	15A	Factory installed & Y	NA
Suspension				
Snow Plow Prep Package	Increased capacity front suspension and other components necessary for business use created by installation of a front snow plow. Factory installed & preferred, if available most providers dealer installed acceptable when factory installed & not available.	411	Factory installed & Y	\$250.00
Other				
Options not listed above	Discount percentage off MSRP for options \$2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bill. Engine and powertrain options exclude.		Enter Percentage Discount MSRP:	1

DELIVERY			
Delivery FOB	Price pertains to delivery vehicle anywhere in state of Iowa		Per Mile Charge
Delivery Cost	Delivery Cost to Department of Transportation Services, in Des Moines, IA	Enter miles to vehicle location	\$5.50

white?

yes

short Box Base Price \$49,148

snow plow prep 250

OEM running boards 445

Hard surface tonneau cover 1200

653.40

(915) OEM 360° Dual Beacon
warning strobes
Amber only

4 corner Amber only strobe 1440
installed in house
Whelen T-ion duo

total pickup at Stivers price
\$53,136.40

Long Ryan

7/6/2025

ford.com

VEHICLE DESCRIPTION

TRANSIT

2023 350 LR CUTAWAY WAD
158" WHEELBASE
3.5L PDI V6 (GAS)
10-SPEED TRANSMISSION

PK A82770

EXTERIOR
OXFORD WHITE
INTERIOR
DARK PALAZZO GRAY CLOTH

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR
• ADJUTABLE FUEL PORT
• BUMPERS - CARBON BLACK
• HEADLAMP COURTESY DELAY
• WIPERS - RAIN-SENSING

INTERIOR
• AIR CONDITIONING
• ASSIST HANDLES - A-PILLAR
• CENTER CONSOLE
• LOCKING GLOVE BOX
• POWERMIRROR - EX (FRONT)
• STEERING - TILT/WHEELSPOKE
• TACHOMETER

FUNCTIONAL
• AUTO HIGH-BEAM HEADLAMPS
• ELECTRONIC PARK ASSIST STEER
• FORWARD COLLISION WARNING
• HILL START ASSIST
• LANE KEEPING SYSTEM
• POST-COLLISION BRAKING
• PRE-COLLISION ALERT WARNER
• REVERSE CROSS TRAFFIC MONITOR
• SIDE BLIND SPOT MONITOR

SAFETY/SECURITY
• 3 POINT SAFETY BELTS
• ADVANCETRAC™ WITH ESCC
• AIRBAGS & FRONT, SIDE AND
SAFETY CANOPY PROTECTIVE
• BRAKES - 4WHEEL DISC W/ABS
• SECURILOCK ANTI-THEFT SYS
• SCS POST-CRASH ALERT SYS™
• TIRE PRESSURE MONITOR SYS

WARRANTY
• 3YR/50,000 MILE/MR / BUMPER
• 5YR/60,000 POWERTRAIN
• 5YR/60,000 ROADSIDE ASSIST

INCLUDED ON THIS VEHICLE

(MSRP)

OPTIONAL EQUIPMENT/LISTED
PREPARED EQUIPMENT PACK \$30A
TOW/HITCH AND BALL HOOKS
FRONT LICENSE PLATE BRACKET
EXTENSION UPGRADE PKG - \$9W
FRONT Fog LAMPS
JAWN - STEEL, W/ SILVER COVER
WIPER ACTIVATED HEADLAMPS
AUTO START STOP REMOVAL
W/ 4G LTE HOTSPOT DELETED
9500R GVMT PACKAGE
50 STATE EMISSIONS
INTERIOR UP PACKAGE - CARGO
REAR DRINKS PALAZZO CLOTH
FOODS CONTAINER SET
ILLUMINATED SUN VISORS
TOW/HATCH W/ TRAILER WINCHES
LONG-ARM PWR HEAT MAPRODS
REAR VIEW CAMERA & PREP KIT
UPPETER PACKAGE
DUAL BATTERIES (70 AMP-HR)
LARGE CENTER CONSOLE
ADJUTARY FLISE PANEL
TRAILER BRAKE CONTROLLER
2 ADDITIONAL KEYS
2 ADDITIONAL WRENCHES
DAYTIME RUNNING LAMPS
66-LITER FUEL CAPABLE

NO CHARGE
NO CHARGE
\$58.00
-

50.00
20.00
NO CHARGE
750.00

295.00
400.00
225.00
570.00

290.00
75.00
50.00
41.00
NO CHARGE

PRICE INFORMATION

TOTAL OPTIONS/OTHER:

TOTAL VEHICLE & OPTIONS/OTHER
DESTINATION & DELIVERY

(MSRP)

\$40,525.00
3,290.00

43,855.00
1,895.00

#614071

includes Enclosed
Service Body
see link for photos

TOTAL MSRP

\$45,760.00

CS15

RAIP TWO

RAIL

ITEM #

534740 OIT 2

Ford Credit

www.fordcredit/finance

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.fordcredit/finance.
B805 A 7BX X 355 000988 04 03 25

EPA Fuel Economy and Environment DOT

FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE

fuel economy.gov
Calculates personalized estimates and compares vehicles.

FordPass Connect

Download the FordPass® app and you can:
Access Wi-Fi Hotspot
Remotely start, lock and unlock your vehicle.
Locate your vehicle and check approximate fuel range.
Receive vehicle health alerts.
Activate 4G LTE Wi-Fi Hotspot
New vehicles include a 3-month or 3GB usage.
Full-term service (first 18 months) included.
Connect up to ten Wi-Fi-enabled devices.
Some features may require additional equipment or subscription. See dealer for details.

1FDW5P82PKA82770

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, or vehicle can expose you to chemicals including engine exhaust, carbon monoxide, oil fumes, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when working with your vehicle. For more information go to www.P66Warnings.ca.gov/passenger-vehicle.



Salesperson: SHANE PARKER

Customer No.:

Buyer: CITY OF GRIMES

GRIMES, IA 50111

Email Address: JTHAYER@GRIMESIAOWA.GOV

(BUYER'S ORDER)

Deal No.:

Home Phone:

Work Phone:

Cell Phone:

Soc. Sec. No.:

Driver's License No.: _____ State: _____

PLEASE ENTER MY ORDER FOR THE FOLLOWING ☒ NEW ☐ USED VEHICLE:

Stock Number: T30879 VIN: 1FDBW5PG3PKB71312
Year: 2023 Make: FORD Model: TRANSIT Body Type: _____
Trans: _____ Drive: _____ Cylinders: _____ Color: _____ Trim: _____

Term	Rate	Payment
------	------	---------

MISC WE OWE 1 kuv22525.00

Lien Holder:

TIER LEVEL:

TRADE-IN: Year: _____ Make: _____ Model: _____ VIN: _____

TRADE-IN: Year: _____ Make: _____ Model: _____ VIN: _____

Plate Number: _____ Body: _____

Insurance Company: _____

Policy Number: _____

Agents Name: _____ Phone No.: _____

Balance Owed To: _____ Date Good _____

Address: _____ Phone No.: _____

CSZ: _____

BUYER'S REPRESENTATIONS

Buyer certifies that no credit has been either extended by Dealer or arranged by Dealer for the cash down payment unless it appears in writing on the face of this Order. The front and back of this order comprises the entire agreement affecting this purchase and no other agreement or understanding of any nature concerning same has been made or entered into, or will be recognized.

I have read the material printed on the back and agree to it as a part of this Order as if it were printed above my signature. I certify that I am at least 18 years old, and acknowledge receipt of a copy of this Order.

IMPORTANT NOTICE CONCERNING INSURANCE

Buyer(s) must have insurance for liability for injury to person or damage to property of others (PL & PD) in order to take title to the Vehicle.
Buyer(s) Note: Neither accident and health insurance nor credit life insurance provide PL & PD coverage.

If a credit sale, Buyer is required to maintain collision insurance on the Vehicle during the term of the finance contract.

A Buyer may not be eligible for either credit life insurance or accident and health insurance. Buyer is not required to obtain either accident and health insurance or credit life insurance. Buyer may choose the agent from which said insurance will be obtained.

ACCEPTED BY: _____

DEALER OR AUTHORIZED REPRESENTATIVE

VEH. SELLING PRICE:	45,015.00
CVR AND DOC FEE:	304.00
TOTAL TAXABLE PRICE:	45,319.00
TAXES:	0.00
TIRE & WHEEL:	N/A
OTHER:	N/A
LICENSE FEE:	0.00
TRANSFER FEE:	10.00
TITLE FEE:	16.00
EXTENDED SERVICE PLAN:	0.00
TOTAL CASH PRICE:	67,870.00
LESS: NET TRADE ALLOW:	0.00
CASH DEPOSIT:	N/A
REBATES:	0.00
CASH ON DELIVER:	0.00
AMOUNT TO BE FINANCED:	67,870.00
NON-TAXABLE AFTER MARKET:	
AMOUNT TO BE FINANCED:	
:	
TRADE-IN ALLOWANCE:	0.00
LESS BALANCE OWED:	0.00
NET ALLOWANCE ON TRADE:	0.00

IMPORTANT BUYER INFORMATION

- Any warranties from a Manufacturer or supplier, including warranties on any Dealer-installed Non-Manufacturer accessories, are theirs, not Dealer's, and only such Manufacturer or other supplier will be liable for performance under those warranties. All goods, services, and Vehicles sold by Dealer are sold "AS IS" unless Dealer furnished Buyer with a separate written warranty or service contract or the used car sticker on the window on the vehicle indicates otherwise. (SEE PARAGRAPH 10 ON REVERSE SIDE.) This disclaimer in no way affects the Manufacturer's Vehicle warranty.
- If this is a credit sale and a financing disclosure statement has not been completely filled in, this Order is not binding on the Buyer and the Buyer can cancel it and recover deposit. However, this Order shall become binding on the Buyer when Buyer receives a completely filled in financing disclosure statement.
- THE SALESPERSON HAS NO AUTHORITY TO MAKE AND DEALER SHALL NOT BE BOUND BY ANY PROMISES OR REPRESENTATIONS UNLESS THEY ARE WRITTEN ON THIS ORDER AND APPROVED BY DEALER'S AUTHORIZED REPRESENTATIVE.
- THE ADDITIONAL TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE ARE PART OF THIS ORDER.
- Unless otherwise noted, the Buyer listed on "A" will be the registered owner of the vehicle.

X _____
Buyer

X _____ Date: _____

Co-Buyer

Jeremiah A. Thayer

From: Ava Jensen <apple-ford-shakopee@carleadsup.com>
Sent: Thursday, June 5, 2025 2:17 PM
To: Jeremiah A. Thayer
Subject: Jeremy, the 2023 Ford Transit-350 is currently available

You don't often get email from apple-ford-shakopee@carleadsup.com. [Learn why this is important](#)

Hi Jeremy,

It's Ava Jensen from Apple Ford Shakopee.

I do show that the 2023 Ford Transit-350 Utility Truck - Service Truck you inquired about is currently available in our inventory. The current price for this vehicle is \$65,495, plus taxes, title, and fees. We'll have our team double check this information and follow up with you to provide an official quote on behalf of the city of Grimes, Iowa.

If you'd like to make an appointment, which date and time is best for you to stop by?



2023 Ford Transit-350

\$65,495

VIN: 1FDBW5PG8PKC05230

Stock #: S46593

Best Regards,

Ava Jensen
Digital Experience Consultant

Apple Ford Shakopee
1624 Weston Court
Shakopee MN 55379

Sales: 612-808-0244
applefordshakopee.com

To unsubscribe from this email [click here](#).

On June 05, 2025, at 07:16 PM UTC jthayer@grimesiowa.gov has submitted an inquiry from
Commercialtrucktrader.Com



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



AGENDA ITEM: Resolution 07-1925 Accepting Public Improvements in Hope Meadows Plat 1

BACKGROUND: The public improvements for sanitary sewer, storm sewer, water main, public street pavement, sidewalk, and trail identified within the plat have been completed and in a condition to be accepted by the City and the City engineer has recommended such acceptance.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution Accepting Public Improvements in Hope Meadows Plat 1

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

RESOLUTION 07-1925 ACCEPTING PUBLIC IMPROVEMENTS IN HOPE MEADOWS PLAT

1

Grimes Resolution No. 07-1925

WHEREAS, approval of the final plat for Hope Meadows Plat 1 (the "Plat") has previously been given by the Grimes City Council; and

WHEREAS, the approved construction drawings identified certain public improvements to be constructed; and

WHEREAS, the public improvements are now completed and in a condition to be formally accepted by the City, and the City engineer has recommended such acceptance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That the public improvements in Hope Meadows Plat 1, including sanitary sewer, storm sewer, water main, public street pavement, sidewalk and trail are hereby accepted and incorporated into the respective sanitary sewer, storm sewer, water main, public street pavement, sidewalk, and trail systems in the City of Grimes.

This resolution shall be filed of record with the Dallas County, Iowa Recorder.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

Hope Meadows Plat 1

Grimes, Iowa

July 22, 2025

This is to certify that the public improvements associated with Hope Meadows Plat 1 have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend the acceptance of the project.

Respectfully submitted,



Tony Hanson
Senior Engineering Technician



AGENDA ITEM: Resolution Approving Replacement of the Roof on the Lime Softening Water Treatment Plant

BACKGROUND: The lime softening water treatment plant serving the City of Grimes is a critical component of the regional water supply system, owned by Central Iowa Water Works (CIWW) and operated by the City of Grimes.

The existing roof of the plant has reached the end of its useful life. In coordination with CIWW, the City of Grimes is leading efforts to facilitate the roof replacement.

This investment reflects a shared commitment between CIWW and the City of Grimes to maintain resilient water treatment operations and proactively manage public utility assets.

BUDGETARY CONSIDERATIONS: In accordance with the City of Grimes Fiscal Policy, which requires the solicitation of three competitive quotes for capital improvement expenditures.

The quotes received are as follows:

Academy Roofing and Sheet Metal Company: \$78,800 base price, with additional costs for time and materials if insulation replacement is required.

TMJ Construction Services: \$85,946.98 base price, also with additional time and materials for insulation replacement as needed.

Brockway Mechanical and Roofing: \$195,000, inclusive of removal and replacement of insulation as necessary.

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__

*Great Place to Live/Expanded Quality of Life Amenities __X__

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: DG

Return to: KH, JB

RESOLUTION TO APPROVE EXPENDITURES TO REPLACE THE ROOF ON THE LIME
SOFTENING WATER TREATMENT PLANT

Grimes Resolution No. 07-2025

WHEREAS, the roof of the lime softening water treatment plant, which is owned by Central Iowa Water Works (CIWW) and operated by the City of Grimes, is in need of replacement due to age and deterioration; and

WHEREAS, in compliance with the City of Grimes Fiscal Policy requiring three competitive quotes for capital improvement projects, the following bids were solicited and received for the roof replacement:

- **Academy Roofing and Sheet Metal Company** – \$78,800 plus time and materials to replace insulation as needed;
- **TMJ Construction Services** – \$85,946.98 plus time and materials to replace insulation as needed;
- **Brockway Mechanical and Roofing** – \$195,000 including removal of insulation as needed;

WHEREAS, Academy Roofing and Sheet Metal Company submitted the lowest responsible bid of \$78,800, with additional charges for time and materials if insulation replacement is required;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

1. The bid from Academy Roofing and Sheet Metal Company in the amount of \$78,800 plus time and materials as needed for insulation replacement is hereby accepted as the lowest responsible bid.
2. The City of Grimes authorizes the Public Works Director to enter into necessary agreements and to oversee and implement all aspects of the roof replacement project in coordination with Central Iowa Water Works.
3. The Public Works Director is further authorized to approve and manage any change orders or contingencies related to insulation replacement or unforeseen conditions, provided the project remains within the approved capital improvement budget.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



Des Moines, Iowa
50313
Phone: 515-964-2345
Fax: 515-964-5514
www.Academyroofing.com

Proposal and Contract

DATE: May 15, 2025

TO: **City of Grimes**
101 NE Harvey St, Grimes, IA 50111
Attn. David Guthrie

RE: 1850 NE Park Dr. Grimes, IA 50111

We hereby propose to furnish all labor, materials and equipment necessary to perform the following scope of work on the facility mentioned above, in accordance with manufactures specifications:

SCOPE OF WORK: 4,485 sqft. Ballasted EPDM reskin

1. Remove existing rock ballast and existing roof pavers and store for re-use.
2. Remove existing roof system down to existing insulation and properly dispose of off site.
3. Replace deteriorated insulation on a square foot basis. See price below.
4. Install a **60mil ballasted EPDM roof system** in accordance with manufacturer's standard details.
5. Remove existing metal flashing, edge metal, scupper, downspout, and collector heads and install with new 24 gage Una-Clad pre-finished sheet metal, color to be selected from standard color chart.
6. Remove all debris and leave roof area in a clean condition.
7. All work to be done in conformance with OSHA safety rules and regulations.
8. Provide a standard 15-Year manufacturer's warranty.

COST OF SERVICES:

1. Total Base Bid Sum: Seventy-Eight Thousand Eight Hundred Dollars \$78,800.00
2. Unit Pricing: Hourly Rate \$90.00/ Hr. & Material + 15%
 - a. Replace deteriorated **Extruded Polystyrene Insulation** deck on a square foot basis: \$ **3.50** per sq. ft.

Notes:

1. **This proposal EXCLUDES: Lime removal on the two upper roofs. Lime removal to be on the owner.**
2. This proposal includes safety inspections by Safety Director, copies of inspections available upon request.
3. We reserve the right to update this proposal after 30 days.
4. We acknowledge receipt of **Addenda(s):** N/A.
5. **TERMS:** Final payment due upon completion. Issuance of Manufacture's Warranty upon receipt of final payment and/or retainage, 18% annual interest charged for all overdue balances.
6. Issuance of a purchase order or similar contract by the owner/ GC will constitute acceptance of this proposal in its entirety and all terms of manufacturer and contractors warranties.

Cont...



Des Moines, Iowa
50313
Phone: 515-964-2345
Fax: 515-964-5514
www.Academyroofing.com

Proposal and Contract

GENERAL PROVISIONS:

1. If there is an increase in the actual cost of the labor or materials charge to Academy Roofing & Sheet Metal Co. (ARC) in the excess of 5% subsequent to making this agreement, the price set forth in this agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional cost to ARC. ARC will submit written documentation of the increased changes to the Prime Contractor/Owner upon request. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this agreement, ARC, at its sole discretion, may terminate the contract for convenience.
2. Contractor accepts no liability to indemnify or hold owner harmless for damages to persons or property, except those that are a direct result of Contractor's negligent error or omission which occur during performance of work.
3. If retainage is required we will accept a 5% maximum.
4. Materials are to be ordered only after a signed contract is received.
5. The following items are not included in this work unless otherwise specifically stated in writing: deck repair or replacement, repair or alteration to the building other than the roof, wood blocking, identification and/or abatement of Asbestos Containing Material. All work not specifically described or inferable from detailed scope above.
6. Snow removal or winter protection is not included.
7. All mechanical & electrical work not stated above is not included.
8. Owner shall be responsible for the soundness and structural suitability of the building to accept the work of this contract.
9. The owner shall investigate and determine, prior to the beginning of the work of this contract whether the roof is designed for positive drainage. Due to settling of a building there could be ponding water when a new roof system is designed. Academy Roofing can design a tapered insulation system for better drainage, but this may not help entirely, and the roof may need architectural or structural inspections. It is not indicative of a defective roof system to have ponding water nor does it normally affect the Manufacturer's Warranty, but if Academy is not contracted to do these inspections ponding will not be the fault of Academy Roofing.
10. Roof construction may result in debris, dust or dirt falling and unless specified above, we are not responsible for interior protection.
11. We reserve the right to cancel this Contract by written notice to Owner within fifteen(15) days of Owner's acceptance thereof, in the event that Contractor, in the reasonable exercise of its judgment, determines that Owner's credit history or rating is deemed insufficient for the purposes of this contract.
12. We are not responsible for damage or delay due to strikes, fires, accidents or other causes beyond reasonable control, and all materials delivered to the site shall be stored as directed by the owner and protection shall be the owner/ GC's responsibility. Owner shall carry all necessary insurance.
13. Academy Roofing is fully covered by workman's compensation insurance, liability and property insurance to protect our employees and clients.
14. All material is guaranteed to be as specified. All roofing work performed will be carried out in a professional workmanlike manner, following established roofing practices as outlined by the NRCA Roofing and Waterproofing Manual and the roof membrane manufacturer's specifications.
15. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.
16. Academy Roofing will be held harmless for alleged or actual damages/ claims as a result of mold, mildew, algae or fungus.
17. We are an open-shop contractor.

Acceptance of this proposal shall constitute a contract.

ACCEPTED: _____

PRINT NAME: _____

DATE: _____

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gary [unclear]", is written over a horizontal line.

ACADEMY ROOFING & SHEET METAL CO.

ESTIMATE

TMJ Construction Services
2230 229th PI
Ames, IA 50014
(515) 232-1493

Sales Representative
Joey Swarts
(641) 208-6236
joey@tmjconstructionservices.com



DAVID GUTHRIE
Job #26046 - #26046 The City of Grimes Water Treatment Plant-Roof
1850 Northeast Park Drive
Grimes, IA 50111

Estimate #	EST22966
Date	6/11/2025

Expires 30 days from date on Estimate

Description	Qty	Price	Amount
Rock ballast system will be reused in this application. Roof will be done in sections and rock put back for the ballast system.	6,314.00	\$11.00	\$69,454.00
Tear-off existing metal flashings and EPDM rubber membrane down to the existing insulation. - Wet Insulation will be removed and replaced at time and materials. Discussed prior to install after exposed. - Install 60 mil EPDM system. - Proper manufacturer's flashings to be used for securing to walls and penetrations. - Install welded TPO flashings for soil stacks, curbs, and other penetrations per manufacturer. - Contractor will field verify measurements for quantities. - Debris including but not limited to packaging, banding, etc., will be disposed of by the contractor and jobsite restored to pre-construction condition.			
24 ga metal coping cap for the perimeter or top of parapet wall along with sidewall flashing. Includes fasteners and clip.	642.00	\$25.69	\$16,492.98

Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The mechanics' notice and lien registry internet site provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property. If the person or company has posted its notice or lien to the mechanics' notice and lien registry internet site, you may be required to pay the person or company even if you have paid the general contractor the full amount due. Therefore, check the mechanics' notice and lien registry internet site for information about the property including persons or companies furnishing labor or materials before paying your general contractor. In addition, when making payment to your general contractor, it is important to obtain lien waivers from your general contractor and from persons or companies registered as furnishing labor or materials to your property. The information in the mechanics' notice and lien registry is posted on the internet site of the mechanics' notice and lien registry. sos.iowa.gov/MNLR 1-888-767-8683

We are not responsible for cracks in interior drywall or any other interior finish. Landscaping plants next to the exterior walls of the house could potentially be damaged during work. We ask that you trim them back or cover them as work is performed to keep potential damage to a minimum. Due to the weight of the materials and the equipment needed on site to complete the work there could be damage to driveways, yards, etc. We have made every reasonable attempt to minimize these potential damages and are not responsible for any damages to the aforementioned.

Sub Total	\$85,946.98
Total	\$85,946.98

SPECIAL INSTRUCTIONS

Signature _____ Date _____

Color Selection _____

CORPORATE OFFICE

1025 Osborn Street
P.O. Box 1190
Burlington, IA 52601

P: 319-753-2753
F: 319-753-1662

**BRANCH OFFICE**

4301 NE 14th Street
Des Moines, IA 50313

P: 515-262-2528
F: 515-262-2538

June 16, 2025

via email: dguthrie@grimesiowa.gov

Dave Guthrie
City of Grimes
1700 SE Destination Dr.
Grimes, IA 50111

Re: Grimes Lime Water Plant Roof Replacement

Dear Dave:

The scope of work is as follows:

- 1) Remove and dispose of existing roof membrane and sheet metal flashings.
 - a. Existing roof insulation to remain.
 - b. Owner to remove existing lime and rock ballast.
- 2) Install new 60 mil EPDM membrane roof system.
- 3) Install new 24 GA prefinished sheet metal flashing and trim.
- 4) Provide roof membrane manufacturer's 20-year warranty.

We would be able to complete this work for the sum of.....**\$195,000.00**

The above quotation does NOT include the following:

- Structural repairs
- Mechanical/electrical upgrades.
- Lime disposal.
- Overtime.
- Snow Removal.
- Warranty.
- Iowa sales tax.

If you have any questions, please contact me at 515-262-2528.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Jennetten', written over a white background.

Nate Jennetten
Project Manager/Estimator

BROCKWAY MECHANICAL & ROOFING CO. INC.

Heating, Ventilating, Air Conditioning, Plumbing and Roofing Contractors

A Performance Driven Company



AGENDA ITEM: Resolution Approving Repairs to Well No 102

BACKGROUND: Well No 102 is a critical component of the regional water supply system, owned by Central Iowa Water Works (CIWW) and operated by the City of Grimes.

Upon review of TV surveys completed on Well No 102, it was discovered that the submersible motor exhibits significant pitting, and there is noticeable wear in the thrust bearing. Additionally, the pump bowl assembly's cast iron material has deteriorated to a point where repair is not possible. Also, one 8" x 15' drop pipe and 8" check valve should also be replaced. The following repairs have been quoted to make the appropriate repairs:

1. Chemically Clean
2. 50 HP Submersible motor.
3. Goulds 8RJLC-3 stage pump bowl assembly.
4. 8" x 15" TBE pipe nipple.
5. 8" DI Check valve with fittings.

BUDGETARY CONSIDERATIONS: \$37,694.00 which will be reimbursed by Central Iowa Water Works (CIWW)

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__

*Great Place to Live/Expanded Quality of Life Amenities __X__

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB

Return to: KH, JB

RESOLUTION APPROVING REPAIRS TO WELL NO 102

Grimes Resolution No. 07-2125

WHEREAS, Well No. 102 is a vital component of Central Iowa Water Works (CIWW) water production infrastructure, providing essential water supply to our community; and

WHEREAS, a recent TV surveying and inspection of the pumping unit at Well No. 102 revealed significant issues, including large pitting in the submersible motor, wear in the thrust bearing, and deterioration of the pump bowl assembly cast iron to a point where repair is not feasible; and

WHEREAS, Northway Well and Pump Co. has presented a detailed proposal outlining the necessary repairs, including the replacement of the submersible motor and the pump bowl assembly;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Public Works Director is authorized to take all necessary actions to expedite the procurement of materials and services required for the repairs.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Northway Well and Pump Co.
4895 8th Avenue
Marion, Iowa 52302

June 30, 2025

Mr. Kevin Hensley
City of Grimes Public Works Director
1801 N James St.
Grimes, Iowa 50111

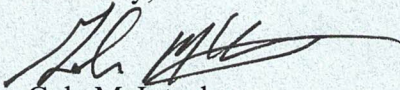
Dear Mr. Hensley,

The TV surveys of Well No. 102 found that the screen and casing are in good condition. Inspection of the pumping unit found that the submersible motor has large pitting and it has wear in the thrust bearing. The pump bowl assembly cast iron is deteriorated to the point that it cannot be repaired. Also one 8" x 15' drop pipe and 8" check valve should be replaced.

1. Chemically Clean.	\$20,510.00
2. 50 HP Submersible motor.	\$ 7,374.00
3. Goulds 8RJLC-3 stage pump bowl assembly.	\$ 7,048.00
4. 8" x 15" TBE pipe nipple.	\$ 1,096.00
5. 8" DI Check valve with fittings.	<u>\$ 1,666.00</u>
Total	\$37,694.00

Thank you for your time and consideration on this project. If you have any questions, please feel free to call me @ 800-747-4575.

Sincerely,



Gale McIntosh
Branch Manager
NORTHWAY WELL & PUMP COMPANY



AGENDA ITEM:

BACKGROUND: The owners of 201 NE 24th Ct have requested approval to install a fence within a certain overland flowage easement on the subject property. The proposed installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Approved Final Plat for Chevalia Trace Plat 2 - 2012

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 07-2225 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN OVERLAND FLOWAGE EASEMENT FOR LOT 3 OF CHEVALIA TRACE PLAT 2 -
201 NE 24TH CT

Grimes Resolution No. 07-2225

WHEREAS, the owners of Lot 3 of Chevalia Trace Plat 2 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain overland flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the overland flowage easement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the overland flowage easement ("Consent and Agreement") regarding Lot 3 of Chevalia Trace Plat 2 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Brett Kramer and Chloe Kramer, *a married couple* (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

1. **PROPERTY DESCRIPTION.** Property Owners own that property legally described as:

Lot 3 of Chevalia Trace Plat 2, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").
2. **EXISTING EASEMENT.** The Property Owner or Property Owner's predecessor in title, granted that certain overland flowage easement, as shown in the Chevalia Trace Plat 2 dated June 21, 2012, recorded on July 6, 2012, in Book 14340, Page 146-151 in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.
3. **IMPROVEMENTS.** The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.
4. **CITY CONSENT TO INSTALLATION OF IMPROVEMENTS.** The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.
6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.
7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.
8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.
9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 11 day of July, 2025

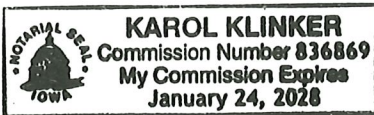
PROPERTY OWNERS

[Signature]
Brett Kramer

[Signature]
Chloee Kramer

STATE OF IOWA)
) SS
COUNTY OF Dolk)

On this 11 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brett Kramer, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

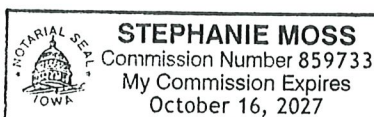


[Signature]
Notary Public in and for the
State of Iowa

My Commission expires 1/24/2028

STATE OF IOWA)
) SS
COUNTY OF Dolk)

On this 10 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chloee Kramer, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



[Signature]
Notary Public in and for the
State of Iowa

My Commission expires 10/16/27

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' chain-link fence has been proposed to be constructed in a overland flowage easement on Lot 3 of Chevalia Trace Plat 2 (201 NE 24th Court) in accordance to permit number FN-25-052.



AGENDA ITEM:

BACKGROUND: The owner of 800 NW Norton Street have requested approval to install a fence within a certain public storm sewer and overland flowage easement on the subject property. The proposed installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Approved Final Plat for Parkview North Plat 2 - 2005

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 07-2325 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN PUBLIC STORM SEWER AND OVERLAND FLOWAGE EASEMENT FOR LOT 26
OF PARKVIEW NORTH PLAT 2 - 800 NW NORTON ST

Grimes Resolution No. 07-2325

WHEREAS, the owners of Lot 26 of Parkview North Plat 2 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain public storm sewer and overland flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the public storm sewer and overland flowage easement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the public storm sewer and overland flowage easement ("Consent and Agreement") regarding Lot 26 of Parkview North Plat 2 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS (“Agreement”) is entered into by and between Edward A. James, *a single person* (collectively, the “Property Owners”) and the City of Grimes, Iowa, a municipal corporation (hereinafter called “City”):

1. **PROPERTY DESCRIPTION.** Property Owners own that property legally described as:
Parcel B of Lot 26 of Parkview North Plat 2, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (“Property”).
2. **EXISTING EASEMENT.** The Property Owner or Property Owner’s predecessor in title, granted that certain public storm sewer and overland flowage easement, as shown in the Parkview North Plat 2 dated October 28, 2005, recorded on October 28, 2005, in Book 11366, Page 357 in the real property records of Polk County, Iowa (the “Easement”) to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the “Easement Area”) without the prior written consent of the City.
3. **IMPROVEMENTS.** The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the “Improvement”), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.
4. **CITY CONSENT TO INSTALLATION OF IMPROVEMENTS.** The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.
6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.
7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.
8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.
9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this ____ day of _____, 20__.

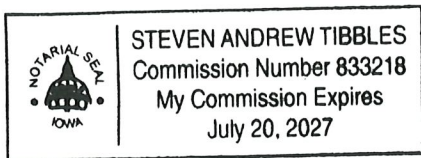
PROPERTY OWNERS



Edward A. James

STATE OF IOWA)
) SS
COUNTY OF _____)

On this 15 day of July, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Edward A. James, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.



Notary Public in and for the
State of Iowa

My Commission expires 7/20/2027

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A fence has been proposed to be constructed in a storm sewer and overland flowage easement on Parcel B of Lot 26 of Parkview North Plat 2 (800 NW Norton St) in accordance to permit number FN-25-054.



AGENDA ITEM: Resolution 07-2425 Approving Outdoor Temporary Use Location for Grimes Sweetcorn

BACKGROUND: The applicant, Grimes Sweetcorn desires to locate their produce stand on the City-owned parking lot located at 309 E 1st Street. Outdoor temporary uses are required to obtain approval by City Council when located on City-owned property. Grimes Sweetcorn will set up their stand regularly between July 1st and October 29th, 2025 to sell their merchandise.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

RESOLUTION 07-2425 APPROVING OUTDOOR TEMPORARY USE LOCATION FOR
GRIMES SWEETCORN

Grimes Resolution No. 07-2425

WHEREAS, Grimes Sweetcorn ("Applicant") has applied for an outdoor temporary use permit to sell produce on property owned by the City of Grimes ("City"); and,

WHEREAS, an outdoor temporary use permit is required to be approved by the City; and,

WHEREAS, City Council permission is required for outdoor temporary uses to locate on City-owned property; and,

WHEREAS, the Applicant has requested to locate in the City-owned parking lot at 309 E 1st Street from July 1st, 2025 to October 29th, 2025; and,

WHEREAS, the Applicant has submitted all required materials to issue an outdoor temporary use permit.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

That the Grimes City Council grant approval for Grimes Sweetcorn to sell produce in the City-owned parking lot at 309 E 1st Street.

That the sale period shall be granted from July 1st 2025 to October, 29th 2025.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



AGENDA ITEM: Resolution 07-2525 Approving Agreement Regarding Sidewalk Construction for Gateway Business Park Lot 22

BACKGROUND: The City Council recently approved a site plan amendment for American Mechanical 3.0 located at 3105 SE Enterprise Drive. The site plan amendment showed the 5' public sidewalk along SE Enterprise Drive to be constructed in the future. There currently are no existing sidewalks along this portion of SE Enterprise Drive. Staff are comfortable allowing the sidewalk to be constructed in the future when the sidewalk network is established. The sidewalk agreement will ensure that the sidewalk is constructed in the future should the property change ownership before the sidewalk is installed.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

RESOLUTION 07-2525 APPROVING AGREEMENT REGARDING SIDEWALK
CONSTRUCTION FOR GATEWAY BUSINESS PARK LOT 22

Grimes Resolution No. 07-2525

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved a site plan for the construction of site improvements located at 1700 SE Destination Drive on Lot 22 of Gateway Business Park, City of Grimes, Polk County, Iowa (the "Project"); and,

WHEREAS, the Project identified the construction of a 5' sidewalk adjacent to the east side of SE Enterprise Drive (the "Improvements"); and,

WHEREAS, due to the lack of existing sidewalk network along SE Enterprise Drive, the Property Owner does not wish to install the Improvements at this time; and,

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa: That the City approves the Agreement Regarding Sidewalk Construction for Gateway Business Park Lot 22.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute and attest to the Agreement and file the Agreement with the Polk County Recorder.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

Prepared By: Evann Martin, Grimes Senior Planner, 410 SE Main Street Suite 102, Grimes, Iowa 50111 515-986-4050
Return To: Rachel Greving, Grimes City Clerk, 101 NE Harvey Street, Grimes, Iowa 50111 515-986-3036

AGREEMENT REGARDING SIDEWALK CONSTRUCTION FOR GATEWAY BUSINESS PARK LOT 22

This Agreement Regarding Sidewalk Construction ("Agreement") made and entered into this 8 day of July 2025, by and between M & K Investments, LLC ("Property Owner") and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Property Owner has plans to develop property legally described as Lot 1 Princeton Subdivision Plat 3, an official plat in the City of Grimes, Polk County, Iowa (the "Property"); and

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved a site plan for the construction of site improvements generally located at 3105 SE Enterprise Drive, Grimes, Iowa, Polk Iowa (the "Project"); and

WHEREAS, the Project identified the construction of a 5' sidewalk adjacent to the east side of SE Enterprise Drive as shown in Exhibit A (the "Improvements"); and

WHEREAS, due to the lack of existing sidewalk network along SE Enterprise Drive, the Property Owner does not wish to install the Improvements at this time; and

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process.

NOW, THEREFORE, for and in consideration of Grimes granting approval for the Project and in further consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

1. The Property Owner or future Property Owner agrees to construct the sidewalk at their own cost in accordance with the approved site plan.
2. The construction of the sidewalk along SE Enterprise Drive and the sidewalk connection shall occur by the Property Owner or future Property Owner within 60 days following written notice by Grimes.
3. This Agreement shall be recorded with the Polk County Recorder.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year above-written.

Signed this 8 day of July, 2025.

M& K Investments, LLC, Property Owner

By: Kelli Cooper
Name: Kelli Cooper
Title: owner

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 8 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelli Cooper, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Lori M. Jenkins
Notary Public in and for the
State of Iowa
My Commission expires 3-21-26

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rachel Greving, City Clerk

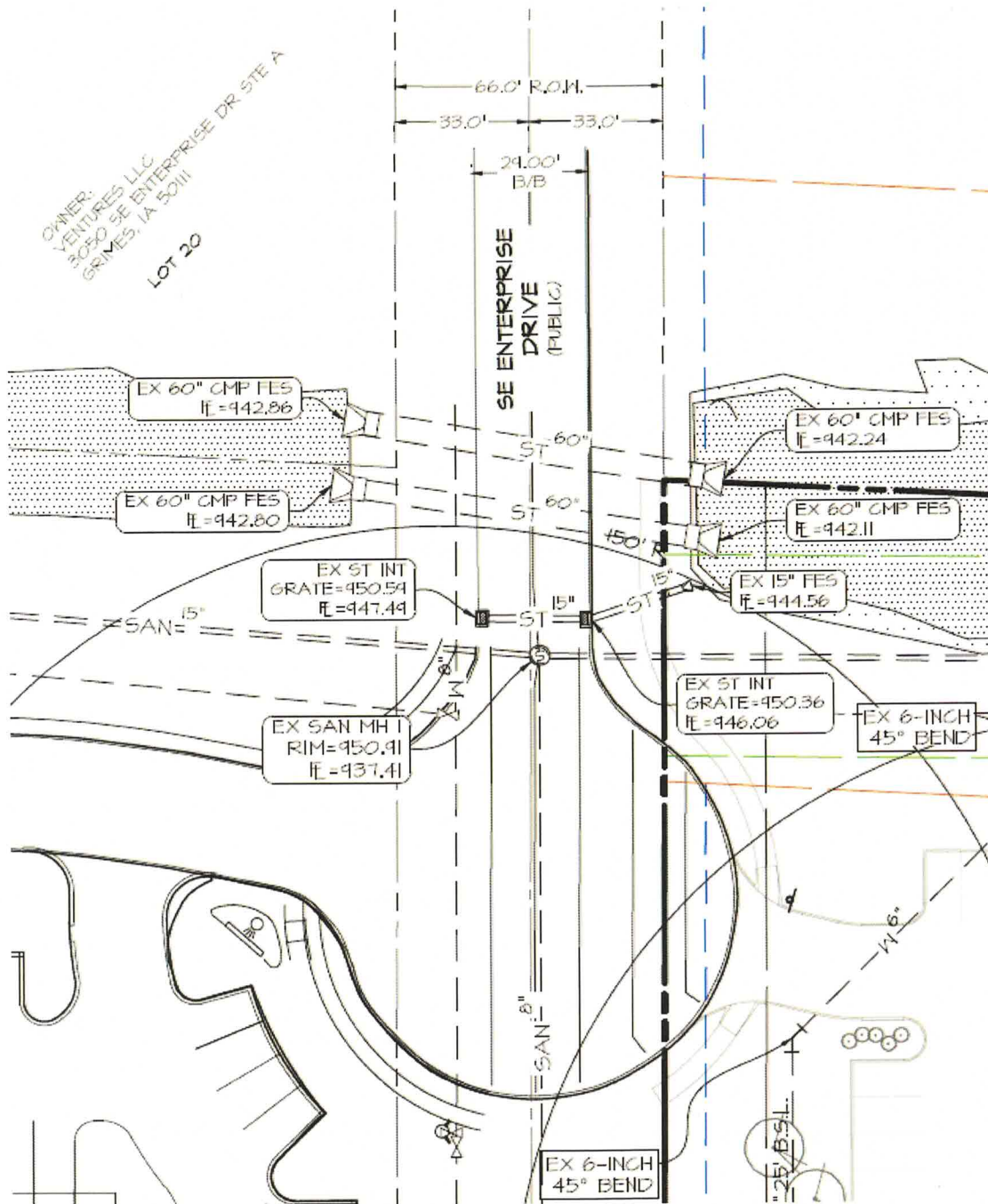
STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2025, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A





AGENDA ITEM: Resolution 07-2625 Setting Public Hearing to Consider Amending the Zoning for Brookside Village F.K.A. the Fagen Property

BACKGROUND: The applicant, Signature Ernst Holdings, LLC, has requested an amendment to the zoning for Brookside Village, formerly know as the Fagen Property. The R-4 zoning district for the development currently permits commercial uses along Highway 141 and High-Density Residential along the east side of NE Destination Drive. The request is to establish a mixed-use zoning area and zoning requirements to allow for mixed-use for an area along Highway 141. The mixed-use area would permit up to 25 du/a and allow limited commercial uses to compliment the residential development. Buildings within the mixed-use area would be required to have both commercial and residential dwelling units in the same building. As part of the zoning amendment, the development agreement will be amended to include the zoning requirements for the mixed-use area, including but not limited to, density, height, architecture, parking, and landscaping.

The developer has provided a concept for the mixed-use zoning area as supporting documentation for the zoning amendment request.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

RESOLUTION 07-2625 SETTING PUBLIC HEARING TO CONSIDER AMENDING THE
ZONING FOR BROOKSIDE VILLAGE F.K.A. THE FAGEN PROPERTY

Grimes Resolution No. 07-2625

WHEREAS, the City Council of Grimes, Iowa (the "City") desires to consider certain amendments to the zoning for Brookside Village, formerly known as the Fagen Property, to add an area for mixed-use development along Highway 141; and

WHEREAS, it is the desire of the City Council that the proposed amendments to the Brookside Village zoning be considered by the Grimes Planning and Zoning Commission and that such Commission file its report with the City Council prior to the time established herein for public hearing on said proposed amendments; and

WHEREAS, a public hearing upon the proposed amendments to the Brookside Village zoning should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That a public hearing be held by the Grimes City Council on the proposed amendments to the Zoning Ordinance for Brookside Village, formerly know as the Fagen Property, at the Grimes Community Complex 410 SE Main Street, Room 202 Grimes, Iowa, at 5:30 p.m. on August 26, 2025, at which time the City Council will consider any objections to the proposed amendments and will hear all interested persons.
2. That the Mayor and Clerk be and hereby are authorized and instructed to give notice of said public hearing, as required by law.
3. That the Planning and Zoning Commission be and is hereby directed to consider said proposed amendments to the Zoning Ordinance and to file its report with the City Council prior to the time of said public hearing.

PASSED and APPROVED on July 22, 2025.

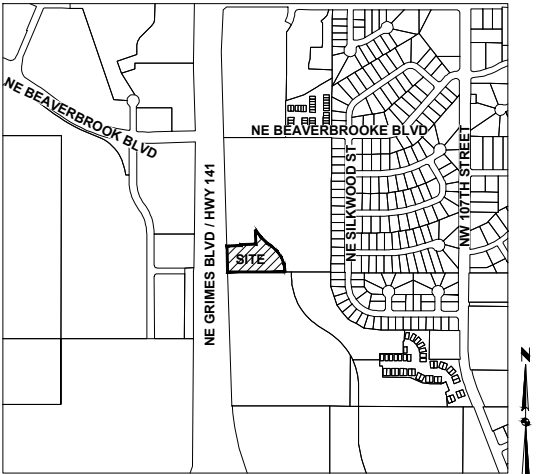
Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

FILE: H:\2025\2505400 UMC REZONING\2505400-LAND USE EXHIBIT.DWG
PLOTTER: J. MURRAY DATE PLOTTED: 7/10/2025 3:28 PM
COMMENTS: 1

VICINITY MAP



GRIMES, IOWA

OWNER:

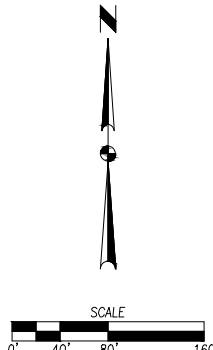
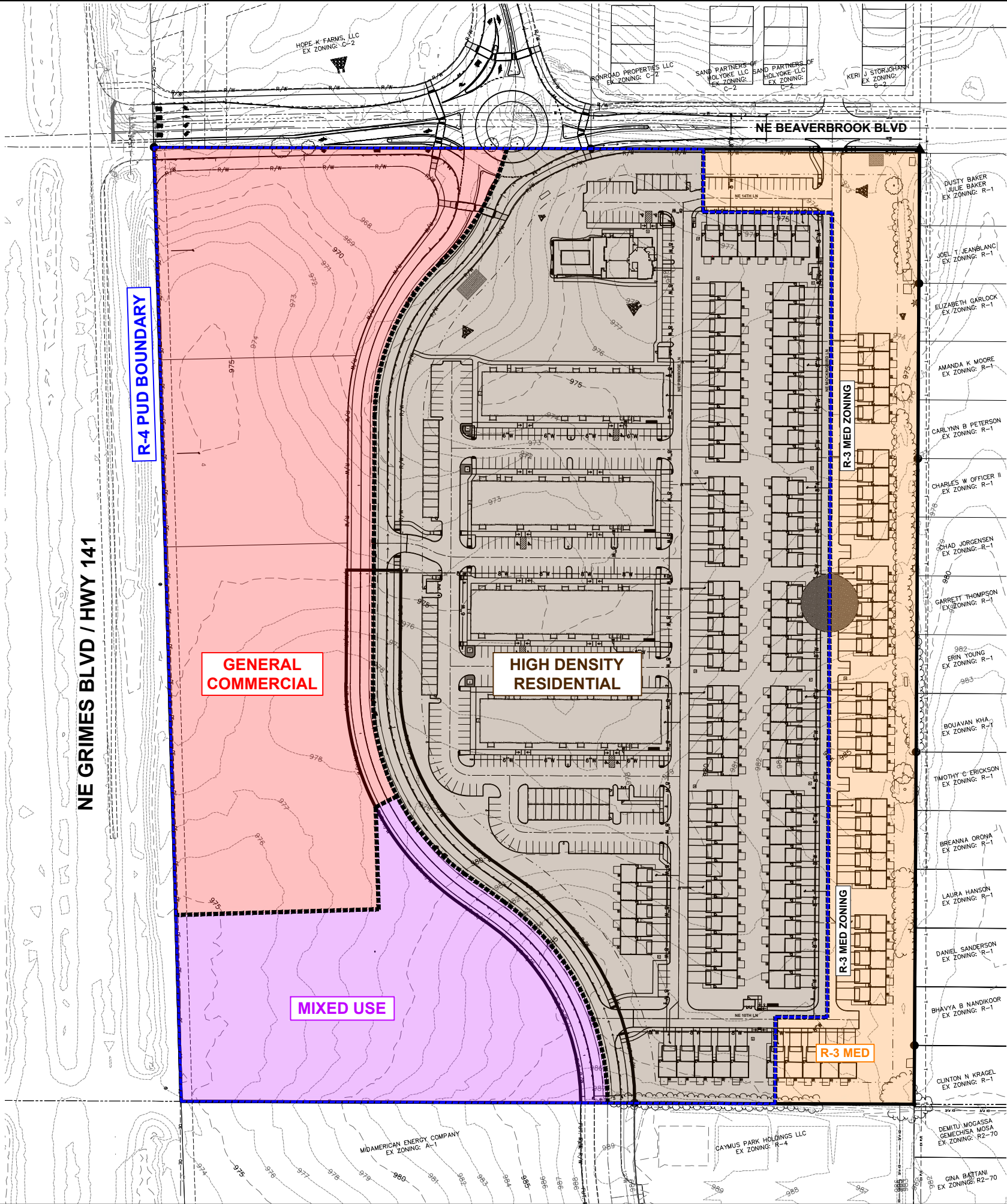
SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT:

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR:

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



BROOKSIDE VILLAGE
LAND USE EXHIBIT

1/1
2505.400

DATE	REVISIONS
07/11/2025	SECOND SUBMITTAL
06/09/2025	FIRST SUBMITTAL

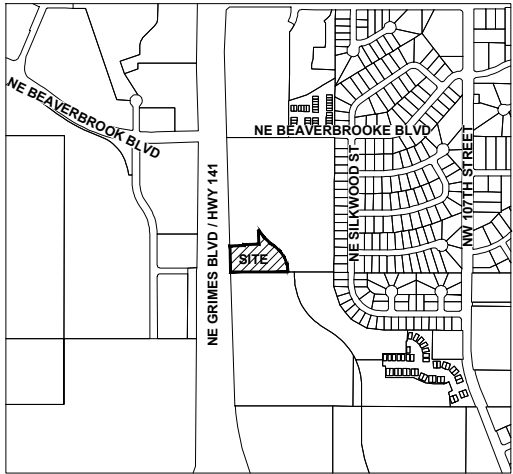
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: CWO/JDS
ENGINEER: JMM



GRIMES, IOWA

VICINITY MAP



GRIMES, IOWA

DEVELOPMENT SUMMARY (MIXED USE)

EXISTING ZONING
R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL AND C-2: GENERAL COMMERCIAL LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

PROPOSED ZONING
R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL, C-2: GENERAL COMMERCIAL AND MIXED USE LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

OFFICE SPACE (3,434 SF)

APARTMENTS (1 BUILDING – 73 UNITS)

- (6) STUDIO UNITS
- (29) 1-BEDROOM UNITS
- (32) 2-BEDROOM UNITS
- (6) 3-BEDROOM UNITS

PARKING REQUIRED

BUSINESS, PROFESSIONAL OFFICE (3,434 SF)
3 SPACE / 1,000 GFA = 10.30 SPACES
(25% REDUCTION FOR OFF HOURS) = 7.73 SPACES

1.5 SPACES / EFFICIENCY (STUDIO) UNIT (6 UNITS) = 9 SPACES
1.75 SPACES / 1 AND 2 BEDROOM UNITS (61 UNITS) = 106.75 SPACES
2.0 SPACES / 3+ BEDROOM UNITS (6 UNITS) = 12 SPACES
* TOTAL REQUIRED = 136 SPACES

* OFFICE PARKING IS NEEDED DURING OPPOSITE TIME OF RESIDENTIAL PARKING

GARAGES REQUIRED (73 UNITS) = 18.25 SPACES (25% OF UNITS)

ACCESSIBLE SPACES REQUIRED (101-150 SPACES PROVIDED) = 5 SPACES

PARKING PROVIDED
STANDARD SPACES = 105 SPACES
GARAGE SPACES = 26 SPACES
ACCESSIBLE SPACES (STREET) = 4 SPACES
ACCESSIBLE SPACES (GARAGE) = 1 SPACE
TOTAL PROVIDED = 136 SPACES

BULK REGULATIONS (MIXED USE)

MIXED USE AREA = 3.74 ACRES
MIN. FRONT YARD SETBACK = 25'
MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
MIN. REAR YARD SETBACK = 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
PARKING LOT SETBACK = 10' ALONG HWY 141 AND NE DESTINATION DR.
MAX HEIGHT = 50'
MAX # OF STORIES = 4 STORIES
SMALLEST DWELLING UNIT = 464 SF (450 SF MIN)
DENSITY (73 UNITS) = 19.52 (25 MAX)

HIGHWAY 141 MIXED USE CORRIDOR

MIN. HIGHWAY 141 SETBACK = 20'
MIN. PUBLIC STREET SETBACK = 25'
MINIMUM OPEN SPACE = 20%

PARKLAND DEDICATION

REQUIRED
73 APARTMENTS UNITS
X 1.615 INDIVIDUALS/UNIT = 0.77 ACRES
X 0.0065 ACRES/INDIVIDUAL = 0.77 ACRES
TOTAL REQUIRED = 0.77 ACRES

OWNER:

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT:

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR:

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

PUD DESCRIPTION (OVERALL PUD)

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

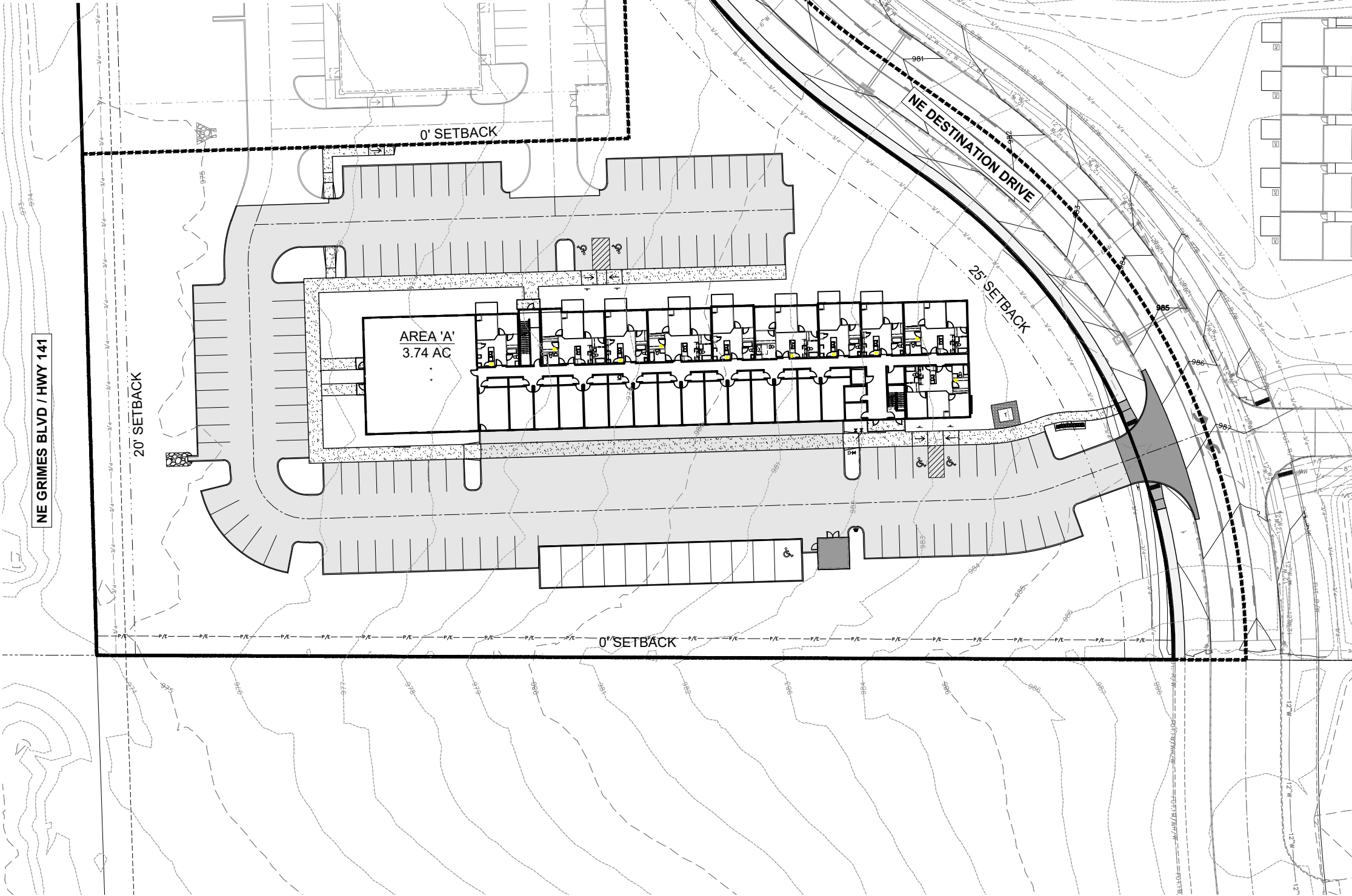
BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°49'33" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

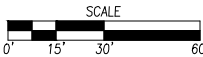
MIXED USE DESCRIPTION (AREA 'A')

A PART OF OUTLOT 'Z' AND OUTLOT 'Y', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET; THENCE NORTH 88°21'40" EAST, 281.79 FEET; THENCE NORTH 01°38'20" WEST, 141.85 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 62°44'49" EAST, 33.27 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 144.19 FEET AND WHOSE CHORD BEARS SOUTH 41°01'31" EAST, 142.81 FEET; THENCE SOUTH 54°47'41" EAST, 67.28 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 326.54 FEET AND WHOSE CHORD BEARS SOUTH 27°16'53" EAST, 314.13 FEET; THENCE SOUTH 00°13'55" WEST, 0.40 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID OUTLOT 'Z', 592.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.74 ACRES (162,787 SQUARE FEET).



FILE: H:\2025\2505400 UMC REZONING\2505400-PUD EXHIBIT.DWG
PLOT: 1
DATE: 7/10/2025 3:11 PM
DRAWN BY: JARED MURRAY
CHECKED BY: JARED MURRAY



DATE

REVISIONS

2ND SUBMITTAL

1ST SUBMITTAL

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

TECH: JDS

ENGINEER: JMM

BROOKSIDE VILLAGE

PUD EXHIBIT

1

1

2505.400

Page 284 of 488



AGENDA ITEM: Agreement Regarding Storm Sewer Construction for Hope Meadows Plat 1

BACKGROUND: Hope K Farms, LLC (“Property Owner”) has developed Hope Meadows Plat1, located within the City of Grimes. As part of the approved Development Agreement, the Property Owner is responsible for construction of 79 linear feet of 24-inch storm sewer to be bored with casing pipe under Iowa Highway 44/W 1st Street. Due to uncertainty in the timing of the Iowa DOT and City of Grimes planned roadway widening, the Property Owner has requested—and the City Engineer recommends—delaying installation of these Improvements until coordination with future highway work can maximize efficiency and reduce construction conflicts.

The Agreement includes the payment of \$136,874.32 from the developer to cover the costs of the future storm sewer improvements and allow the developer to accept the plat that is associated with this public improvement. The developer has returned the signed agreement and delivered a check for the amount requested, so our recommendation is to have the Mayor sign the agreement and deposit the check into a project fund for Hwy 44/W 1st St. reconstruction.

BUDGETARY CONSIDERATIONS: The City of Grimes has received the check from the developer for \$136,874.32, which is the estimated construction costs for the storm sewer improvements. These funds will be reserved for the first phase of the Hwy 44/W 1st St. reconstruction project currently in year 2030 of the CIP.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff has reviewed this Agreement and the City of Grimes has received the check for the amount mentioned above, so approval of the Agreement is recommended by the City Council with direction for the Mayor to execute the Agreement.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

PREPARER INFORMATION: Matt Ahrens, City Engineer, City of Grimes 410 SE Main Street, Suite 102 (515) 986-4050

RETURN TO: Rachel Greving, Grimes City Clerk, 101 NE Harvey Street Grimes, Iowa 5011151 (515) 986-3036

AGREEMENT REGARDING STORM SEWER CONSTRUCTION FOR HOPE MEADOWS PLAT 1

This Agreement Regarding Storm Sewer Construction ("Agreement") made and entered into this ____ day of _____ 20__, by and between Hope K Farms, LLC ("Property Owner") and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Property Owner has plans to develop property legally described as Hope Meadows Plat 1 (the "Property"), which is located within the City of Grimes; and

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved construction drawings for the construction of Hope Meadows Plat 1, Grimes, Iowa, Dallas County Iowa (the "Project"); and

WHEREAS, the Project identified the construction of 79 LF of 24-inch storm sewer to be bored with casing pipe under Iowa Highway 44/W 1st Street; and

WHEREAS, the Agreement to Complete Public Improvements ("Development Agreement") identified that the Property Owner is responsible for construction of 79 LF of 24-inch storm sewer to be bored with casing pipe under Iowa Highway 44/W 1st Street (the "Improvements"); and

WHEREAS, the Property Owner and Grimes have agreed that the Property Owner's obligation is for the construction of 79 LF of 24-inch storm sewer to be bored with casing pipe under Iowa Highway 44/W 1st Street consistent with the Development Agreement; and

WHEREAS, due to the uncertain timing of the widening of Iowa Highway 44/W 1st Street in this area, the Property Owner does not wish to install the Improvements at this time; and

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process.

NOW, THEREFORE, for and in consideration of Grimes granting approval for the Project and in further consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

1. The Property Owner agrees to provide to Grimes payment of \$136,874.32, which is consistent with the labor and materials to complete the Improvements.
2. Grimes agrees to construct the Improvements, at the time that the City widens Iowa Highway 44/W 1st Street.
3. Grimes agrees that upon execution and submission of payment outlined above, the Property Owner and future property owners' obligations to construct the Improvements are hereby satisfied.
4. This Agreement shall be recorded with the Dallas County Recorder.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year above-written.

Signed this 8 day of July, 2025

Hope K Farms, LLC, Property Owner

By

Name

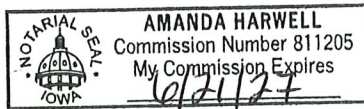
Title

STATE OF IOWA)

COUNTY OF Polk)

) SS

On this 8 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Reza Kargarzadeh, the owner of Hope K Farms, LLC, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Amanda Harwell

Notary Public in and for the
State of Iowa

My Commission expires 10/21/27

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rachel Greving, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____



CITY COUNCIL COMMUNICATION

Meeting Date: 7/22/2025

AGENDA ITEM: Resolution 07-2825 Vacating a Portion of Certain Overland Flowage and Detention Easement on Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa

BACKGROUND: As part of the site plan amendment for American Mechanical 3.0 located on Lot 22 Gateway Business Park, a portion of the existing public Overland Flowage and Detention Easement located on Parcel 'B' just south of Lot 22 Gateway Business Park is no longer necessary due to planned detention improvements. As such, a portion of the existing public Overland Flowage and Detention Easement is proposed to be vacated and a new private Joint Maintenance and Easement Agreement will be established for the detention basin shared by the two property owners. Vacating a portion of the public easement will not cause any issues as the easement area is in the same location as the new detention improvements and will be covered by the private Joint Maintenance and Easement Agreement.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

RESOLUTION 07-2825 VACATING A PORTION OF CERTAIN OVERLAND FLOWAGE AND
DETENTION EASEMENT ON PARCEL 'B', AN OFFICIAL PARCEL RECORDED IN BOOK
13039, PAGE 475, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF GRIMES,
POLK COUNTY, IOWA

Grimes Resolution No. 07-2825

WHEREAS, the City of Grimes is the holder of certain overland flowage and detention easement ("Overland Flowage and Detention Easement") within city limits, namely;

An Overland Flowage and Detention Easement as recorded in Book 13040, Page 644, at the Polk County Recorder's Office, City of Grime, Polk County, Iowa; and

WHEREAS, the Council approved Resolution No. 06-2425 on Notice and Intent to Vacate a Portion of Certain Overland Flowage and Detention Easement on Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa and Setting Public Hearing; and

WHEREAS, notice of the intent to vacate a portion of the Overland Flowage and Detention Easement, and of the date, time, and place of a public hearing on the proposal was given by publishing said notice in the Des Moines Register on the 8th day of July, 2025; and

WHEREAS, said public hearing was held at 5:30 P.M. on the day of July 22nd, 2025, which was the date and time identified in the notice; and

WHEREAS, the site plan of Lot 22 Gateway Business Park, an Official Plat, now included in and forming a part of the City of Grimes, also known as the American Mechanical 3.0 site plan amendment, established a new area for the construction of a detention basin to serve Lot 22 Gateway Business Park and Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa, which differed from the area as described in the existing Overland Flowage and Detention Easement; and

WHEREAS, to accommodate planned detention improvements as part of the site plan amendment for American Mechanical 3.0, a portion of the existing Overland Flowage and Detention Easement is required to be vacated as described below and as shown in Exhibit A:

A part of the Overland Flowage and Detention Easement as recorded in Book 13040, Page 644, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa, lying within Parcel 'B', of the Southeast 1/4 of Section 8, Township 79 North, Range 25 West of the 5th P.M., an official parcel recorded in Book 13039, Page 475, at th Polk County Recorder's Office, City of Grimes, Polk County, Iowa, that is more particularly described as follows: Beginning at the northeast corner of said Parcel 'B'; thence S00°11'35"W, 129.30 feet along the east line of said Parcel 'B', said east line also being the west line of Interstate Gateway Business Park, an official plat in the City of Grimes, to a point; thence S66°27'03"W, 51.71 feet to a point; thence N67°00'53"W, 192.52 feet to a point; thence N00°03'24"E, 75.00 feet to a point on the north line of said Parcel 'B', said north line also being the south line of Lot 22, Gateway Business Park, an official plat in the City of Grimes; thence S89°56'36"E, 225.00 feet along said north line to the point of beginning and containing 26,584 square feet more or less.

WHEREAS, as a condition to the site plan amendment for American Mechanical 3.0, the developer is required to execute a private Joint Maintenance and Easement Agreement for Stormwater Detention and Overland Flowage, which will grant a detention easement to Lot 22 Gateway Business Park and Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa, the private properties served by the detention facility; and

WHEREAS, the existing Overland Flowage and Detention Easement does not presently detain drainage from the neighboring properties; and

WHEREAS, the City of Grimes finds that vacating a portion of the existing Overland Flowage and Detention Easement is necessary to establish a new detention easement to serve Lot 22 Gateway Business Park and Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa; and

WHEREAS, the City of Grimes vacates, releases, terminates and disposes of said portion of the Overland Flowage and Detention Easement in accordance with Section 364.7 of the Iowa Code, upon the condition that the developer execute a private Joint Maintenance and Easement Agreement for Stormwater Detention and Overland Flowage to serve Lot 22 Gateway Business Park and Parcel 'B', an Official Parcel Recorded in Book 13039, Page 475, at the Polk County Recorder's Office, City of Grimes, Polk County, Iowa, and upon the further condition that all other aspects of the remaining portion of the existing Overland Flowage and Detention Easement granted over other property described in said Overland Flowage and Detention Easement, shall remain in full force and effect.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That pursuant to Iowa Code Section 364.7, a portion of the described Overland Flowage and Detention Easement is hereby vacated by the City of Grimes; and
2. That the City Clerk is hereby authorized and directed to cause certified copies of this Resolution, together with proof of publication of the notice of the public hearing on this matter, to be properly filed in the office of the Recorder of Polk County, Iowa; and
3. This Resolution shall be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

PREPARED FOR:

M & K INVESTMENTS LLC
11803 NW 102ND AVE
GRANGER, IA 50109

PROPERTY OWNER:

CENTRAL IOWA READY-MIX INC
5550 NE 22ND ST
DES MOINES, IA 50313-2530

EXHIBIT 'A'

**VACATION OF THE
OVERLAND FLOWAGE &
DETENTION EASEMENT
(BK. 13040, PG. 644)**

PARCEL 'B', SE 1/4
SEC 8-79-25
GRIMES, IOWA

LEGAL DESCRIPTION: PROPERTY

PARCEL 'B', OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13039, PAGE 475, AT THE POLK COUNTY RECORDERS'S OFFICE, CITY OF GRIMES, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: EXISTING EASEMENT

AN OVERLAND FLOWAGE AND DETENTION EASEMENT AS RECORDED IN BOOK 13040, PAGE 644, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF GRIMES, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: EASEMENT TO VACATE

A PART OF THE OVERLAND FLOWAGE AND DETENTION EASEMENT AS RECORDED IN BOOK 13040, PAGE 644, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF GRIMES, POLK COUNTY, IOWA, LYING WITHIN PARCEL 'B', OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 13039, PAGE 475, AT THE POLK COUNTY RECORDERS'S OFFICE, CITY OF GRIMES, POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B'; THENCE 500°11'35"W, 129.30 FEET ALONG THE EAST LINE OF SAID PARCEL 'B', SAID EAST LINE ALSO BEING THE WEST LINE OF INTERSTATE GATEWAY BUSINESS PARK, AN OFFICIAL PLAT IN THE CITY OF GRIMES, TO A POINT; THENCE 566°27'03"W, 51.71 FEET TO A POINT; THENCE N67°00'53"W, 192.52 FEET TO A POINT; THENCE N00°03'24"E, 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 'B', SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 22, GATEWAY BUSINESS PARK, AN OFFICIAL PLAT IN THE CITY OF GRIMES; THENCE S89°56'36"E 225.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 26,584 SQUARE FEET MORE OR LESS.

NOTES

1. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.

LEGEND

-----	PROPOSED EASEMENT LINES
---	LOT LINES
●	FOUND PROPERTY CORNER
○	SET 5/8" I.R. W/BUE CAP #18381
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.R.	POINT OF REFERENCE
P.O.B.	POINT OF BEGINNING
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
777	ADDRESS

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 May 23, 2025 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 _____ SHEETS 1 - 2



Civil Engineering Consultants, Inc.

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

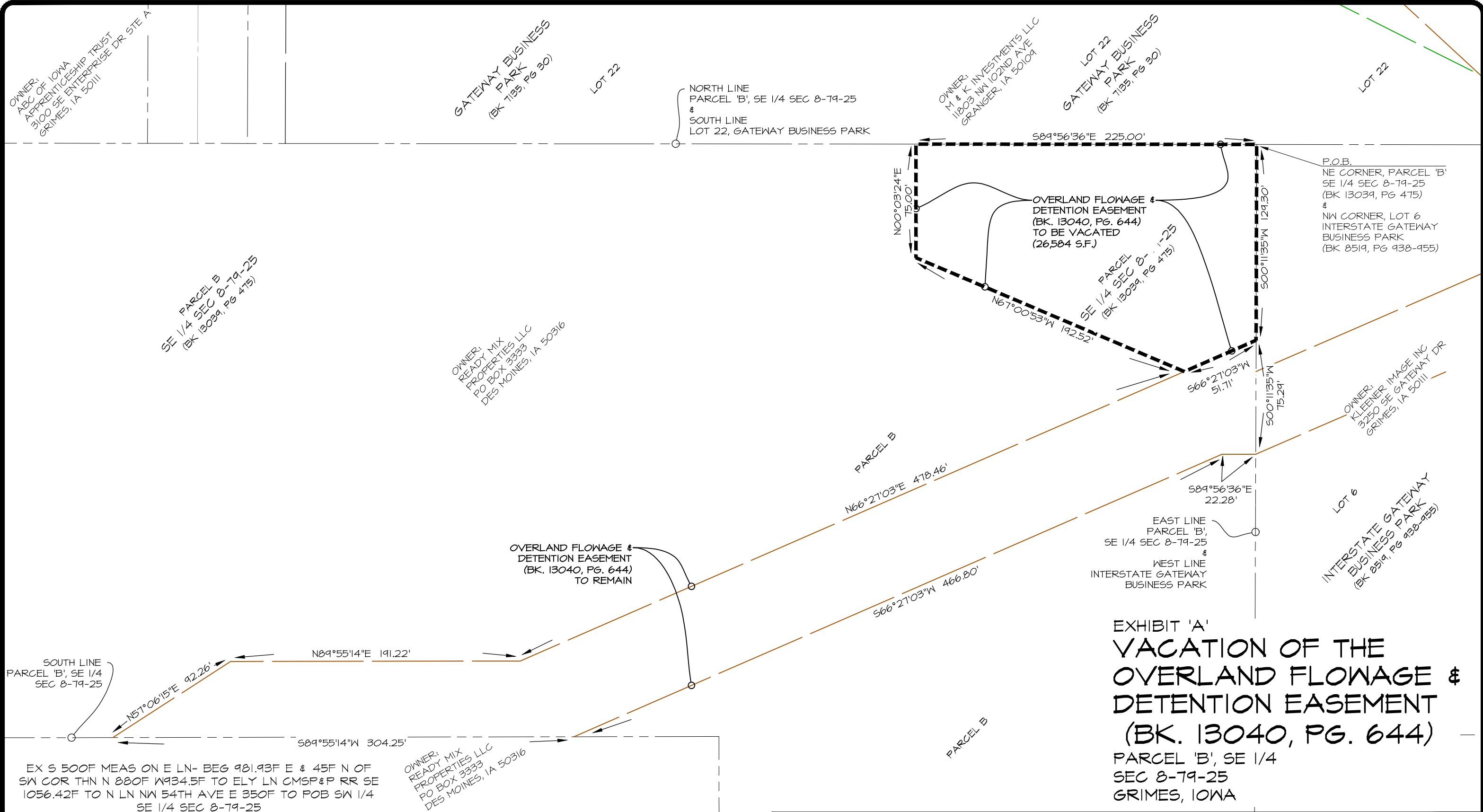
DATE: June 25, 2025
DESIGNED BY: MMH
DRAWN BY: CM

SHEET

1

OF 2

E-9177



Civil Engineering Consultants, Inc.

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

SCALE: 1"=60'



NORTH



SHEET

2

OF 2

E-9177

DATE: June 25, 2025
DESIGNED BY: MMH
DRAWN BY: CM



AGENDA ITEM: E. Gateway Drive and E. 1st Street Intersection Improvements– Public Hearing and Award of Construction Contract.

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on July 15, 2025 and the following are the results:

All Star Concrete - \$1,788,394.50
TK Concrete - \$1,820,491.00
Sternquist Construction - \$1,937,000.00
Absolute Concrete Construction – \$1,976,357.00
Reilly Construction - \$2,041,917.00
Brothers Concrete - \$2,045,944.16
Engineering Estimate - \$2,226,265.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was decent, with all of the bids under the engineer's estimate and the low bidder being about 20% or \$438,000 under the engineer's estimate. The low bidder is All Star Concrete, LLC. of Johnston, Iowa.

BUDGETARY CONSIDERATIONS: This project came in at about \$438,000 under the engineer's estimate and is in the current Capital Improvements Program for construction this year.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council holds the public hearing and approves the three resolutions, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Aaron Jarosh

TABULATION OF BIDS
E Gateway Drive and E 1st Street Intersection Improvements
City of Grimes
Project No. 123.0366.01
Bid Date/Time: July 15, 2025 at 10:30 AM

				ENGINEER'S ESTIMATE		ALL STAR CONCRETE LLC JOHNSTON, IA		TK CONCRETE, INC. PELLA, IA		STERNQUIST CONSTRUCTION INDIANOLA, IA		ABSOLUTE GROUP GRANGER, IA		REILLY CONSTRUCTION CO. INC. OSSIAN, IA		BROTHERS CONCRETE DES MOINES, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
EARTHWORK																	
2.01	CLEARING AND GRUBBING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 1,800.00	\$ 1,800.00	\$ 10,000.00	\$ 10,000.00	\$ 1,890.00	\$ 1,890.00	\$ 1,800.00	\$ 1,800.00	\$ 2,000.00	\$ 2,000.00	\$ 35,000.00	\$ 35,000.00
2.02	TOPSOIL, ON-SITE	CY	700	\$ 25.00	\$ 17,500.00	\$ 30.00	\$ 21,000.00	\$ 40.00	\$ 28,000.00	\$ 32.00	\$ 22,400.00	\$ 46.25	\$ 32,375.00	\$ 35.00	\$ 24,500.00	\$ 8.50	\$ 5,950.00
2.03	EXCAVATION, CLASS 10	CY	2960	\$ 25.00	\$ 74,000.00	\$ 9.00	\$ 26,640.00	\$ 13.75	\$ 40,700.00	\$ 31.00	\$ 91,760.00	\$ 12.25	\$ 36,260.00	\$ 20.00	\$ 59,200.00	\$ 6.50	\$ 19,240.00
2.04	SUBGRADE PREPARATION, 6 INCH	SY	6100	\$ 4.00	\$ 24,400.00	\$ 3.00	\$ 18,300.00	\$ 1.25	\$ 7,625.00	\$ 3.15	\$ 19,215.00	\$ 3.50	\$ 21,350.00	\$ 4.75	\$ 28,975.00	\$ 4.50	\$ 27,450.00
2.05	SUBGRADE TREATMENT, GEOGRID	SY	1000	\$ 8.00	\$ 8,000.00	\$ 12.00	\$ 12,000.00	\$ 3.50	\$ 3,500.00	\$ 3.70	\$ 3,700.00	\$ 5.00	\$ 5,000.00	\$ 4.50	\$ 4,500.00	\$ 5.50	\$ 5,500.00
2.06	SUBBASE, MODIFIED, 6 INCH	SY	6100	\$ 12.00	\$ 73,200.00	\$ 11.00	\$ 67,100.00	\$ 11.00	\$ 67,100.00	\$ 16.25	\$ 99,125.00	\$ 15.00	\$ 91,500.00	\$ 17.00	\$ 103,700.00	\$ 12.00	\$ 73,200.00
2.07	COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,750.00	\$ 2,750.00	\$ 3,150.00	\$ 3,150.00	\$ 3,750.00	\$ 3,750.00	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00
TRENCH EXCAVATION AND BACKFILL																	
3.01	TRENCH COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,675.00	\$ 3,675.00	\$ 3,250.00	\$ 3,250.00	\$ 1,750.00	\$ 1,750.00	\$ 2,500.00	\$ 2,500.00
STORM SEWERS																	
4.01	STORM SEWER, TRENCHED, RCP, 12 INCH DIA.	LF	24	\$ 100.00	\$ 2,400.00	\$ 102.00	\$ 2,448.00	\$ 125.00	\$ 3,000.00	\$ 367.50	\$ 8,820.00	\$ 188.00	\$ 4,512.00	\$ 105.00	\$ 2,520.00	\$ 120.00	\$ 2,880.00
4.02	STORM SEWER, TRENCHED, RCP, 15 INCH DIA.	LF	90	\$ 150.00	\$ 13,500.00	\$ 150.00	\$ 13,500.00	\$ 115.00	\$ 10,350.00	\$ 598.50	\$ 53,865.00	\$ 215.00	\$ 19,350.00	\$ 110.00	\$ 9,900.00	\$ 135.00	\$ 12,150.00
4.03	REMOVAL OF STORM SEWER, PVC, 8 INCH DIA.	LF	25	\$ 40.00	\$ 1,000.00	\$ 47.00	\$ 1,175.00	\$ 25.00	\$ 625.00	\$ 31.50	\$ 787.50	\$ 32.00	\$ 800.00	\$ 25.00	\$ 625.00	\$ 21.00	\$ 525.00
4.04	REMOVAL OF STORM SEWER, RCP, 15 INCH DIA.	LF	50	\$ 40.00	\$ 2,000.00	\$ 47.00	\$ 2,350.00	\$ 30.00	\$ 1,500.00	\$ 31.50	\$ 1,575.00	\$ 32.00	\$ 1,600.00	\$ 25.00	\$ 1,250.00	\$ 21.00	\$ 1,050.00
PIPE CULVERTS																	
4.1	PIPE APRON, FOOTING, AND GUARD, RCP, 12 INCH DIA.	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 3,200.00	\$ 3,200.00	\$ 3,000.00	\$ 3,000.00	\$ 2,625.00	\$ 2,625.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,172.00	\$ 2,172.00
SUBDRAINS AND FOOTING DRAIN COLLECTORS																	
4.06	SUBDRAIN, CORRUGATED, PVC, 6 INCH DIA.	LF	1452	\$ 25.00	\$ 36,300.00	\$ 30.00	\$ 43,560.00	\$ 25.00	\$ 36,300.00	\$ 32.55	\$ 47,262.60	\$ 25.00	\$ 36,300.00	\$ 30.00	\$ 43,560.00	\$ 18.50	\$ 26,862.00
4.07	SUBDRAIN OUTLET TO STRUCTURE	EA	13	\$ 500.00	\$ 6,500.00	\$ 325.00	\$ 4,225.00	\$ 275.00	\$ 3,575.00	\$ 288.75	\$ 3,753.75	\$ 600.00	\$ 7,800.00	\$ 750.00	\$ 9,750.00	\$ 950.00	\$ 12,350.00
4.08	SUBDRAIN CLEANOUT, TYPE A-1	EA	1	\$ 500.00	\$ 500.00	\$ 1,225.00	\$ 1,225.00	\$ 1,000.00	\$ 1,000.00	\$ 1,417.50	\$ 1,417.50	\$ 975.00	\$ 975.00	\$ 750.00	\$ 750.00	\$ 950.00	\$ 950.00
4.09	SUBDRAIN CLEANOUT, REMOVE & RELOCATE	EA	1	\$ 250.00	\$ 250.00	\$ 1,175.00	\$ 1,175.00	\$ 1,000.00	\$ 1,000.00	\$ 761.25	\$ 761.25	\$ 1,190.00	\$ 1,190.00	\$ 1,000.00	\$ 1,000.00	\$ 450.00	\$ 450.00
VALVES, FIRE HYDRANTS, AND APPURTENANCES																	
5.01	VALVE BOX EXTENSION	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 420.00	\$ 840.00	\$ 750.00	\$ 1,500.00	\$ 2,625.00	\$ 5,250.00	\$ 666.00	\$ 1,332.00	\$ 275.00	\$ 550.00	\$ 650.00	\$ 1,300.00
5.02	HYDRANT RELOCATION	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 5,600.00	\$ 5,600.00	\$ 5,500.00	\$ 5,500.00	\$ 5,565.00	\$ 5,565.00	\$ 4,100.00	\$ 4,100.00	\$ 3,500.00	\$ 3,500.00	\$ 7,800.00	\$ 7,800.00
STRUCTURES FOR SANITARY AND STORM SEWERS																	
6.01	MANHOLE, SW-401, 48 INCH DIA.	EA	3	\$ 6,000.00	\$ 18,000.00	\$ 9,200.00	\$ 27,600.00	\$ 6,000.00	\$ 18,000.00	\$ 6,510.00	\$ 19,530.00	\$ 10,150.00	\$ 30,450.00	\$ 4,000.00	\$ 12,000.00	\$ 10,850.00	\$ 32,550.00
6.02	INTAKE, SW-505	EA	6	\$ 6,500.00	\$ 39,000.00	\$ 5,300.00	\$ 31,800.00	\$ 5,250.00	\$ 31,500.00	\$ 6,300.00	\$ 37,800.00	\$ 5,650.00	\$ 33,900.00	\$ 5,500.00	\$ 33,000.00	\$ 7,865.00	\$ 47,190.00
6.03	INTAKE, SW-507	EA	2	\$ 7,500.00	\$ 15,000.00	\$ 6,000.00	\$ 12,000.00	\$ 6,000.00	\$ 12,000.00	\$ 6,300.00	\$ 12,600.00	\$ 4,950.00	\$ 9,900.00	\$ 6,000.00	\$ 12,000.00	\$ 8,487.00	\$ 16,974.00
6.04	INTAKE, SW-509	EA	1	\$ 7,500.00	\$ 7,500.00	\$ 7,450.00	\$ 7,450.00	\$ 7,500.00	\$ 7,500.00	\$ 9,712.50	\$ 9,712.50	\$ 7,000.00	\$ 7,000.00	\$ 8,500.00	\$ 8,500.00	\$ 8,487.00	\$ 8,487.00
6.05	MANHOLE/INTAKE ADJUSTMENT, MAJOR	EA	12	\$ 5,000.00	\$ 60,000.00	\$ 7,150.00	\$ 85,800.00	\$ 3,950.00	\$ 47,400.00	\$ 4,462.50	\$ 53,550.00	\$ 5,985.00	\$ 71,820.00	\$ 4,750.00	\$ 57,000.00	\$ 4,850.00	\$ 58,200.00
6.06	CONNECTION TO EXISTING MANHOLE	EA	5	\$ 2,500.00	\$ 12,500.00	\$ 4,100.00	\$ 20,500.00	\$ 2,000.00	\$ 10,000.00	\$ 2,625.00	\$ 13,125.00	\$ 3,000.00	\$ 15,000.00	\$ 1,850.00	\$ 9,250.00	\$ 3,850.00	\$ 19,250.00
6.07	REMOVE MANHOLE/INTAKE	EA	4	\$ 2,000.00	\$ 8,000.00	\$ 1,200.00	\$ 4,800.00	\$ 750.00	\$ 3,000.00	\$ 2,625.00	\$ 10,500.00	\$ 800.00	\$ 3,200.00	\$ 700.00	\$ 2,800.00	\$ 3,500.00	\$ 14,000.00
PORTLAND CEMENT CONCRETE PAVEMENT																	
7.01	PAVEMENT, PCC, 8 INCH	SY	4035	\$ 85.00	\$ 342,975.00	\$ 87.00	\$ 351,045.00	\$ 77.00	\$ 310,695.00	\$ 85.15	\$ 343,580.25	\$ 99.00	\$ 399,465.00	\$ 115.00	\$ 464,025.00	\$ 99.87	\$ 402,975.45
7.02	PAVEMENT, PCC, 9.5 INCH	SY	985	\$ 90.00	\$ 88,650.00	\$ 90.50	\$ 89,142.50	\$ 90.00	\$ 88,650.00	\$ 96.55	\$ 95,101.75	\$ 114.00	\$ 112,290.00	\$ 120.00	\$ 118,200.00	\$ 124.25	\$ 122,386.25
7.03	CURB AND GUTTER, 2.5 FEET, 7 INCH	LF	40	\$ 55.00	\$ 2,200.00	\$ 37.50	\$ 1,500.00	\$ 75.00	\$ 3,000.00	\$ 39.40	\$ 1,576.00	\$ 35.00	\$ 1,400.00	\$ 40.00	\$ 1,600.00	\$ 38.50	\$ 1,540.00
7.04	CONCRETE MEDIAN, 6 INCH	SY	623	\$ 120.00	\$ 74,760.00	\$ 58.00	\$ 36,134.00	\$ 85.00	\$ 52,955.00	\$ 76.50	\$ 47,659.50	\$ 90.00	\$ 56,070.00	\$ 62.00	\$ 38,626.00	\$ 175.00	\$ 109,025.00
7.05	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 10,500.00	\$ 10,500.00	\$ 6,750.00	\$ 6,750.00	\$ 9,700.00	\$ 9,700.00	\$ 7,500.00	\$ 7,500.00	\$ 25,000.00	\$ 25,000.00	\$ 6,500.00	\$ 6,500.00
SIDEWALK, SHARED USE PATHS, AND DRIVEWAYS																	
7.06	REMOVAL OF SIDEWALK	SY	2115	\$ 10.00	\$ 21,150.00	\$ 10.00	\$ 21,150.00	\$ 10.00	\$ 21,150.00	\$ 8.95	\$ 18,929.25	\$ 6.00	\$ 12,690.00	\$ 15.00	\$ 31,725.00	\$ 15.00	\$ 31,725.00
7.07	REMOVAL OF DRIVEWAY	SY	825	\$ 10.00	\$ 8,250.00	\$ 13.00	\$ 10,725.00	\$ 10.00	\$ 8,250.00	\$ 12.10	\$ 9,982.50	\$ 8.00	\$ 6,600.00	\$ 16.00	\$ 13,200.00	\$ 15.00	\$ 12,375.00
7.08	REMOVAL OF CURB AND GUTTER	LF	3621	\$ 25.00	\$ 90,525.00	\$ 15.00	\$ 54,315.00	\$ 4.00	\$ 14,484.00	\$ 23.10	\$ 83,645.10	\$ 12.50	\$ 45,262.50	\$ 12.00	\$ 43,452.00	\$ 18.50	\$ 66,988.50
7.09	SHARED USE PATH, PCC, 6 INCH	SY	1752	\$ 60.00	\$ 105,120.00	\$ 49.00	\$ 85,848.00	\$ 57.50	\$ 100,740.00	\$ 51.45	\$ 90,140.40	\$ 69.50	\$ 121,764.00	\$ 52.00	\$ 91,104.00	\$ 64.50	\$ 113,004.00
7.10	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	2098	\$ 5.00	\$ 10,490.00	\$ 4.00	\$ 8,392.00	\$ 1.50	\$ 3,147.00	\$ 5.25	\$ 11,014.50	\$ 3.50	\$ 7,343.00	\$ 5.75	\$ 12,063.50	\$ 7.50	\$ 15,735.00
7.11	SIDEWALK, PCC, 4 INCH	SY	180	\$ 55.00	\$ 9,900.00	\$ 45.00	\$ 8,100.00	\$ 60.00	\$ 10,800.00	\$ 47.25	\$ 8,505.00	\$ 83.50	\$ 15,030.00	\$ 48.00	\$ 8,640.00	\$ 85.00	\$ 15,300.00
7.12	SIDEWALK, PCC, 6 INCH	SY	30	\$ 100.00	\$ 3,000.00	\$ 60.00	\$ 1,800.00	\$ 100.00	\$ 3,000.00	\$ 63.00	\$ 1,890.00	\$ 109.50	\$ 3,285.00	\$ 65.00	\$ 1,950.00	\$ 120.00	\$ 3,600.00
7.13	DETECTABLE WARNINGS	SF	232	\$ 65.00	\$ 15,080.00	\$ 49.00	\$ 11,368.00	\$ 50.00	\$ 11,600.00	\$ 51.45	\$ 11,936.40	\$ 49.25	\$ 11,426.00	\$ 52.00	\$ 12,064.00	\$ 65.00	\$ 15,080.00
7.14	DRIVEWAY, PCC, 8 INCH	SY	420	\$ 75.00	\$ 31,500.00	\$ 83.00	\$ 34,860.00	\$ 80.00	\$ 33,600.00	\$ 87.15	\$ 36,603.00	\$ 87.00	\$ 36,540.00	\$ 87.00	\$ 36,540.00	\$ 85.00	\$ 35,700.00
MISCELLANEOUS																	
8.01																	

July 15, 2025

Matt Ahrens, P.E.
City of Grimes
410 SE Main Street
Grimes, Iowa 50111

RE: E GATEWAY DRIVE AND E 1ST STREET INTERSECTION IMPROVEMENTS:
REPORT OF BIDS

Dear Mr. Ahrens:

On July 15, 2025, the City of Grimes held the bid letting for the above referenced project. Six bids were received with the low bid of \$1,788,394.50 received from All Star Concrete LLC of Johnston, IA. The next five bidders in order were 1.8%, 8.3%, 10.5%, 14.2% and 14.4% higher than the low bidder. This six bids were very competitive with a relatively tight spread indicating very good bid results.

The Engineer's Opinion of Probable Cost (EOPC) was \$2,226,260 or about 24.5% higher than the low bidder. Please see a breakdown of the cost differences between the EOPC and the low bidder on general project items.

Bid Items	EOPC	Low Bidder	Cost Difference	Notes
Earthwork Items	\$210,000	\$150,000	\$ 60,000	See Note 1
Utility Items	\$235,000	\$270,000	\$ -35,000	
PCC Pavement/Removals Items	\$810,000	\$725,000	\$ 85,000	See Note 2
Signals	\$690,000	\$465,000	\$ 225,000	See Note 3
Pavement Markings & Signing	\$100,000	\$60,000	\$ 40,000	See Note 4
Erosion Control & Mobilization	\$170,000	\$115,000	\$ 55,000	

Notes:

1. Received lower than anticipated class 10 excavation costs
2. Received lower than anticipated median pavement and removal costs
- 3. Received significantly lower than anticipated signals costs**
4. Received lower than anticipated durable markings and temporary traffic control

Due to the high number of competitive bids received on this project and an exceptionally good low bid, **we recommend the City accept the bids and approve awarding the contract to All Star Concrete LLC.** We have successfully worked with this Contractor on many past projects. They are fully capable of completing a project of this size.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.



Jordan Stoermer, P.E.
Project Engineer

cc: Todd Knox, P.E., PTOE, Snyder & Associates, Inc.
John Haldeman, P.E., Snyder & Associates, Inc.

RESOLUTION 07-2925 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
ESTIMATE OF COST FOR THE E. GATEWAY DRIVE AND E. 1ST STREET INTERSECTION
IMPROVEMENTS

Grimes Resolution No. 07-2925

WHEREAS, on the 24th day of June, 2025, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the E. Gateway Drive and E. 1st Street Intersection Improvements; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa,

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

RESOLUTION 07-3025 MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE E.
GATEWAY DRIVE AND E. 1ST STREET INTERSECTION IMPROVEMENTS

Grimes Resolution No. 07-3025

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa:

Section 1. That the following bid for the construction of certain public improvements described in general as the E. Gateway Drive and E. 1st Street Intersection Improvements, described in the plans and specifications heretofore adopted by this Council on July 22, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: All Star Concrete, LLC of Johnston, IA

Amount of bid: \$1,788,394.50

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

RESOLUTION 07-3125 AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR
THE E. GATEWAY DRIVE AND E. 1ST STREET INTERSECTION IMPROVEMENTS

Grimes Resolution No. 07-3125

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa:

That the construction contract and bond executed and insurance coverage for the construction
of certain public improvements described in general as the E. Gateway Drive and E. 1st Street
Intersection Improvements, and as described in detail in the plans and specifications
heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on
behalf of the City be and the same are hereby approved as follows:

Contractor: All Star Concrete, LLC of Johnston, IA

Amount of bid: \$1,788,394.50

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



CITY COUNCIL COMMUNICATION
Meeting Date: 7/22/2025

AGENDA ITEM: Lions Park– Public Hearing and Award of Construction Contract.

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on July 15, 2025 and the following are the results:

Edge Commercial – Base Bid-\$1,225,000.00 Alt Bid - \$314,800.00 Total-\$1,539,800.00

Hildreth Construction – Base Bid-\$1,234,000.00 Alt Bid - \$311,500.00 Total-\$1,545,500.00

Burkett Construction – Base Bid-\$1,313,556.00 Alt Bid - \$352,656.00 Total-\$1,666,212.00

Keystone Construction – Base Bid-\$1,468,000.00 Alt Bid - \$383,000.00 Total-\$1,851,000.00

Engineering Estimate – Base Bid-\$ 1,973,792.19 Alt Bid - \$415,547.90 Total-\$2,389,340.09

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was decent, with all of the bids under the engineer's estimate and the low bidder being about 36% or \$850,000 under the engineer's estimate. The low bidder is Edge Commercial, LLC of Grimes, Iowa. City staff have worked with Edge Commercial on the Splash Pad and Hy-Vee Multiplex powered by the City of Grimes and feel they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about \$850,000 under the engineer's estimate and is in the current Capital Improvements Program for construction this year.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☒

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council holds the public

hearing and approves the three resolutions, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Arhens

Register of Bid Documents



Project Name:

Lions Park

Project Address:

725 NE 5th St.
Grimes, IA

Owner:

City of Grimes

Address:

410 Main St., Suite 102
Grimes, IA 50111

Phone

(515) 986-4050

Contact

Matt Ahrens

Email

mahrens@grimesiowa.gov

Bid Date

7/15/2025 10:30

Total Estimated Value

\$2,389,340.09

Base Bid

\$1,973,792.19

Add Alternate

\$415,547.90

Direct to Owner (Allowances)

Playground - Allowance #1

\$325,000

Bridge & Abutments - Allowance #2

\$51,000

BIDDER	BID BOND	ADDENDA ACKNOWLEDGED	BIDDER STATUS FORM	CONSTRUCTION SCHEDULE	BASE BID	ADD ALTERNATE	ALLOWANCES	TOTAL
Burkett Construction, LLC	Yes	1,2,3	Present	Provided	\$ 1,313,556.00	\$ 352,656.00	\$ 376,000.00	\$ 2,042,212.00
Edge Commerical, LLC	Yes	1,2,3	Present	Provided	\$ 1,225,000.00	\$ 314,800.00	\$ 376,000.00	\$ 1,915,800.00
Hildreth Construction Services, LLC	Yes	1,2,3	Present	Provided	\$ 1,234,000.00	\$ 311,500.00	\$ 376,000.00	\$ 1,921,500.00
Keystone Construction Services, LLC	Yes	1,2,3	Present	Provided	\$ 1,468,000.00	\$ 383,000.00	\$ 376,000.00	\$ 2,227,000.00

RESOLUTION 07-3225 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
ESTIMATE OF COST FOR LIONS PARK

Grimes Resolution No. 07-3225

WHEREAS, on the **24th** day of **June, 2025**, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as Lions Park; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

RESOLUTION 07-3325 MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE
LIONS PARK PROJECT

Grimes Resolution No. 07-3325

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa:

Section 1. That the following bid for the construction of certain public improvements described in general as Lions Park, described in the plans and specifications heretofore adopted by this Council on July 22, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Edge Commercial, LLC of Grimes, IA

Amount of bid: \$1,539,800.00

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

RESOLUTION 07-3425 AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR
LIONS PARK

Grimes Resolution No. 07-3425

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes,
Iowa:

That the construction contract and bond executed and insurance coverage for the construction
of certain public improvements described in general as Lions Park, and as described in detail
in the plans and specifications heretofore approved, and which have been authorized to be
signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as
follows:

Contractor: Edge Commercial, LLC of Grimes, IA

Amount of bid: \$1,539,800.00

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED and APPROVED on July 22, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk



AGENDA ITEM:

BACKGROUND: The applicant, City of Grimes, is requesting approval of a site plan to redevelop an existing park and to construct a 2,076 sf building, playground, trail, pedestrian bridge, pickleball courts, 2 future parking lots, and a future shelter house. Access to the site will be from the existing parking lots on NE 8th Street and NE 5th Street. The pedestrian bridge will connect a pedestrian path from the North parking lot into the park. The existing trail connection to the east will remain.

The building will be used for storage and modern restrooms with an overhang for sheltered outdoor seating. The building will be constructed of a split faced CMU block, smooth faced CMU block, and a timber roof decking.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: Yes

*High-Performing Organization/Exception Professional Services _____

*Great Place to Live/Expanded Quality of Life Amenities X

*Dynamic Town/Strong Sense of Community _____

*More Beautiful/Vibrant Community X

BOARD/COMMISSION ACTIONS: Parks and Recreation Advisory Board recommendation of approval - 7/25/2024

Planning and Zoning Commission recommendation of approval - 07/01/2025

STAFF RECOMMENDATION: Staff recommend approval subject to remainig staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

DATE

July 22, 2025

PROJECT NAME

Lions Park Site Plan

APPLICANT

City of Grimes

REQUESTED ACTION

Approval of site plan to redevelop an existing park and to construct a 2,076 sf building, playground, trail, pedestrian bridge, pickleball courts, 2 future parking lots, and a future shelter house.

LOCATION

725 NE 5th Street

ZONING

R-2 Single and Two-Family Dwelling

PLANNER

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

Location Map



Zoning Map



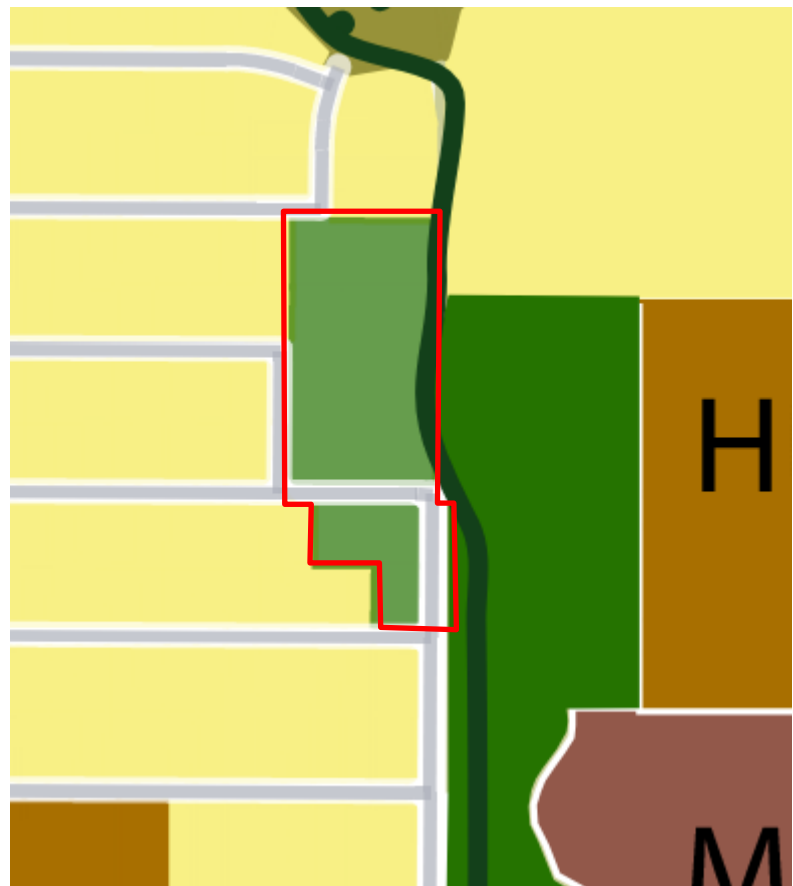
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Parkland	Parkland	R-2
North	Single Family Residential	Low Density Residential	R-2
South	Single Family Residential	Low Density Residential	R-2
East	Parkland	Parkland	R-2
West	Single Family Residential	Low Density Residential	R-4 PUD

PARKS

- The proposed redevelopment aligns with the Parks and Trails Master Plan overall goals and visions for the Grimes parks and trails system.
- The proposed redevelopment accomplishes the following park planning enhancement goals: Shelter/restroom, shelters, shade structures, playgrounds, flexible open space, trails and pathways, landscape, signage, and enhanced creek restoration.
- The Parks and Recreation Advisory Board has given recommendation of approval for the proposed redevelopment.



Future Land Use Map

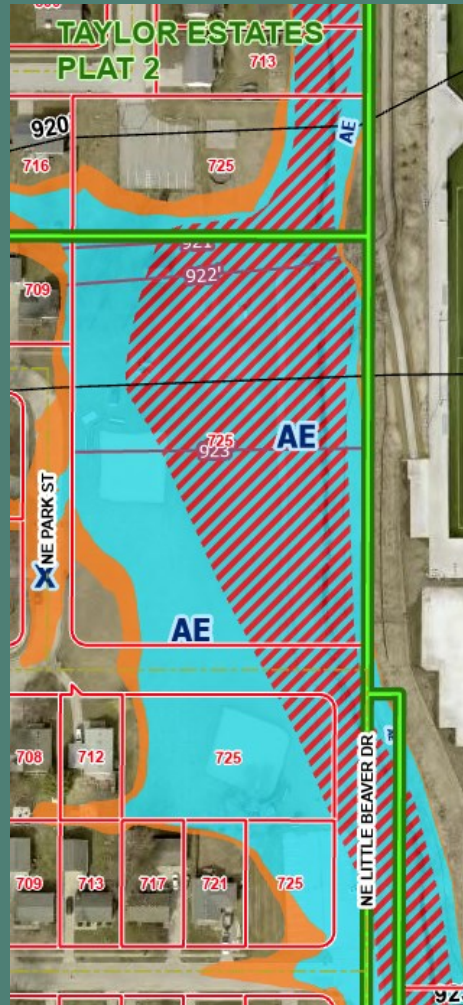
Relation to Studies & Legal

RELATION TO STUDIES

- The proposed redevelopment of the site was identified as a strategic planning item directed by the City Council in the 2025 strategic plan for the City of Grimes.

Legal

This site is subject to adhering to FEMA floodplain regulations and requirements.



Site Layout

Site Layout

ACCESS

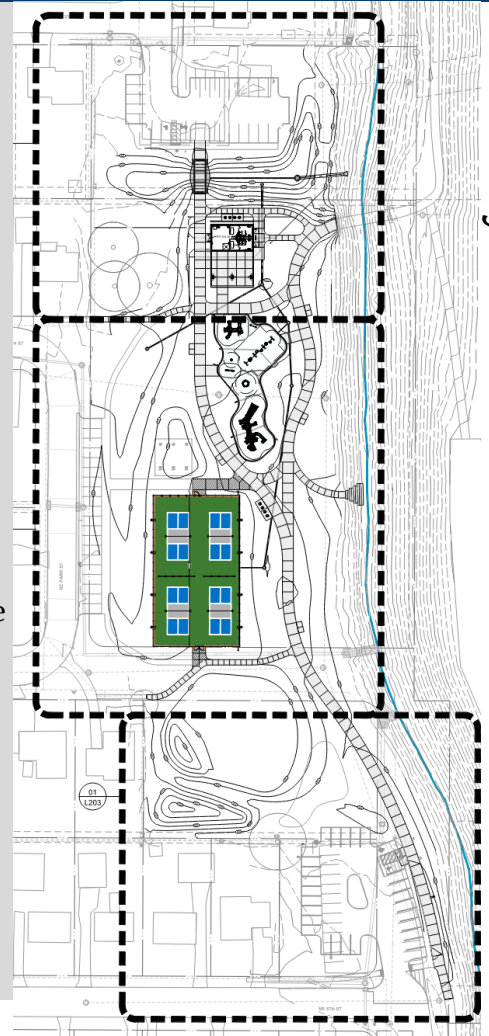
Vehicular access to the site will be from the existing access points at NE 8th Street and NE 5th Street. Future vehicular access to the site will be from NE Park Street. Pedestrian access will be from the existing trail on the east side of the park and the NE 6th Street sidewalk connection. Future pedestrian connections include sidewalk connections to NE Park Street, NE 7th Street, and NE 5th Street sidewalks.

STRUCTURES AND PARK AMENITIES

The proposed redevelopment includes installing pathways connecting to both public sidewalks and trails. Park amenities include 4 pickleball courts, a playground area, shelter house with restrooms and storage area, pedestrian bridge, bike racks, water fountain, and other park furniture. Future phase(s) will include installation of redeveloped parking lots, a parking lot on NE Park St, shelter house, and general park lighting.

LIGHTING

Lighting will be installed with the pickleball courts and other lighting fixtures will be installed in future phase(s). There is one existing parking lot light that will remain on site at the north parking lot.



Parking Calculation Table

Existing	Proposed
2 parking lots with 36 total stalls	3 parking lots with 53 total stalls. Including 4 ADA stalls.

PARKING:

Parking lot redevelopment is to occur in a future phase of the redevelopment. The existing parking lots will serve the park until the future phase(s) is initiated. Future parking stalls are to be installed along NE Park Street in a future phase.

BICYCLE PARKING:

Bicycle racks are to be installed at the north end of the site near the proposed building as well as near the pickleball court area and playground.

Utilities & Landscaping

SANITARY

A sanitary sewer service line will be connected into the existing sanitary line on the east side of the site.

WATER

The water service line will be connected in the existing water main on the west side of the property. A water service line will be extended from the building to the location of the future water fountain near the pickleball court area.

STORM WATER

Stormwater infrastructure will be installed throughout the site to help with flowage. A drainage bioswale on the north end of the site will capture water flowage and eventually discharge into the existing creek on the east side of the site.



Utilities Map

Landscaping Plan

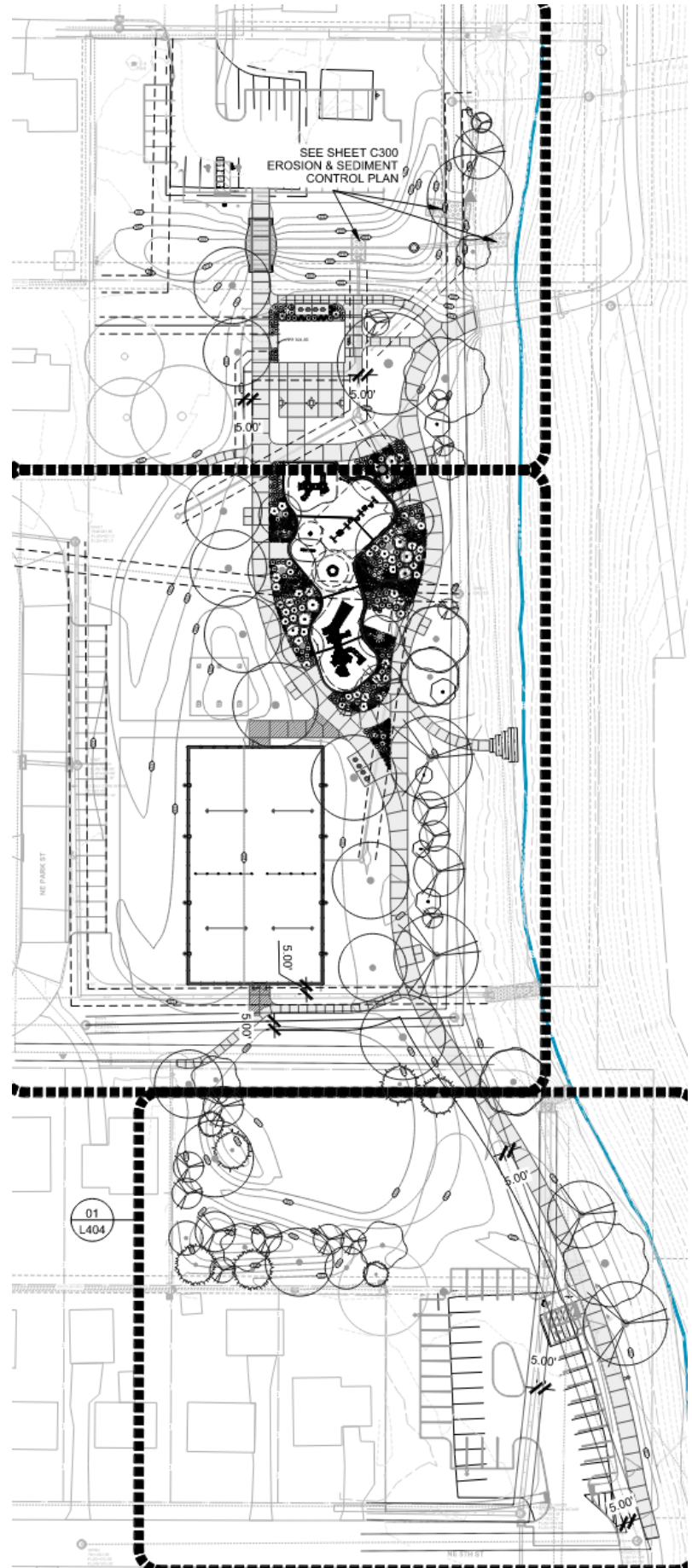
LANDSCAPING

Various plantings are to be installed on the site. The R-2 zone does not have any landscaping requirements for open space, therefore there is no minimum planting quantity for the site.

Tree plantings will be added along pathways and throughout the site. Shrubs bushes, and grasses are proposed around the playground area and building.

A landscaping buffer is proposed on the South end of the property.

Future plantings for the general site and parking lot areas are being coordinated with the site plan designer.



Landscaping Plan

Architecture

BUILDING & ELEVATIONS

The building will be constructed of Dark grey split faced CMU block and white CMU block. The roofing material is TPO. The proposed wooden overhang of the building will be utilized for picnic table seating area.

The building will have a storage use and restroom facility use.

LIGHTING

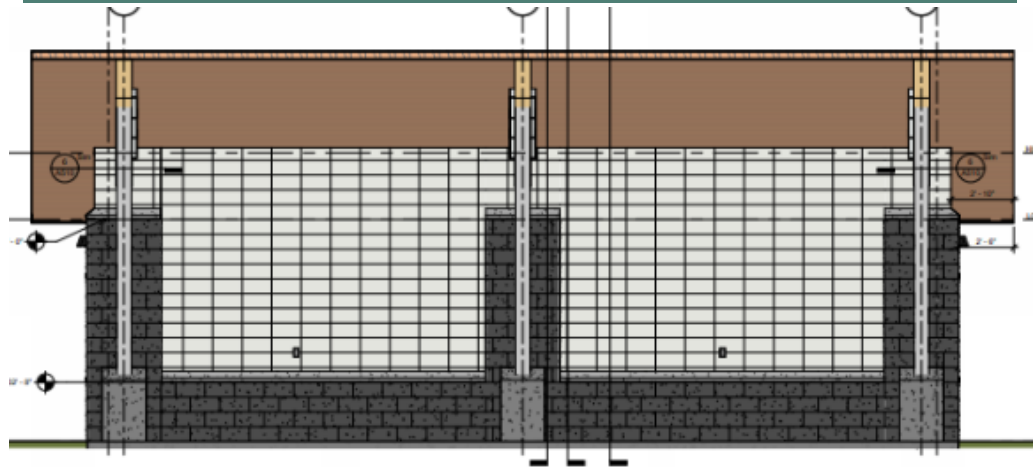
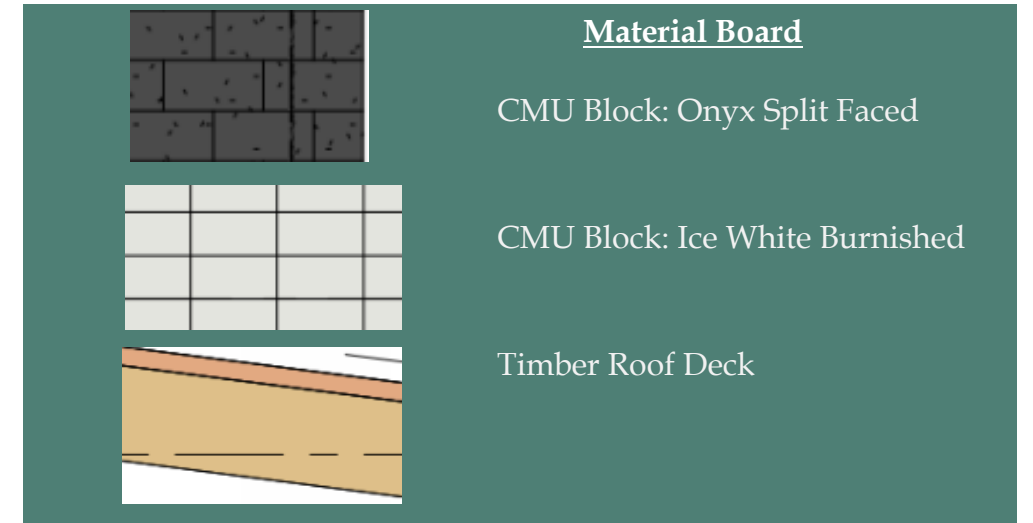
Wall pack lighting is proposed on the building above each man door.

Material Board

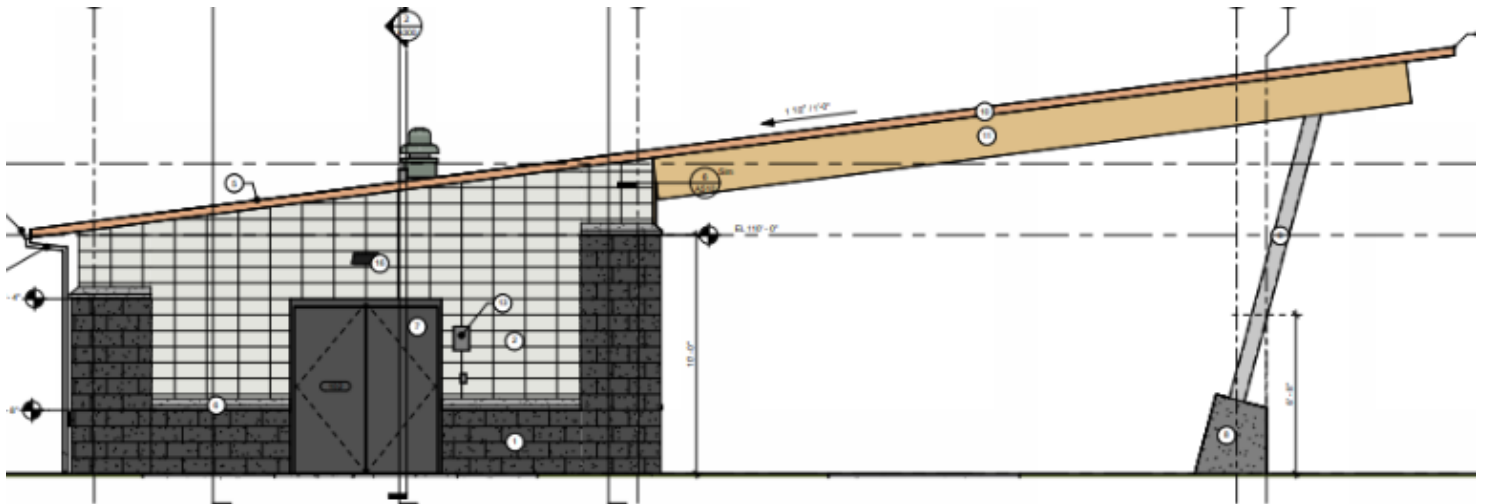
CMU Block: Onyx Split Faced

CMU Block: Ice White Burnished

Timber Roof Deck



4 RR/STORAGE/SHELTER SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 RR/STORAGE/SHELTER WEST ELEVATION
SCALE: 1/4" = 1'-0"

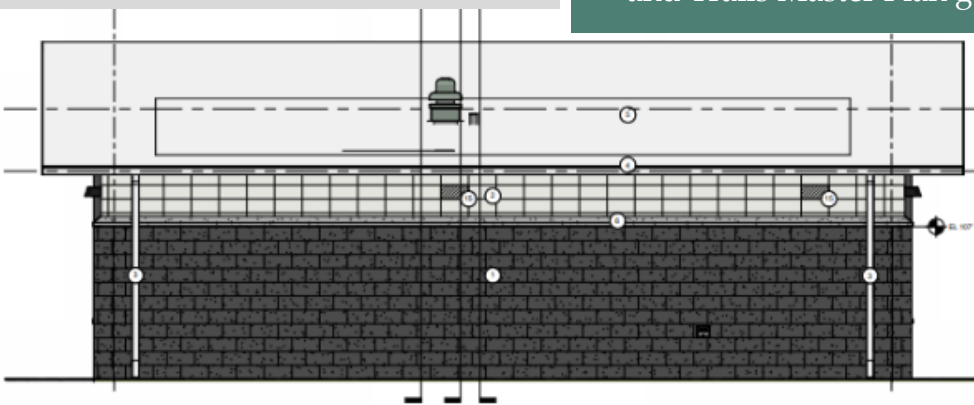
Conclusion

STAFF RECOMMENDATION

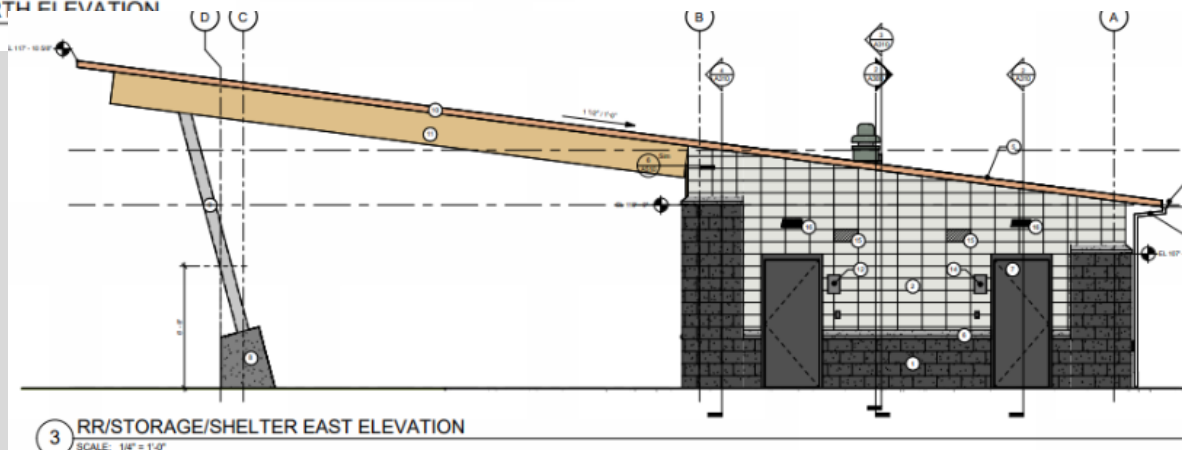
Staff would recommend approval of the Lions Park Site Plan subject to all remaining staff comments.

Conclusion

- Redevelopment of park amenities, landscaping, and groundcover.
- Construction of a 2,076 sf building, playground, trail, pedestrian bridge, pickleball courts, 2 future parking lots, and a future shelter house.
- The proposed building is to be composed of white CMU block and dark grey split faced CMU block with a TPO roofing material and timber wood material for the structure overhang.
- The Parks and Recreation Advisory Board has given recommendation of approval for the proposed redevelopment.
- The Planning and Zoning Commission has given recommendation of approval for the proposed redevelopment.
- This proposed redevelopment is directed from the City Council approved 2025 Strategic Planning Initiatives.
- This site is subject to regulations and requirements of FEMA.
- The proposed redevelopment aligns with the City of Grimes Parks and Trails Master Plan goals and vision.



2 RR/STORAGE SHELTER NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 RR/STORAGE/SHELTER EAST ELEVATION
SCALE: 1/4" = 1'-0"

File Location: N:\2023\23567 - Lions Park - Grimes\AUTOCAD\SHEETS\23567 L000 COVER.rvt - Drawn by: XX - Checked by: XX

LIONS PARK

CITY OF GRIMES

725 NE 5TH STREET

GRIMES, IOWA



PARKING REQUIREMENTS:

- PARKING SETBACK:
- 10 FEET FROM RIGHT OF WAY
 - 5 FEET FROM ANY REAR OF SIDE YARD
 - 20 FEET SETBACK FROM ADJACENT RESIDENTIAL DISTRICTS

EXISTING PARKING STALLS: **36 STALLS**

REQUIRED PARKING STALLS:

CIVIC BUILDING USE:
1 STALL / 1000 SF= **3 STALLS**
2,045 SF BUILDING/1,000 SF= **3 STALLS**

TOTAL PARKING STALLS PROVIDED: **53 (49 +4 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **2**
ACCESSIBLE STALLS PROVIDED: **4 (2 ARE VAN ACCESSIBLE)**

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 147,082 SF (3.38 ACRES)

40% REQUIRED OPEN SPACE (58,832.80 SF)
82% PROVIDED OPEN SPACE (120,868.74 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
58,832.80 SF / 1,000 SF = **59 TREES REQUIRED**

TREES PLANNED: 66*

1(19) 2" CALIPER OVERSTORY + (26) 8" HEIGHT UNDERSTORY/EVERGREEN + (21) CONSERVATION GRADE SPECIMENS ALONG STREAM

SITE SUMMARY

SITE AREA: 186436 SF (4.28 ACRES)

LEGAL DESCRIPTION

OUTLOT Z TAYLOR ESTATES PLAT 2 AND LOT 96 CHANNON HEIGHTS AND LOTS 55, 56 & 57 CHANNON HEIGHTS AND LOT 54 CHANNON HEIGHTS AND LOT B HOPE COMMERCIAL PLAT 1 (PARTIAL)

ZONING AND LAND USE

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

BUILDING SUMMARY

BUILDING FOOTPRINT: 2,076 SF
BUILDING TYPE: RESTROOM AND SHELTER
BUILDING HEIGHT: 17'-10 5/8"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS

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

APPLICANT/PREPARER OF SUBMITTAL

CONFLUENCE
MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

OWNER/APPLICANT

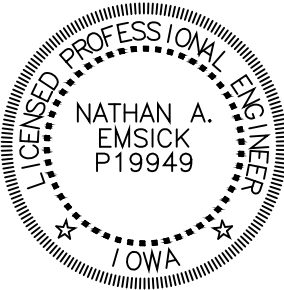
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047

VICINITY MAP (1"=500')



M/E/P/T ENGINEER TWIN RIVERS ENGINEERING CONSULTANTS

1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
NATHAN EMSICK



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

NATHAN A. EMSICK LICENSE NO. 19949 DATE
LICENSE RENEWAL DATE: DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL: M-SERIES

CIVIL ENGINEER NILLES ASSOCIATES, INC.

1933 SW MAGAZINE ROAD
ANKENY, IA 50023
PH: (515) 965-0123
EVAN B. DEL VAL



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

EVAN B. DEL VAL LICENSE NO. 22376 DATE
LICENSE RENEWAL DATE: DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL: C-SERIES

LANDSCAPE ARCHITECT CONFLUENCE

525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
MATT CARLILE

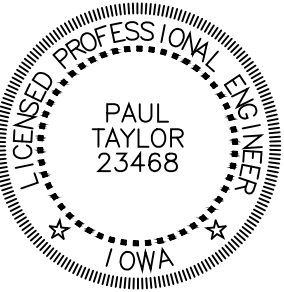


I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

MATT CARLILE REGISTRATION NO. 00422 DATE
REGISTRATION RENEWAL DATE: JUNE 30, 2026
SHEETS COVERED BY THIS SEAL: L-SERIES

STRUCTURAL ENGINEER KPFF CONSULTING ENGINEERS

604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
PH: (515) 279-3900
PAUL TAYLOR



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

PAUL TAYLOR LICENSE NO. 19963 DATE
LICENSE RENEWAL DATE: JULY 1, 2025
SHEETS COVERED BY THIS SEAL: S-SERIES

ARCHITECT SVPA ARCHITECTS, INC

1466 28TH STREET, SUITE 200
WEST DES MOINES, IA 50266
PH: (515) 327-5990
RONALD PASKACH

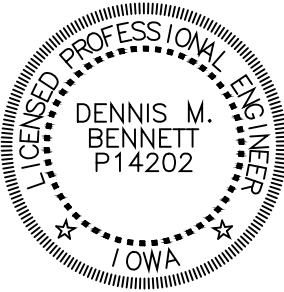


I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

RONALD E. PASKACH LICENSE NO. 5705 DATE
LICENSE RENEWAL DATE: JULY 1, 2025
SHEETS COVERED BY THIS SEAL: G-SERIES, A-SERIES

M/E/P/T ENGINEER TWIN RIVERS ENGINEERING CONSULTANTS

1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
DENNIS BENNETT



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

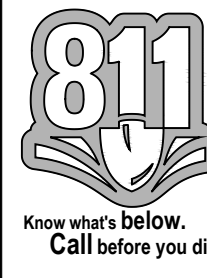
DENNIS BENNETT LICENSE NO. 14202 DATE
LICENSE RENEWAL DATE: DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL: E-SERIES

CONFLUENCE

SHEET INDEX

DISCIPLINE	SHEET TITLE
GENERAL	G002 CODE REVIEW
	G003 GENERAL INFORMATION
	C100 SPECIFICATION REFERENCE
	C300 EROSION & SEDIMENT CONTROL
	C400 UTILITY PLAN
CIVIL	C600 CIVIL SITE DETAILS
	L100 DEMOLITION PLAN
	L200 SITE LAYOUT PLAN
	L201 SITE LAYOUT PLAN ENLARGEMENT
	L202 SITE LAYOUT PLAN ENLARGEMENT
LANDSCAPE	L203 SITE LAYOUT PLAN ENLARGEMENT
	L300 SITE GRADING PLAN
	L301 SITE GRADING PLAN ENLARGEMENT
	L302 SITE GRADING PLAN ENLARGEMENT
	L303 SITE GRADING PLAN ENLARGEMENT
	L400 PLANTING PLAN
	L401 GROUNDCOVER PLAN
	L402 PLANTING PLAN ENLARGEMENT
	L403 PLANTING PLAN ENLARGEMENT
	L404 PLANTING PLAN ENLARGEMENT
STRUCTURAL	L500 SITE DETAILS
	L501 SITE DETAILS: ADD ALTERNATE
	S001 STRUCTURAL NOTES
	S101 FOUNDATION & ROOF FRAMING PLANS, FRAMING SECTION
	S102 PICKLEBALL PLAN & DETAILS
ARCHITECTURAL	S501 STRUCTURAL DETAILS
	S502 STRUCTURAL DETAILS
	S503 STRUCTURAL DETAILS
	A100 RR/STORAGE/SHELTER FLOOR & ROOF PLANS
	A200 EXTERIOR ELEVATIONS
	A300 BUILDING SECTIONS AND REFLECTED CEILING PLAN
	A310 WALL SECTIONS
	A400 INTERIOR PLANS AND ELEVATIONS
	A510 SECTION AND PLAN DETAILS
	A511 SECTION DETAILS
MECHANICAL	M100 FLOOR PLANS - MECHANICAL
	M201 MECHANICAL DETAILS
	M301 MECHANICAL SCHEDULES
	E100 SITE PLAN - ELECTRICAL
	E101 FLOOR PLANS - ELECTRICAL
ELECTRICAL	E201 ELECTRICAL DETAILS
	E301 ELECTRICAL SCHEDULES
	E302 ELECTRICAL SCHEDULES

FINAL SITE PLAN
SUBMITTAL



COVERSHEET

CONFLUENCE PROJECT # 23567

L000

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File Location: C:\Users\brhorne\OneDrive\Projects - SPIS - Projects\NAI Projects\Projects\Projects\50204\50204.dwg (5/24/2025) 10:56 AM BY: brhorne / PLOT DATE: 6/20/2025 11:08 AM BY: Brandon Horne /

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SCALE & DRAWING SIZE

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KEYS FOR THE LAYOUT
WITH BLACK AND WHITE LETTERS
IF PRINTED CORRECTLY

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PHASE 1 EROSION & SEDIMENT CONTROL PLAN TAGGED NOTES

- PROVIDE SILT FENCE AND 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED ---SF--- AND ---WT--- RESPECTIVELY. 932 LF OF SF AND 240 LF OF WT SHOWN. INSTALL PER SUDAS 9040.
- CONSTRUCTION ENTRANCE. MINIMUM 20' WIDE X 50' LONG X 6" DEPTH STONE PER SUDAS 9040.102. ENTRANCE SHALL BE REPLACED IF IT BECOMES INUNDATED WITH SOIL. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANUP OF ANY TRACK OUT THAT OCCURS.
- ROLL-OFF CONCRETE WASHOUT.
- ALL AREAS TO REMAIN UNDISTURBED FOR MORE THAN 14 DAYS SHALL IMMEDIATELY BE STABILIZED WITH HYDRAULIC MULCH - BONDED FIBER MATRIX AND TYPE 4 URBAN TEMPORARY EROSION CONTROL SEEDING. REFER TO SITE PLANTING PLAN FOR PERMANENT STABILIZATION INFORMATION. 3.3 ACRES TOTAL.
- INSTALL 8' WIDE SECTION OF FLEXAMAT PLUS OR APPROVED EQUAL TURF REINFORCEMENT MAT. EXTEND TRM TO TOE OF SLOPE OR MINIMUM 10'. 23 SY TOTAL.
- CONSTRUCTION LIMITS. CONTRACTOR SHALL TAKE CARE TO PROTECT SURROUNDING PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO PROPERTIES OUTSIDE CONSTRUCTION LIMITS.
- INSTALL TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. 960 SY TOTAL.
- INSTALL TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. PRODUCT SHALL BE STAKED USING VIVAGREEN GREENSTAKE PLASTIC FREE BIODEGRADABLE STAPLES OR APPROVED EQUAL PLACED AT 12"-18" ON-CENTER. USE "NORTH AMERICAN GREEN BIONET SC150BN" OR APPROVED EQUAL. 210 SY TOTAL.
- REFER TO DETAIL D-4 ON SHEET C600 FOR BIORETENTION CELL CROSS SECTION. REFER TO GRADING AND LANDSCAPING PLANS FOR ALL ADDITIONAL BIORETENTION CELL INFORMATION.
- CONTRACTOR PARKING, EQUIPMENT STORAGE, OR SITE ACCESS NOT ALLOWED IN NORTH PARKING LOT. DAMAGE CAUSED TO THE PARKING SURFACE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

- LEGEND**
- WT WATTLE
 - SF SILT FENCE
 - CONSTRUCTION ENTRANCE
 - FLEXAMAT PLUS OR APPROVED EQUAL
 - TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT
 - TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT

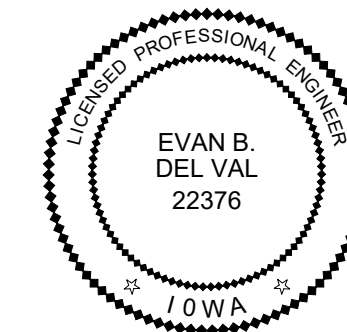
CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17th Street
Des Moines, IA 50309
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CIVIL ENGINEER
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1933 SW MAGAZINE RD
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515.965.0123

ARCHITECT
SVPA ARCHITECTS, INC.
1466 28TH ST STE 200
WEST DES MOINES, IA 50266
515.327.5990

ELECTRICAL ENGINEER
TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679



Revision Schedule

No.	Date	Description

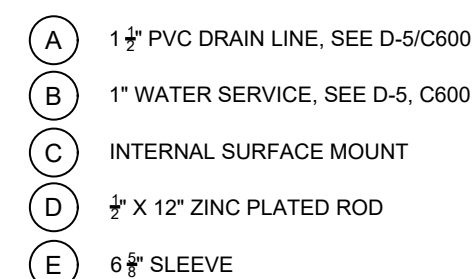
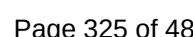
LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

EROSION &
SEDIMENT
CONTROL-PHASE 1

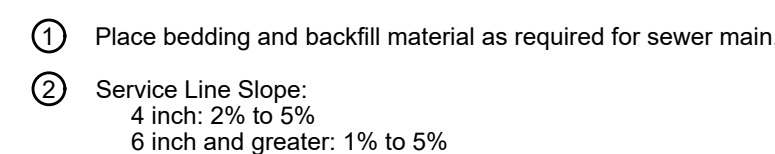
C300





DRINKING FOUNTAIN PRODUCT SPECIFICATION	
MANUFACTURER:	MDF (MOST DEPENDABLE FOUNTAINS)
MODEL:	2440 SMSS W/ OPTIONAL BOTTLE FILLER
DESCRIPTION:	ADA ACCESSIBLE BI-LEVEL DRINKING FOUNTAIN
OPTIONS:	INTERNAL SURFACE CARRIER, 316 STAINLESS STEEL CUT-OFF VALVE AND LOW POINT DRAIN RECESSED HOSE BIBB WITH LOCKING DOOR BOTTLE FILLER
COLOR	TBD FROM MANUFACTURER'S FULL STANDARD RANGE

D 6 DRINKING FOUNTAIN (INSTALL PER MANUFACTURER'S INSTRUCTIONS)



SANITARY SEWER STUB DETAIL

File Location: N:\0203\03567_Lions Park - Grimes\023567_WORKING\AUTOCAD\SHETS\03567 L100 DEMO / SAVE DATE: 6/19/2025 5:39 PM BY: dhurt / PLOT DATE: 7/15/2025 1:25 PM BY: Denise Hart

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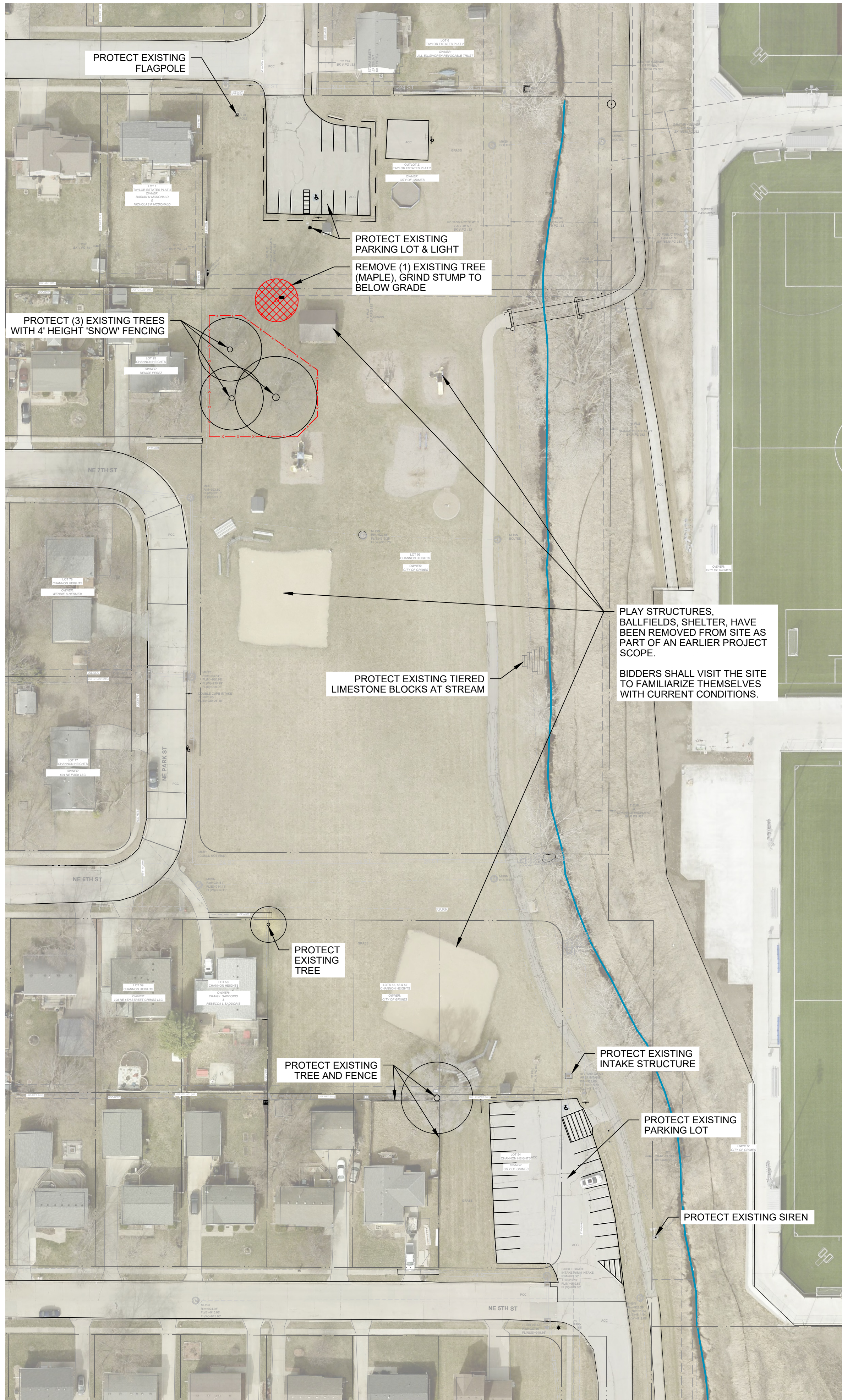
THE SQUARE SYMBOLS ARE ON
WITH BLACK AND WHITE LETTERS
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L100

DEMOLITION PLAN



GENERAL NOTES

- NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

- PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

CONFLUENCE

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NILLES ASSOCIATES

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515.327.5990

MEP ENGINEER

TWIN RIVERS ENGINEERING

1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number 23567

Issue FINAL SITE PLAN SUBMITTAL

Date 2025-07-15

DEMOLITION PLAN

L100

File Location: N:\0203\03567_Lions Park - Grimes\03567 - Working\AutoCAD\Sheets\03567 L200 LAYOUT / SAVE DATE: 7/30/2025 12:16 PM BY: dhurt / PLOT DATE: 7/15/2025 1:32 PM BY: Denies Hurt

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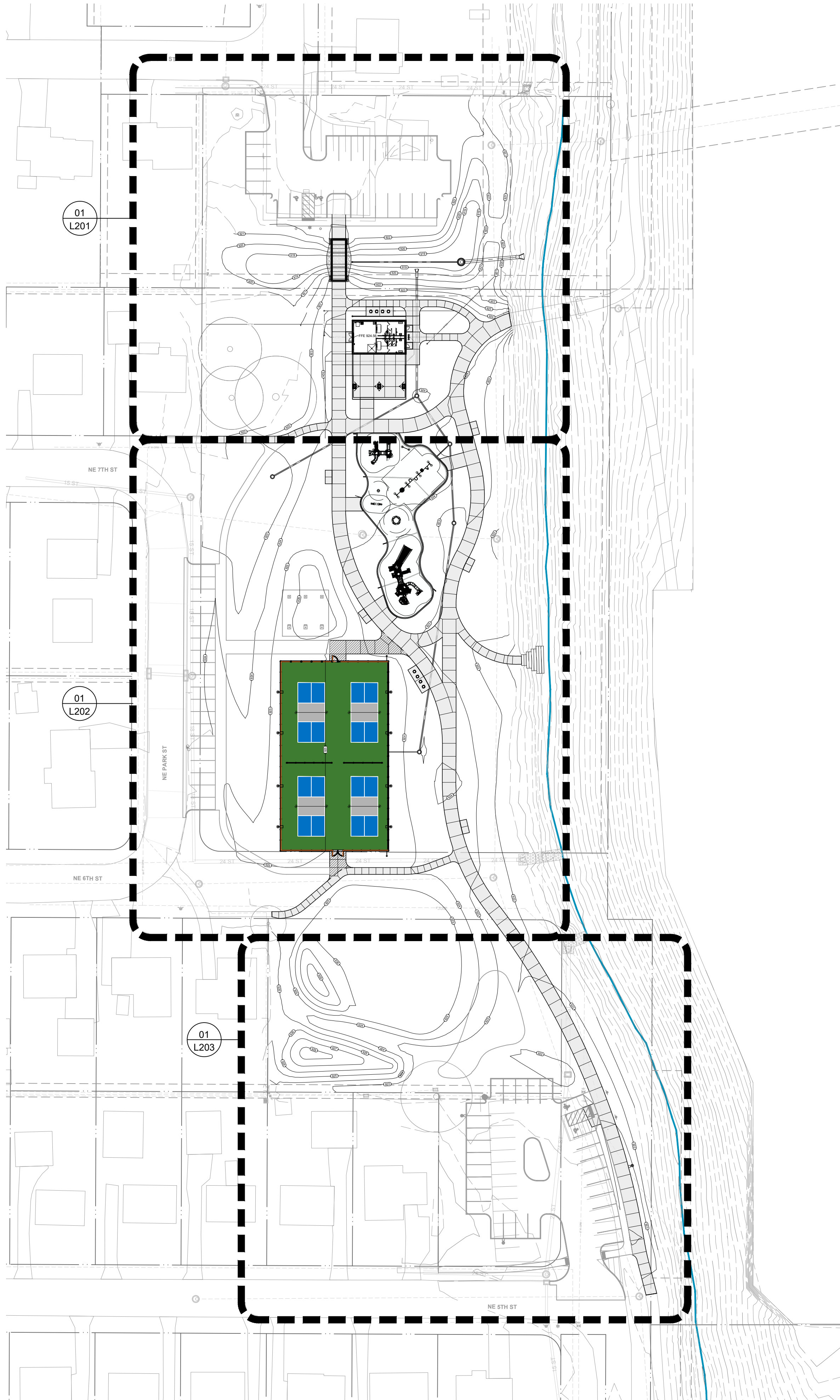
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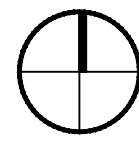
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B

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01 L200 SITE LAYOUT PLAN



GENERAL NOTES

- NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
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- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

- ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- ALL RAMP AND CURB RAMP SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
- PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

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LIONS PARK

CITY OF GRIMES

725 NE 5TH ST.

GRIMES, IA 50111

Project Number 23567

Issue FINAL SITE PLAN SUBMITTAL

Date 2025-07-15

SITE LAYOUT PLAN

L200



Page 328 of 48

GENERAL NOTES

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- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
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- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

KEYNOTES

1. TYPE 1 PCC PAVING; PEDESTRIAN, SEE DETAIL 1/L500
2. PROTECT EXISTING DURING CONSTRUCTION
3. EXPANSION JOINT, SEE DETAIL 2/L500
4. PLAY CONTAINMENT CURB, SEE DETAIL 3/L500
5. PARKING LOT LIGHT POLE, LP1 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
6. BIKE RACK, SEE 11/L500
7. ADD ALT. #1: COURT LIGHTING, LP2 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
8. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 8' HEIGHT, SEE DETAIL 1/L501
9. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 4' HEIGHT W/ PROTECTIVE TOPPER, SEE DETAIL 2/L501
10. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: SINGLE SWING GATE, SEE DETAIL 4/L501
11. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: DOUBLE SWING GATE, SEE DETAIL 5/L501
12. ADD ALT. #1: WINDSCREEN ATTACHED TO CHAINLINK FENCING
13. ADD ALT. #1: REINFORCED PCC MOW STRIP
SEE DETAIL 3/L501
14. ADD ALT. #1: PICKLEBALL POST AND NET SYSTEM,
SEE DETAIL 6/L501

Revision Schedule

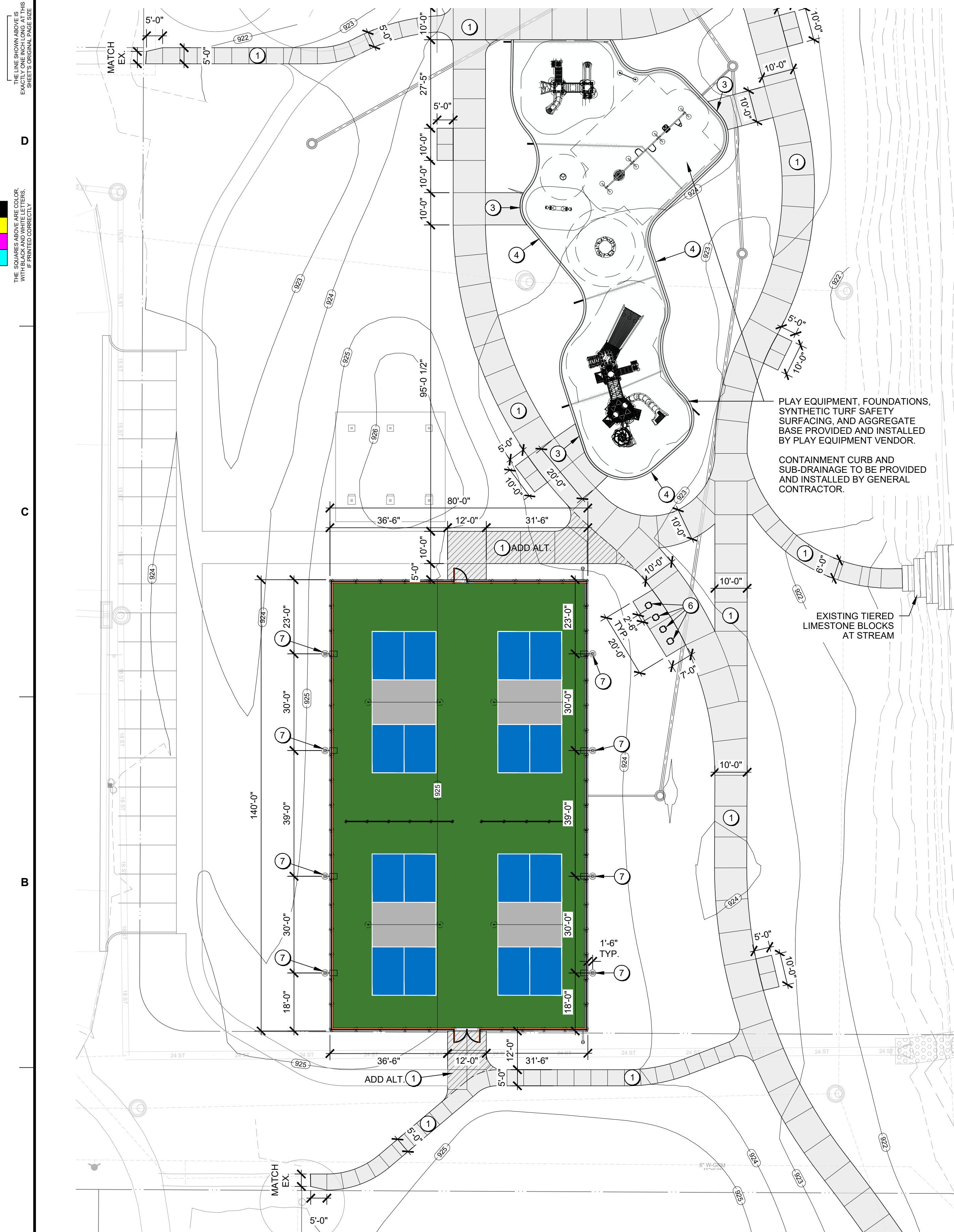
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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
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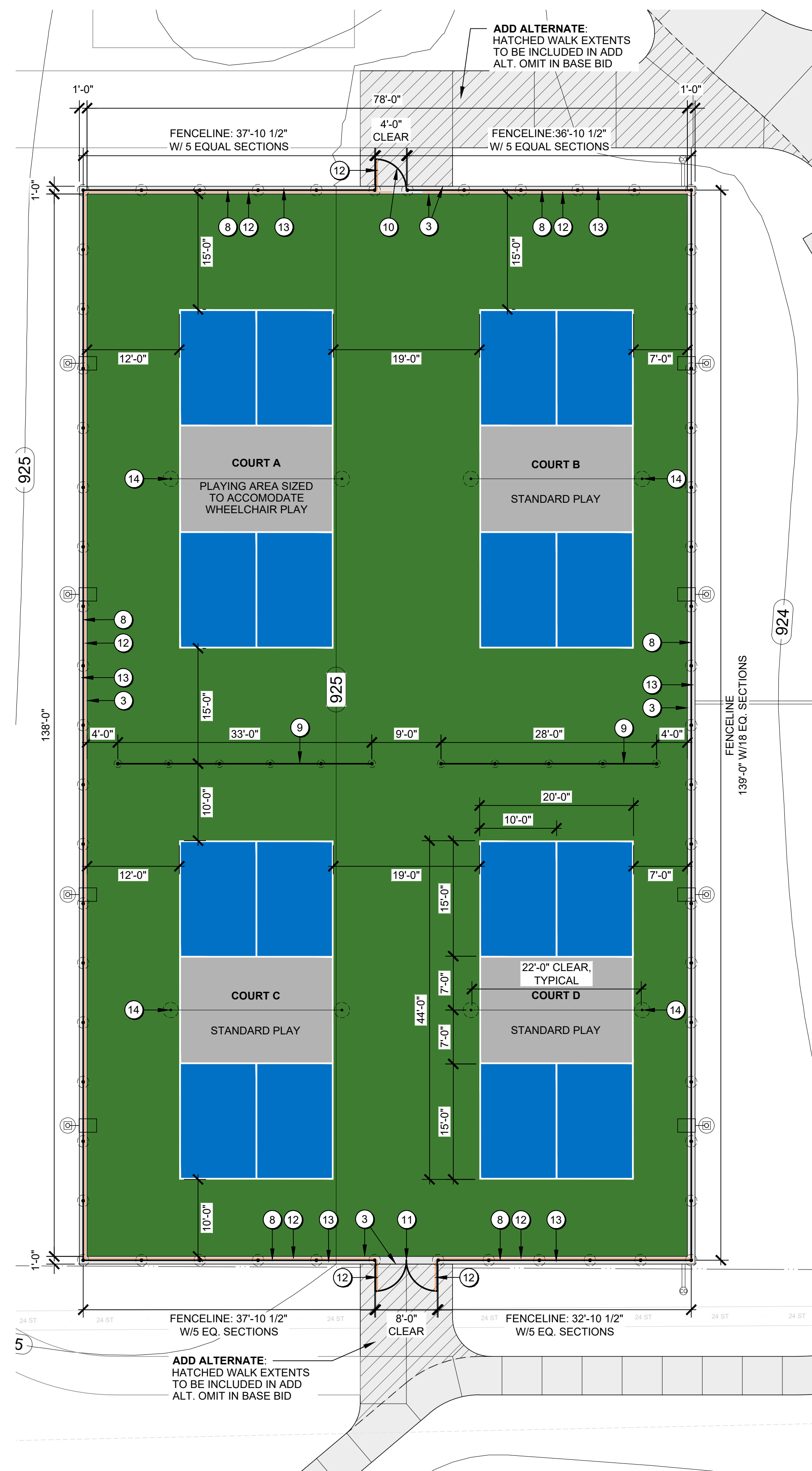
Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

SITE LAYOUT PLAN ENLARGEMENT

L202



01
202 SITE LAYOUT PLAN ENLARGEMENT



02 202	ADD ALTERNATE: PICKLEBALL COURT PLAN ENLARGEMENT
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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

SITE LAYOUT PLAN ENLARGEMENT

L203

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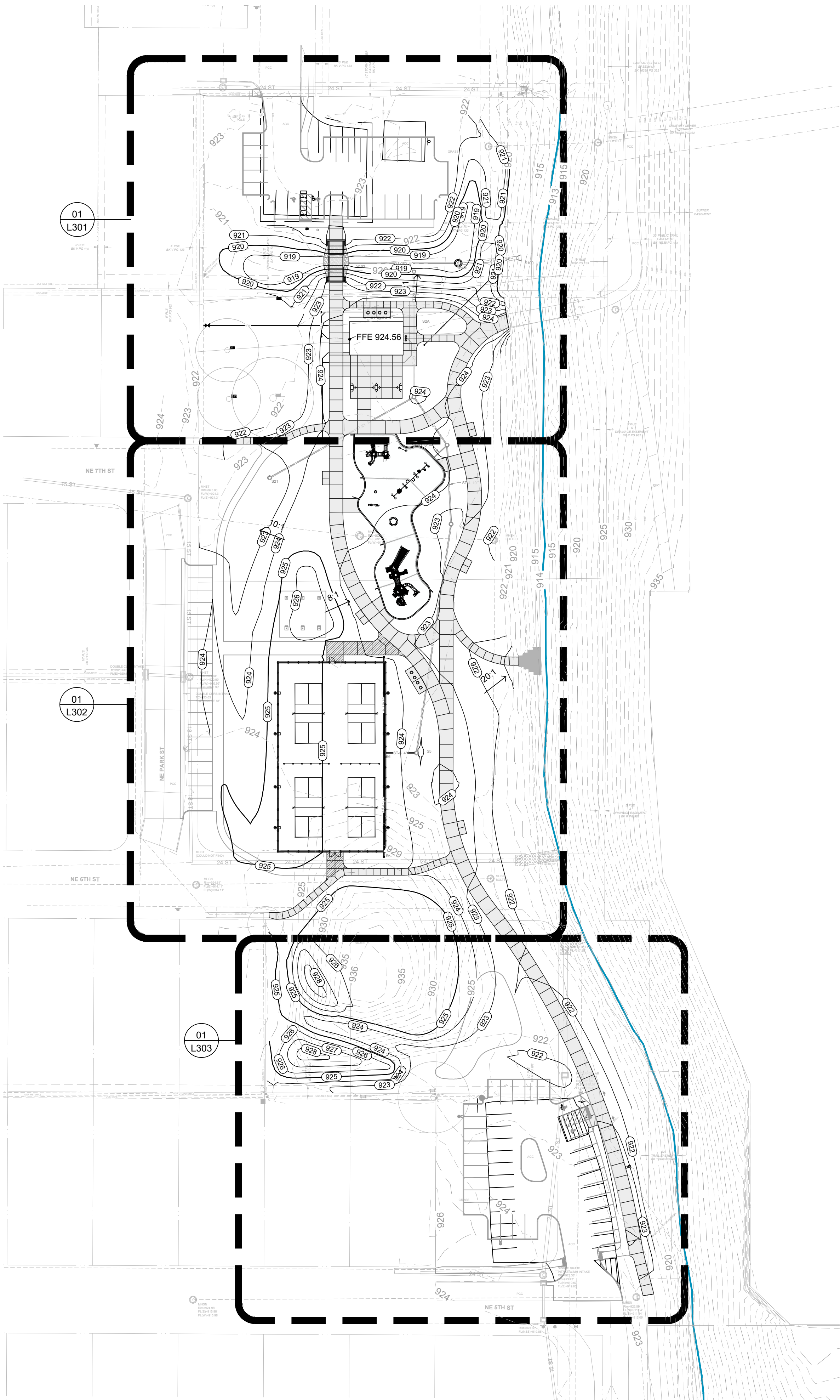
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01 L300 SITE GRADING PLAN



GENERAL NOTES

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GRADING NOTES

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- WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
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- SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

CONFLUENCE

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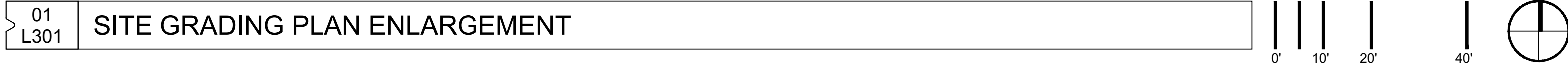
No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number 23567
Issue FINAL SITE PLAN SUBMITTAL
Date 2025-07-15

GRADING PLAN

L300



A. NILLER ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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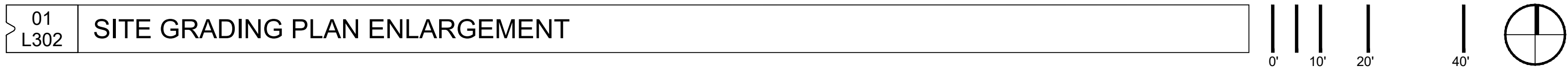
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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

GRADING PLAN ENLARGEMENT

L301



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515.327.5990

MEP ENGINEER
TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

[illegible]

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

GRADING PLAN ENLARGEMENT

L302

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567_L400_PLANTING / SAVE DATE: 6/23/2025 10:18 AM BY: mdenks / PLOT DATE: 7/15/2025 1:54 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE IS GRAPHICAL SCALE SIZE

THE SQUARE ABOVE IS ONE
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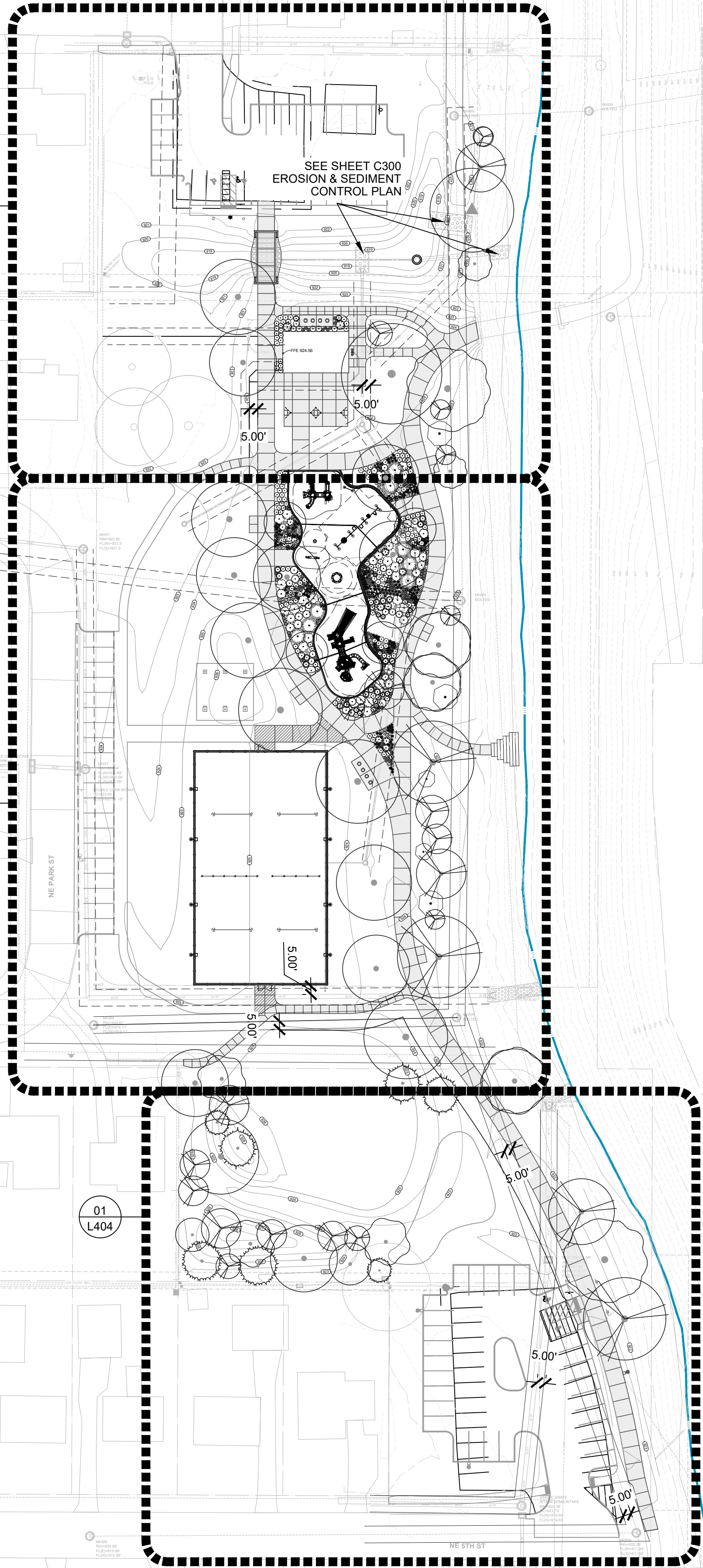
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01
L400 SITE PLANTING PLAN



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
BN	3	Betula nigra	RIVER BIRCH	2'0" CAL.	B&B OR CONT.	SINGLE STEM
BH	2	Carya cordiformis	BITTERNUT HICKORY	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
FA	1	Fagus grandiflora	AMERICAN BEECH	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
LT	2	Liriodendron tulipifera	TULIPTREE	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
PO	3	Plantus occidentalis	AMERICAN SYCAMORE	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QB	2	Quercus bicolor	SWAMP WHITE OAK	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QM	2	Quercus macrocarpa	BUR OAK	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QR	2	Quercus rubra	NORTHERN RED OAK	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
TM	1	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
TA	1	Tilia Americana	AMERICAN LINDEN	2'0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
UNDERSTORY TREES						
AG	5	Acer griseum	PAPERBARK MAPLE	8' HT.	B&B OR CONT.	MULTI-STEM
OB	3	Aesculus glabra	OHIO BUCKEYE	8' HT.	B&B OR CONT.	SINGLE STEM
CC	4	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B OR CONT.	SINGLE STEM
CK	3	Cornus kousa	KOUSA DOGWOOD	8' HT.	B&B OR CONT.	SINGLE STEM
MS	4	Magnolia stellata	STAR MAGNOLIA	8' HT.	B&B OR CONT.	SINGLE STEM
EVERGREEN TREES						
AB	2	Abies balsamea	BALSAM FIR	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
CF	1	Abies concolor	CONCOLR FIR	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
PR	2	Pinus resinosa	RED PINE	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
PS	2	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN

DECIDUOUS SHRUBS

AM	4	Aronia melanocarpa 'Morton'	IROQUIOS BEAUTY	#3	CONT.	AS SHOWN ON PLAN
AU	11	Aronia melanocarpa 'UCONNAM165'	LOW SCAPE MOUND ARONIA	#3	CONT.	AS SHOWN ON PLAN
BP	27	Betula x plettkei 'Golden Treasure'	BETULA X PLETTKEI 'GOLDEN TREASURE'	#3	CONT.	AS SHOWN ON PLAN
BB	1	Cephalanthus occidentalis	BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
SS	1	Cephalanthus occidentalis 'SMCOSS'	SUGAR SHACK BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
DF	6	Dasiphora fruticosa	BUSH CINQUEFOIL	#3	CONT.	AS SHOWN ON PLAN
FI	15	Forsythia x intermedia 'Nimbus'	SHOW OFF SUGAR BABY DWARF FORSYTHIA	#3	CONT.	AS SHOWN ON PLAN
FG	18	Fothergilla gardenii 'Blue Mist'	BLUE MIST DWARF FOTHERFILLA	#3	CONT.	AS SHOWN ON PLAN
PW	12	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HQ	2	Hydrangea quercifolia 'Queen of Hearts'	QUEEN OF HEARTS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HR	2	Hydrangea quercifolia 'Rubby Slippers'	RUBBY SLIPPERS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
LH	13	Itea virginica 'Sprich'	LITTLE HENRY SWEETSPIRE	#3	CONT.	AS SHOWN ON PLAN
NB	20	Physocarpus opulifolius 'HOOGI021'	LITTLE JOKER NINEBARK	#3	CONT.	AS SHOWN ON PLAN
RA	16	Rhus aromatica 'Gro-Low'	GROW-LOW FRAGRANT SUMAC	#3	CONT.	AS SHOWN ON PLAN
VC	15	Viburnum carlesii 'SMVCB'	SPICE BABY KOREANSPICE VIBURNUM	#3	CONT.	AS SHOWN ON PLAN

EVERGREEN SHRUBS

IG	4	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	#3	CONT.	AS SHOWN ON PLAN
PA	4	Picea alves 'Pusch'	PUSCH DWARF NORWAY SPRUCE	#3	CONT.	AS SHOWN ON PLAN
TN	8	Taxus cuspidata 'Nana Aurescens'	DWARF GOLDEN JAPANESE YEW	#3	CONT.	AS SHOWN ON PLAN
TO	16	Tuja occidentalis 'Anna Van Vloten'	ANNA'S MAGIC BALL ARBORVITAE	#3	CONT.	AS SHOWN ON PLAN

PERENNIALS

AF	9	Agastache foeniculum	BLUE GIANT HYSSOP	#1	CONT.	AS SHOWN ON PLAN
AD	6	Arunus dioicus	GOATSBEARD	#1	CONT.	AS SHOWN ON PLAN
AT	37	Asclepias tuberosa	BUTTERFLY MILKWEED	#1	CONT.	AS SHOWN ON PLAN
CI	13	Callirhoe involucrata	PURPLE POPPYMALLOW	#1	CONT.	AS SHOWN ON PLAN
CL	39	Coreopsis lanceolata	LANCELEAF TICKSEED	#1	CONT.	AS SHOWN ON PLAN
PC	25	Echinacea pallida	PALE PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
EP	67	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
LS	9	Liatris spicata	BLAZING STAR	#1	CONT.	AS SHOWN ON PLAN
GL	17	Lobelia siphilitica	GREAT LOBELIA	#1	CONT.	AS SHOWN ON PLAN
MD	14	Monarda didyma	BEE BALM	#1	CONT.	AS SHOWN ON PLAN
MF	11	Monarda fistulosa	BERGAMOT	#1	CONT.	AS SHOWN ON PLAN
GP	3	Phlox paniculata	GARDEN PHLOX	#1	CONT.	AS SHOWN ON PLAN
PB	55	Phlox subulata 'Blue Emerald'	BLUE EMERALD CREEPING PHLOX	#1	CONT.	AS SHOWN ON PLAN
PV	7	Physostegia virginiana	OBEDIENT PLANT	#1	CONT.	AS SHOWN ON PLAN
RH	67	Rudbeckia hirta 'American Gold Rush'	AMERICAN GOLD RUSH BLACK-EYED SUSAN	#1	CONT.	AS SHOWN ON PLAN
SA	18	Symphoricarum laeve	SMOOTH ASTER	#1	CONT.	AS SHOWN ON PLAN
VS	10	Veronica spicata	SPIKE SPEEDWELL	#1	CONT.	AS SHOWN ON PLAN

GRASSES

BG	37	Boutela grama	BLUE GRAMA	#1	CONT.	AS SHOWN ON PLAN
LB	22	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	AS SHOWN ON PLAN
SH	48	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	2'-0" O.C.

STREAM BANK PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AB2	1	Amelanchier x grandifolia	AUTUMN BRILLIANCE SERVICEBERRY	4' HEIGHT	BAREROOT	
AT2	2	Aimna triloba	PAWPAW	4' HEIGHT	BAREROOT	
BN2	1	Betula nigra	RIVER BIRCH	4' HEIGHT	BAREROOT	
AH2	1	Carpinus carolina	AMERICAN HORNBEAM	4' HEIGHT	BAREROOT	
CI2	1	Carya ovata	PECAN	4' HEIGHT	BAREROOT	
CO2	1	Celtis occidentalis	COMMON HACKBERRY	4' HEIGHT	BAREROOT	
CC2	2	Cercis Canadensis	EASTERN REDBUD	4' HEIGHT	BAREROOT	
OV2	1	Ostrya virginiana	AMERICAN HOPHORNBEAM	4' HEIGHT	BAREROOT	
PA2	1	Prunus americana	AMERICAN PLUM	4' HEIGHT	BAREROOT	
PN2	2	Prunus nigra	CANADA PLUM	4' HEIGHT	BAREROOT	
PW2	2	Prunus serotina	BLACK CHERRY	4' HEIGHT	BAREROOT	
QB2	3	Quercus bicolor	SWAMP WHITE OAK	4' HEIGHT	BAREROOT	
QR2	2	Quercus rubra	NORTHERN RED OAK	4' HEIGHT	BAREROOT	
TM2	1	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	4' HEIGHT	BAREROOT	
SHRUBS						
HI	3	Hamamelis x intermedia	WITCHHAZEL	#3	CONT.	AS SHOWN ON PLAN
VP	2	Viburnum prunifolium	BLACKHAWK VIBURNUM	#3	CONT.	AS SHOWN ON PLAN

GENERAL NOTES

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PLANTING GENERAL NOTES

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- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

CONFLUENCE

LANDSCAPE ARCHITECT

CONFLUENCE

525 17th Street
Des Moines, IA 50309
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CIVIL ENGINEER

NILLES ASSOCIATES

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ANKENY, IA 50023
515.965.0123

ARCHITECT

SYVA ARCHITECTS, INC.

1466 28TH ST STE 200
WEST DES MOINES, IA 50266
515.327.5990

MEP ENGINEER

TWIN RIVERS ENGINEERING

1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK

CITY OF GRIMES

725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

PLANTING PLAN

L400

File Location: N:\0203\03567_Lions Park - Grimes\03567_WORKING\AUTOCAD\SHETS\03567_L401 PLANTING / SAVE DATE: 6/23/2025 10:18 AM BY: mdenks / PLOT DATE: 7/15/2025 1:58 PM BY: Denise Hurt

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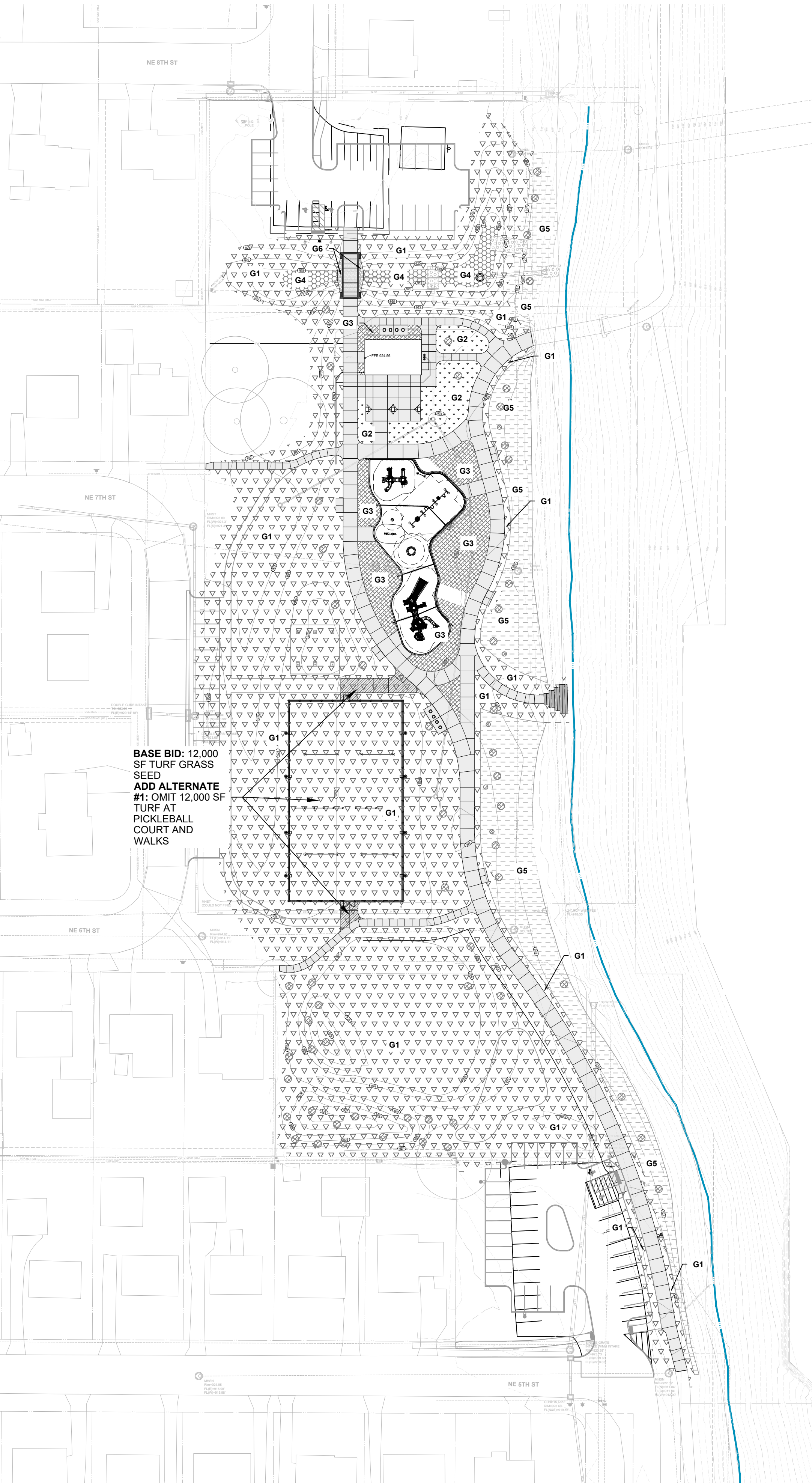
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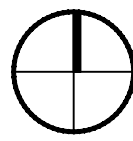
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01
L401 GROUNDCOVER PLAN



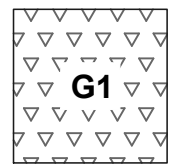
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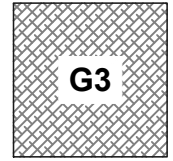
GROUNDCOVER LEGEND:



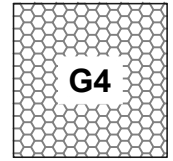
TURF GRASS SEED MIX



SOD



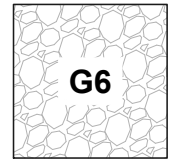
DOUBLE-PROCESSED HARDWOOD
MULCH (PLANTING BED)



BIO-RETENTION CELL, SEE L402 FOR
PLANTING EXTENTS SEE D-4/C600 FOR
SOIL PROFILE



'LOW MOW' GRASS SEED MIX



RIP RAP (+/-5" ANGULAR LIMESTONE
(SAMPLE TO BE APPROVED PRIOR TO
PROCUREMENT OR PLACEMENT)

Revision Schedule

No.	Date	Description

LIONS PARK

CITY OF GRIMES

725 NE 5TH ST.

GRIMES, IA 50111

Project Number 23567

Issue FINAL SITE PLAN SUBMITTAL

Date 2025-07-15

GROUNDCOVER
PLAN

L401

File Location: N:\0203\03567_Lions Park - Grimes\0203567 - WORKING\AUTOCAD\0203567_1400 PLANTING / SAVE DATE: 6/23/2025 10:18 AM BY: mdehns / PLOT DATE: 7/15/2025 1:57 PM BY: Denise Hurt

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01 L402 SITE PLANTING PLAN ENLARGEMENT

BIO CELL PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
FORBS						
70		Achillea hybrid 'Firefly Sunshine'	'FIREFLY SUNSHINE' YARROW	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
88		Agastache foeniculum	ANISE HYSSOP	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
105		Allium 'Millenium'	'MILLENNIUM' ORNAMENTAL ONION	1 QT.	CONT.	IN GROUPS OF 5-7, 14" O.C.
88		Asclepias tuberosa	BUTTERFLY MILKWEED	DEEP PLUG		SINGLE
105		Dalea purpurea	PURPLE PRAIRIE CLOVER	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
105		Echinacea pallida	PALE PURPLE CONEFLOWER	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
105		Liatris spicata	DENSE BLAZING STAR	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
70		Penstemon 'Onyx and Pearls'	'ONYX AND PEARLS' BEARDTONGUE	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
70		Rudebeckia fulgida 'Dahlonaga'	'MEGA MILLIONS' BLACK-EYED SUSAN	1 QT.	CONT.	IN GROUPS OF 1-3, 14" O.C.
70		Salvia nemerosa 'Cardonna'	'CARADONNA' SALVIA	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
GRASSES/SEDGES						
112		Bouteloua gracilis	BLUE GRAMA	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
75		Carex bivknelli	BICKNELL SEDGE	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
75		Schizachyrium scoparium	LITTLE BLUESTEM	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
112		Sporobolus heterolepis	PRAIRIE DROPSEED	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.

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- SOD
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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number 23567
Issue FINAL SITE PLAN SUBMITTAL
Date 2025-07-15

PLANTING PLAN
ENLARGEMENT

L402

- A. NILES ASSOCIATES, 1933 SW MAGAZINE SURVEY ROAD, ANKENY, IOWA, 50023 (515) 665-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO LOCATE THE LOCATIONS OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
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01 1403	SITE PLANTING PLAN ENLARGEMENT
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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567_1400_PLANTING / SAVE DATE: 6/23/2025 10:18 AM BY: mdenks / PLOT DATE: 7/15/2025 1:59 PM BY: Denise Hurt

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01
L404 SITE PLANTING PLAN ENLARGEMENT

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Project Number 23567
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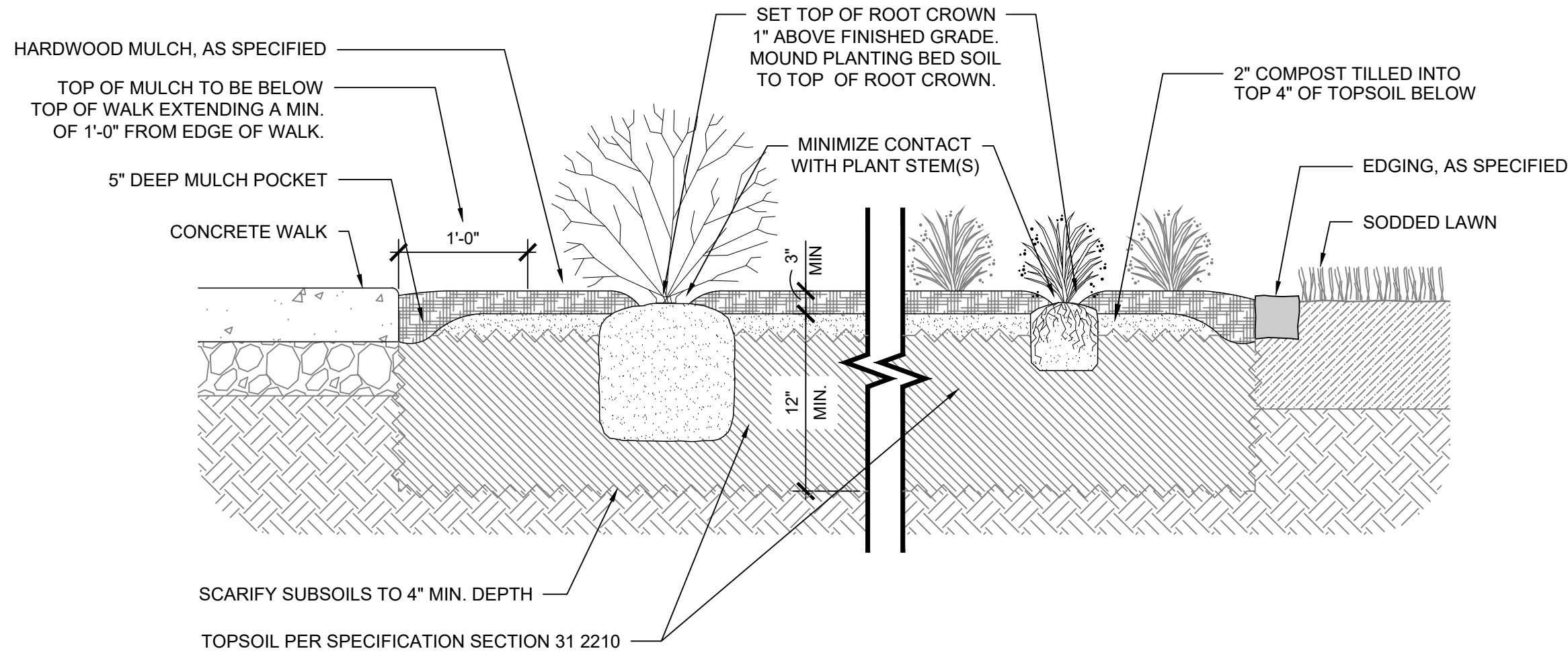
PLANTING PLAN
ENLARGEMENT

L404

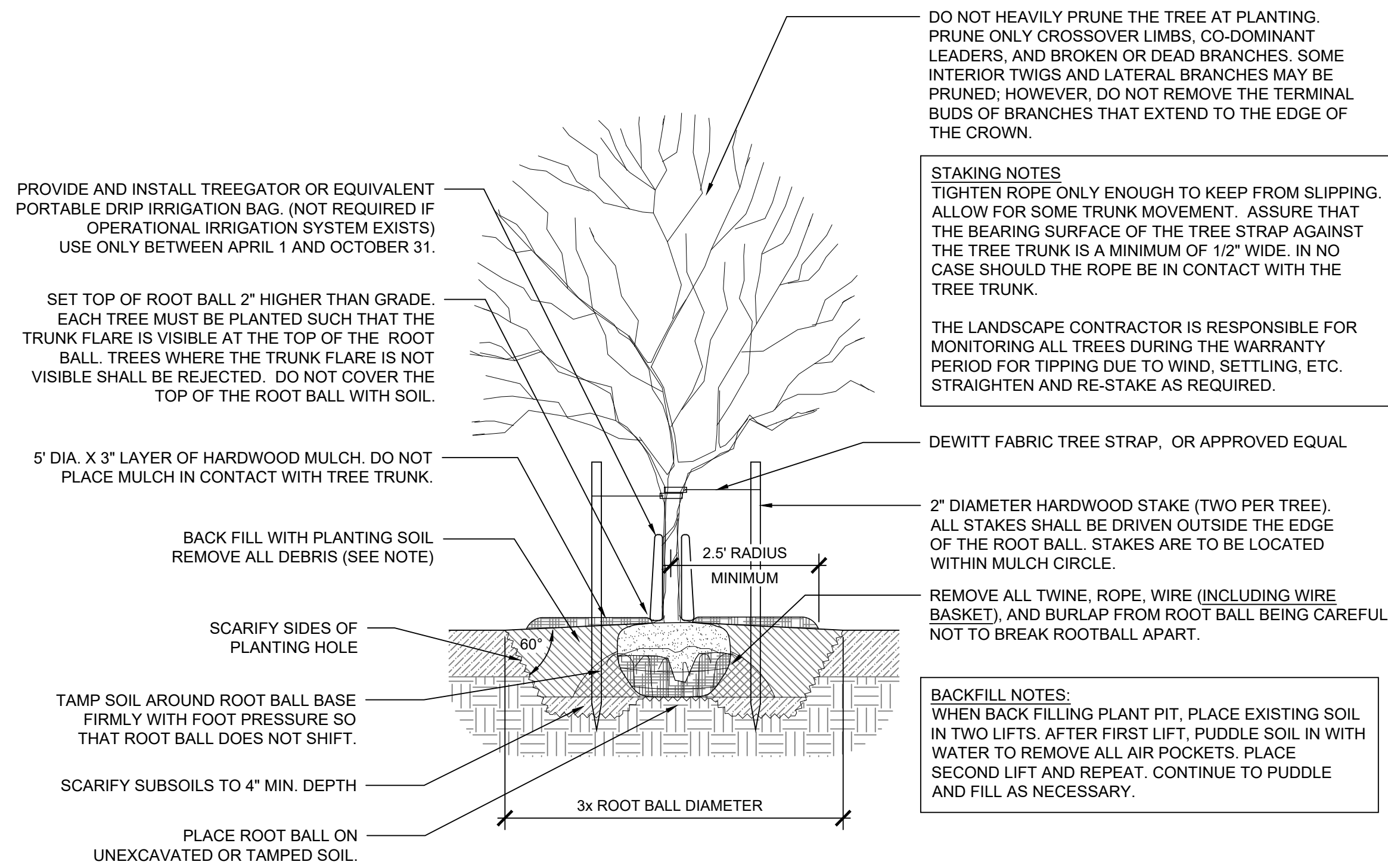
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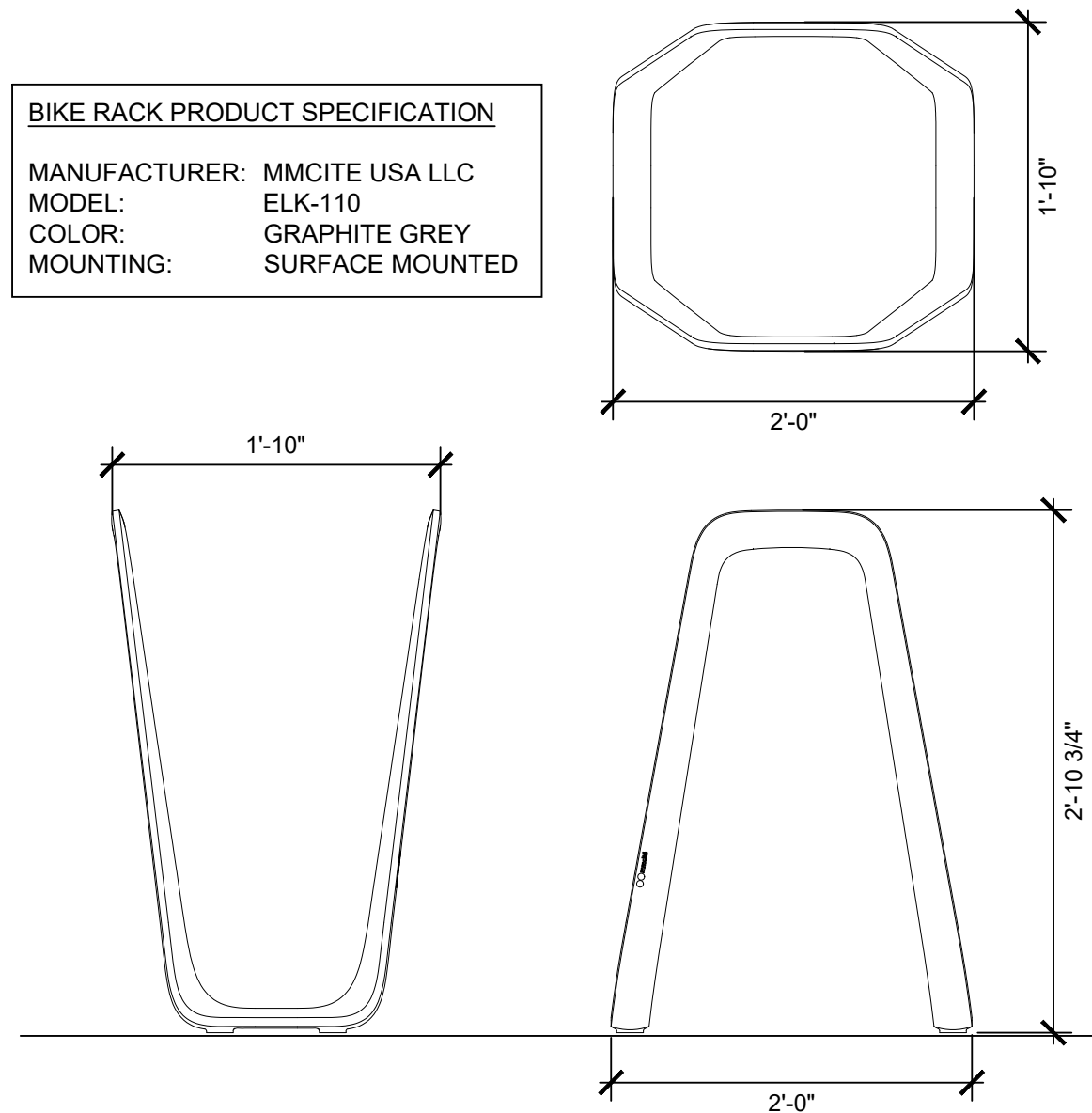
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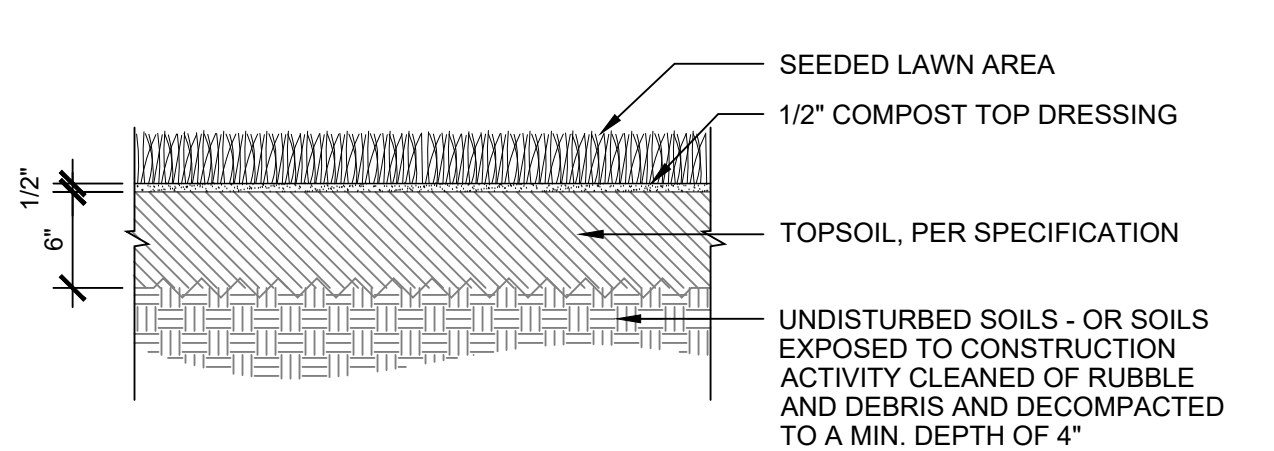
9 L500 PLANTING BED N.T.S.



10 L500 TREE PLANTING AND STAKING N.T.S.



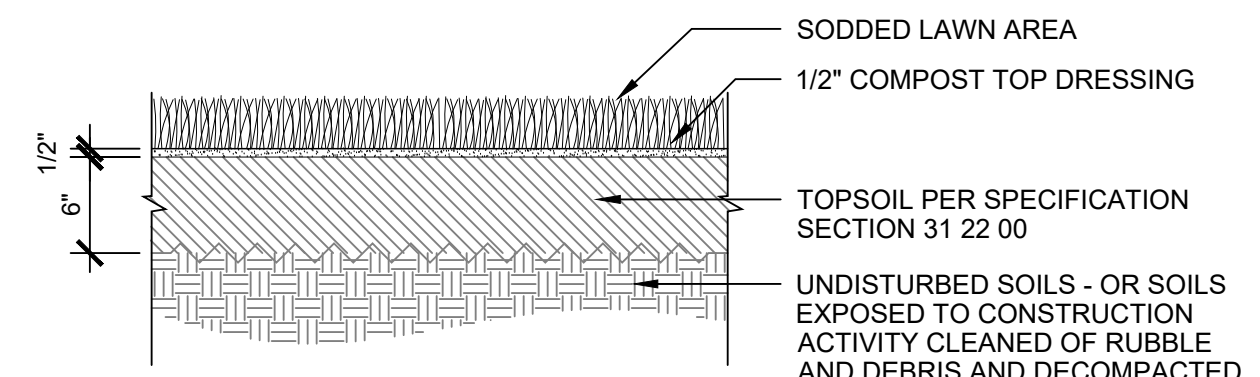
11 L500 BIKE RACK N.T.S.



LAWN AREA PREPARATION:

1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. SPREAD SEED PER SPECIFIED RATE
11. LIGHTLY RAKE LAWN SEED INTO SOIL.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

5 L500 SEEDED LAWN N.T.S.

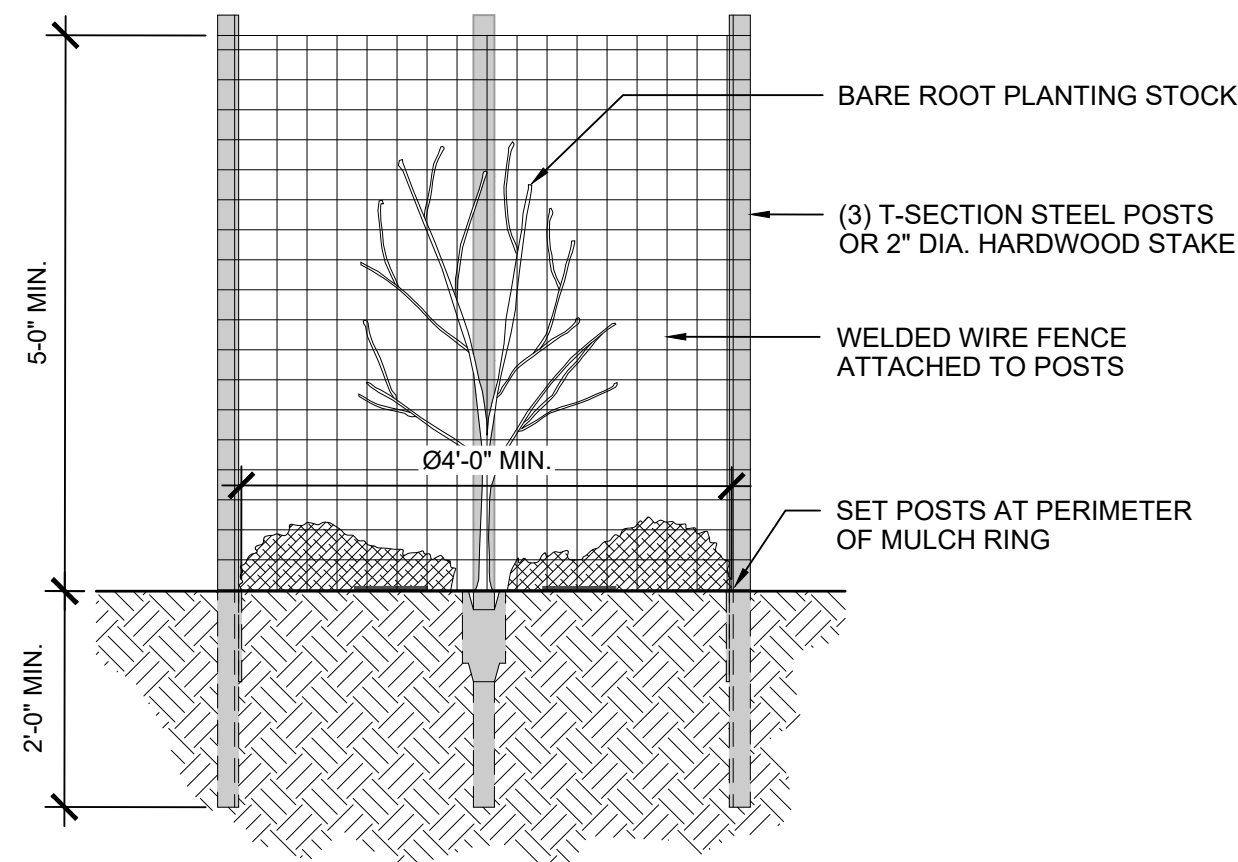


LAWN AREA PREPARATION:

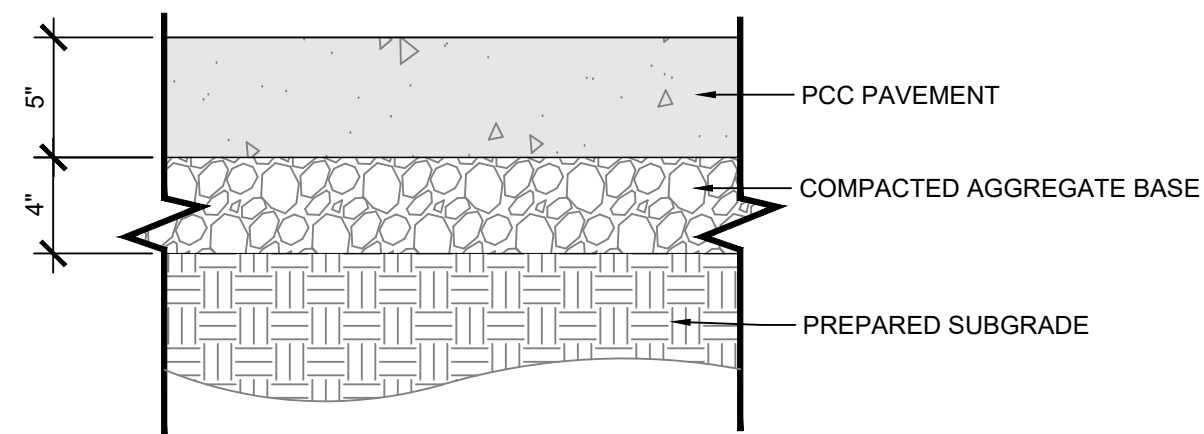
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9. SPREAD STARTER FERTILIZER.
10. LAY SOD
11. LIGHTLY ROLL SODDED AREAS TO INCREASE SOIL TO SOD CONTACT.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

6 L500 SODDED LAWN SCALE: 1" = 1'-0"

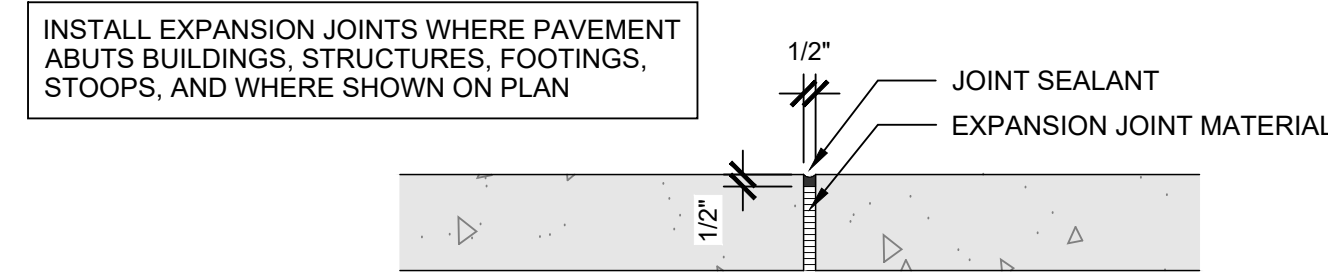
7 L500 NOT USED SCALE



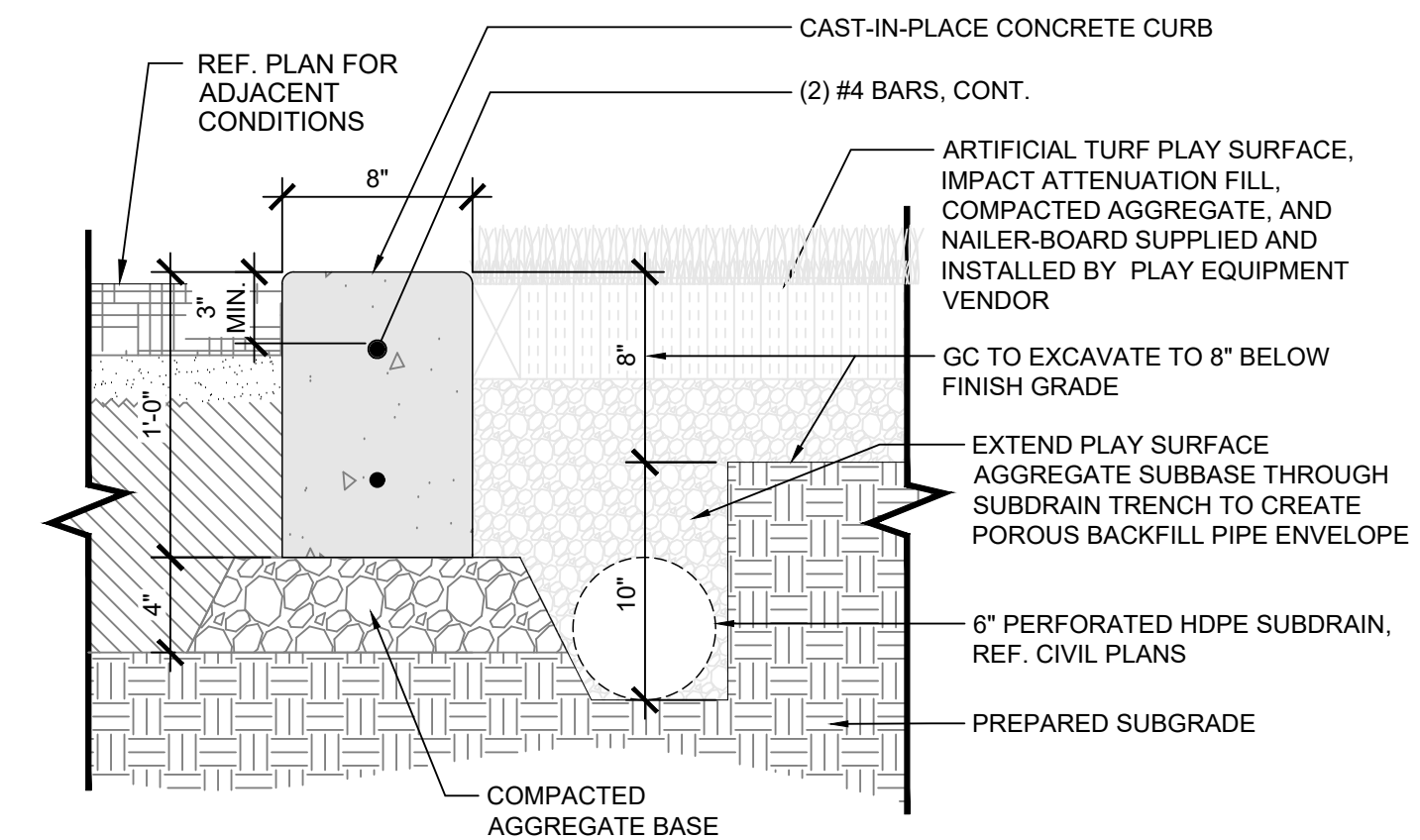
8 L500 DEER FENCING AT STREAM BANK PLANTINGS N.T.S.



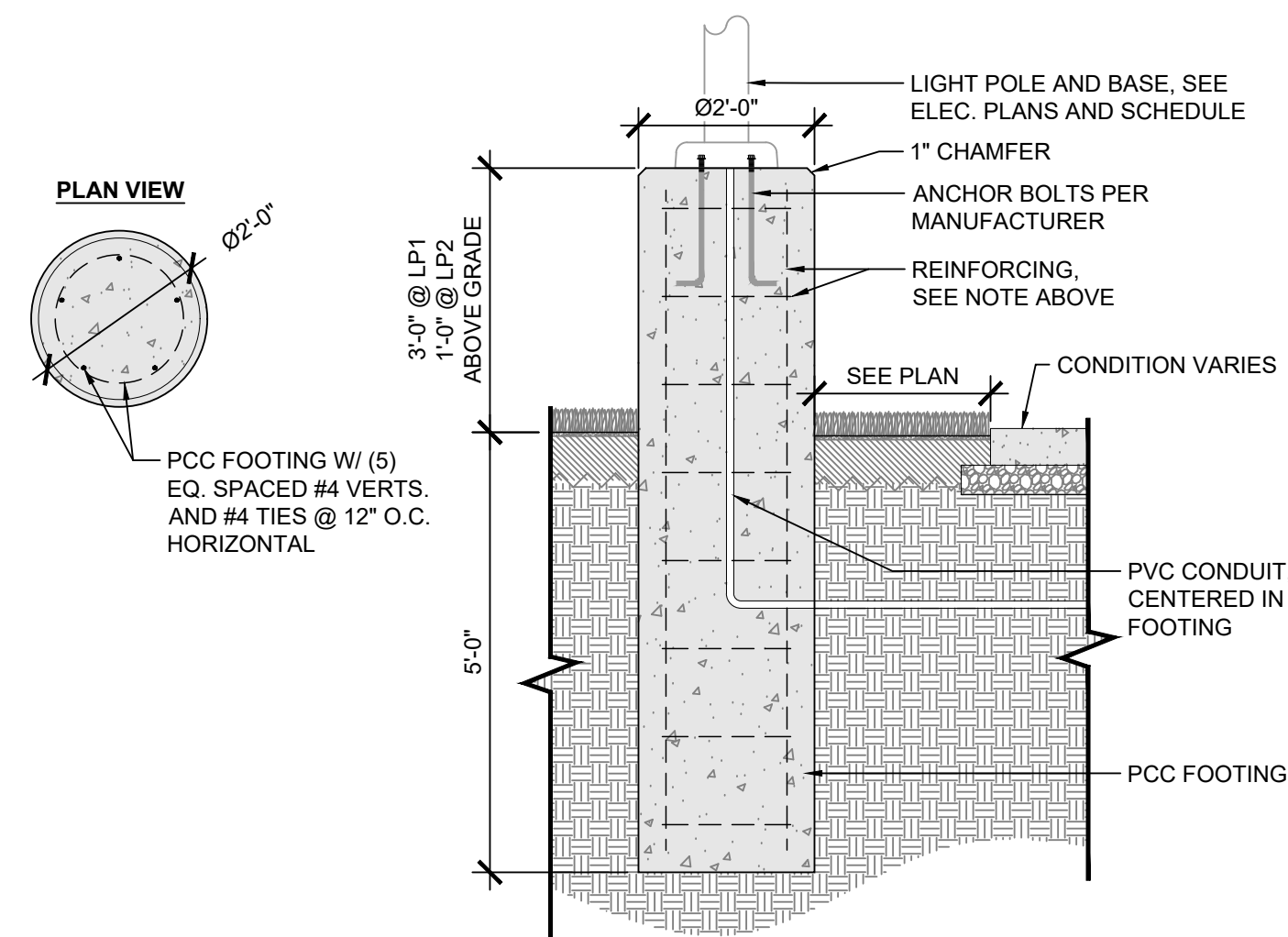
1 L500 TYPE 1 PCC PAVEMENT: PEDESTRIAN SCALE: 1 1/2" = 1'-0"



2 L500 EXPANSION JOINT N.T.S.



3 L500 PLAY CONTAINMENT CURB SCALE: 1 1/2" = 1'-0"



4 L500 LIGHT POLE BASE SCALE: 1/2" = 1'-0"

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SITE DETAILS
ADD ALTERNATE

L501

Page 341 of 341



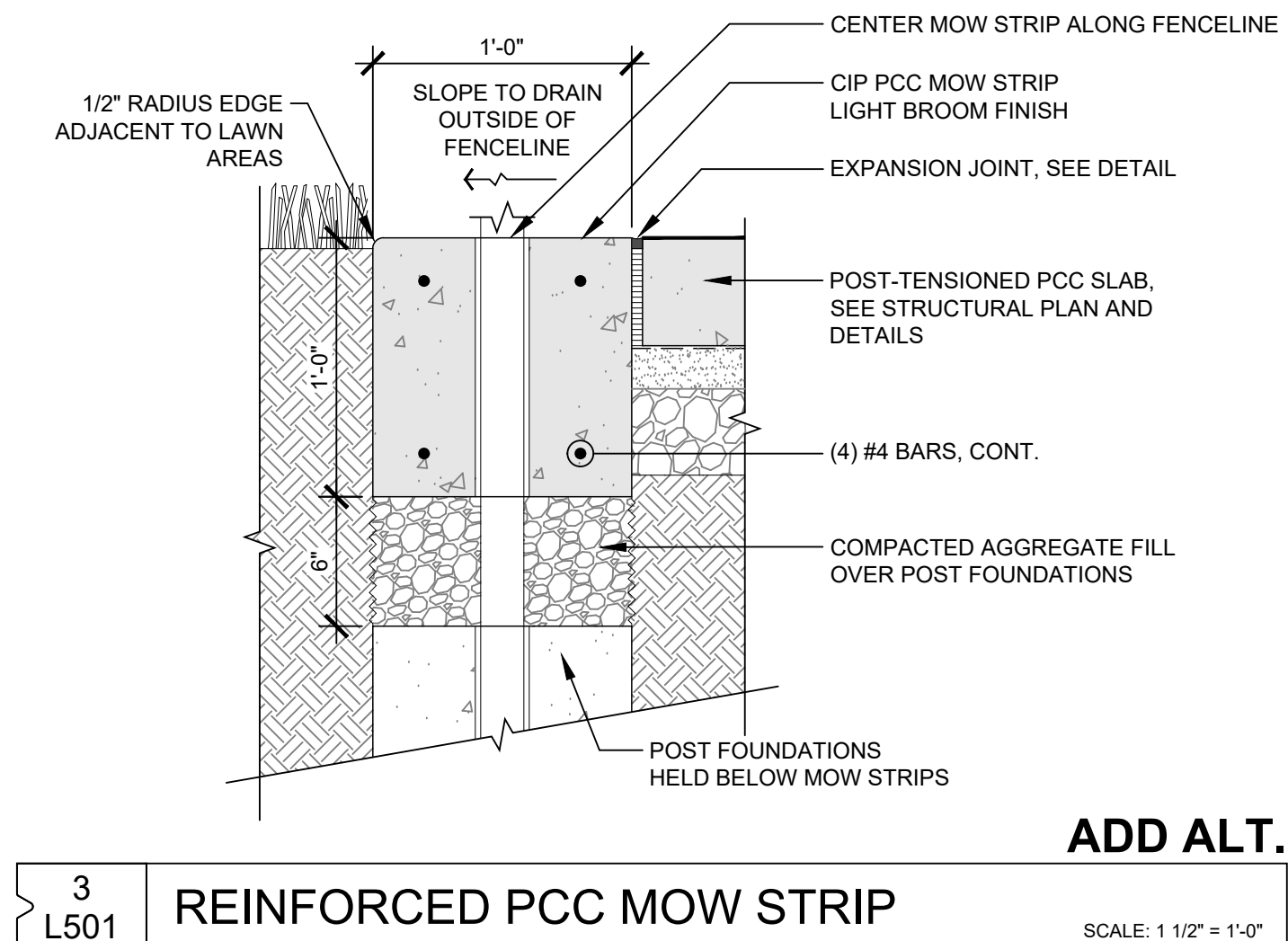
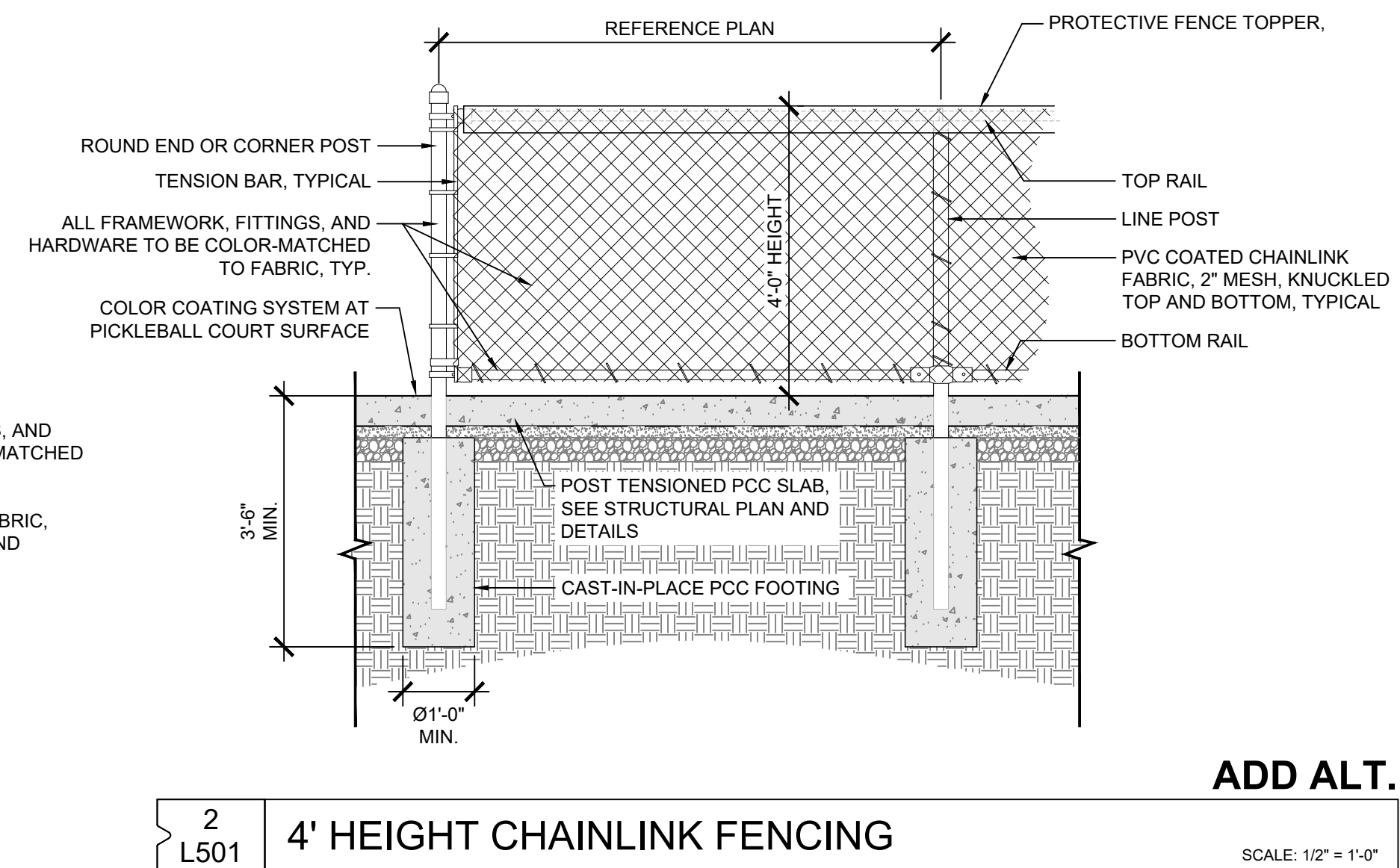
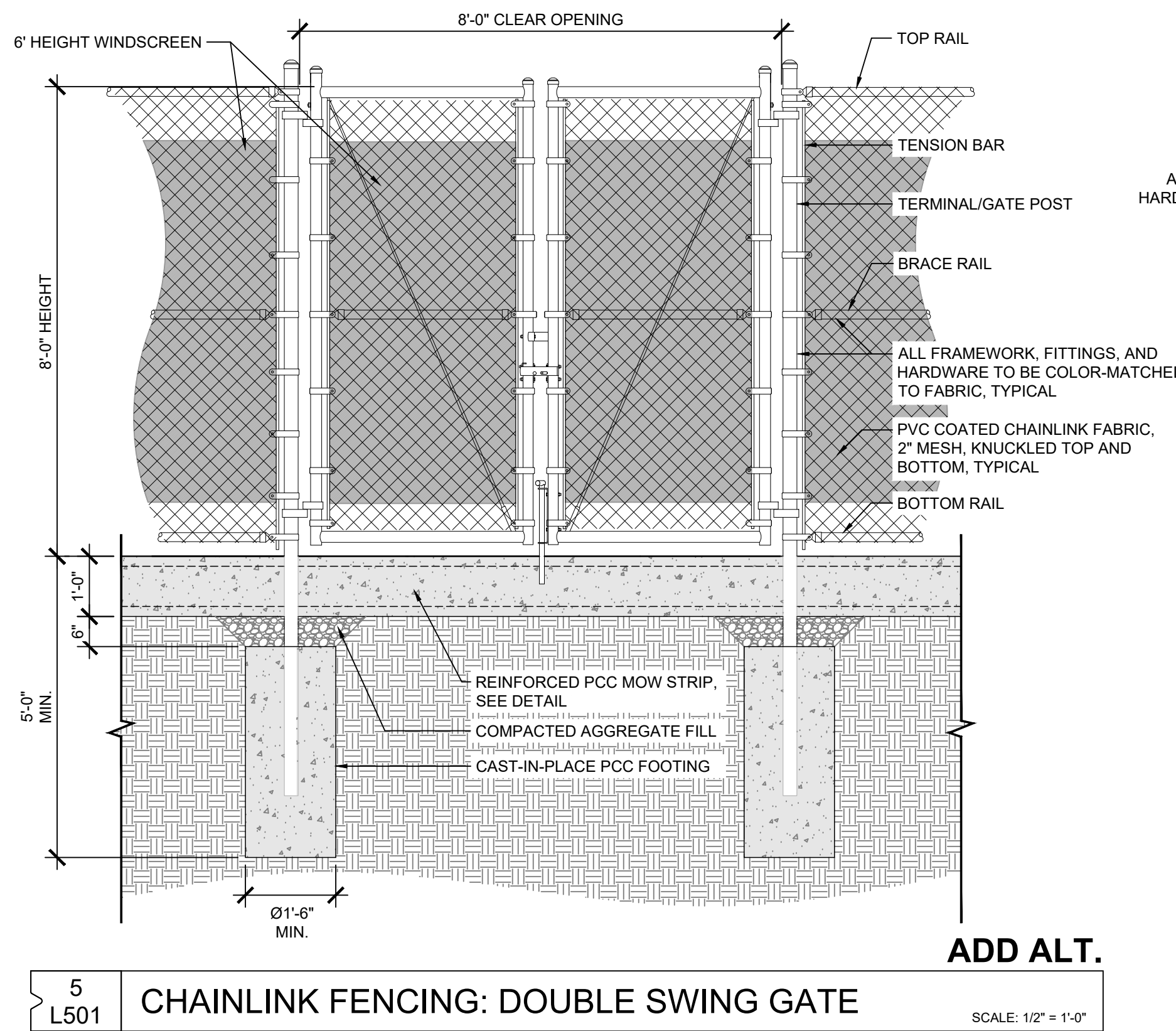
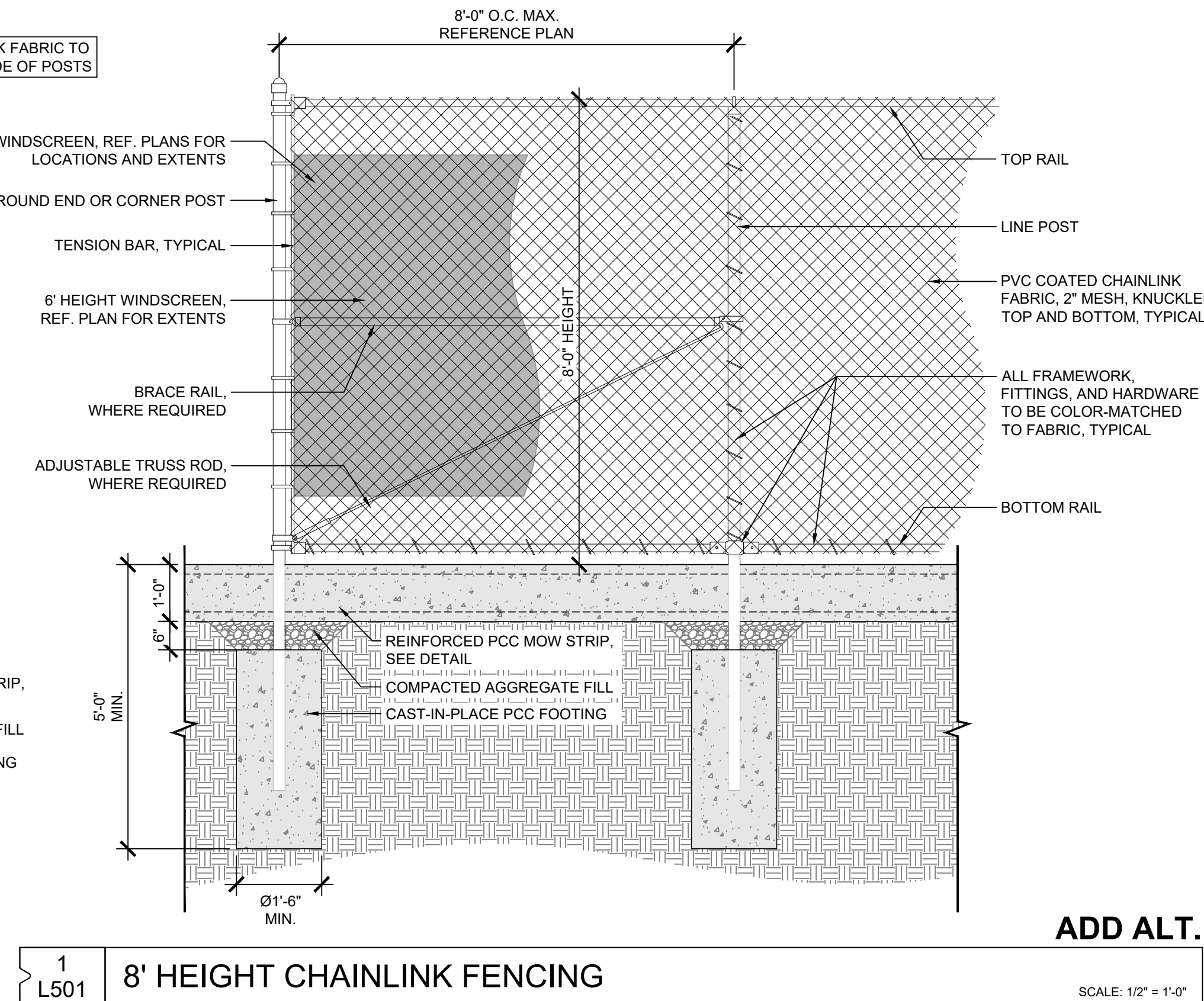
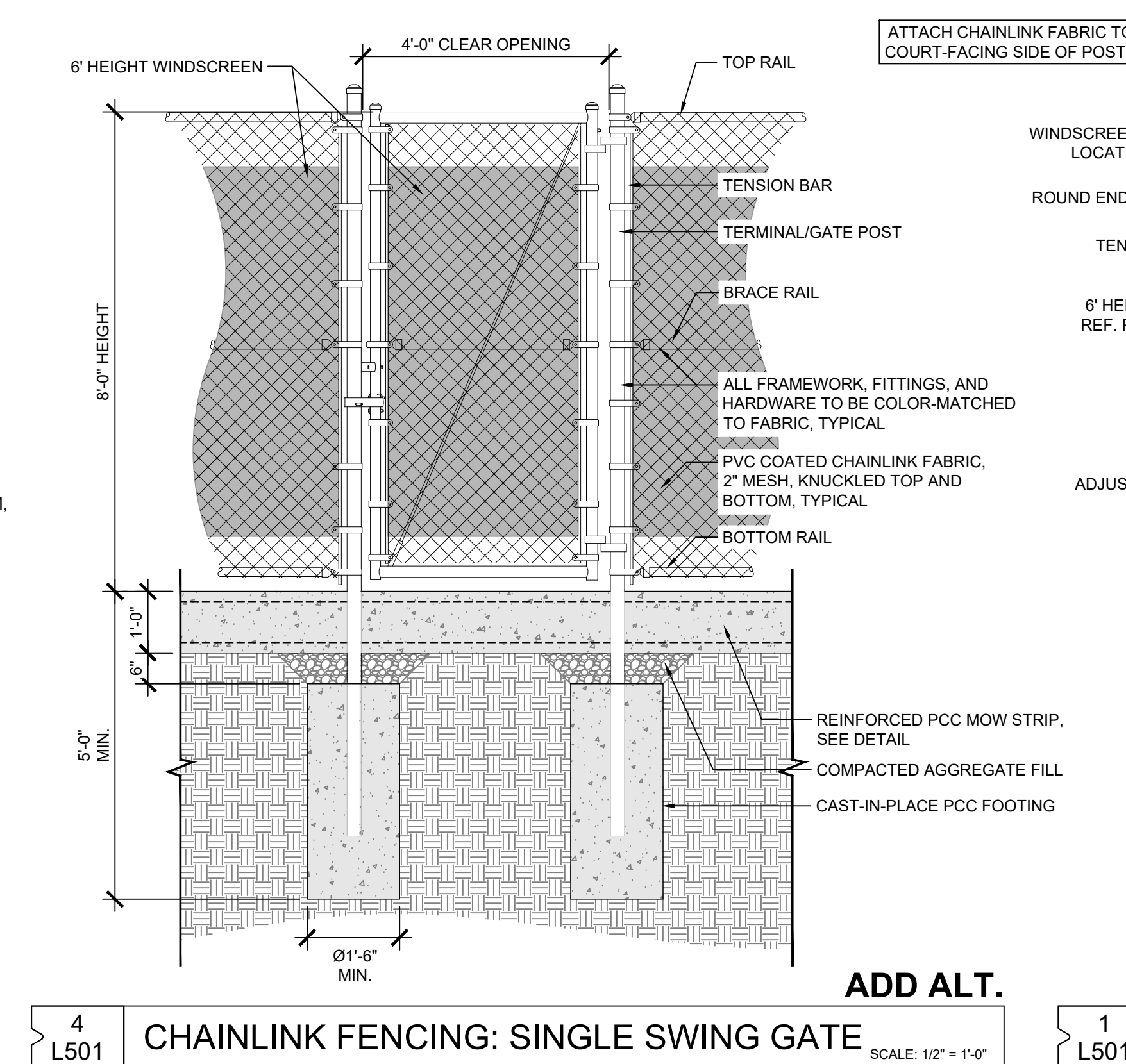
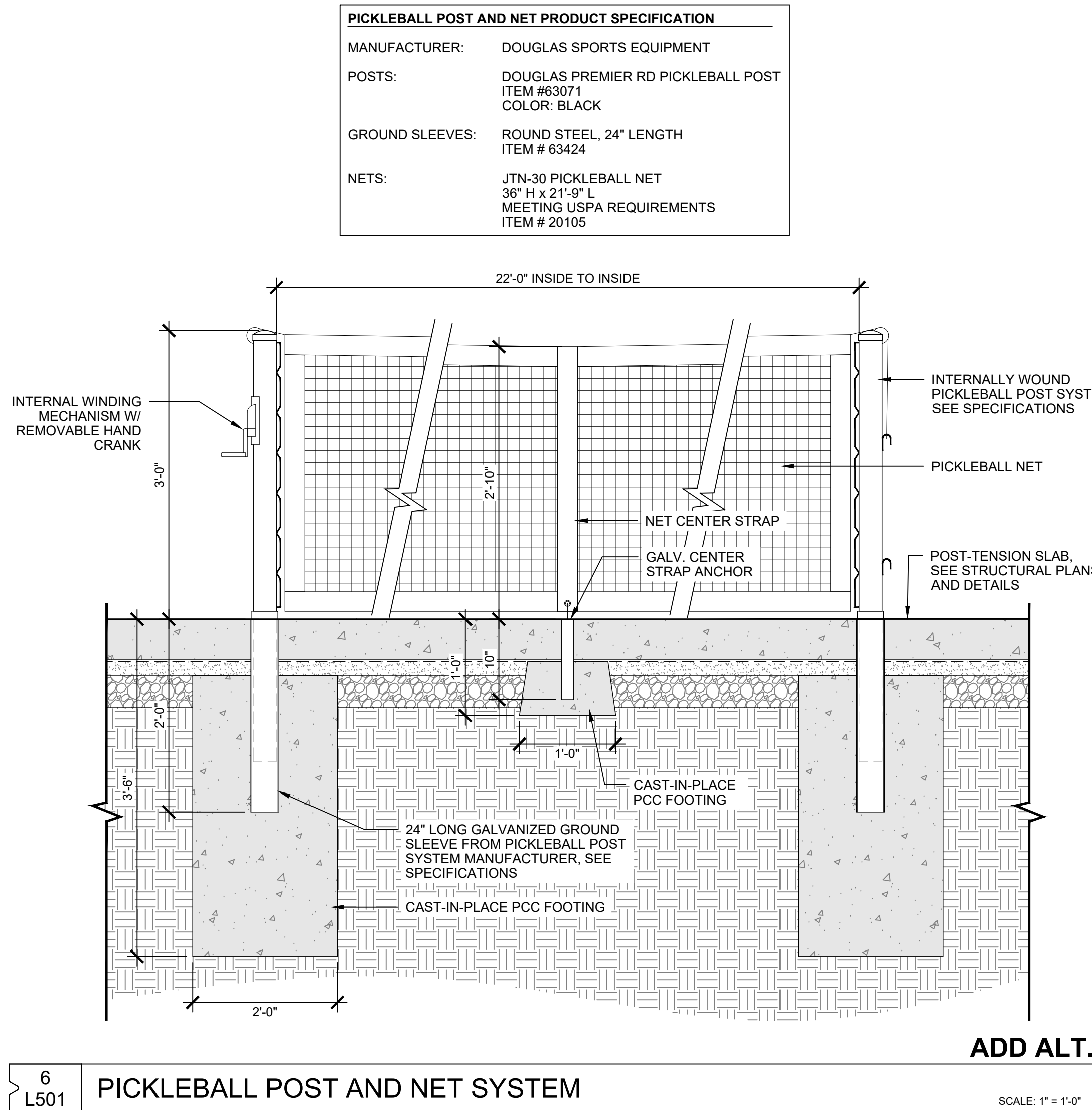
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DESIGN CRITERIA

D1) Codes:

International Building Code, 2021
American Concrete Institute 318-19
American Institute of Steel Construction
Specification for Structural Steel Buildings 360-16
American Society of Civil Engineers / Structural Engineering Institute ASCE/SEI 7-16
American Wood Council
National Design Specification 2018
American Wood Council
Special Design Provisions for Wind and Seismic, 2021
Building Code Requirements for Masonry Structures TMS 402-16

D2) Dead loads:

Roof dead load: 5 psf

D3) Live loads:

Snow load:
Ground snow load: Pg= 30 psf
Flat-roof snow load (minimum): Pf=24 psf
Snow exposure factor: Ce=1.0
Thermal factor: Ct=1.2
Snow importance factor: Is=1.00
Slope factor: Cs=1.0

Roof load (minimum): 20 psf

D4) Lateral loads:

Wind: Ultimate design wind speed: 110 mph
Nominal design wind speed: 85 mph
Risk category: II
Wind exposure: B
Interior pressure coefficient (+/-): GCp=0.8 & 0.18
Wall component wind pressure: See Table

Seismic: Design Category: B
Risk category: II
Importance factor: Ie=1.00
Mapped spectral response acceleration:

Site class
Spectral response coefficients:
Ss=0.06
S1=0.05
Ds=0.064
Sd1=0.081

Basic seismic-force-resisting system:

Design base shear: Timber Frames
V=1 Kip at shelter
V=5 Kips at RR/Storage/Shelter

Response coefficient:
Response modification factors:
Analysis procedure used:
Equivalent Lateral Force Analysis

D5) Assumed net allowable soil bearing pressures. Soil allowable bearing pressure shall be tested and field verified by owner's geotechnical engineer prior to footing installation.:

Column footings: 1500 psf
Wall footings: 1500 psf

D6) Concrete strengths - Minimum 28 day f'c
(145 pcf density unless noted otherwise)

Typical-unless noted otherwise: 4000 psi
Piers: 4000 psi
Footings: 3000 psi
Slabs on grade Interior: 4000 psi
Slabs on grade Exterior: 5000 psi

D7) Reinforcing steel shall be high strength new billet steel conforming to the following:

Deformed bars: ASTM A615, Gr. 60
(unless otherwise noted)
Welded wire reinforcing: ASTM A1064
Masonry joint reinforcing: ASTM A951

D8) Masonry:

Hollow Concrete Block Units (CMU): grade N, fm=1500psi

Brick Units: Grade SW, fm=2500psi

Mortar: Type S for reinforced structural masonry, exterior masonry, and masonry below grade. Mortar shall conform to ASTM C270 and shall conform to the proportion specifications or the property specifications.

Grout: Conform to ASTM C476

D9) Structural steel:

W- shapes: A992
Other rolled shapes and connection material: ASTM A36
Stiffener plates: ASTM A36
Pipe: ASTM A53, Gr. B
Anchor bolts: ASTM F1554, Gr. 36
High Strength bolts: ASTM F3125, Gr. A325
(3/4" diameter U.N.O.)
Structural tubes: ASTM A500, Gr. C

D10) Wood framing:

a) Structural sawn lumber:

2x joists: Spruce Pine Fir (SPF) No.1/No.2

b) Plywood (see drawings for thickness and additional information):

c) Laminated Veneer Lumber (LVL):
Fb = 2600 psi; E = 1,900,000 psi

d) Glue-laminated (GL) Member:

Beams & Columns
Combination Symbol (Species): 20F-V12 (Alaska Cedar)
Fb: +2400/-2400 psi
E: 1800000 psi
Fv: 265 psi

e) Cross Laminated Timber (CLT) Panels:

3-PLY CLT Panels:
Grade: V2
Thickness: 4.125 in
FbSeff,0: 2,030 lb-/ft
Eleff,0: 95,000,000 lb-in²/ft
Vs,0: 1,430 lb-/ft
FbSeff,90: 160 lb-/ft
Eleff,90: 3,100,000 lb-in²/ft
Vs,90: 495 lb/ft

SPECIAL INSPECTION REQUIREMENTS

SR1) The following types of work require special inspection based on section 1705 of the 2021 International Building Code. See Specification section 014500 for specific requirements. The owner will employ special inspectors who shall provide special inspections during:

- a) Earth Work
- b) Cast-in-place Concrete.
- c) Structural Masonry
- d) Wood Construction.

GENERAL NOTES

G1) Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trade contractors. Opening sizes and locations shown for ducts, pipes, inserts, etc., when shown are for general information only and shall be verified prior to forming.

G2) Field verify all existing dimensions, member sizes, and elevations shown on the drawings. All discrepancies shall be immediately brought to the attention of the Design Professional.

G3) Before submitting a proposal for this work, each bidder shall visit the premises and acquaint themselves fully with the existing conditions, temporary construction required, quantities and types of equipment, etc. The bid shall include all sums required to do the work within the existing conditions. Disruption of normal activities in the work area must be kept to a minimum.

G4) Shop drawings prepared by suppliers, subcontractors, etc. shall be reviewed and coordinated prior to submitting to the Design Professional. Each shop drawing submitted shall be stamped, initialed, and dated as being reviewed by the construction manager/general contractor.

G5) Shop drawings prepared by the subcontractors, suppliers, etc. shall be reviewed by the Design Professional for conformance with design concept only. Review by the Design Professional shall not begin without the prior coordination and review by the construction manager/general contractor. Work shall not begin without the review by the Design Professional.

G6) Details and notes on the structural drawings are intended to be typical for similar situations elsewhere. Verify all dimensions with the architectural drawings. Do not scale drawings; use dimensions provided only.

G7) Options are for the contractor's convenience. The contractor shall be responsible for all changes necessary if they choose an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.

G8) The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.

G9) Any engineering design provided by others and submitted for review or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

G10) All elevations given thus (+10'-0") are to top of footing, joint bearing, top of steel, top of slab, etc. with reference to the finished first floor slab = (0'-0").

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

P1) Comply with all applicable city, county, state, and federal laws, including the Occupational Safety and Health Act (OSHA) and regulations adopted pursuant thereto.

P2) The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.

P3) Provide all measures necessary to protect the workers and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.

P4) Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representatives shall not include the items noted above.

P5) Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state of Iowa to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.

P6) Any engineering design provided by others and submitted for review and/or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

FOOTINGS AND FOUNDATIONS

F1) All footings shall be placed onto firm undisturbed soil or controlled compacted fill. Footing elevations shown designate a minimum depth of footing where a safe soil bearing pressure is expected (see Design criteria). Footings shall be lowered and/or walls extended as required to reach the design bearing pressure.

F2) General machine excavation for footings done more than 12 hours before the footing is placed shall stop not less than 4" above the elevation of bottoms of footings. Final excavation to the required undisturbed soil elevation shall be done not more than 12 hours before the footing is placed. The excavation shall be crumbed clean.

F3) All foundation excavations shall be inspected and certified by a qualified independent soils testing firm.

F4) No footing shall be placed onto or against sub-grades containing free water, frost, or ice.

F5) Unless noted otherwise, all footings shall be centered under walls, piers, or columns.

F6) Where required, all necessary changes in elevation of wall footings shall be made in steps of 1 vertical to 2 horizontal. Location of steps shall be coordinated with the wall forming system and at least 2'-0" apart.

F7) Longitudinal reinforcing in wall footings shall be continuous at step downs. Slope or step bottom bars in wall to follow steps in footing unless otherwise shown. See typical step-down footing detail.

F8) Lap wall footing reinforcing 24 bar diameters or a minimum of 1'-6" at splices, unless otherwise noted.

F9) Provide corner bars in footings the same size and number as the continuous reinforcing, lapped 2'-0" with main steel.

F10) Reinforcing in wall footings between columns shall extend into column footings a minimum of 2'-0".

F11) Reinforcing in footings shall be accurately placed, spaced, supported, and secured before placing concrete (do not "float" reinforcing or CIP anchors into footings).

F12) Pipes extending under footings shall be placed before footing is placed and the void produced in laying the pipe shall be filled with concrete.

F13) Cross reference architectural and structural drawings to assure proper dimensions and placement of all anchor bolts, inserts, notches, and edges in grade beams, foundation walls, and piers.

F14) All unacceptable fill and top soil shall be removed from below all proposed slabs-on-grade and the exposed natural soil shall be proof rolled and the compaction verified by a qualified independent soils testing firm prior to placing fill. Areas exhibiting weakness shall be removed and replaced by acceptable compacted fill.

F15) A minimum 4" of clean compacted granular fill shall be placed under all slabs-on-grade. All fill required to attain final sub-grade for slabs and walls shall be an acceptable material placed and compacted as directed by the project soils consultant report recommendations.

F16) A vapor barrier with minimum 10 mil thickness shall be placed under all interior slab-on-grade or below granular fill; see architectural drawings. Lap and seal all edges.

CONCRETE AND REINFORCING

C1) All concrete work shall conform to the latest edition of the American Concrete Institute Publications: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, and ACI 347 unless otherwise noted on the drawings.

C2) Concrete shall consist of the following:

ASTM C150Type I Portland cement
ASTM C33Normal weight aggregates
(Limestone aggregate at exposed locations)
Potable water
Chlorides content shall be limited by ACI requirements for type of exposure.
Concrete which will be subjected to repeated cycles of freeze-thaw during the life of the structure shall have a water-cement ratio not exceeding 0.45 and shall contain entrained air. See ACI 301 for additional requirements.

C3) Unless otherwise noted, principal reinforcement shall have the following protection:

Surfaces cast against & permanently exposed to earth: 3 inches
Formed surfaces exposed to earth or water: 2 inches
Slabs: 1 inch (top)
3/4 inch (bot.)
Beams, columns: 2 inches
Walls (interior surface only): 1 inch
Ties/Stirrups: 1 1/2 inches

C4) All slabs-on-grade, pads, fills, and toppings shall have a minimum of 6 x 6 - W1.4 x W1.4 WWR, unless noted otherwise, placed 1" from top of slab. Lap WWR minimum 2 panels at edges and ends and provide additional reinforcing where shown on the drawings.

C5) All slabs-on-grade shall be placed on compacted granular fill. Pitch slabs to drains and provide depressions, where shown on the structural or architectural drawings, without reducing the thickness of slab indicated. For slabs on grade depressions greater than 1", see details for additional reinforcing.

C6) Provide slab-on-grade construction joints around each column, against grade beams, interior walls, and between columns and walls. Provide slab joints to form areas not to exceed 15' in length in each direction. See typical details. Submit detailed drawings showing locations of all construction joints.

C7) Provide adequate bolsters, hi-chairs, support bars, etc., to maintain specified clearances for the entire length of all reinforcing bars. Provide accessories which are plastic tipped or galvanized with turned up ends for reinforcement at all faces of exposed concrete, interior or exterior.

C8) Unless otherwise noted, no concrete shall be placed without a minimum reinforcing of 0.002 times the concrete cross sectional area in each direction.

C9) Continuous reinforcing shall be lapped as follows unless otherwise noted:

Top bars: at midspan, Class B
Bottom bars: directly over support, Class B
All laps shown on the drawings and not dimensioned shall be 24 bar diameters. Additional laps required for construction shall be Class B.

C10) All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.

C11) No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.

C12) Mechanically vibrate concrete except that slabs-on-grade need only be vibrated around under floor ducts and other embedded items.

C13) All construction joints between adjacent concrete pours shall be keyed. Joints must be kept free of dirt, debris, form oils, etc. to assure proper bond with adjacent pour or masonry construction.

C14) Do not place pipes, ducts, reglets or chases in structural concrete without approval of the structural engineer through the architect.

C15) Floor tolerances:
Surface tolerance: Class B. (See ACI 301)
Thickness: Plus 1", minus 1/2" slab on grade. Replace any slab with a thickness deviation as directed by the architect.

C16) Maximum free drop of any concrete = 6'-0".

C17) All bar detailing and accessories to be furnished shall conform to typical details and standards in the latest ACI Standard 315 Detailing Manual, except as otherwise shown, noted, or specified.

MASONRY

M1) Masonry construction procedures shall comply with the requirements of IBC 2021-section 2404 and TMS 602. Hot and cold weather construction shall comply with TMS 602.

M2) Lay units in running bond. Corners shall have a standard bond by overlapping units.

M3) Mechanically vibrate immediately after placing core-fill grout and again about 5 minutes later.

M4) Maximum grout lift without cleanouts 5'-4" for block walls and 8 in. for grout between wythes in multiple wythe walls.

M5) Tie vertical reinforcing at each end and at 8'-0" maximum vertical spacing.

M6) Locate expansion joints in exterior masonry veneer walls as shown on the architectural drawings. If not shown on architectural drawings, locate at 20'-0" maximum spacing at inside corners, within 4'-0" of exterior corners, on one side of openings 8'-0" or less in width, or on both sides of openings over 8'-0" in width, and a minimum of 2'-0" from jamb.

M7) Locate control joints in concrete masonry at 20'-0" maximum spacing, unless specified otherwise, but not less than 2'-0" from a bearing plate or jamb of an opening. Provide grouted keyway joint or pre-manufactured joint assembly at all control joint locations in CMU.

M8) In 6", 8", 10", and 12" masonry walls, provide vertical reinforcing in the center of grout, at center of the wall, continuous full height of the wall as follows, unless noted otherwise:

- a) 1 #5 at corners, intersections, wall ends and jambs, and each side of expansion and control joints.
- b) 1 #5 @ 48" O.C. typical.

M9) Grout all reinforced cells solid full height. Grout all cells solid below grade.

M10) Lap splices in masonry reinforcing shall be 50 bar diameters.

M11) Provide 2 #5 in 8" minimum depth continuous grouted bond beams at all structural floor, roof lines, and the tops of all parapets. See details for other locations.

M12) Place bond beam and lintel reinforcing continuously through expansion and control joints, wrapping bars with 1/8" thick bond breaking tape 2'-0" both sides of joint. Do not splice bond beam reinforcing within 6'-0" of an expansion or control joint.

M13) Provide continuous wire lath grout barriers below bond beams.

M14) Provide ladder type #9 ga. horizontal joint reinforcing at 16" vertical spacing in walls. Lap reinforcing a minimum of 6". Place masonry joint reinforcing in first and second horizontal joints above and below openings in CMU, extend additional layers 16" minimum each side of opening. Terminate joint reinforcing at the control joint. Provide continuity at corners and wall intersections by using prefabricated "L" and "T" sections.

M15) Provide 3/16" wire tie diameter adjustable veneer wall tie with hook and eye for CMU wall back up or vertical adjustable bracket at metal stud backup. Wall ties shall be spaced so as to support not more than 2 square feet of wall area but not more than 24" on center horizontally. All wall tie accessories shall be galvanized.

M16) Shop drawings shall show location of reinforcement, openings, and control joints, in plan and in elevation.

M17) Do not place pipes, ducts, reglets, or chases in concrete masonry without approval of the structural engineer through the architect.

LINTELS

L1) Provide lintels over all openings and recesses in masonry construction.

L2) All lintels shall have a minimum of 8" end bearing.

L3) Precast or reinforced masonry lintels shall be made of the same materials as the surrounding walls. Use 1-#5 (minimum) reinforcing bar top and bottom for each 4" nominal width of masonry.

L4) Reinforced masonry lintels, with spans exceeding 4'-0", shall be shored until the masonry wall above the lintel has cured.

L5) Fill load bearing masonry cores with concrete under all lintel bearing ends. Fill to extend from edge of bearing plate or concrete beam at a 45 degree angle to a joint block courses below.

L6) For all openings not otherwise detailed or scheduled, provide reinforced masonry lintel or steel lintel as scheduled. For interior wall lintels where the bottom of the lintel is exposed in the final condition provide reinforced masonry lintels

Reinforced Masonry Lintels: Shall be made of the same materials as the surrounding walls and reinforced as follows:

6" CMU Wall
Span 0 to 4'-0" Lintel
4'-0" to 8'-0" 8" deep lintel W/ 1-#5 bottom
16" deep lintel W/ 1-#5 bottom
8", 10" and 12" CMU Wall
Span 0 to 4'-0" Lintel
4'-0" to 8'-0" 8" deep lintel W/ 2-#5 bottom
16" deep lintel W/ 2-#5 bottom

WOOD

W1) Comply with American Institute of Timber Construction (AITC) Standards for Stress Graded Lumber Construction, Latest Edition.

W2) Each piece of lumber shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.

W3) Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required grade stamp and certifications.

W4) Do not notch or drill joists, beams, or load bearing studs without the approval of the structural engineer.

W5) Provide metal or 1x3 wood cross bracing at 8'-0" O.C. when joist depth exceeds 10".

W6) Provide 2" solid blocking at joist supports.

W7) Maximum concentrated load on any joist 100 lbs. Add joists when concentrated load exceeds 200 lbs.

W8) See nailing schedule, Table 2304.10.1 of the 2015 International Building Code for nailing not specifically called out on the drawings. Use common nails.

W9) Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, or UPS.

W10) Nail plywood with 8d common nails at 6" at all edges and at 12" at intermediate supports.

W11) Pre-drill all holes for nails larger than 20d. Field drill bolt holes for proper matching and bearing.

W12) Provide cut washers at bolts in wood without steel plates.

W13) Laminated beams shall be detailed and fabricated by a member of the American Institute of Timber Construction and shall conform to the AITC Specifications.

a) All laminations shall be 1 1/2" in thickness.

b) Steel plate beam hangers shall be hot-dipped galvanized to prevent rust runoff.

c) Produce laminated beam fabrication drawings laminated beams with 1/8" gap between end of beam and face of column unless noted otherwise.

d) Field notching and boring of laminated beams shall not be allowed unless approved by the structural engineer of record.

W14) Cross laminated timber (CLT) panels shall be manufactured in conformance with ANSI/APA PRG 320-2018 Standard for Performance-Rate Cross Laminated Timber

a) CLT connections, splices, and fasteners shall be as shown in the structural drawings or as approved by the structural engineer of record.

b) Unless otherwise noted in plan, CLT panels shall be oriented with exterior layer perpendicular to supports.

c) Field notching and boring of CLT panels is not allowed unless approved by the structural engineer of record.

d) Shop drawings shall be provided for review prior to fabrication that clearly indicate panel joint layout, stress grade, service grade, appearance grade, connection details, shop applied finishes, shop and erection details, including cuts, holes, fastenings, camber and connection hardware.

e) Store CLT panels, blocked off ground and separated with striping, so air may circulate around all faces. Silt underside of membrane covering during storage. Maintain protection of CLT panels during construction.

POST-TENSIONING CONCRETE

PT1) Field Foreman: The field supervisor responsible for the placement of all post-tensioning shall have a minimum of five (5) years in this capacity for this type of construction.

PT2) PT Steel Quality: One sample of each reel or heat shall be tested by an approved laboratory. Test results or mill certificates shall be submitted to the engineer before stressing of tendons. Post-tensioning tendons shall be stress-relieved or be of low-relaxation quality, and shall conform to the following:

Seven wire strand ASTM Designation	A-416
1/2" diameter tendon area	0.153 in sq. ultimate
Strength	270 ksi
Tendon Stresses shall conform to the following:	
Maximum jacking stress	216 ksi
Maximum stress immediately after prestress transfer	200 ksi
Maximum anchorage stress immediately after prestress transfer	189 ksi

PT3) Effective force shall be 24 kips per stress-relieved, and 26 kips per low-relaxation tendon, when tendon length is less than 100 feet. For variance from this value, contractor shall provide friction and long-term loss calculations for the engineer's approval.

PT4) PT Hardware Quality: All anchorages, couplers and miscellaneous hardware shall be standard and approved by governing agencies and the engineer's approval.

PT5) Tendons: Encapsulated System - Unbonded strands shall be encased in slippage tendons: sheathing which shall consist of a sealed durable waterproof plastic tubing capable of preventing the penetration of moisture and cement paste, and which will contain a rust-inhibiting grease coating. Tears in the sheathing shall be repaired to restore the water tightness of the sheathing. Heat-sealed sheathing shall not be used unless the water tightness of the sheathing is guaranteed by the contractor.

PT6) Shop Drawings: The contractor shall submit shop drawings showing tendon layout, dead-end and stressing- end locations, and tendon support layouts with details necessary for installation for the engineer's approval. A set of approved shop drawings must be filed with the city building department by the installation contractor.

PT7) Tendon Placement: Care shall be taken that tendons are located and held in their designed positions. Tolerances for the location of the prestressing steel shall not be more than ± 1/8" vertically, except as noted or approved by the engineer. Access to stressing ends shall be maintained where shown.

PT8) Tendon Adjustments: Slight deviations in the horizontal spacing of the slab tendons will be permitted when required to avoid openings, inserts, and dowels which are specifically located. Where locations of tendons seem to interfere with each other, one tendon may be moved horizontally in order to avoid the interference.

PT9) Twisting: Twisting or entwining of individual wires or strands within a bundle or a beam shall not be permitted.

PT10) Strand Bundles: The maximum allowable number of strands per bundle is five (5) for slabs.

PT11) Profiles: Profiles shall conform to controlling points shown on the drawings.

PT12) Prestress Cover: All dimensions showing the location of prestressing tendons are to the center of gravity of the tendon (C.G.S.) unless noted otherwise.

PT13) Minimum Chaining: Tendons shall be secured to a sufficient number of positioning devices to ensure correct location during and after the placing of the concrete and shall be supported at a maximum of 3'-6" on center. Chairs greater than 2.5" in size shall be stapled to the formwork.

PT14) Anchors: Anchorages shall be recessed a minimum of two (2) inches. Place two (2) continuous #4 bars behind all anchorages, unless noted otherwise. Splices shall be 24" minimum and staggered.

PT15) Blockouts: All pockets or blockouts required for anchorage shall be adequately reinforced so as not to decrease the strength of the structure. All pockets should be waterproofed to eliminate water leakage through or into the pocket.

PT16) Pipes: Plastic or metal conduits may not be embedded in the slab.

PT17) Penetrations: Penetrations shall not be permitted except as shown in pt drawings or typical details.

PT18) Inserts: All inserts and sleeves shall be cast in place whenever possible. Drilled and power-driven fasteners will be permitted only when it can be shown that the inserts will not spall the concrete and are located to avoid the tendons and anchorages. The contractor must locate tendons on the surface slab.

PT19) Chlorides: Grout or concrete containing chlorides shall not be used.

PT20) Pumped Concrete: If concrete is placed by the pump method, then hoses shall be provided to support the hose. The hose shall not be allowed to ride on the tendons.

PT21) Concrete Consolidation: The contractor shall take precautions to assure complete consolidation and

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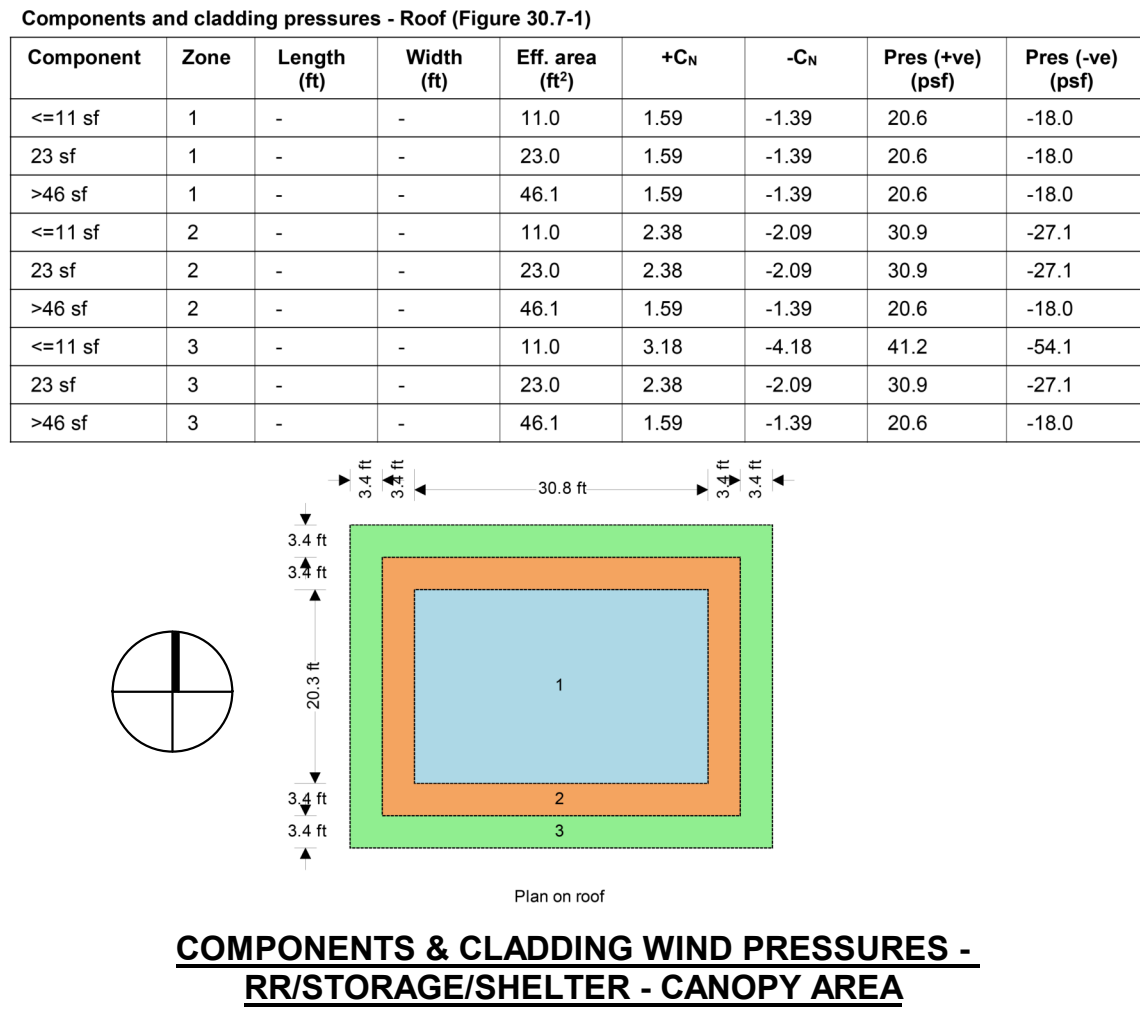
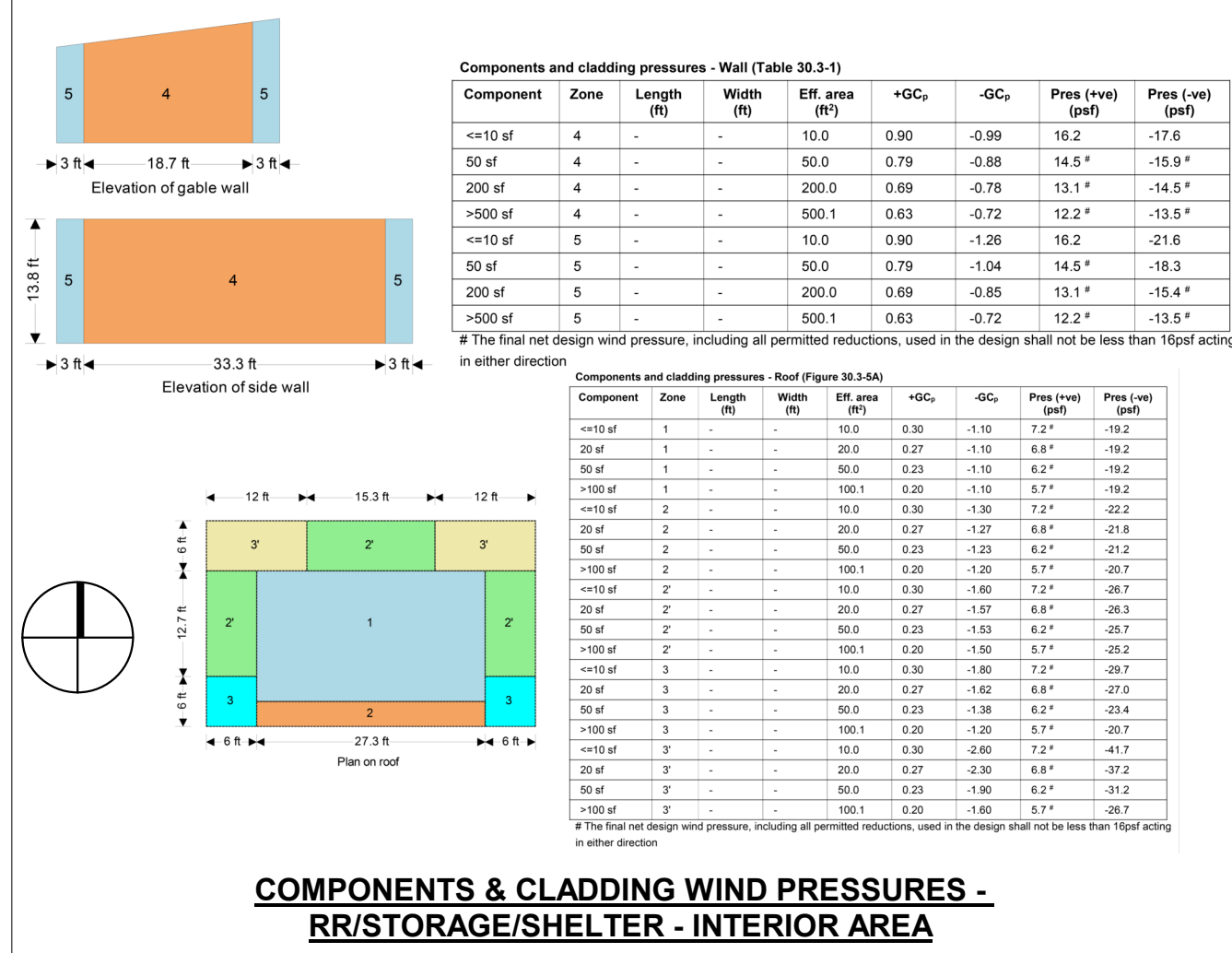
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FOUNDATION PLAN NOTES:

- INDICATES TOP OF FOOTING ELEVATION AT CONTINUOUS FOOTING.
- < " " > INDICATES TOP OF CONCRETE PIER ELEVATION.
- [" "] INDICATES TOP OF FOOTING ELEVATION AT ISOLATED FOOTINGS.
- "S" SHALL BE 4" CONC SLAB ON GRADE REINFORCED W/ 6X6-W2.1XW2.1 WWR OVER MINIMUM OF 3 OF FREE DRAINING GRANULAR FILL.
- INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- TYPICAL CONTINUOUS STRIP FOOTING SHALL BE 2'-0"X1'-0" (WIDTH X DEPTH).
- CONC FTG W/ 3-#5 CONT AND #5 AT 16" OC TRANSVERSE.
- ALL ELEVATIONS REFERRED TO LEVEL 1 FINISH FLOOR ELEVATION = (100'-0"), AT ELEVATION 924.10 FEET.

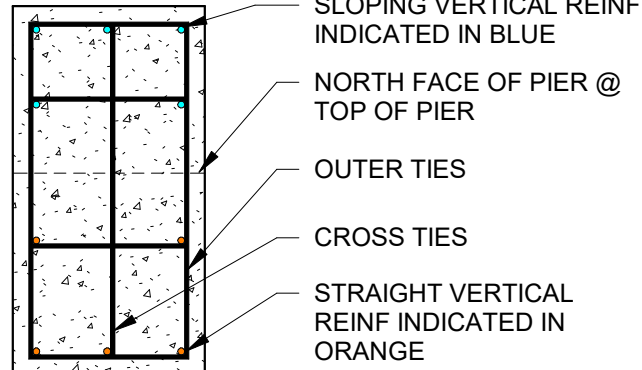
ROOF FRAMING PLAN NOTES:

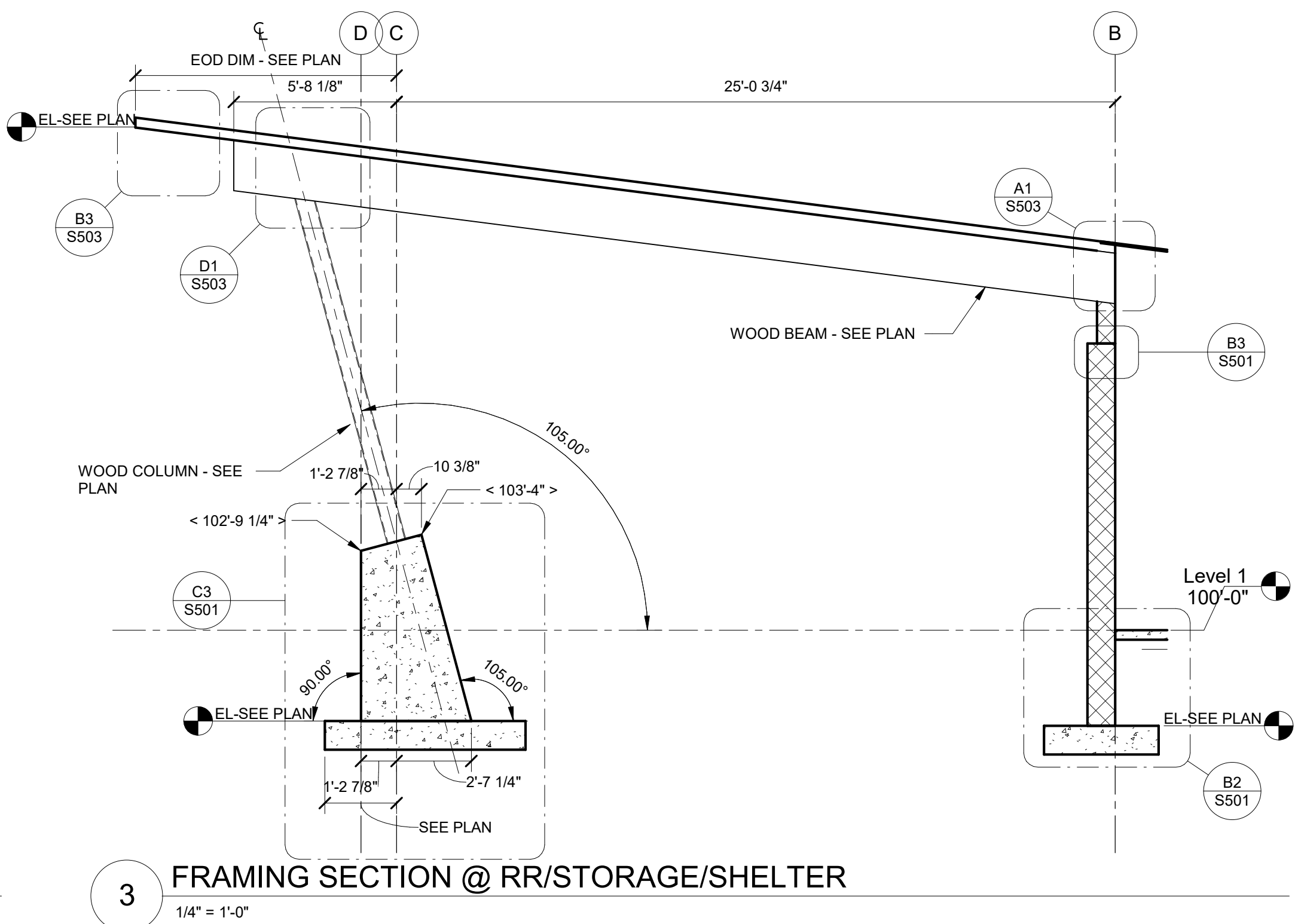
- INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- "BOD EL" INDICATES BOTTOM OF DECK ELEVATION.
- "L# " INDICATES LINTEL. FOR SCHEDULE SEE B4/ S503.
- ALL ELEVATIONS INDICATED IN THE DRAWINGS SHALL BE CONFIRMED W/ MASS TIMBER SUPPLIER PRIOR TO CONSTRUCTION.
- "J1" INDICATES 2X12 JOISTS.
- "J2" INDICATES 2-PLY 7 7/8" DEEP 2X JOIST.
- "J3" INDICATES 7 7/8" DEEP 2X JOIST.

DECKING SCHEDULE			
TAG	DECK TYPE	SERVICE LEVEL DIAPHRAGM SHEAR CAPACITY	DIAPHRAGM ATTACHMENT
DK-1	3-PLY (4 1/8") CLT PANELS	350 PLF	SEE DETAILS PER S502 & S503
DK-2	3/4" APA RATED PLYWOOD ROOF SHEATHING W/ SPAN RATING 48/24, EXPOSURE 1, BLOCKED, TONGUE & GROOVE EDGE	350 PLF	10d COMMON NAIL FASTENER SPACINGS: 6" OC AT DIAPHRAGM BOUNDARIES AND SUPPORTED PANEL EDGES. 12" OC AT INTERMEDIATE SUPPORTS

WALLS SCHEDULE			
TAG	WALL THICKNESS	DESCRIPTION	CONC REINF (IF APPLICABLE)
CMU6	5 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU8	7 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU12	11 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
GROUT ALL CELLS BELOW GRADE SOLID			

ISOLATED FOOTING SCHEDULE		
TAG	SIZE (LENGTH X WIDTH X DEPTH)	REINFORCING
F-4X4X1	4'-0"X4'-0"X1'-0"	6-#5 EA WAY
F-7X4X1	7'-0"X4'-0"X1'-0"	6-#5 BOT SHORT WAY, 4-#5 BOT LONG WAY

CONCRETE PIER SCHEDULE			
TAG	DIMENSIONS	CONCRETE REINFORCING	PIER LAYOUT
P-TAPERED	2'-0"X VARIES - SEE 3/ S101	(10) #7 VERT & #4 TIES @ 10" OC - PROVIDE DOUBLE TIES @ TOP OF PIER	



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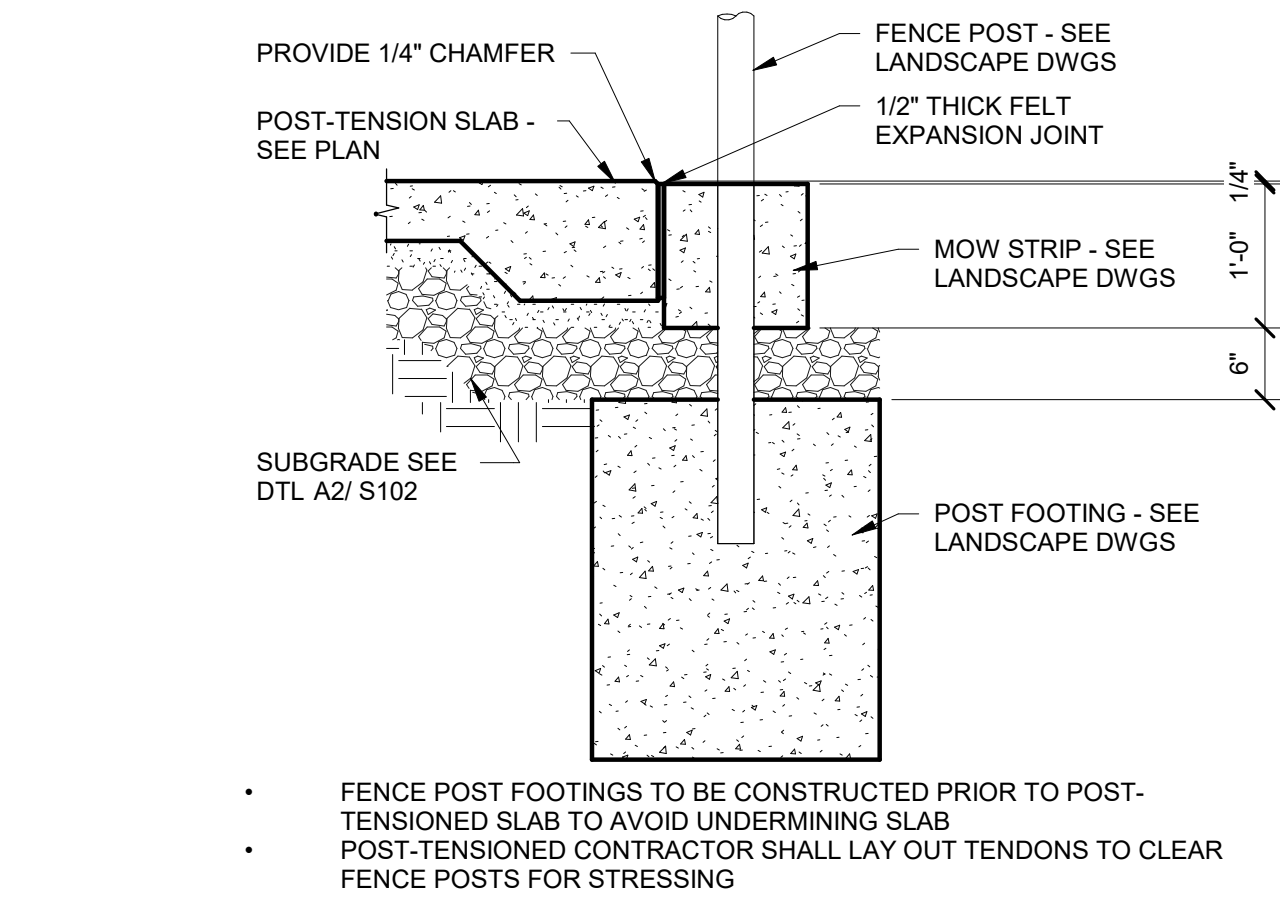
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Revision Schedule		
No.	Date	Description

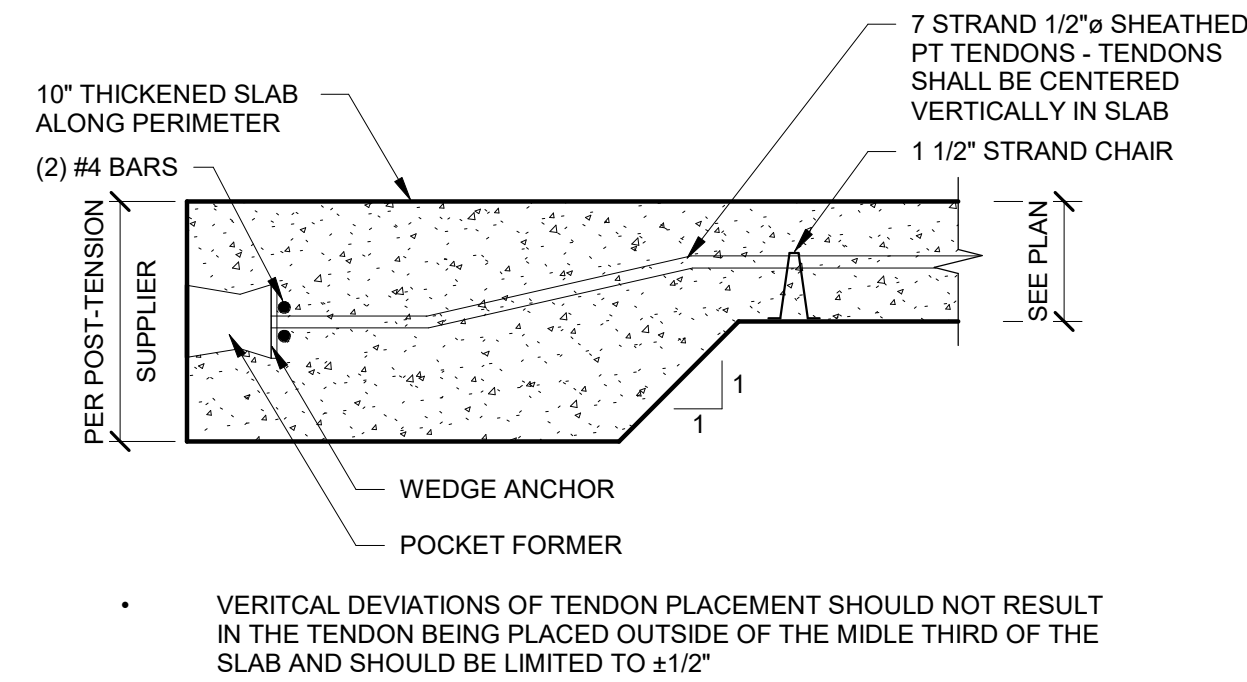
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725 NE 5TH ST.
GRIMES, IA 50111

Project Number 23567
Issue FINAL SITE PLAN SUBMITTAL
Date 2025-07-15

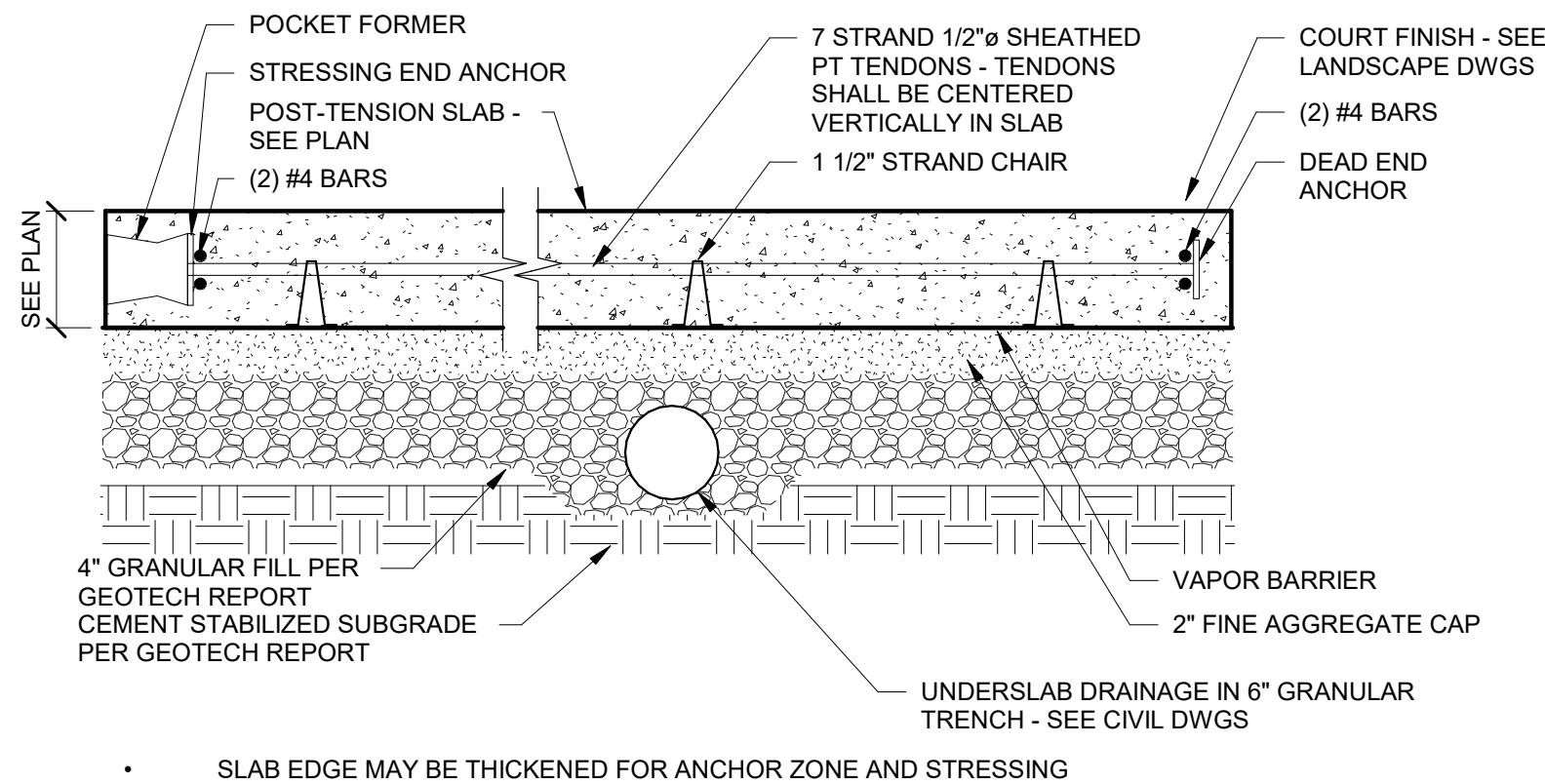
FOUNDATION PLAN,
ROOF FRAMING PLAN,
& FRAMING SECTION
S101



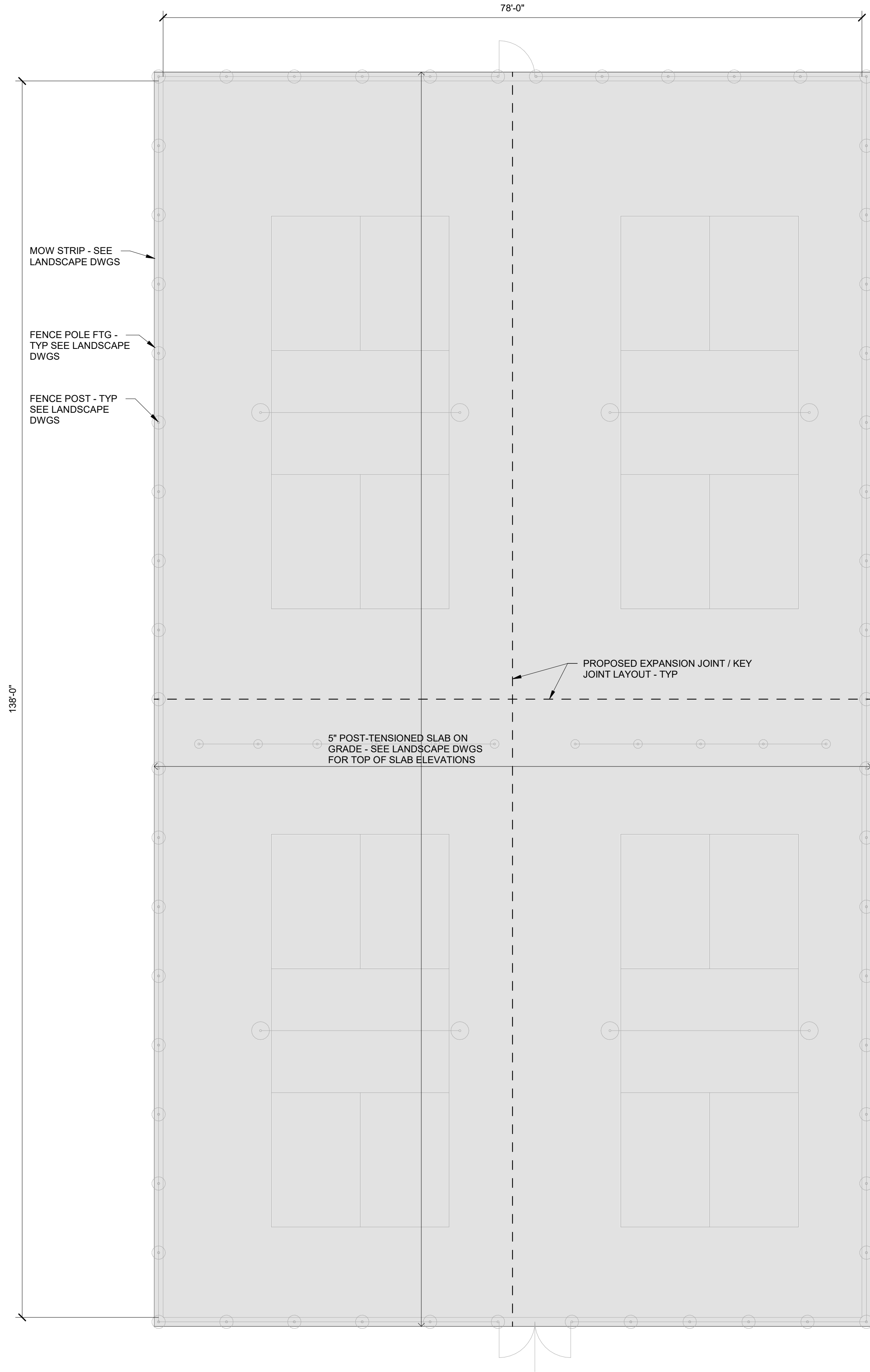
C2 CONCRETE PERIMETER CURB
3/4" = 1'-0"



B2 SCHEMATIC ANCHORACE POCKET DETAIL
1 1/2" = 1'-0"



A2 PT SLAB CROSS SECTION
1 1/2" = 1'-0"



1 PICKLEBALL COURT
1/8" = 1'-0"

ALL ITEMS ON THIS SHEET ARE ADD ALTERNATE NO. 1

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Revision Schedule

No.	Date	Description

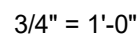
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GRIMES, IA 50111

Project Number 23567
Issue FINAL SITE PLAN SUBMITTAL
Date 2025-07-15

PICKLEBALL PLAN & DETAILS

S102

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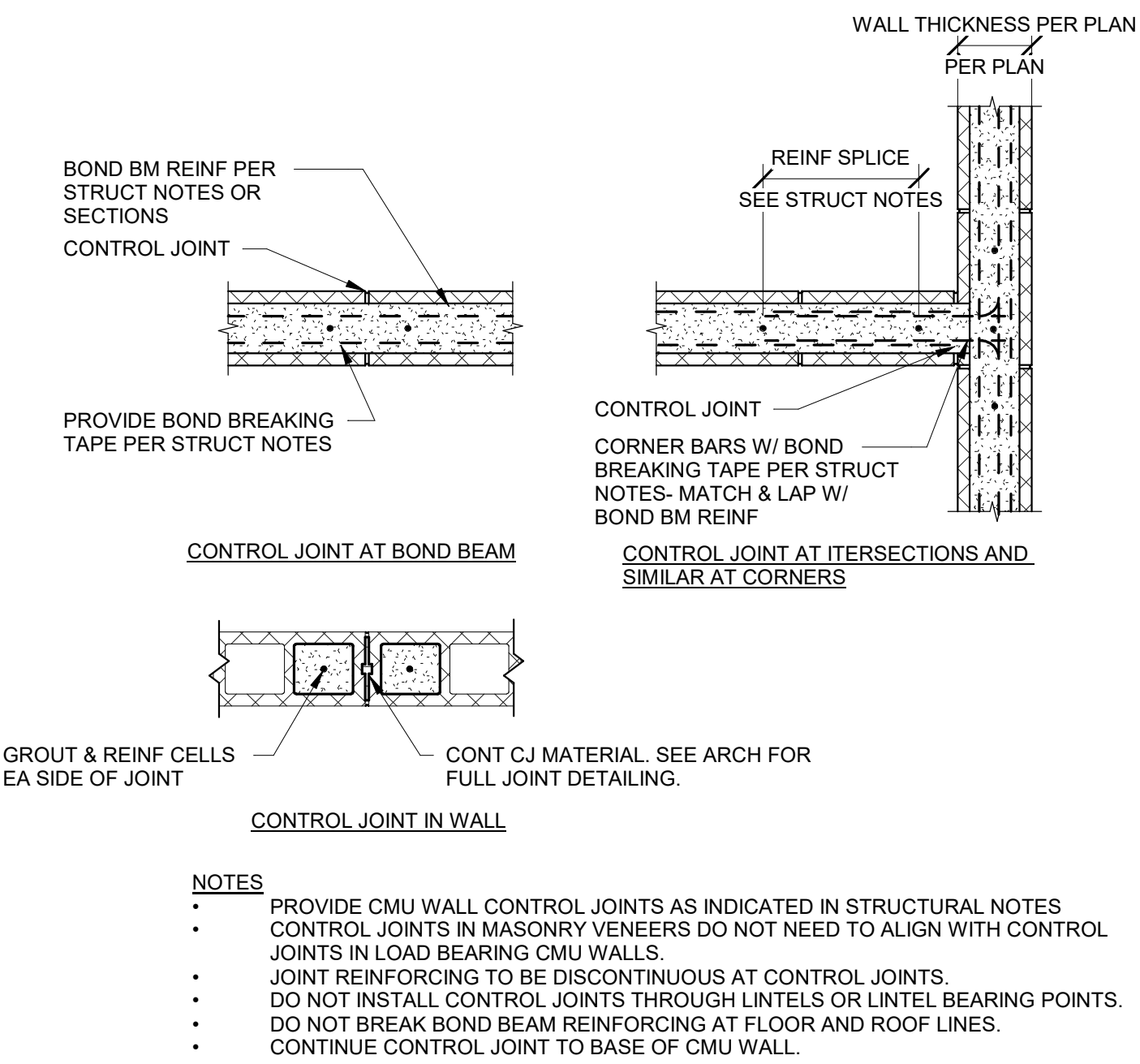
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C

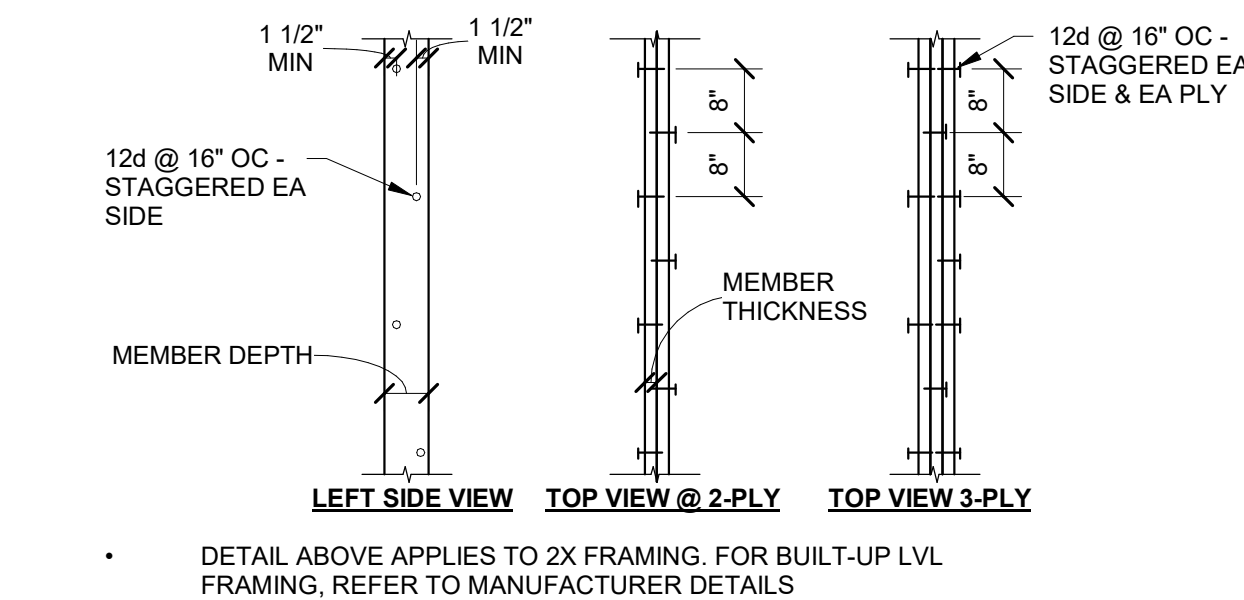
B

A

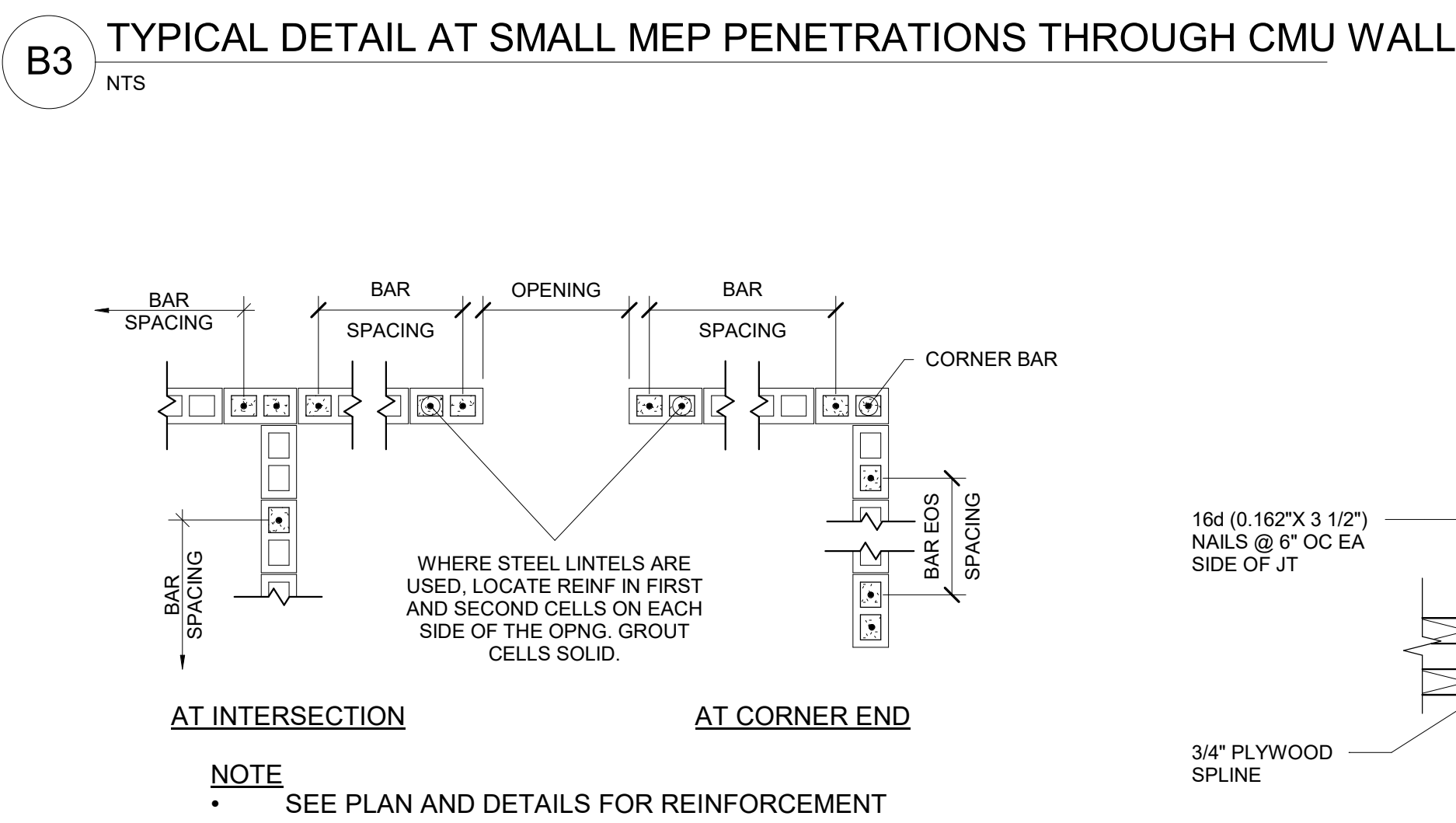
A1 TYPICAL CMU WALL CONTROL JOINT DETAIL



A2 TYP BUILT UP FRAMING

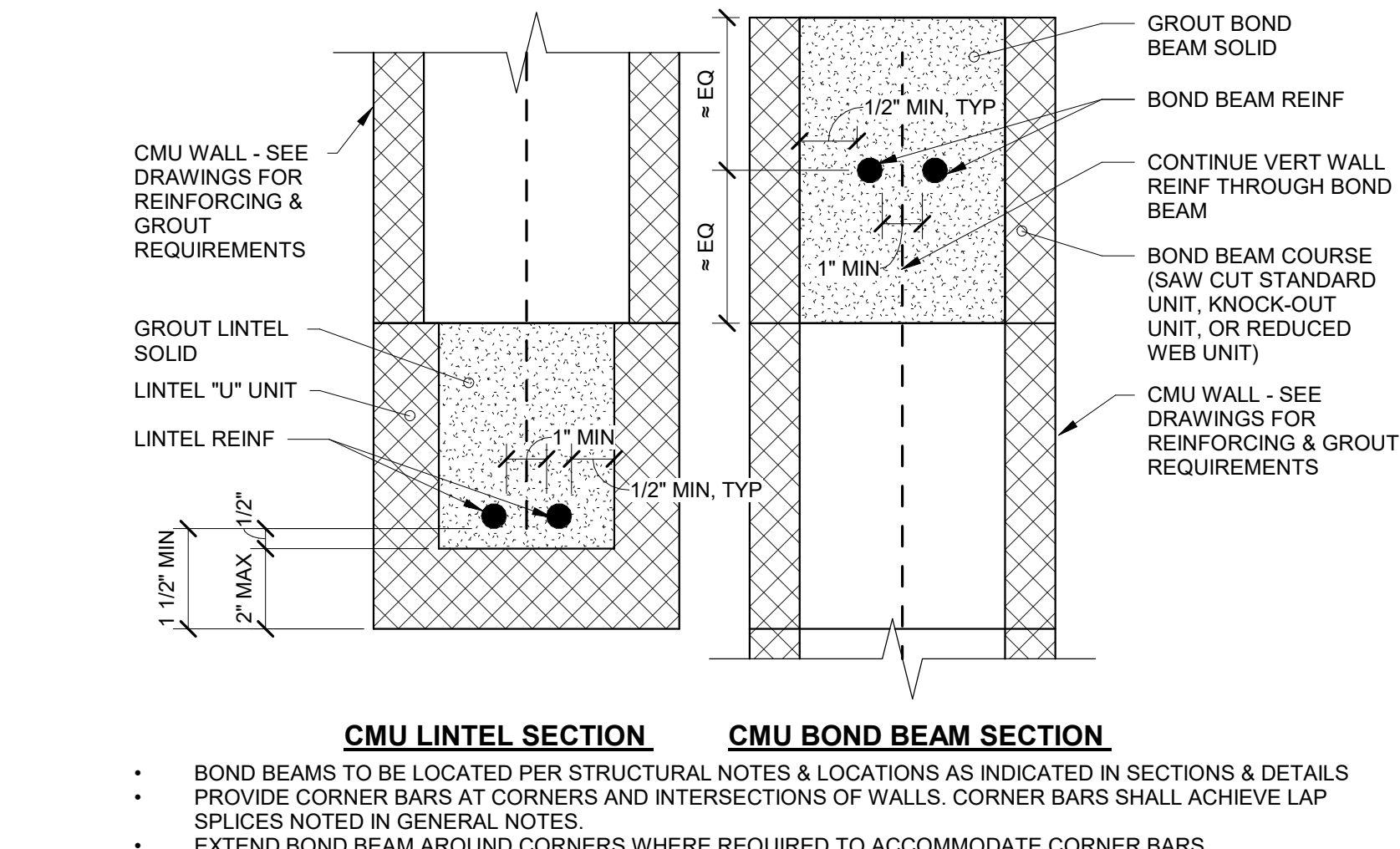


A3 TYPICAL CMU WALL REINFORCEMENT PLAN



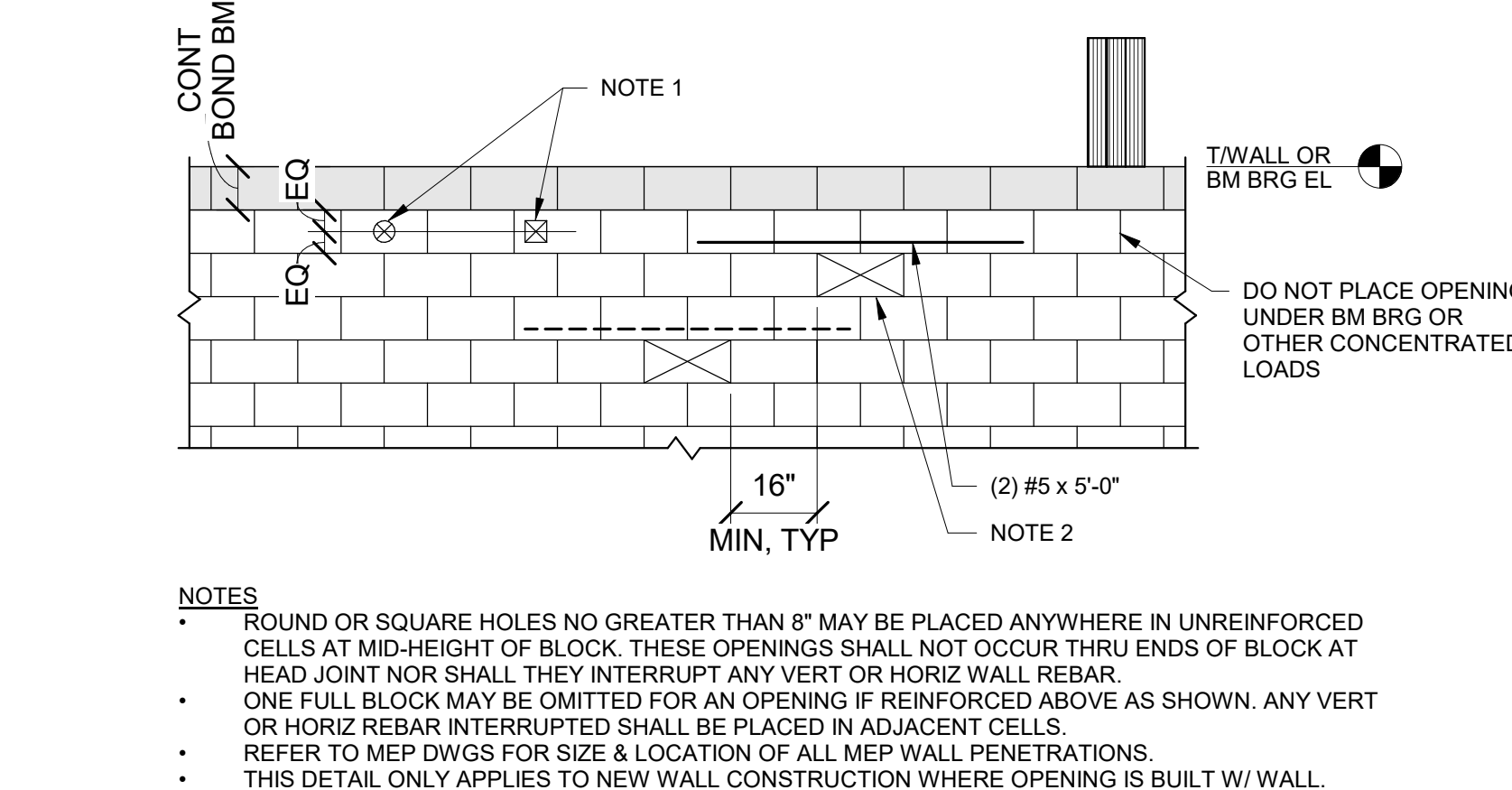
A4 TYP SPLINE @ PANEL-PANEL CONN

C3 BOND BM & LINTEL DIAGRAM



3" = 1'-0"

B3 TYPICAL DETAIL AT SMALL MEP PENETRATIONS THROUGH CMU WALL



- NOTES**
- ROUND OR SQUARE HOLES NO GREATER THAN 8" MAY BE PLACED ANYWHERE IN UNREINFORCED CELLS AT MID-HEIGHT OF BLOCK. THESE OPENINGS SHALL NOT OCCUR THRU ENDS OF BLOCK AT HEAD JOINT NOR SHALL THEY INTERRUPT ANY VERT OR HORIZ WALL REBAR.
 - ONE FULL BLOCK MAY BE OMITTED FOR AN OPENING IF REINFORCED ABOVE AS SHOWN. ANY VERT OR HORIZ REBAR INTERRUPTED SHALL BE PLACED IN ADJACENT CELLS.
 - REFER TO MEP DWGS FOR SIZE & LOCATION OF ALL MEP WALL PENETRATIONS.
 - THIS DETAIL ONLY APPLIES TO NEW WALL CONSTRUCTION WHERE OPENING IS BUILT W/ WALL.

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Revision Schedule

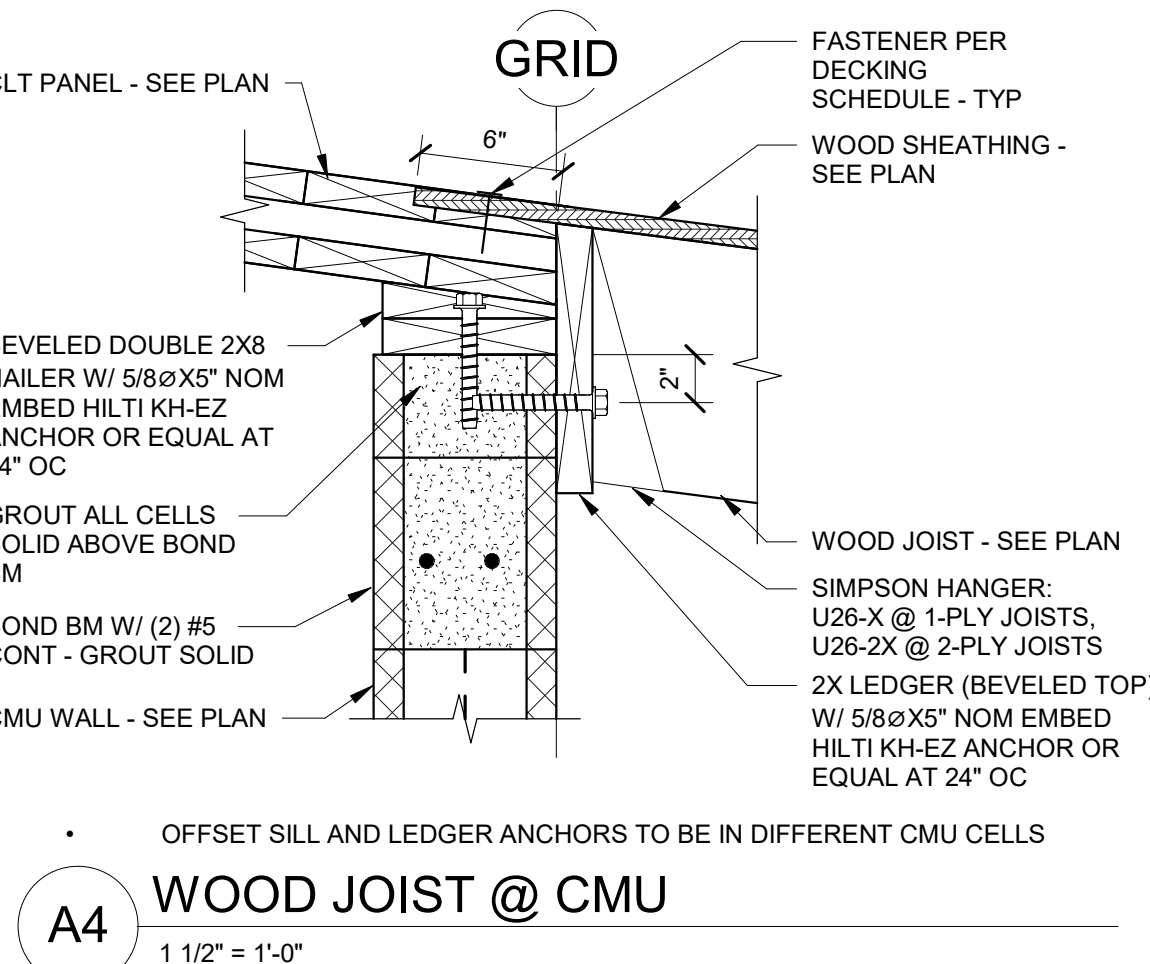
No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST,
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

STRUCTURAL DETAILS

LINTEL SCHEDULE			
MARK	LINTEL	WALL DESCRIPTION	NOTES
 L1	8" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/S502
 L2	16" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/S50
- ALL LINTELS SHALL HAVE 8" MINIMUM BEARING EACH END OF MASONRY - FOR ADDITIONAL LINTEL NOTES, SEE STRUCTURAL NOTES			

Page 347 of 48

- THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD BE SCALED - DIMENSIONS GOVERN, CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SLOP ELEVATIONS ARE SHOWN THUS 4.0/100 ON THE FLOOR PLANS. ELEVATIONS 10.0' - 10.00' ARE SHOWN THUS 10.00.
4. ALL WALLS TO EXTEND TO STRUCTURE WITH ACQUISUAL SCAFFOLD AT TOP AND BOTTOM OF WALL AND WALL PENETRATIONS ABOVE UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE TYPE 12A UNO.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CM WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS. UNLESS NOTED OTHERWISE.
6. SEE SHEET 100 FOR WALL TYPE DESCRIPTIONS.
7. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR VERTICAL, VERTICAL AND HORIZONTAL PENETRATIONS WITHOUT TRANSFER OF COMPRESSION LOADS TO WALL.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE LOCATED AWAY FROM THE ADJACENT PERPENDICULAR WALLS.
9. SPECIFICATIONS PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SHALL BE ABUT WITH ADJACENT PERPENDICULAR WALLS. SEE FLOOR ASSEMBLIES AND GYP BD. WALL ASSEMBLIES FOR SHEETING THE THRESHOLD. SEE SECTION 05100 FOR FURTHER INFORMATION.
10. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
11. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE. LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
12. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE AND THE WEATHERSTRIP FROM THE ADJACENT PERPENDICULAR WALL TO THE ASSEMBLIES AND GYP BD. WALL ASSEMBLIES FOR SHEETING THE THRESHOLD. SEE SECTION 05100 FOR FURTHER INFORMATION.
13. CONTRACTOR SHALL PROVIDE A CONCRETE SLOP WITH POSITIVE DRAINAGE AT ALL BUILDING, CONSTRUCTED ON PROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAILS. THRESHOLD SHALL BE CONCRETE WITH REINFORCING AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHERING THE THRESHOLD. SEE SECTION 05100 FOR FURTHER INFORMATION.
14. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINAGE WHERE INDICATED. SLOPE FLOORS TO DRAIN. NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPE TO COMPLY WITH FLAT AND LOCAL CODES. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
15. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW THRU-WALL FLASHING TO BE

1. SEE A100 FOR TYPICAL ROOF DETAILS.
2. ROOF MEMBRANE TO BE FULLY ADHERED TO ROOF DECK AND MUST EXTEND DOWN OUTSIDE FACE OF DECK 3' MIN.
3. SEAT ALL EDGES OF ROOF FLASHING TO WEATHER WHERE MEMBRANE WRAPS AROUND.
4. ARROWS ON THE PLAN INDICATE DIRECTION OF DRAINAGE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF BUILDING AND VENT LOCATIONS AND OTHER PENETRATIONS.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS NOT INDICATED ON THE ROOF PLAN.
6. COORDINATE EXACT SIZE AND LOCATION OF PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
8. FLASH ALL DRAINS, CURBS, VENTS, AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT PROVIDED ON DRAWINGS.
9. ALL ROOF CURBS TO BE A MINIMUM OF 8" HIGH ABOVE ROOF LEVEL. PROVIDE TAPERED INSULATION TO ROOF. CRICKETS AT ROOF CURBS AS REQUIRED FOR DRAIN AWAY AROUND CURBS.

[illegible]

R1

ROOF MEMBRANE

CROSS LAMINATED TIMBER ROOF DECK
SEE STRUCTURAL

SEE STRUCTURAL

R2

ROOF MEMBRANE

PLYWOOD ROOF DECK
SEE STRUCTURAL

WOOD ROOF JOISTS
SEE STRUCTURAL

SEE STRUCTURAL

1. ALL DOOR AND FRAME DIMENSIONS TO BE VERIFIED BEFORE FABRICATION
2. ALL POTENTIAL DOOR DIMENSIONAL ISSUES ARE TO BE IDENTIFIED PRIOR TO BIDDING A PRODUCT. ANY SUB-CONTRACTOR BIDDING A PRODUCT CONDITION KNOWN TO BE NON-COMPLIANT ASSUMES RESPONSIBILITY.
3. ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED, PRIMED AND PAINTED. SEE SPEC.
4. GROUT ALL HOLLOW METAL FRAMES SOLID WITH PORTLAND CEMENT BASED MORTAR.
5. ALL FRAMES WIDER THAN 44" TO HAVE HEAD STIFFENERS.
6. VERIFY ALL ITEMS ON SCHEDULE WITH FLOOR PLAN. FLOOR PLAN PREVAILS FOR DOOR SWING, FRAME TYPE AND DIMENSIONAL INFORMATION.
7. GENERAL CONTRACTOR TO COORDINATE MEETING BETWEEN ARCHITECT/OWNER AND DOOR VENDOR TO ESTABLISH KEY SCHEDULE INFORMATION.
8. CONTRACTOR TO REVIEW ADA ACTUATOR LOCATIONS WITH OWNER & ARCHITECT BEFORE INSTALLATION.
9. HOLLOW METAL FRAME THROAT DEPTH TO MATCH WALL THICKNESS AT ALL METAL-FRAMED STUD WALLS. VERIFY FRAME TYPE AND WALL TYPES FOR LOCATIONS. WALL TYPES AND WALL THICKNESSES. CONTRACTOR TO VERIFY FRAME DEPTH AT ALL LOCATIONS.

EXTERIOR DOOR SCHEDULE									
DOOR #	DOOR				FRAME				NOTES
	SIZE			TYPE	MATL	SIZE DEPTH	TYPE	MATL	
	WD	HT	TH						
100	3'-0"	7'-0"	1 3/4"	1	HM	7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
101	3'-0"	7'-0"	1 3/4"	1	HM	7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
102	6'-0"	7'-0"	1 3/4"	1	HM	7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN

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[illegible]

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1990	1991	1992
------	------	------

1	CMU 1 (SEE MATERIAL LEGEND)
2	CMU 2 (SEE MATERIAL LEGEND)
3	METAL DOWNSPOUT
4	METAL GUTTER
5	TPO ROOF
6	CAST STONE SILL
7	HM DOOR - SEE SCHEDULE
8	CONC PIER
9	STEEL COLUMN - SEE STRUCTURAL
10	CROSS LAMINATED TIMBER ROOF DECK - SEE STRUCTURAL
11	GLUE LAMINATED WOOD JOISTS - SEE STRUCTURAL
12	WOMEN'S RS SIGNAGE
13	STORAGE ROOM SIGNAGE
14	MEN'S RS SIGNAGE
15	VENT INTAKE
16	WALL PAK LIGHT - SEE MECH

[illegible]

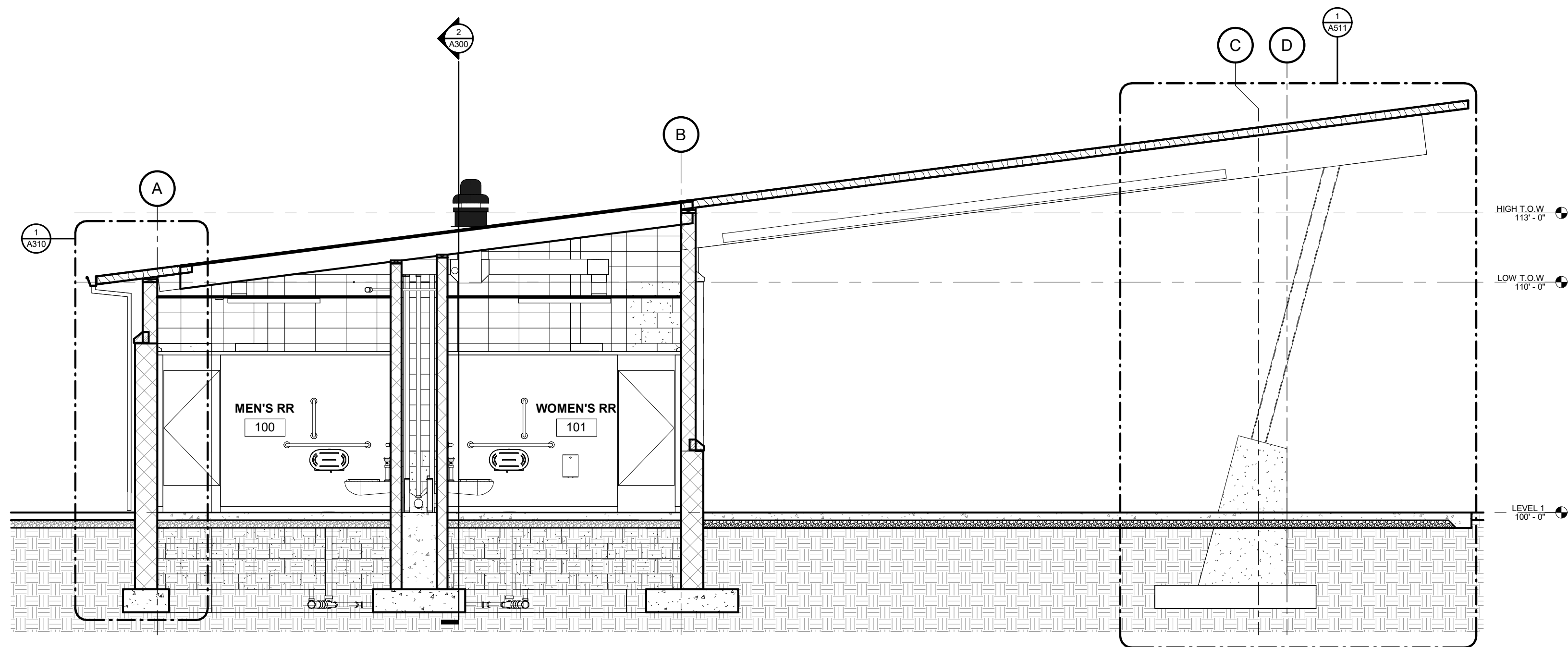
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Date	2025-07

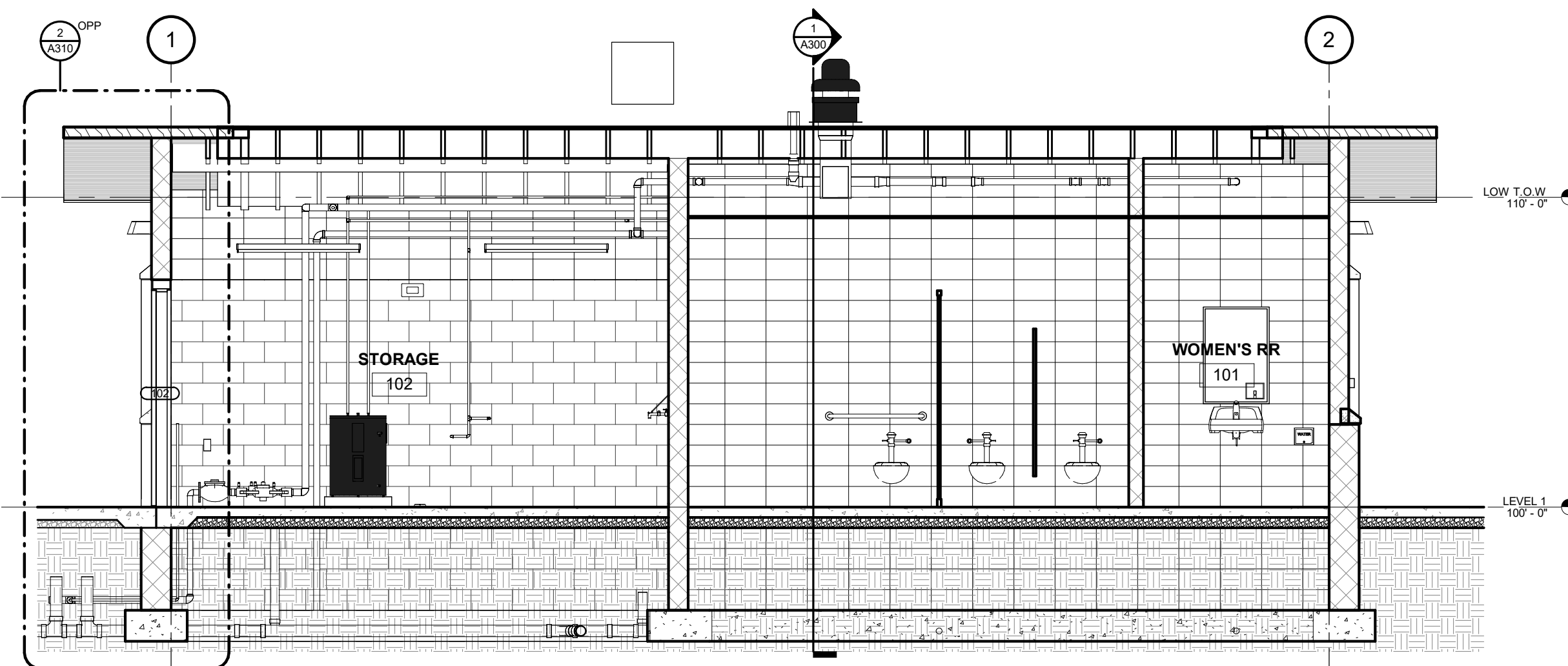
BUILDING SECTION
AND REFLECTED
CEILING PLAN
A300

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SHEET'S ORIGINAL PAGE SIZE

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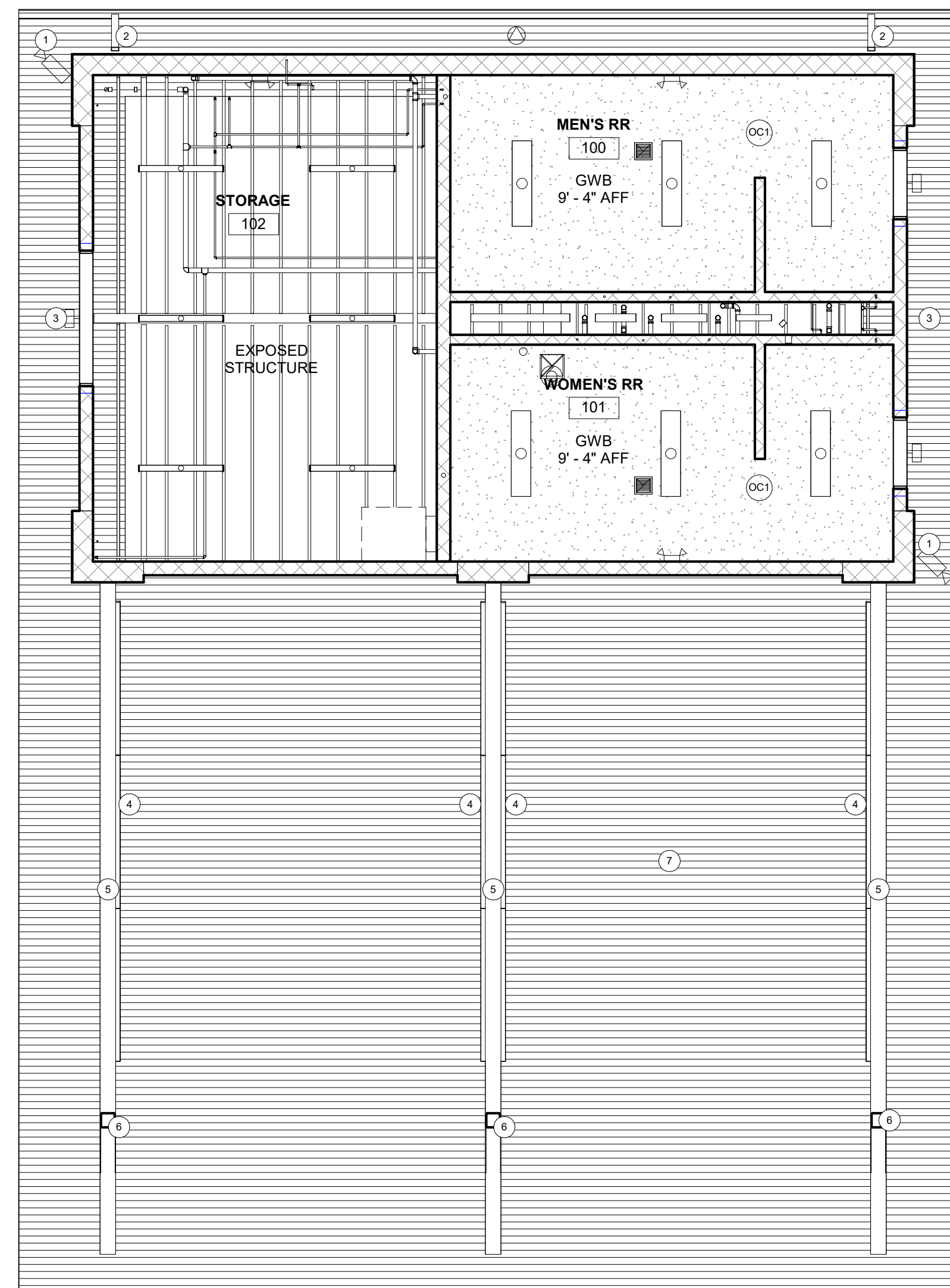


1 NORTH-SOUTH BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 EAST-WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES	
1	SECURITY CAMERA - SEE ELEC
2	DOWNSPOUT
3	WALL LIGHT - SEE ELEC
4	LIGHT FIXTURE - SEE ELEC
5	LAMINATED BEAM - SEE STRUCTURAL
6	STEEL COLUMN - SEE STRUCTURAL
7	SLOPING/STAINED GLT DECK



3 REFLECTED CEILING PLAN

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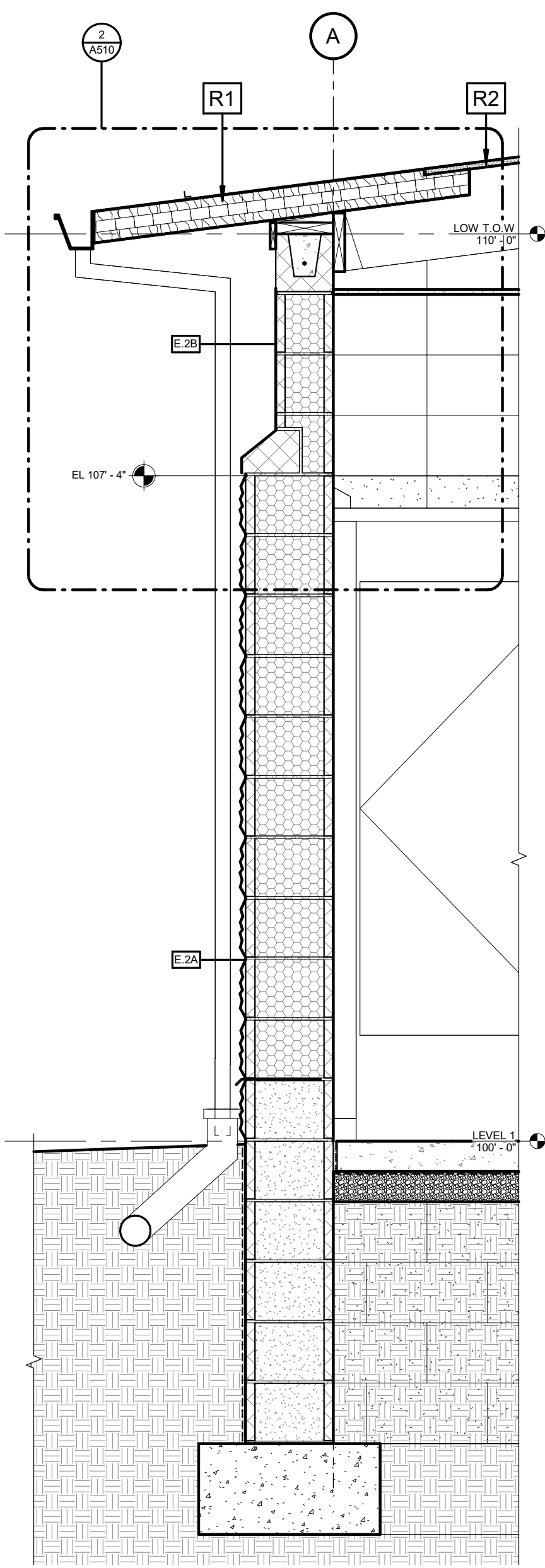
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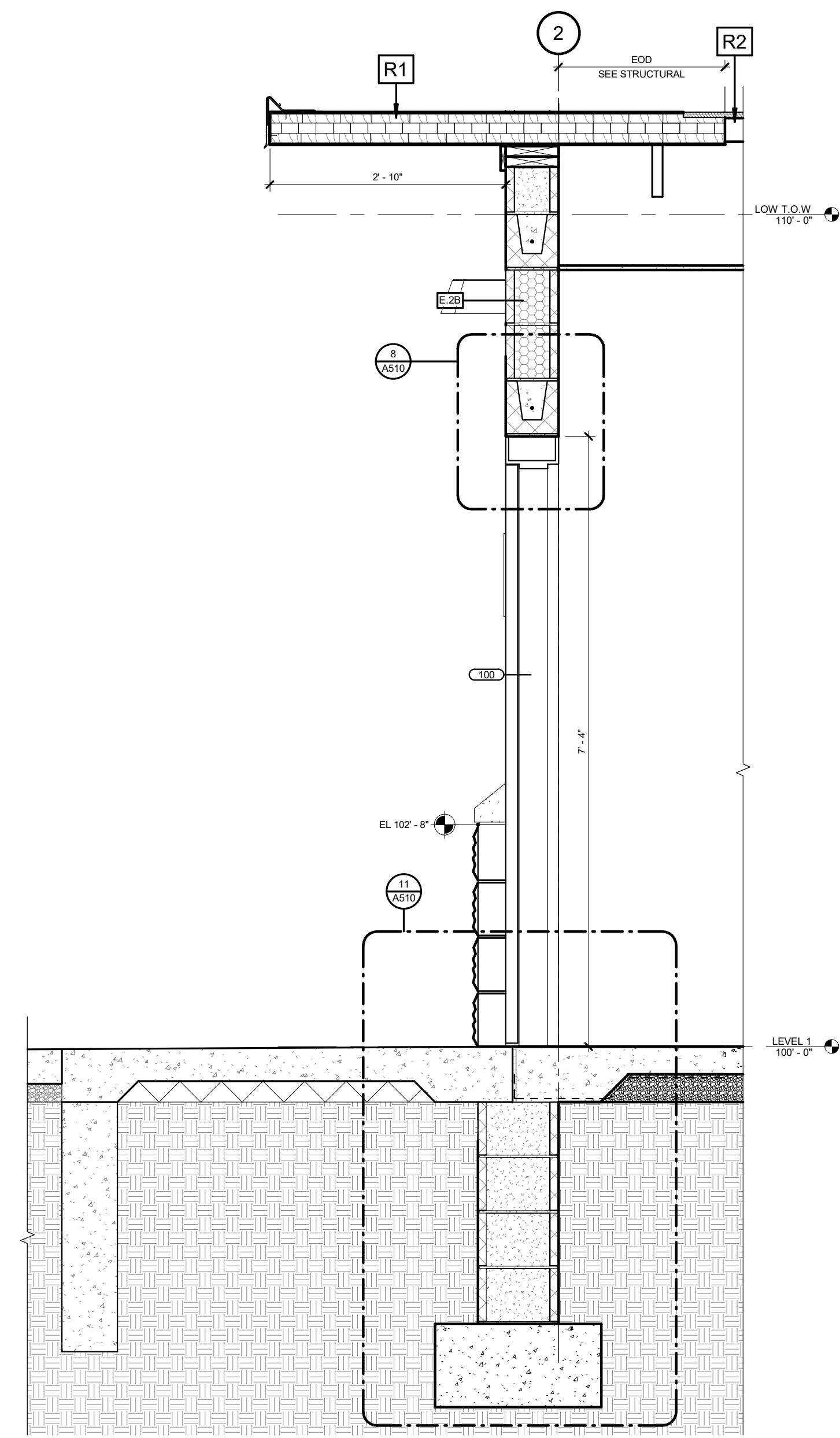
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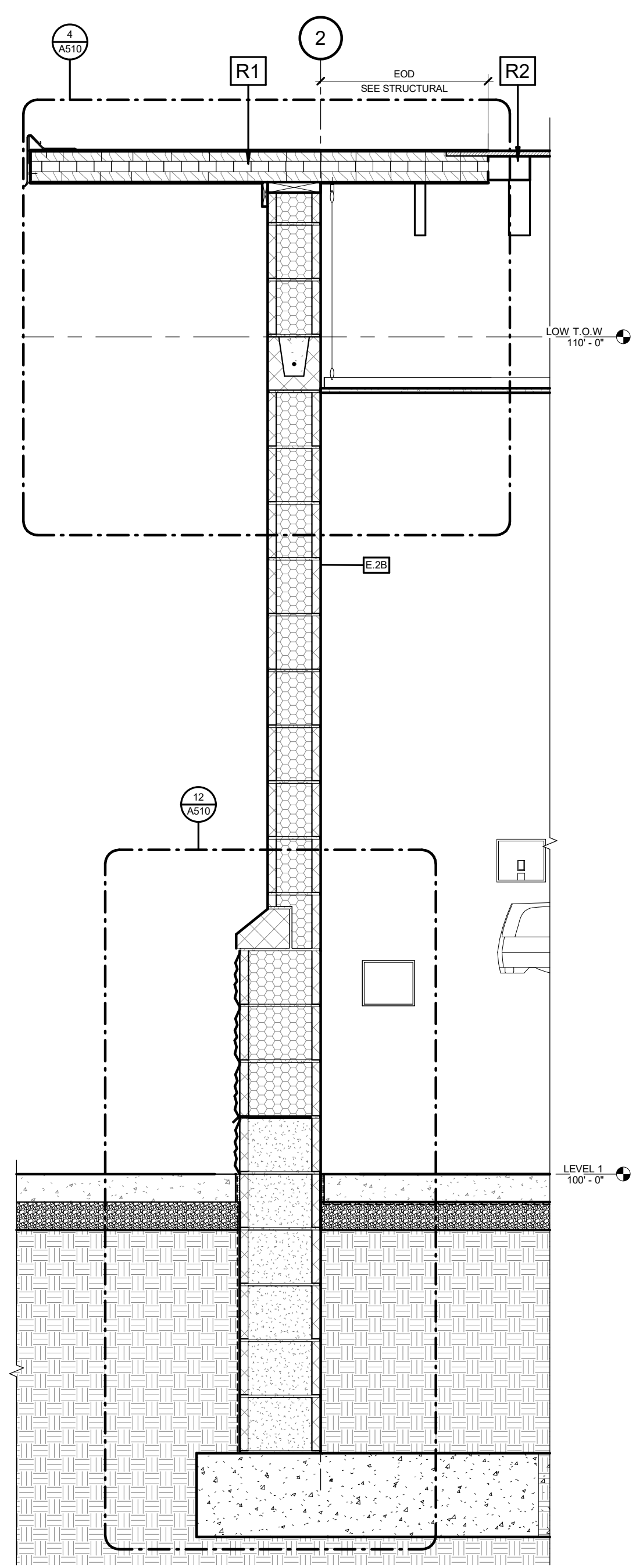
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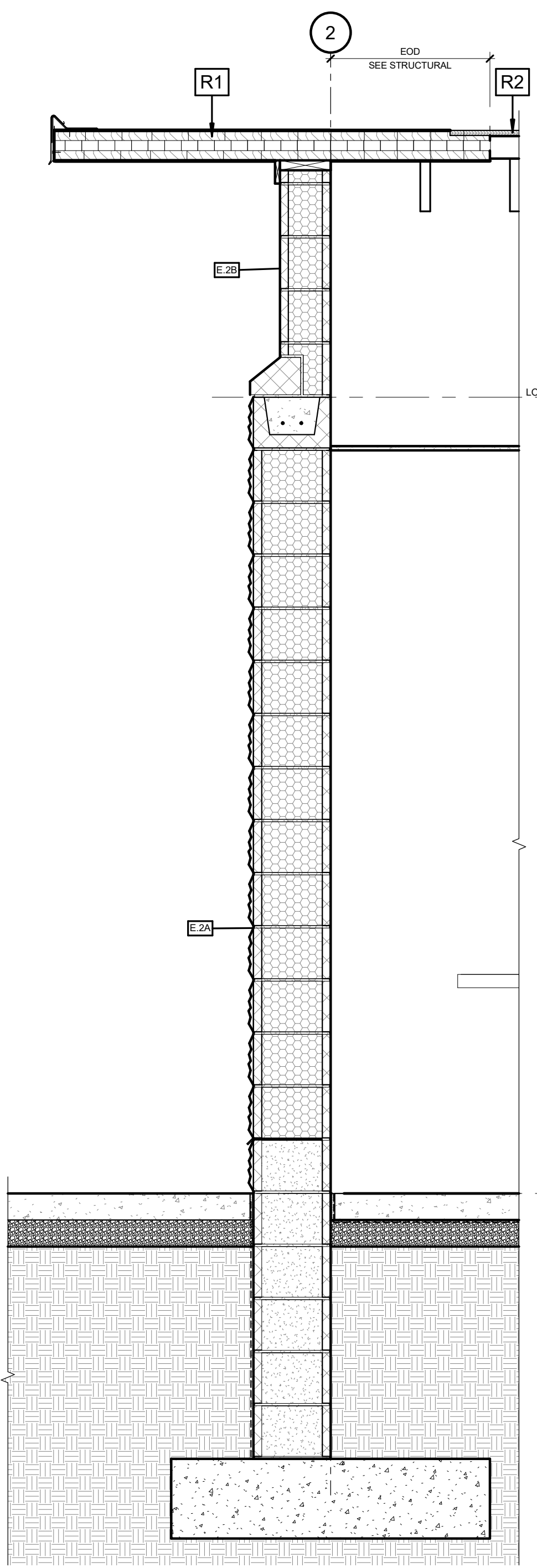
1 WALL SECTION
SCALE: 3/4" = 1'-0"



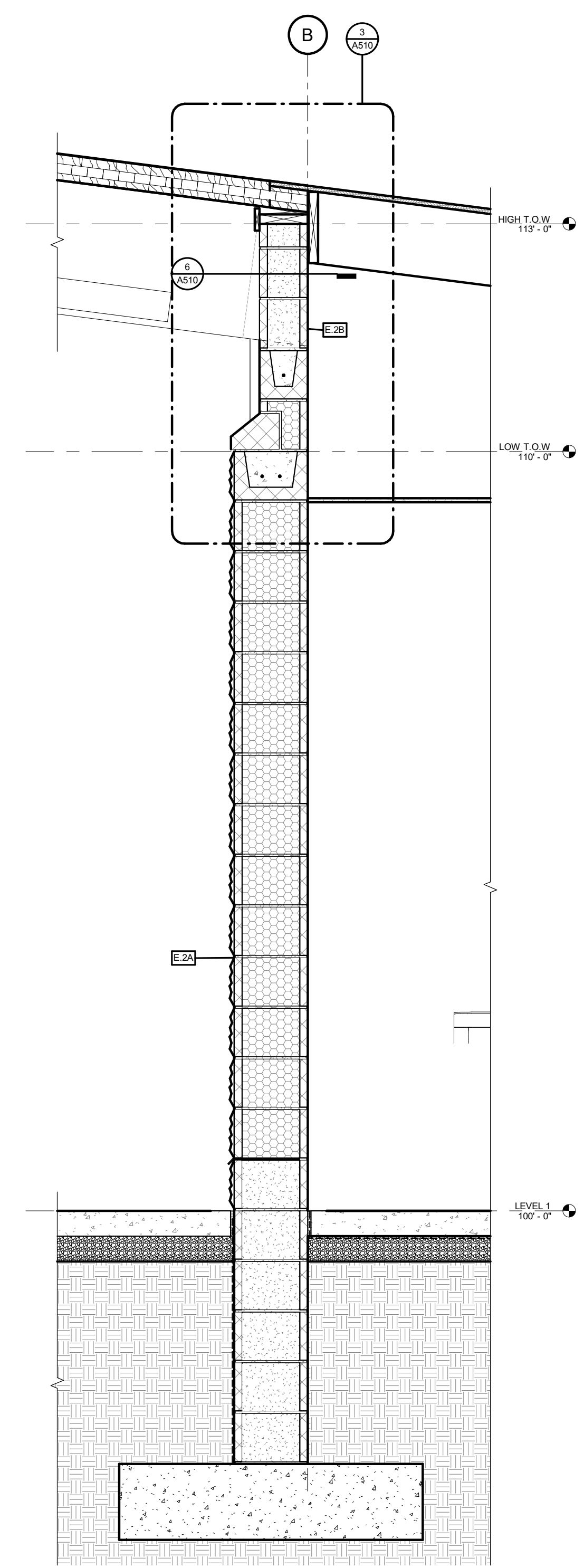
2 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"



4 WALL SECTION
SCALE: 3/4" = 1'-0"



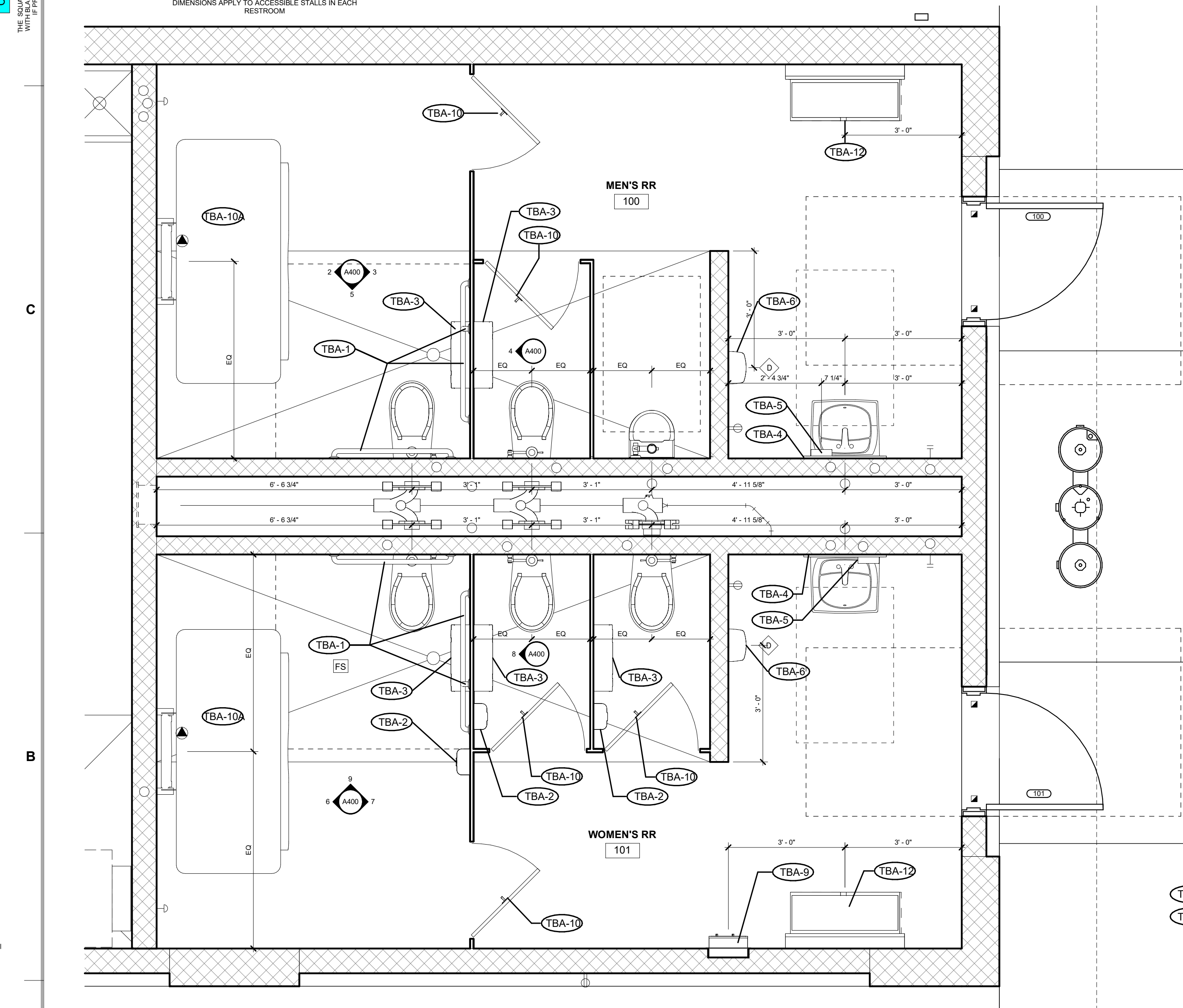
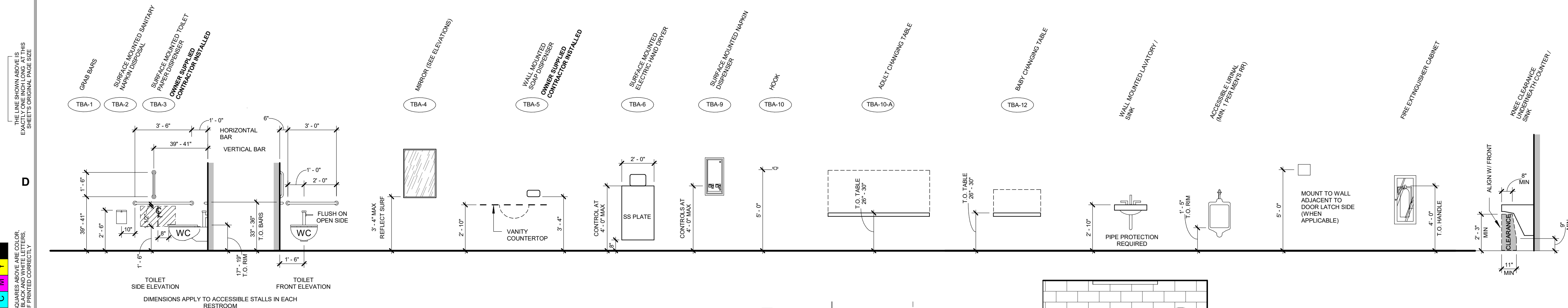
5 WALL SECTION
SCALE: 3/4" = 1'-0"

Revision Schedule		
No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST,
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Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

WALL SECTIONS



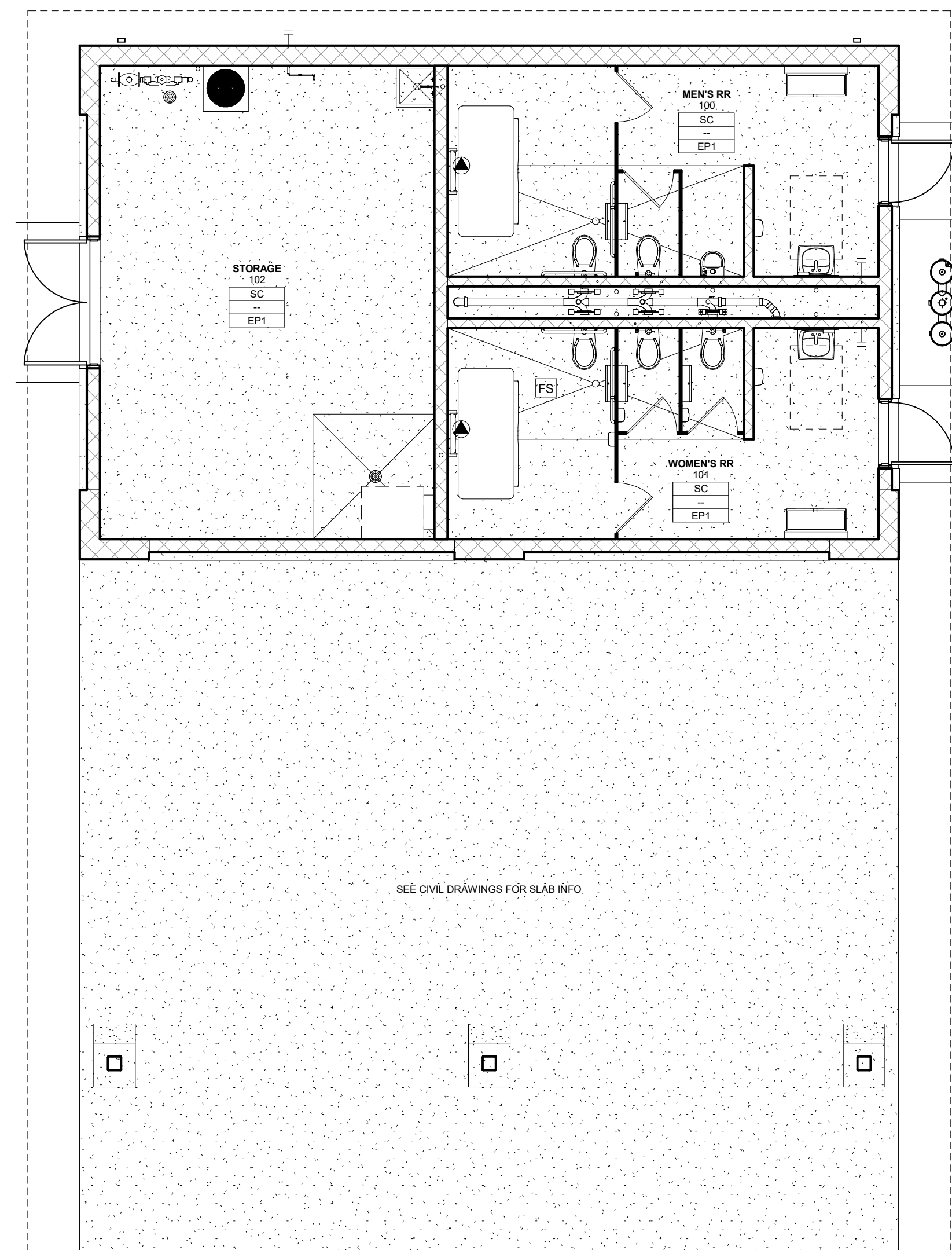
The diagram shows a side view of a mechanical assembly. A horizontal bar is labeled TBA-3. A vertical rod is labeled TBA-1. A curved component is also visible.

A line drawing of a shower stall with a door. A callout line points from an oval labeled 'TBA-3' to a sensor unit mounted on the side wall of the shower stall.

GENERAL FINISH NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BEFORE ORDERING MATERIALS. DO NOT SCALE DRAWINGS.
2. REFER TO FLOOR FINISH PLAN FOR MORE INFORMATION ON FLOOR COVERING LOCATIONS, PATTERNS, AND ACCENT WALL LOCATIONS.
3. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION ON CEILING LOCATIONS, MATERIALS, PATTERNS, AND ACCENTS PAINT LOCATIONS.
4. EPOXY PAINT TO BE USED IN RESTROOMS, UNLESS NOTED OTHERWISE.
5. ALL GYPSUM BOARD CEILINGS TO BE PAINTED CEILING WHITE, UNLESS NOTED OTHERWISE.
6. ALL OTHER TRANSITION STRIPS TO BE SUBMITTED FOR APPROVAL BY DESIGNER.
7. 4" FIBERGLASS-REINFORCED PANELS BEHIND MOP SINK AND ALONG ADJACENT WALL(S).

FINISH KEY			
KEY	PRODUCT	MANUFACTURER	PATTERN / COLOR
1 FLOORING			
SC	SEALED CONCRETE	SEE SPEC	SEE SPEC
2 WALL COVERINGS			
EP1	EPOXY PAINT	SHERWIN WILLIAMS	TBD
4 CEILING FINISHES			
	GYPSPUM WALL BOARD	SEE SPEC	SEE SPEC



11 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"

Diagram illustrating the roof edge detail with the following components and RSI values:

- TPO MEMBRANE ROOFING TO OVERLAP METAL FLASHING EXTENDING INTO METAL GUTTER W/HEAT WELDED SEAMS (075400.7)
- METAL FLASHING TO EXTEND INTO GUTTER (075400.8)
- PREFINISHED METAL GUTTER AND DOWNSPOUT (076310.2)
- EXTEND TPO MEMBRANE DOWN FACE OF ROOF DECK (075400.10)
- CONTINUOUS METAL FLASHING w/DRIP EDGE OVER TPO MEMBRANE (075400.9)
- R1 (Roof Insulation)

Architectural section drawing of a building exterior wall and roof assembly. The drawing shows a cross-section of the roof structure, including the snow guard, prefinished metal gutter and downspout, wood trim, wood blocking, CMU bond beam, GYP BD ceiling suspension system, ceiling type gypsum board, core foam masonry foam insulation, CMU sill block, and CMU bond beam. Callouts include R1, R2, A, and E-2A. Dimensions and material specifications are provided for various components.

- SNOW GUARD - SEE SPEC (077200.5)
- R1
- R2
- A
- EGD SEE STRUCTURAL
- LOW T.O.W. 110'-0"
- PREFINISHED METAL GUTTER AND DOWNSPOUT (076310.2)
- 1x4 WOOD TRIM (062013.22)
- WOOD BLOCKING (061000.3)
- CMU BOND BEAM - SEE STRUCTURAL (042000.9)
- GYP BD CEILING SUSPENSION SYSTEM (062900.10)
- CEILING TYPE GYPSUM BOARD - SEE RCP (062900.2)
- CORE FOAM MASONRY FOAM INSULATION - TYP @ ALL NON GROUVED CELLS (072106.11)
- CMU SILL BLOCK (042000.20)
- CMU BOND BEAM - SEE STRUCTURAL (042000.9)
- E-2A
- E-2B
- EL 107'-4"

Architectural section drawing of a wall assembly. The drawing shows a cross-section of a wall with various materials and dimensions. Key components and labels include:

- STRUCTURAL FRAMING, STAINED - SEE STRUCTURAL** (061000.12)
- 1st WOOD TRIM** (062013.22)
- WOOD BLOCKING** (061000.3)
- CMU BOND BEAM - SEE STRUCTURAL** (042000.9)
- STRUCTURAL STEEL PLATE CONNECTION BEYOND - SEE STRUCTURAL** (051200.8)
- CORE FOAM MASONRY FOAM INSULATION - TYP @ ALL NON GROUTED CELLS** (072100.11)
- CMU SILL BLOCK** (042000.20)
- CMU BOND BEAM - SEE STRUCTURAL** (042000.9)
- CEILING TYPE GYPSUM BOARD - SEE RCP** (052900.2)

Dimensions and other annotations:

- 7 5/8"** (Total height of the upper section)
- 4 1/2"** (Height of the upper section)
- 5 3/8"** (Height of the middle section)
- 3 3/8"** (Height of the lower section)
- 2"** (Height of the lower section)
- 5 5/8"** (Height of the lower section)
- 5 3/8"** (Height of the lower section)
- EL 110'-0"** (Elevation)
- R1**, **B**, **R2** (Reference markers)
- 6 A3/10** (Reference marker)
- SEE STRUCTURAL** (Reference to structural details)

WELDED SPLICE 075400.12

PREFINISHED METAL FASCIA COVER 075400.11

2 3/8"

7 1/2"

R1

L - ROOF EDGE

CMU SILL BLOCK 042000.20

STRUCTURAL STEEL PLATE, PAINTED - SEE STRUCTURAL 061200.6

BACKER ROD W/ SEALANT 079200.1

2x6 WOOD TRIM 062013.23

STRUCTURAL FRAMING, STAINED - SEE STRUCTURAL 061000.12

SELF-ADHERING SHEET AIR & MOISTURE BARRIER 072201.1

5/8" EXTERIOR GRADE PLYWOOD 061600.2

BACKER ROD W/ SEALANT 079200.1

STRUCTURAL STEEL PLATE, PAINTED - SEE STRUCTURAL 061200.6

S X310

B

B

2

028

CORE FOAM MASONRY FOAM INSULATION - TYP @ ALL NON-GROUTED CELLS (072100.11)

CMU BOND BEAM - SEE STRUCTURAL (042000.9)

HOLLOW METAL FRAME (081113.2)

HOLLOW METAL DOOR (081113.1)

Technical drawing of a masonry wall cross-section, showing exterior and interior views. The drawing includes various components labeled with codes and dimensions.

Labels and Codes:

- 081113.2
- 081113.1
- 033000.3
- 087100.2
- 079500.10
- 072700.2
- 033000.4

Dimensions:

- 6"
- 6 3/8"
- 1/4"

Other Labels:

- EXTERIOR
- INTERIOR
- 2

1

SELF-ADHERING SHEET AIR & MOISTURE BARRIER 072716.1

5/8" EXTERIOR GRADE PLYWOOD 061900.2

BACKER ROD W/ SEALANT 079900.1

5 1310

STRUCTURAL STEEL PLATE, PAINTED - SEE STRUCTURAL 051200.6

3'-4"

6

SECTION DETAIL @ H

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

B

3'-4"

E-2B

E-2A

E-2B

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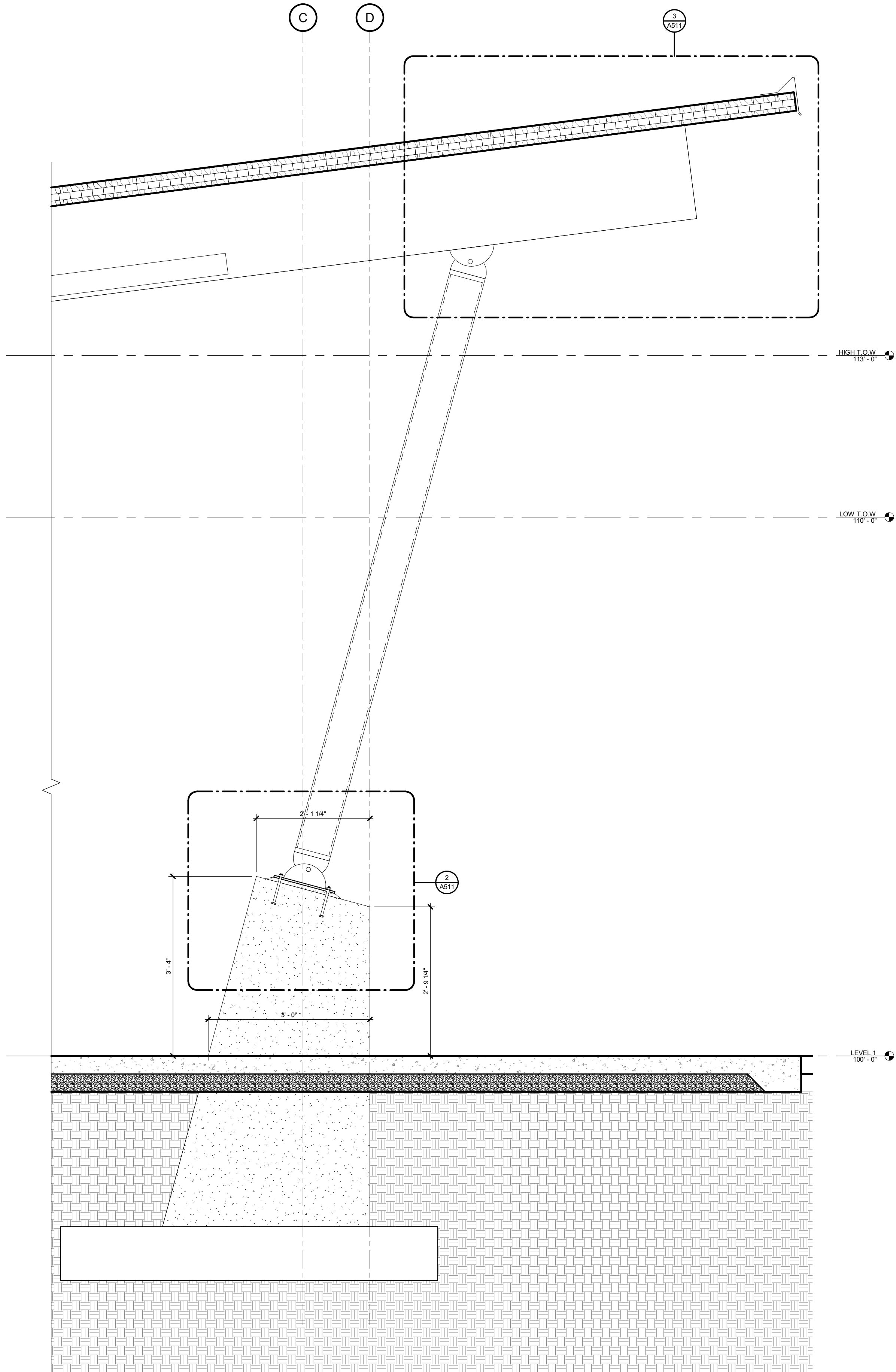
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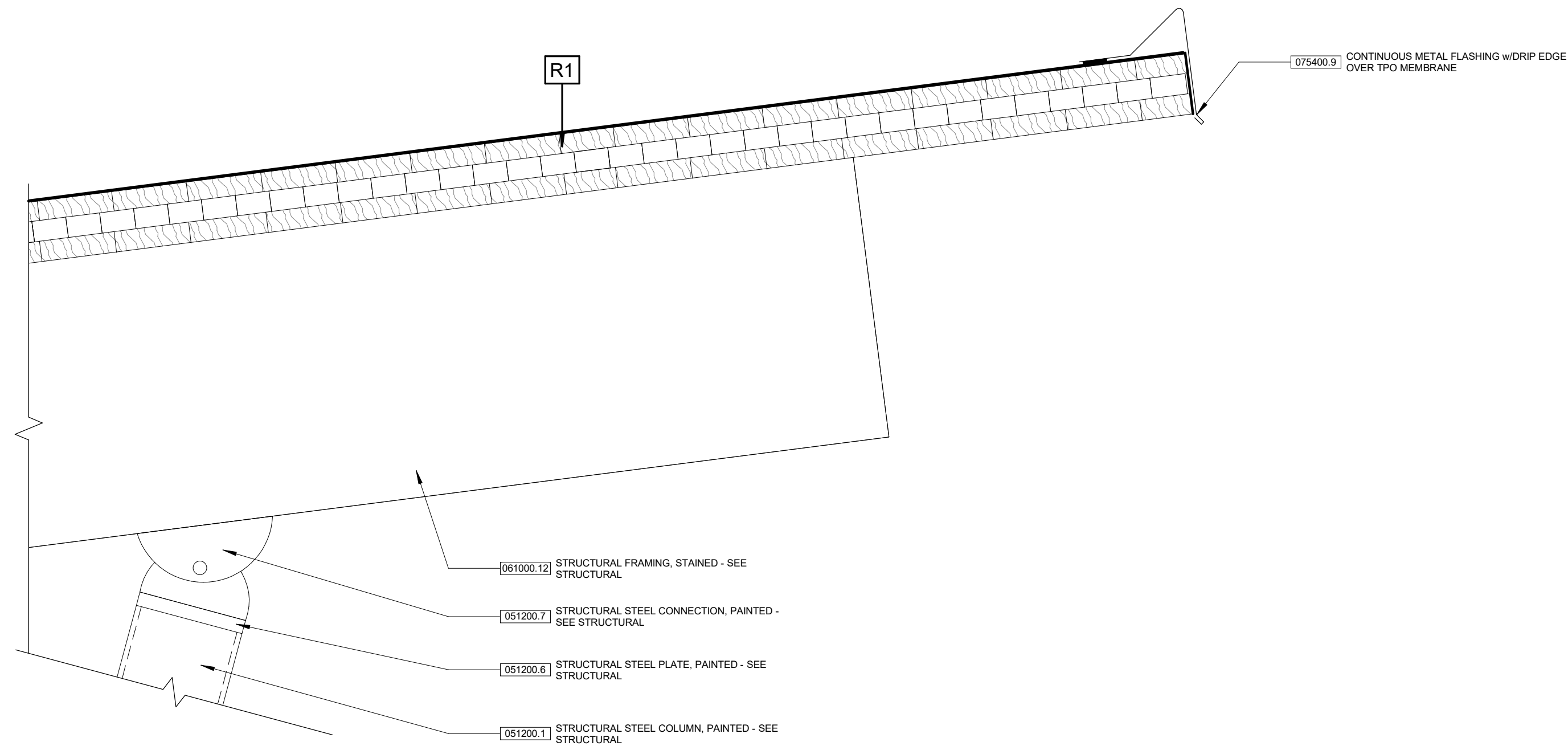
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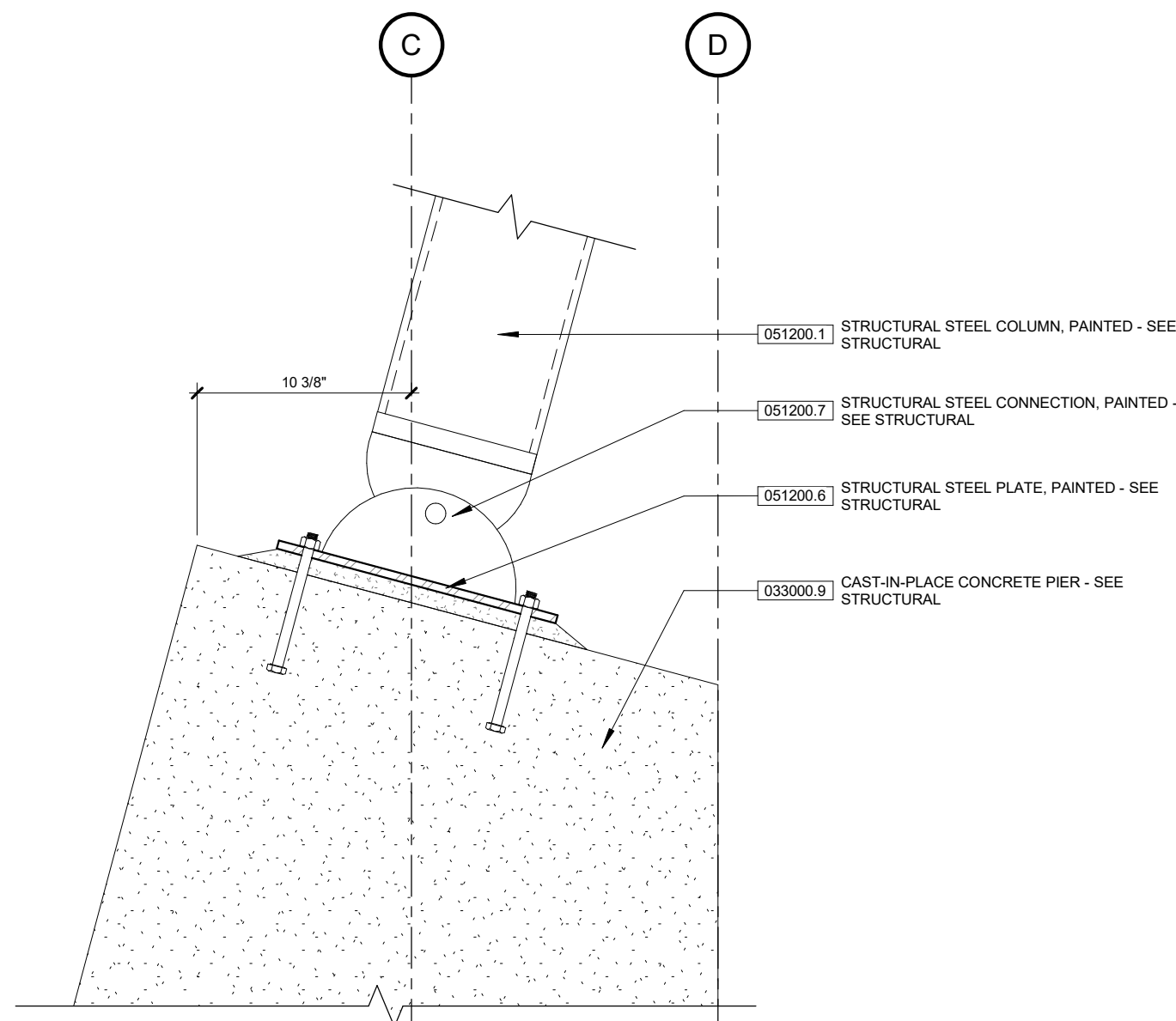
A



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



3 SECTION DETAIL - HIGH ROOF EDGE
SCALE: 1 1/2" = 1'-0"



2 SECTION DETAIL - COLUMN BASE
SCALE: 1 1/2" = 1'-0"

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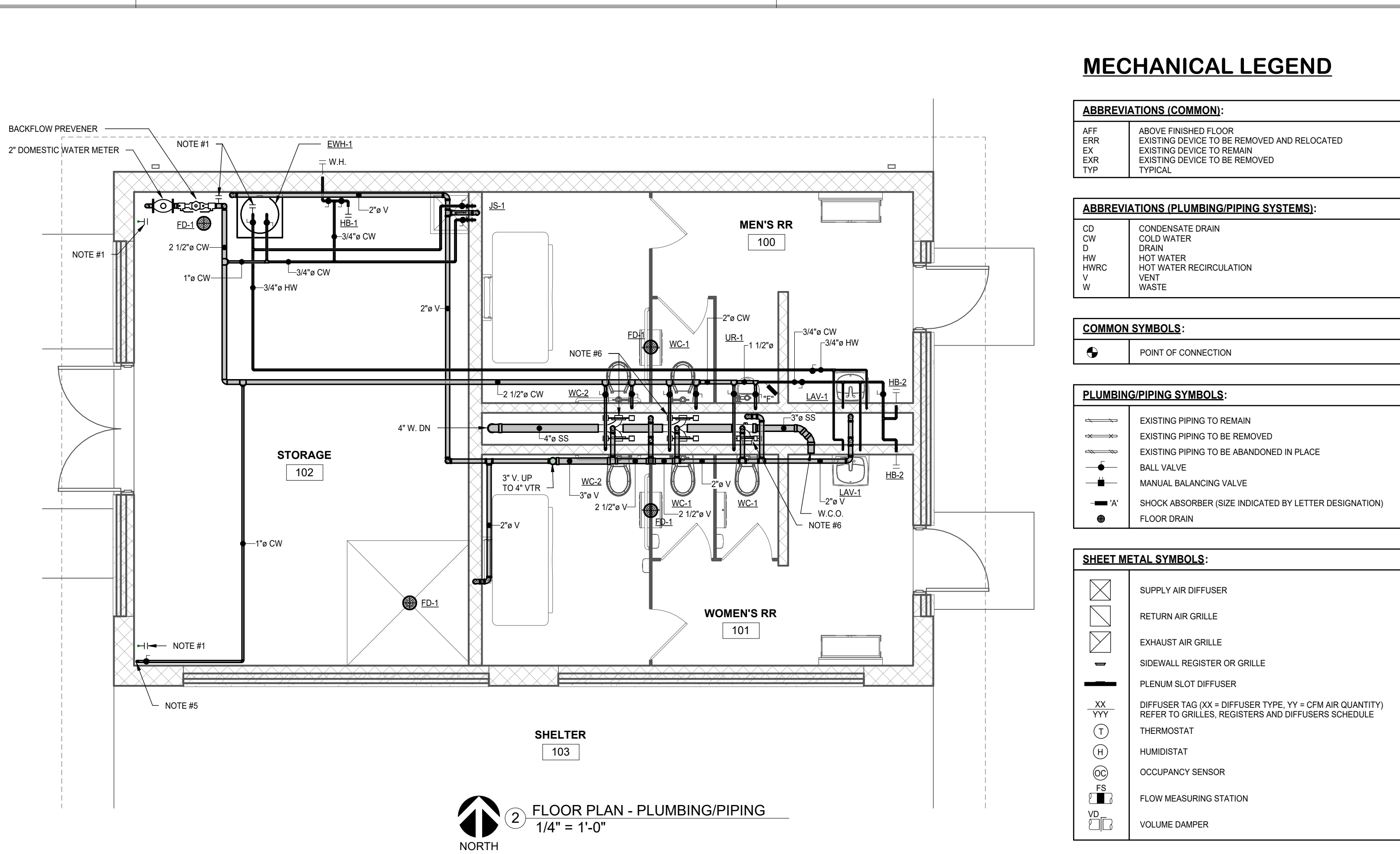
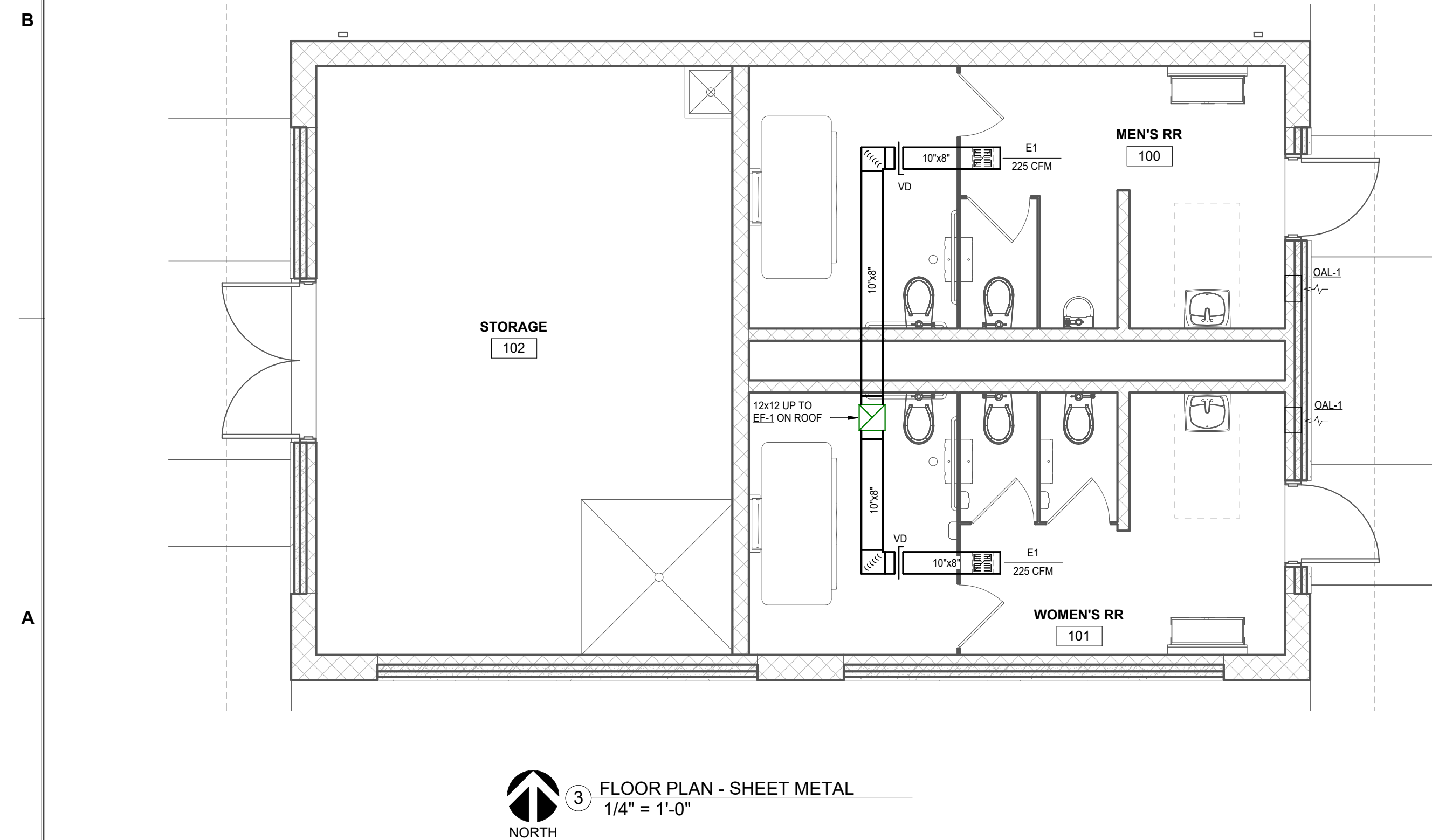
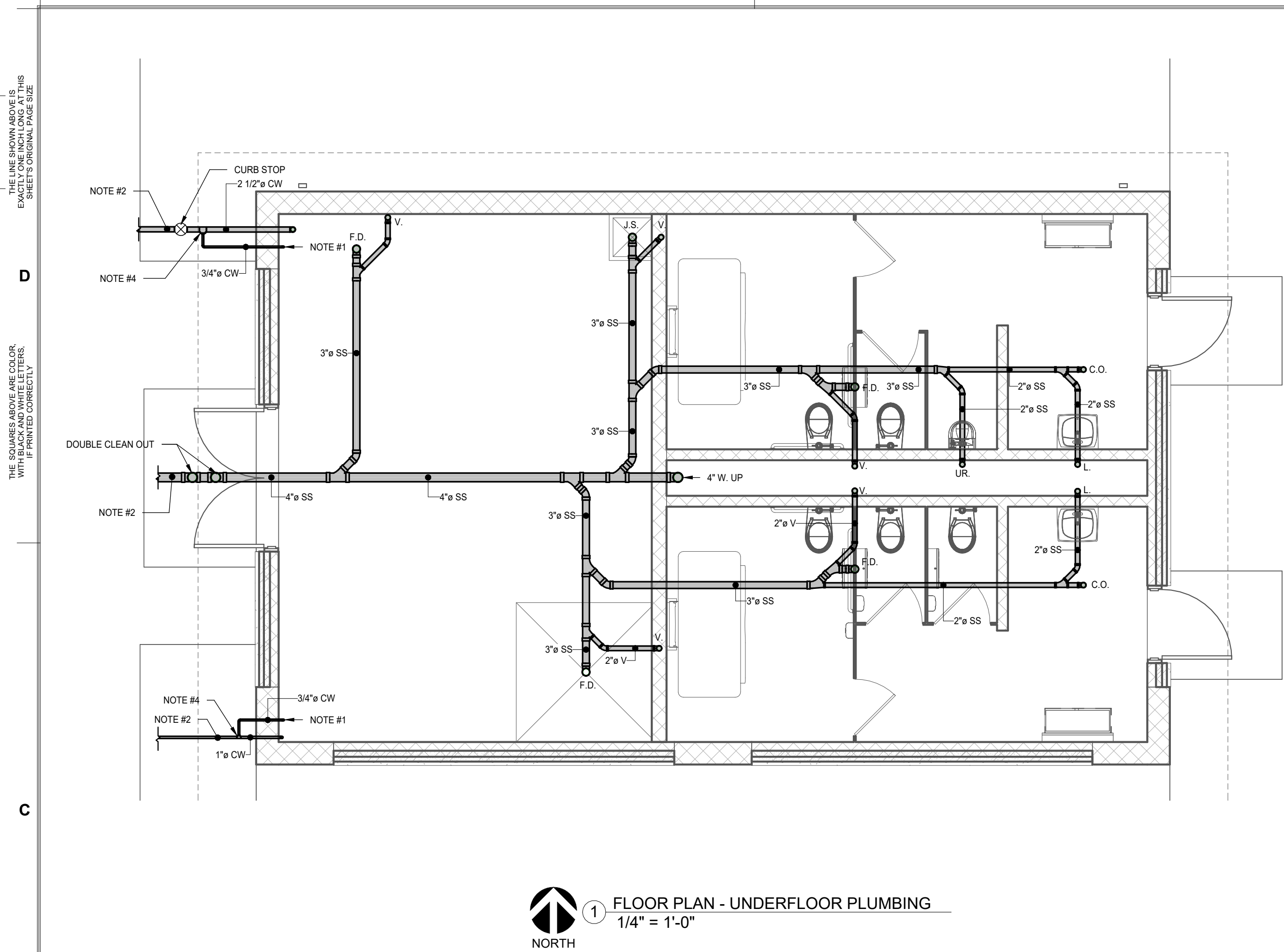
Revision Schedule		
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LIONS PARK
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Date	2025-07-15

SECTION DETAILS

A511

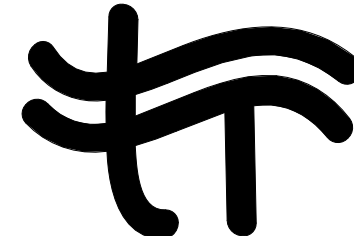


- GENERAL NOTES**
- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
 - DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT ACTUAL INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL DUCTWORK, PIPING, EQUIPMENT, ETC. AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS AS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.

- REFERENCE NOTES**
- PROVIDE SHUT OFF VALVE AND 3/4" VALVED BLOW DOWN CONNECTION FOR WINTERIZING.
 - EXTEND 5'-0" FROM BUILDING. SEE CIVIL DRAWINGS FOR CONTINUATION.
 - EXHAUST FAN EF-1 INTERLOCKED WITH OCCUPANCY SENSORS CONTROLLING LIGHTS. REFER TO ELECTRICAL DRAWINGS.
 - CONNECT WATER SERVICE TO MAIN BELOW FROST LINE.
 - PROVIDE 1" WATER LINE TO SERVE PARK DRINKING FOUNTAIN.
 - USE HORIZONTAL CARRIERS FOR MOUNTING WC-1 AND WC-2.

PLUMBING FIXTURE SCHEDULE				
FIXTURE TYPE	C.W.	H.W.	WASTE	VENT
FLOOR DRAIN	-	-	3"	2"
HOSE BIBB	1/2"	-	-	-
JANITOR SINK	1/2"	1/2"	3"	2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
URINAL	3/4"	-	2"	1-1/2"
WALL HYDRANT	3/4"	-	-	-
WATER CLOSET - FLUSH	1"	-	4"	2"

NOTES:
1. ALL UNDERFLOOR WASTE PIPING SHALL BE 3" UNLESS NOTED OTHERWISE ON THE DRAWINGS.



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Revision Schedule		
No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number 23567
Issue FINAL SITE PLAN SUBMITTAL
Date 2025-07-15

FLOOR PLANS -
MECHANICAL

M100

D

THE LINE SHOWN ABOVE IS
EASILY ONE INCH LONG AT THIS
SCALE TO SHOWING THE LINE

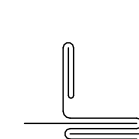
THE SQUARES ABOVE ARE COLOR
WITH HEAD AND WHITE LETTERS
FOR EASY IDENTIFICATION

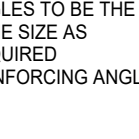
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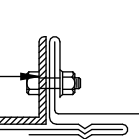
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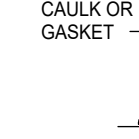
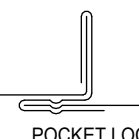
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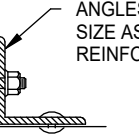
THICKNESS & REINFORCING SCHEDULE - * LOW PRESSURE DUCTWORK						
*NOTE: LOW PRESSURE DUCTWORK SHALL BE DUCTWORK IN WHICH THE PRESSURE DOES NOT EXCEED 2" GATER GAUGE.						
GREATEST DUCT DIMENSION	STEEL DUCTS U.S. STANDARD GAUGE	ALUMINUM DUCTS B&S GAUGE	LONGITUDINAL SEAM	TRANSVERSE JOINT SMALLEST DIMENSION	TRANSVERSE JOINT GREATEST DIMENSION	REINFORCING (ALL DUCTS 18" THRU 54" SHALL BE CROSSBROKEN)
12" OR LESS	26	24(0.020")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
13" THRU 18"	24	22(0.025")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
19" THRU 30"	24	22(0.025")	PITTSBURGH OR ACME LOCK	HEMMED "S" SLIP OR BAR SLIP OR DRIVE SLIP OR 1" POCKET LOCK	HEMMED "S" SLIP OR BAR SLIP OR 1" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
31" THRU 42"	22	20(0.032")	PITTSBURGH OR ACME LOCK	DRIVE SLIP 18" OR LESS BAR SLIP REINFORCED BAR SLIP OR POCKET LOCK	BAR SLIP OR REINFORCED BAR SLIP OR POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
43" THRU 54"	22	20(0.032")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
55" THRU 60"	20	18(0.040")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
61" THRU 84"	20	18(0.040")	PITTSBURGH LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP OR ANGLE REINFORCED POCKET LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP OR ANGLE REINFORCED POCKET LOCK	REINFORCE ALL SIDES OVER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. SIDES UNDER 60" NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
85" THRU 95"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 84" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. SIDES 61" THRU 94" REINFORCE WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES UNDER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
OVER 96"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 96" WITH 2"x2"x1/4" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 85" THRU 96" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 97" THRU 84" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES UNDER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES IF JOINTS ARE 8'-0" ON CENTER. NO REINFORCING IF JOINTS ARE 4'-0" ON CENTER.

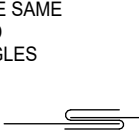
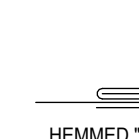




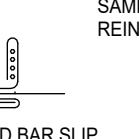






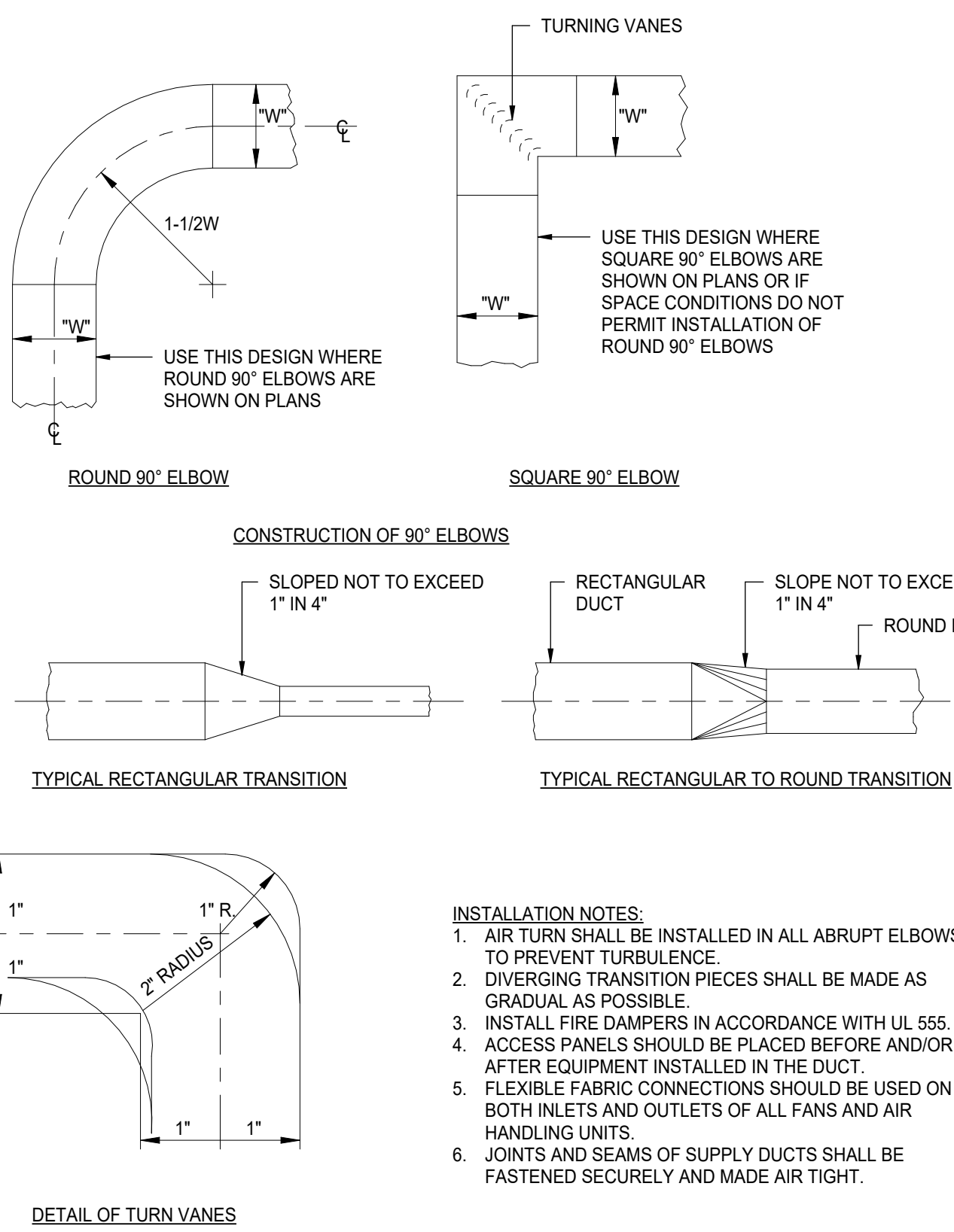






DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS		
RECTANGULAR DUCTS		
MAXIMUM SIZE (INCHES)	STEEL (MINIMUM THICKNESS, NOMINAL)	ALUMINUM (MINIMUM THICKNESS, NOMINAL)
THROUGH 12	0.022 INCH (26 GAGE, GALV.)	0.020 INCH (NO. 24 B&S GAGE)
13 THROUGH 30	0.028 INCH (24 GAGE, GALV.)	0.025 INCH (NO. 22 B&S GAGE)
31 THROUGH 54	0.034 INCH (22 GAGE, GALV.)	0.032 INCH (NO. 20 B&S GAGE)
55 THROUGH 84	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (NO. 18 B&S GAGE)
OVER 84	0.052 INCH (18 GAGE, GALV.)	0.051 INCH (NO. 16 B&S GAGE)

ROUND DUCTS		
MAXIMUM SIZE (INCHES)	STEEL (MIN. THICKNESS, NOMINAL)	STEEL (MIN. THICKNESS, NOMINAL)
THROUGH 12	0.019 INCH (28 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)
13 THROUGH 30	0.022 INCH (26 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)
31 THROUGH 54	0.028 INCH (24 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)
55 THROUGH 84	0.034 INCH (22 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)
OVER 84	0.040 INCH (20 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)



2 TYPICAL AIR DUCT BRANCH TAKE-OFF DETAIL
NOT TO SCALE

3 LOW VELOCITY DUCT LAYOUT DETAILS
NOT TO SCALE

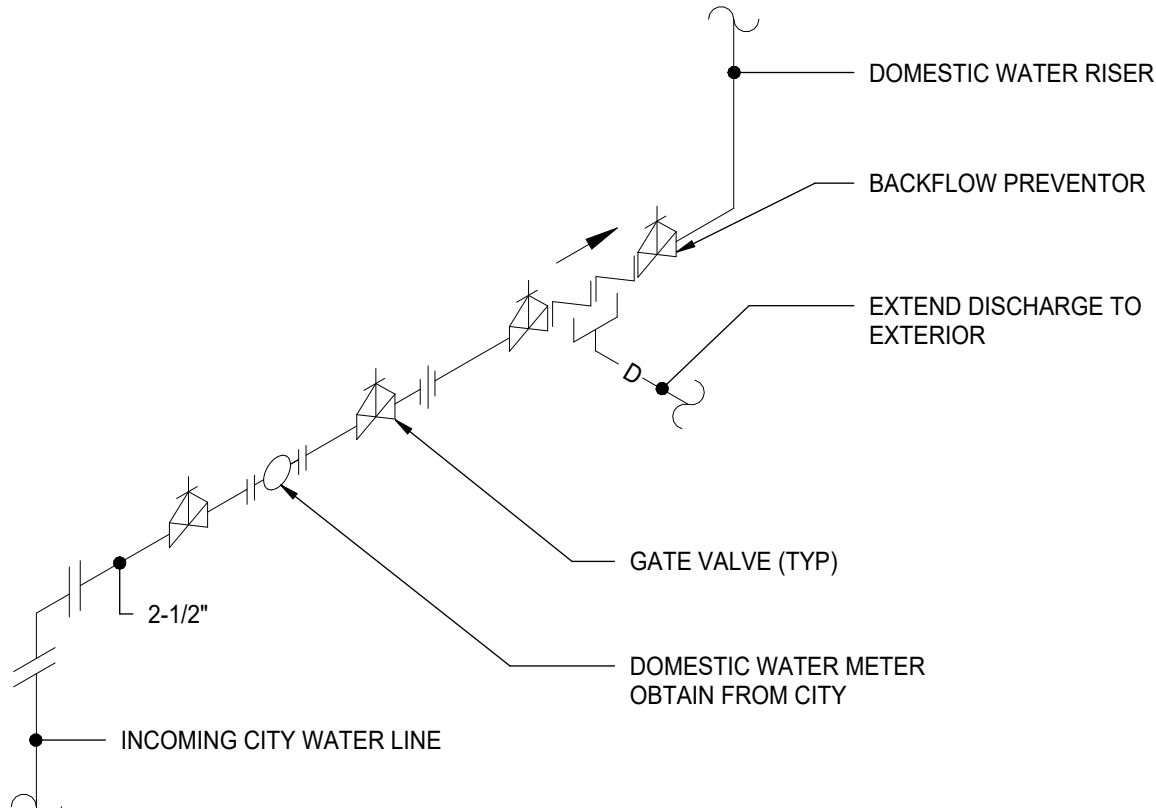
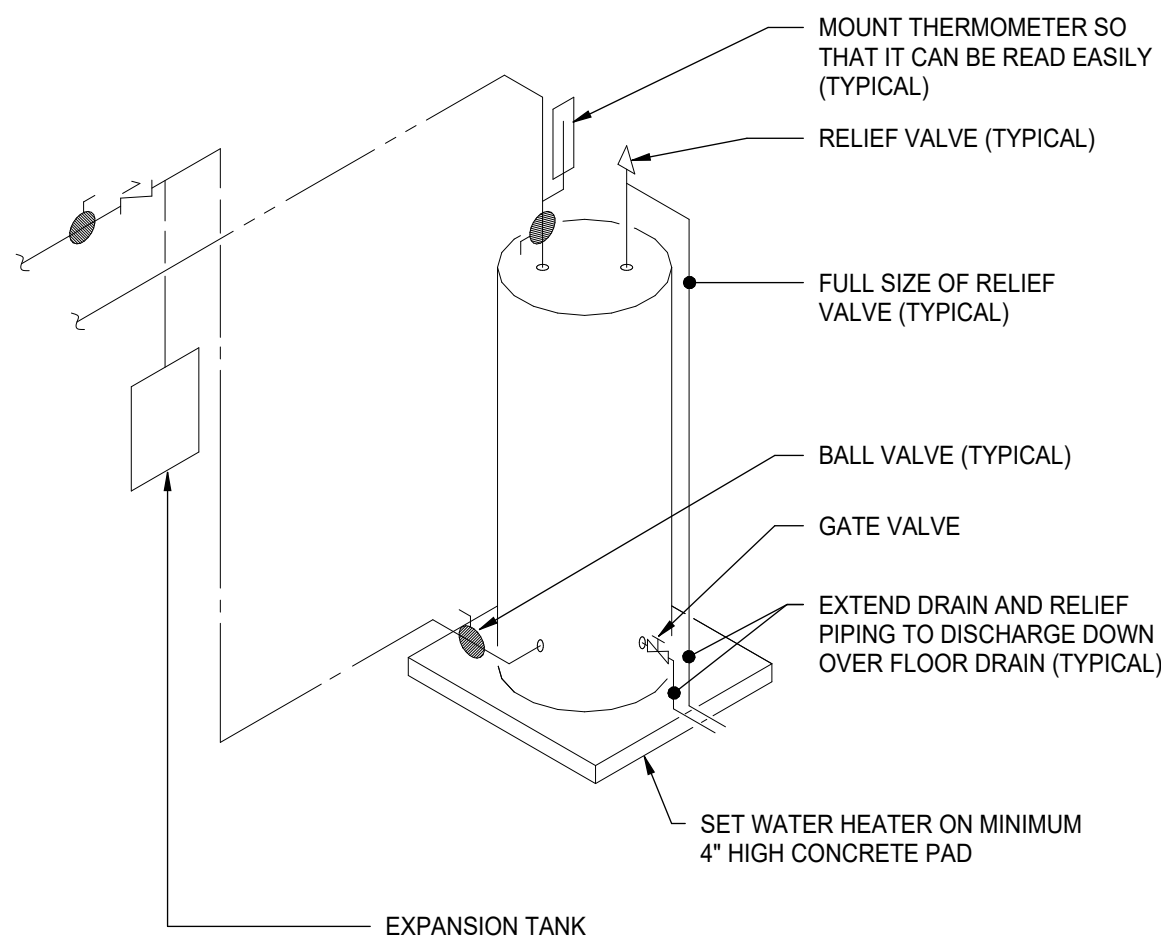
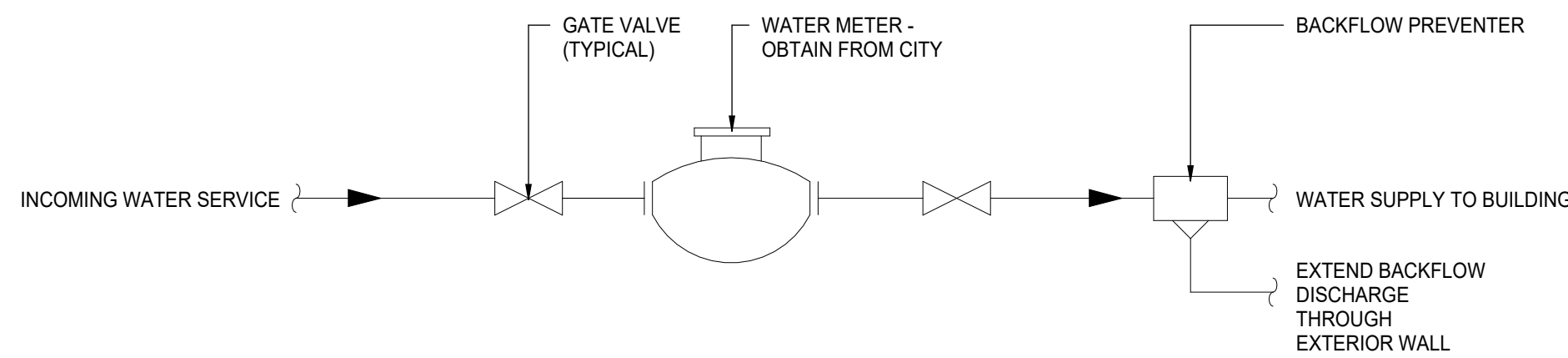
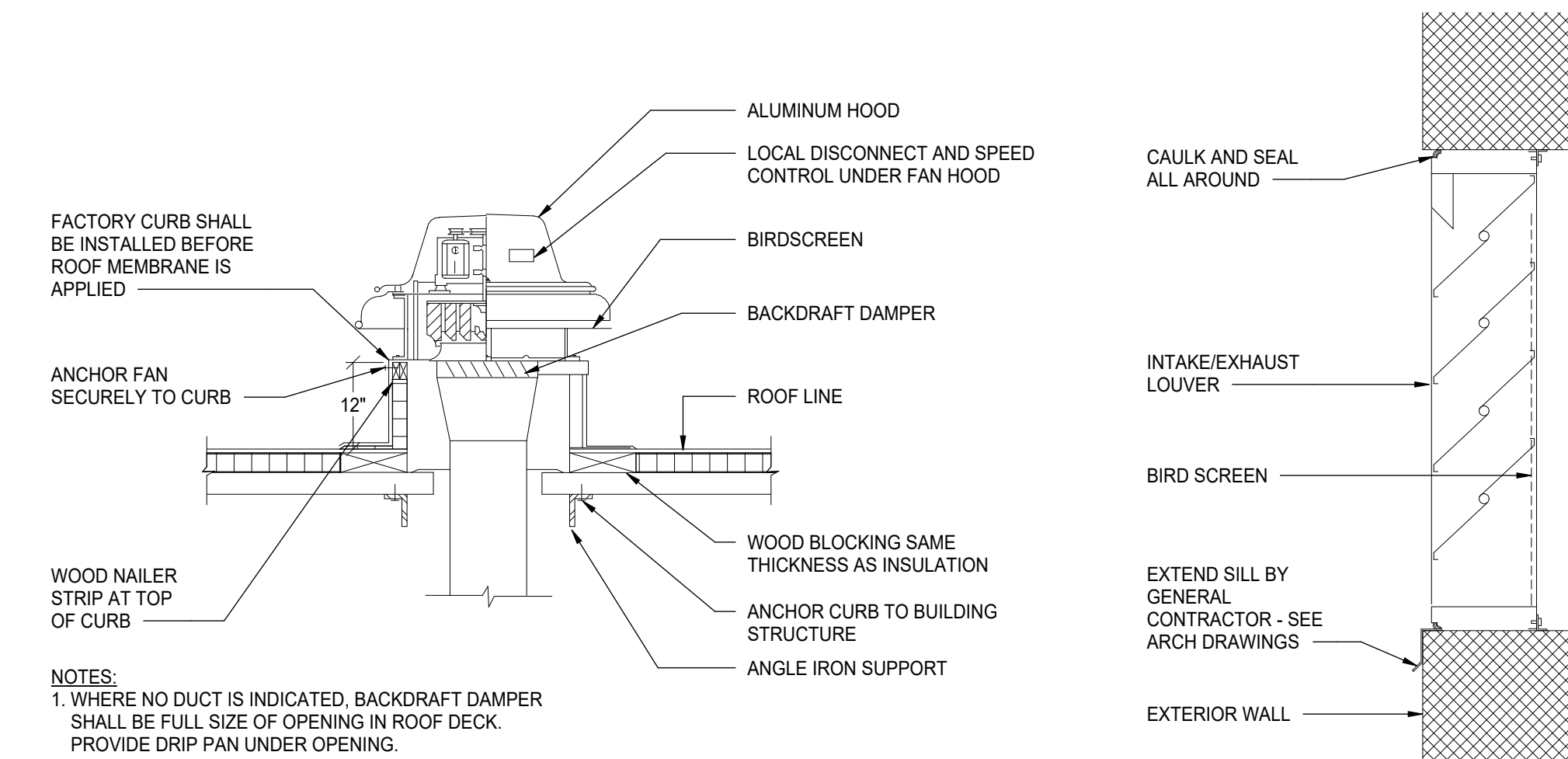
6 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE

7 WATER SERVICE ENTRANCE DETAIL
NOT TO SCALE

4 ROOF MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE

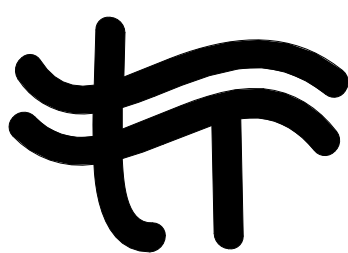
5 LOUVER DETAIL
NOT TO SCALE

8 WATER METER INSTALLATION DETAIL
NOT TO SCALE



Revision Schedule		
No.	Date	Description

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15



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THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE OF 1/8"=1'-0"

THE SQUARES ABOVE ARE COLOR
KEYS FOR THE GRILLE, REGISTER,
AND LOUVER TYPES. THE LETTERS
IN THE SQUARES CORRESPOND TO
THE GRILLE, REGISTER, AND
LOUVER TYPES SHOWN IN THE
LEGEND.

D

C

B

A

GRILLE, REGISTER AND DIFFUSER SCHEDULE											
UNIT TAG	MANUFACTURER	MODEL NUMBER	AIR SYSTEM	INLET / OUTLET TYPE	MATERIAL TYPE	FACE SIZE (IN)	INLET SIZE (IN)	AIRFLOW (CFM)	NOISE LEVEL (NC)	FINISH	NOTES
E1	PRICE	530D	EXHAUST	LOUVERED	STEEL	8x8	8x8	130-250	22	WHITE	1,2

- NOTES:
1. VERIFY GRILLE, REGISTER AND DIFFUSER BORDER TYPES WITH ARCHITECTURAL CEILING PLAN.
 2. COLOR SHALL BE SELECTED BY ARCHITECT.

LOUVER SCHEDULE									
UNIT TAG	MANUFACTURER	MODEL NUMBER	SERVES	LOUVER AIRFLOW (CFM)	NOMINAL LOUVER SIZE (IN)	LOUVER FREE AREA (SQ FT)	FACE VELOCITY (FPM)	STATIC PRESSURE DROP (IN WC)	NOTES
OAL-1	RUSKIN	ELF6375DX	EF-1	225	12x12	0.36	625	.058	1,2

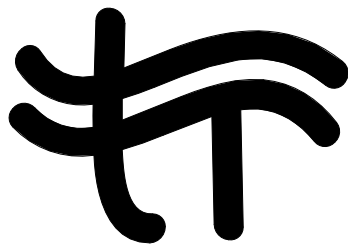
- NOTES:
1. LOUVER FINISH SHALL BE AS SELECTED BY THE ARCHITECT.
 2. LOUVERS SHALL HAVE BIRDSCREEN ON INTERIOR SURFACE.

EXHAUST FAN SCHEDULE											
UNIT TAG	MANUFACTURER	MODEL NUMBER	FAN TYPE	DRIVE TYPE	AIRFLOW (CFM)	EXTERNAL STATIC PRESSURE (IN WC)	BREAK HORSEPOWER (BHP)	MOTOR HORSEPOWER (HP)	FAN RPM	SOUND RATING (SONES)	ELECTRICAL CHARACTERISTICS
EF-1	COOK	100C17DM (VF)	DOWNBLAST	ECM	450	0.4	0.09	1/8	1725	8	120V/1Ø

- NOTES:
1. ROOF MOUNTED FANS SHALL BE PROVIDED WITH A 14-INCH INSULATED ROOF CURB. ROOF CURBS SHALL COMPENSATE FOR ROOF SLOPE AS REQUIRED.
 2. EXHAUST FANS SHALL HAVE BIRD SCREENS AND GRAVITY BACKDRAFT DAMPERS.
 3. DIRECT DRIVE FANS SHALL BE PROVIDED WITH A FACTORY INSTALLED AND WIRED SPEED CONTROL.
 4. EF-1 TO RUN WHEN OCCUPANCY SENSORS ARE ACTIVATED.

ELECTRIC WATER HEATER SCHEDULE							
UNIT TAG	MANUFACTURER	MODEL NUMBER	ELEMENT KW (UPPER/LOWER)	STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH @ 80°F)	FULL LOAD AMPACITY (FLA)	ELECTRICAL CHARACTERISTICS
EW-1	A. O. SMITH	DEL-30	4.5/4.5	33	18	22	240V/1Ø

- NOTES:
1. FURNISH AND INSTALL A BLADDER TYPE EXPANSION TANK AT EACH WATER HEATER. BLADDER TANK OPERATING PRESSURE SHALL MATCH WATER HEATER OPERATING PRESSURE.



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No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

**MECHANICAL
SCHEDULES**

M301

D

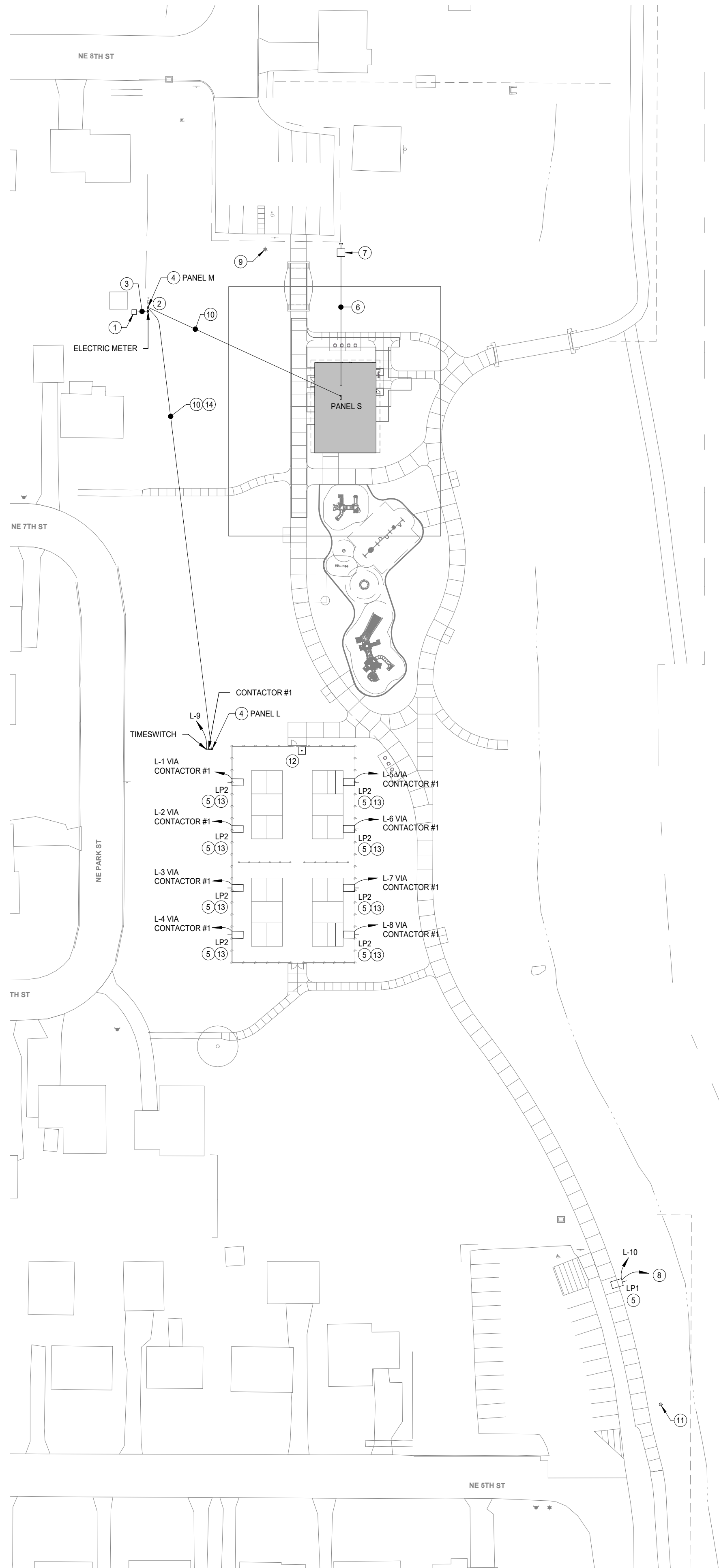
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B

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THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE & ORIENTED AS SHOWN

THE SQUARES ABOVE ARE COLOR
KEYS FOR THE LAYOUT. THE
WITH BLACK AND WHITE LETTERS
IF PRINTED IN BLACK AND WHITE



1 SITE PLAN - ELECTRICAL
1" = 50'-0"
NORTH

ELECTRICAL LEGEND

ABBREVIATIONS:	
AC	ABOVE COUNTER
AF	ABOVE FINISHED FLOOR
CLG	CEILING MOUNTED DEVICE
DHWCP-#	DOMESTIC HOT WATER CIRCULATION PUMP
DO	DOOR OPERATOR
EF-#	EXHAUST FAN
EM	EMERGENCY SALLAST
EW	ELECTRIC WATER COOLER, DEVICE BESIDE HOUSING
EWF	ELECTRIC WASH FOUNTAIN, DEVICE OUTSIDE HOUSING
EW#	ELECTRIC WATER HEATER
GFI	GROUND FAULT INTERRUPTIBLE DEVICE
GP	GROUND FAULT PROTECTED DEVICE
NL	NIGHT LIGHT
SS	SURGE SUPPRESSION DEVICE
TYP	TYPICAL
VG	VANDAL GUARD LEXAN COVER
WAP	WIRELESS ACCESS POINT
WG	WIREGUARD
WH-#	WATER HEATER
WP	WEATHERPROOF DEVICE

REFERENCE SYMBOLS:	
	POINT OF CONNECTION/DISCONNECTION
	KEYED NOTE
	DETAIL REFERENCE (X = DETAIL NUMBER, Y = DRAWING NUMBER)

LIGHTING CONTROL SYMBOLS:	
	SINGLE POLE SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (Y = SWITCH LEG ID)
	OCCUPANCY SENSOR, +48" A.F.F. UNLESS OTHERWISE NOTED (# = OCCUPANCY SENSOR TYPE, Y = SWITCH LEG ID)
	LIGHTING CONTACTOR
	PHOTOCELL, HEIGHT AS NOTED

LIGHT FIXTURE SYMBOLS:	
	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, Y = LIGHT SWITCH LEG ID)
	WALL MOUNTED EMERGENCY LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, Y = 6" A.F.F. UNLESS OTHERWISE NOTED)
	SURFACE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, Y = LIGHT SWITCH LEG ID)
	PENDANT MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, Y = LIGHT SWITCH LEG ID)
	POLE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE)

POWER SYMBOLS:	
	SURFACE MOUNTED PANEL
	ELECTRIC METER
	CONDUIT CONCEALED IN CEILING AND WALL CONSTRUCTION
	ELECTRICAL CIRCUIT HOMERUN
	DUPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	FOURPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
	FOURPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
	SPECIAL ELECTRICAL CONNECTION OR DEVICE AS NOTED
	ELECTRIC HAND DRYER CONNECTION, HEIGHT AS INDICATED IN SPECIFICATIONS
	MOTOR
	POWER SUPPLY
	ENCLOSED SAFETY SWITCH
	FUSE STAT SWITCH WITH FUSE, MOUNT ADJACENT TO EQUIPMENT
	TIME SWITCH
	CONTROL DAMPER
	EMERGENCY STOP BUTTON, +36" OR AS NOTED
	WEATHERPROOF PUSH BUTTON, +48" A.F.F. UNLESS OTHERWISE NOTED
	THERMOSTAT, +48" A.F.F. UNLESS OTHERWISE NOTED

SECURITY SYSTEM SYMBOLS:	
	CARD READER, +48" A.F.F. UNLESS OTHERWISE NOTED (M DESIGNATES MULLION MOUNTED)
	DOOR POSITION SWITCH MOUNTED IN DOOR FRAME
	ELECTRIC STRIKE MOUNTED IN DOOR FRAME
	MAGNETIC LOCK MOUNTED TO DOOR FRAME
	CAMERA (CONDUIT/BOX ONLY), HEIGHT AS NOTED
	REQUEST TO EXIT MOUNTED AT TOP OF DOOR FRAME
	ACCESS CONTROL SYSTEM JUNCTION BOX

GENERAL NOTES

- UNDERGROUND FACILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS, AND RECORDS. LOCATIONS ARE APPROXIMATE ONLY. OTHER UNDERGROUND FACILITIES THAT ARE NOT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. CONTACT IOWA ONE CALL A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.
- COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE REQUIREMENTS WITH THE LOCAL UTILITY COMPANY AND INCLUDE ALL LABOR AND MATERIALS FOR A COMPLETE OPERATING SYSTEM. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REQUIREMENTS FOR TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, METER SOCKETS, PRIMARY CABLE RACEWAY, SECONDARY SERVICE AND METERING TRANSFORMERS.
- THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES AS REQUIRED IN DISTRIBUTION EQUIPMENT TO COORDINATE WITH AVAILABLE FAULT CURRENT.

REFERENCE NOTES

- EXISTING MIDAMERICAN ENERGY PAD MOUNTED TRANSFORMER.
- REMOVE EXISTING PANEL, METER AND MOUNTING ASSEMBLY. INSTALL NEW PANEL M, METER AND MOUNTING ASSEMBLY. EXTEND REMAINING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
- SECONDARY CONDUIT AND CABLING BY ELECTRICAL CONTRACTOR. REFER TO RISER DIAGRAM ON DRAWING E200.
- PANEL MOUNTING ASSEMBLIES. REFER TO DETAIL 1/E200.
- MOUNT POLE TO RAISED BASE PER LANDSCAPE ARCHITECT DETAILS.
- EXTEND ONE EMPTY 2" HDPE CONDUIT FROM DATA RACK IN STORAGE 102 TO HAND HOLE. CONDUIT TO BE PRE-LOADED WITH PULL TAPE. VERIFY EXACT LOCATION OF HAND HOLE WITH OWNER. REFER TO DETAIL 3/E201.
- HAND HOLE. REFER TO DETAIL 3/E201.
- STUB AN EMPTY 1" CONDUIT THRU POLE BASE FOR FUTURE CIRCUIT EXTENSION TO FUTURE POLE LIGHTS.
- EXISTING WOOD POLE WITH LIGHTS.
- FEEDER CIRCUIT TO PANEL. REFER TO RISER DIAGRAM ON DRAWING E200.
- EXISTING POLE WITH SIREN.
- WEATHERPROOF PUSH BUTTON CONNECTED TO CONTACTOR #1.
- MOUNT POLE DIRECTLY ADJACENT TO EDGE OF COURT.
- FEEDER CIRCUIT AND ALL WORK TO THE SOUTH, INCLUDING PANEL L, CONTACTOR #1, TIMESWITCH, TYPE LP2 LIGHTS, TYPE LP1 LIGHT AND ASSOCIATED CIRCUITING IS ADD ALTERNATE.

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STRUCTURAL ENGINEER

KPFF

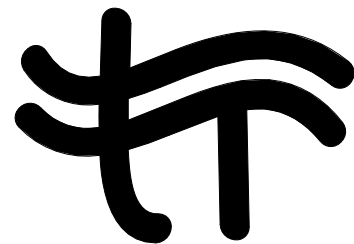
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DES MOINES, IA 50309
515.279.3900

MEP ENGINEER

TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description



Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

SITE PLAN -
ELECTRICAL

E100

1. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.

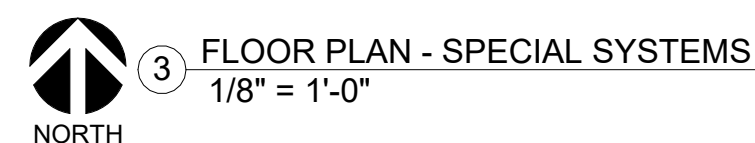
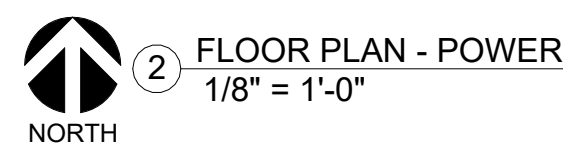
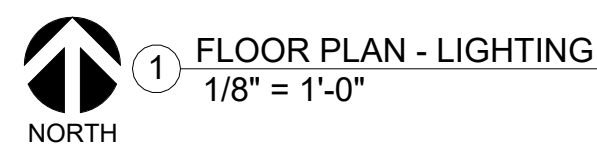
- ① MOUNT FIXTURE TO SIDE OF BEAM. BOTTOM OF FIXTURE TO BE 1" ABOVE BOTTOM OF BEAM.
- ② FUTURE DATA EQUIPMENT RACK BY OWNER.
- ③ ACCESS CONTROL SYSTEM ROUGH-IN. REFER TO DETAIL 4/E201 FOR REQUIREMENTS.
- ④ FLUSH SINGLE GANG JUNCTION BOX. EXTEND EMPTY 1" CONDUIT TO ACS ENCLOSURE.
- ⑤ ONE 2" HDPE CONDUIT STUBBED 6" A.F.F. WITH BELL END BELOW IT RACK IN STORAGE 102. EXTEND CONDUIT TO HAND HOLE. REFER TO ELECTRICAL SITE PLAN E100.
- ⑥ ACCESS CONTROL SYSTEM ROUGH-IN. EXTEND EMPTY CONDUITS TO ACS ENCLOSURE. REFER TO DETAIL 4/E201.
- ⑦ EXTEND PANEL S FEEDER TO SERVICE MOUNTING ASSEMBLY. REFER TO SITE PLAN DRAWING E100 FOR LOCATION. REFER TO RISER DIAGRAM ON DRAWING E201.
- ⑧ POWERED CHANGING STATION. PROVIDE MK ELECTRONICS K58419GY SWITCHED, FUSED, WATERPROOF FLEX OUTLET MOUNTED AT +54-7/8" A.F.F. OUTLET TO BE FLUSH MOUNTED. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR DETAILED INSTALLATION REQUIREMENTS.

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Project Number	23567
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E101

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D

C

B

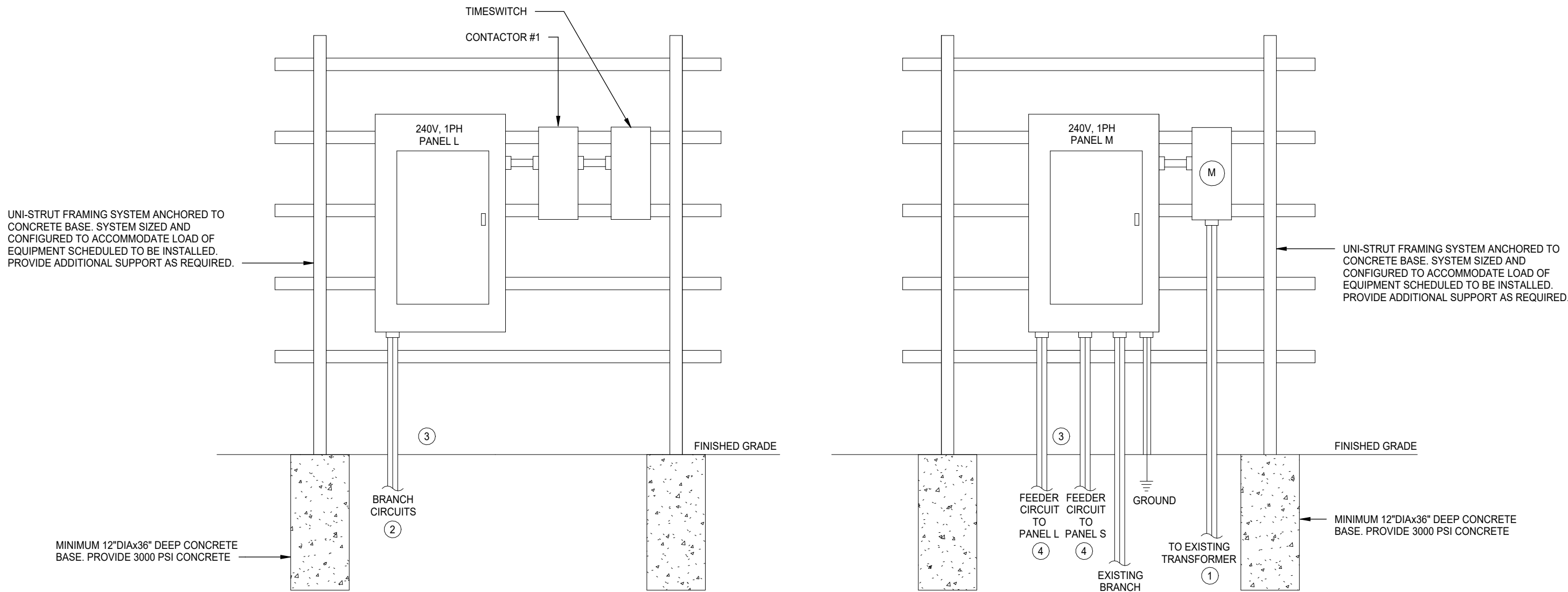
A

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE OF 3/8"=1'-0"

THE SQUARES ABOVE ARE COLORED
WITH BLACK AND WHITE LETTERS
IF PRINTED ON A COLOR PLOTTER

MOUNTING ASSEMBLY KEYED NOTES:

- 1 SERVICE FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.
- 2 CONDUITS AND WIRING FOR BRANCH CIRCUITS. PROVIDE ADDITIONAL CONDUITS AND/OR DE-RATE CONDUCTORS AS REQUIRED.
- 3 ALL CONDUITS ABOVE GRADE SHALL BE RIGID STEEL. FINAL EQUIPMENT AND CONDUIT LAYOUT TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
- 4 PANEL FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.



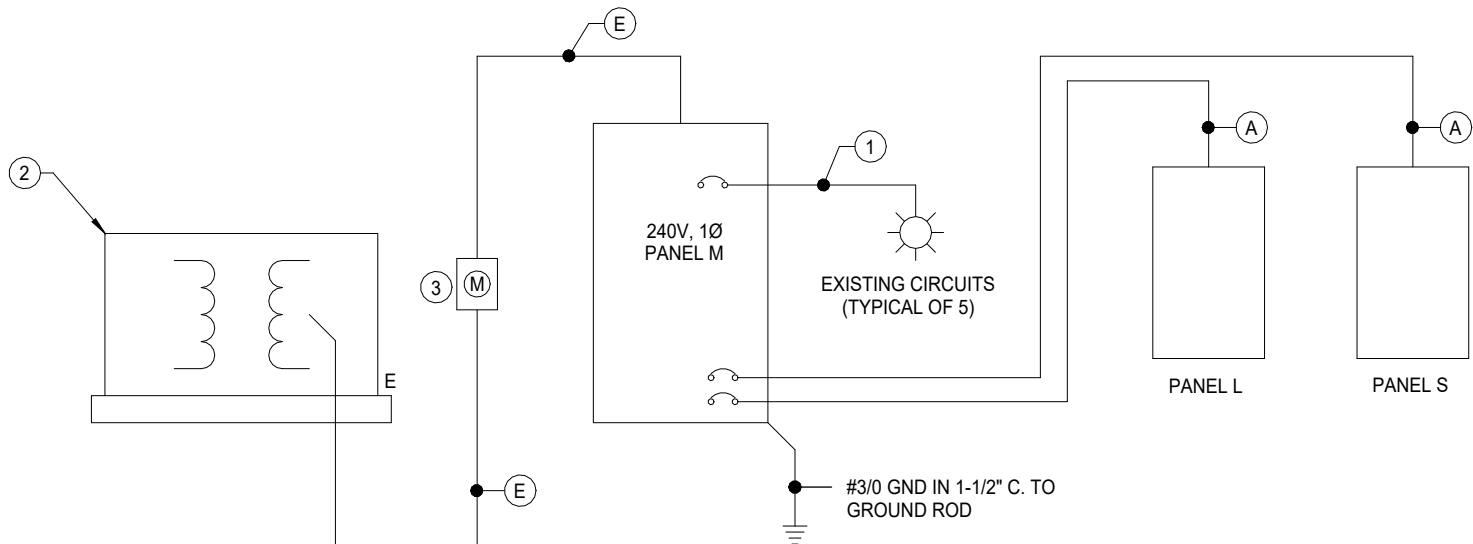
1 MOUNTING ASSEMBLY DETAILS
NOT TO SCALE

FEEDER SCHEDULE - 120/240-1PH

TAG	CONDUCTORS	CONDUIT
A	(3) #3 & (1) #8 (GND) THWN	1-1/4"
B	(3) #1 & (1) #6 (GND) THWN	1-1/2"
C	(3) #1/0 & (1) #6 (GND) THWN	2"
D	(3) #3/0 & (1) #6 (GND) THWN	2-1/2"
E	(3) #4/0 & (1) #4 (GND) THWN	2-1/2"
F	(3) 500 kcmil & (1) #3 (GND) THWN	4"
G	(2) SETS OF: (3) 500 kcmil & (1) #1/0 (GND) THWN	(2) 4"

FEEDER RISER DIAGRAM KEYED NOTES:

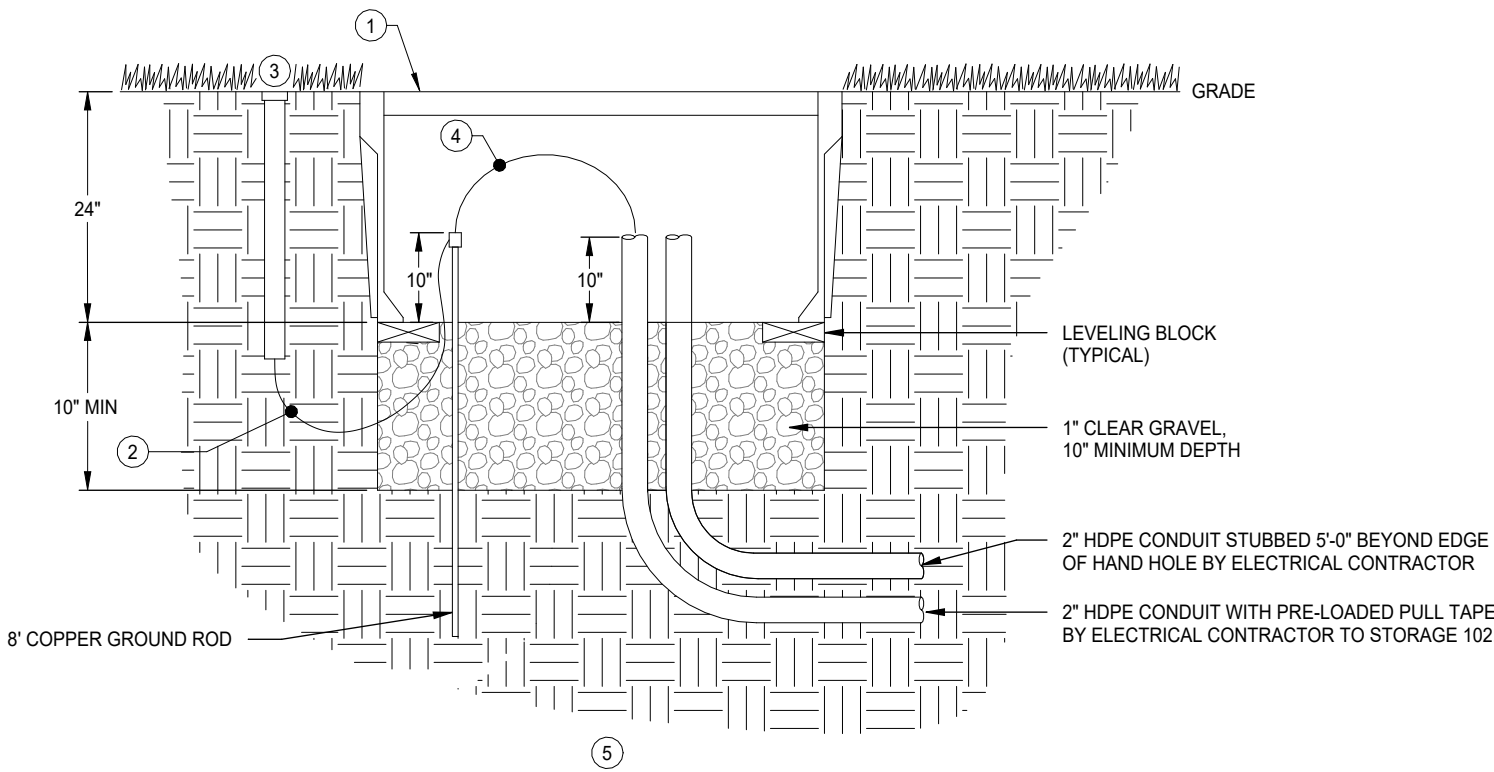
- 1 EXTEND EXISTING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
- 2 EXISTING PAD MOUNT UTILITY TRANSFORMER.
- 3 SELF CONTAINED METER SOCKET PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. METER PROVIDED AND INSTALLED BY MIDAMERICAN ENERGY. COORDINATE REQUIREMENTS WITH MIDAMERICAN ENERGY.



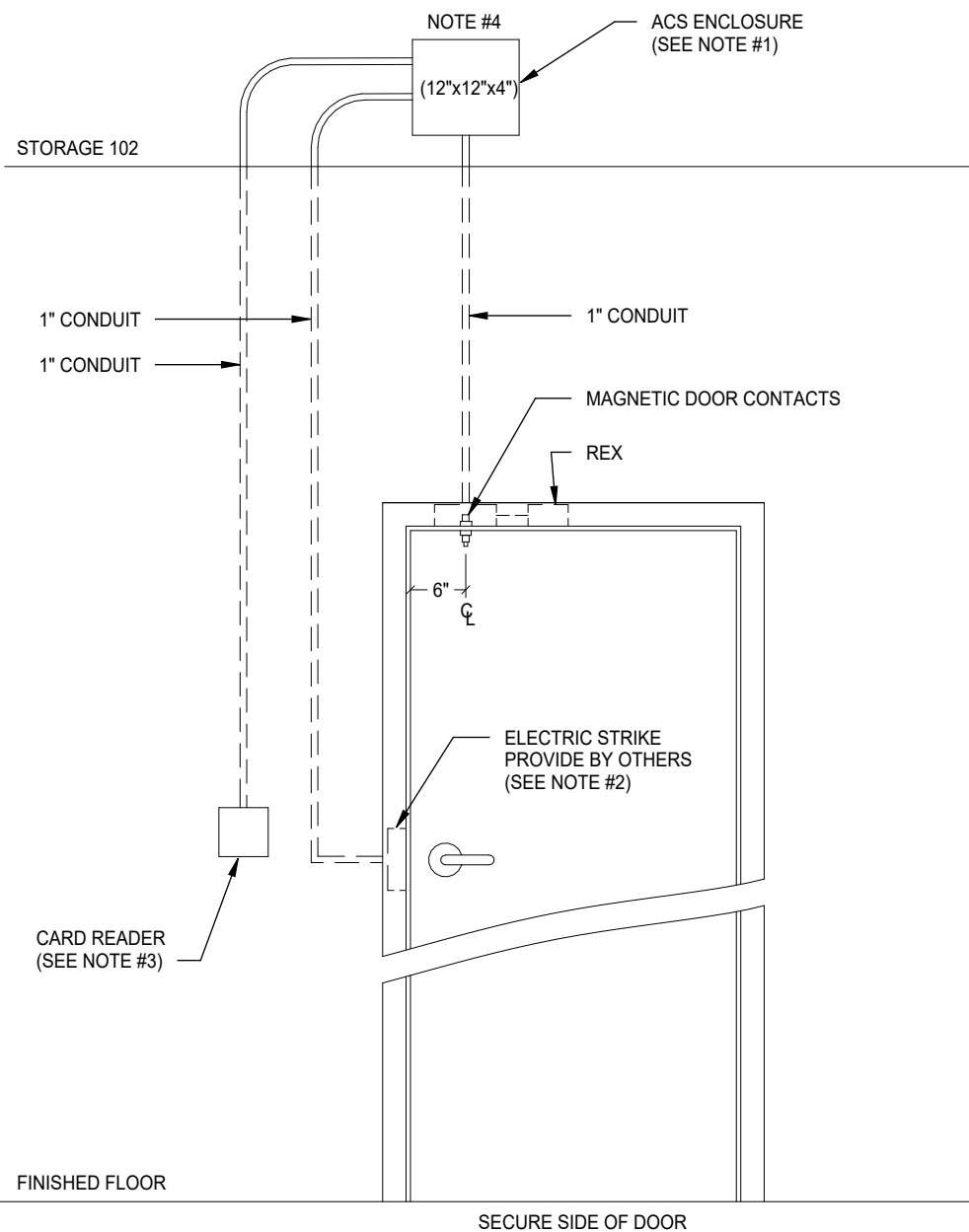
2 FEEDER RISER DIAGRAM
NOT TO SCALE

NOTES:

- 1 24"L x 36"W x 24"D. QUARTZ OPEN BOTTOM HAND HOLE ENCLOSURE WITH TIER 15 LID. LID FLUSH AT FINISHED GRADE BY CONTRACTOR.
- 2 #6 THWN GREEN COPPER GROUND WIRE AND GROUND ROD BY CONTRACTOR.
- 3 SNAKEPIT LD140RANGPTP MAGNETIZED TRACER BOX. TOP FLUSH WITH GRADE BY CONTRACTOR.
- 4 TRACER WIRE TO BUILDING.
- 5 ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED PROFESSIONAL ELECTRICIAN. ALL WORK TO CONFORM TO LOCAL AND STATE CODES, GUIDELINES AND REQUIREMENTS.



3 HAND HOLE DETAIL
NOT TO SCALE



NOTES:

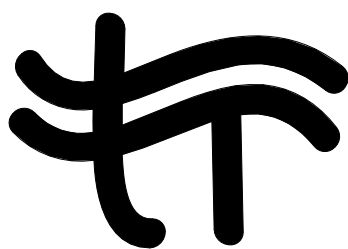
1. THE ACS ENCLOSURE SHALL BE MOUNTED ON THE WALL ADJACENT TO FUTURE DATA EQUIPMENT RACK IN STORAGE 102.
2. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR STRIKE MOUNTED ON THE UN-SECURE SIDE OF THE DOOR. PROVIDE A CONDUIT STUB TO DOOR FRAME FOR ELECTRIC STRIKE.
3. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR A CARD READER MOUNTED ON THE UN-SECURE SIDE OF THE DOOR.
4. ALL CONDUIT TO ACS ENCLOSURE SHALL BE 1" UNLESS SPECIFIED OTHERWISE. ALL CONDUIT SHALL BE INSTALLED INSIDE OF WALL. FLEXIBLE CONDUIT MAY BE USED IF NECESSARY. EACH CONDUIT RUN SHALL BE FURNISHED WITH A PULL STRING.
5. CARD ACCESS SYSTEM DEVICES AND WIRING UNDER SEPARATE CONTRACT BY OWNER.

4 SINGLE DOOR - ACCESS CONTROL SYSTEM ROUGH-IN
NOT TO SCALE

Revision Schedule

No.	Date	Description

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15



THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG IN THIS
VIEW TO SUSTAIN SCALE AND
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IF PRINTED SEPARATELY

D

LIGHT FIXTURE SCHEDULE													
TYPE DESIGNATION	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	NOMINAL DIMENSIONS	LAMP TYPE	FIXTURE LOAD (WATTS)	INITIAL LUMEN OUTPUT	MINIMUM CRI RATING	CCT	DIMMING	FIXTURE VOLTAGE	DESCRIPTION	APPROVED EQUALS
E1	DUAL-LITE	EV4D-VRS	WALL	15-3/4"Wx7-3/4"Hx4-3/4"D	LED	2	250	N/A	5,000	N/A	120-277	EMERGENCY LIGHTING UNIT. UNIT OF FLAME RATE, UV STABLE, ABS THERMOPLASTIC IN TEXTURED WHITE FINISH. LAMP HOUSINGS OF FLAME RATED, UV STABLE POLYCARBONATE IN MATCHING FINISH. EMERGENCY ILLUMINATION BY TWO INTEGRAL 1W LED LAMPS. MICROPROCESSOR CONTROLLED PULSE CHARGER WITH MAINTENANCE FREE NICKEL METAL HYDRIDE BATTERY WITH REMOTE CAPACITY. 90 MINUTES OF EMERGENCY LIGHTING. AC ON LED INDICATOR LIGHT AND TEST SWITCH. FULL 3 YEAR WARRANTY. VANDAL RESISTANT SHIELD.	LITHONIA ELM2L SERIES
L1	LITHONIA	CLX-L48-4000LM-SEF-RDL-MVOLT-GZ10-40K-80CRI-WH	SURFACE / SUSPENDED	3.58"Wx3.58"Hx48.47"L	LED	30	4,000	80+	4,000	0-10V TO 10%	120-277	LED STRIP LIGHT, 22 GAUGE STEEL HOUSING WITH ACRYLIC LENS. REFLECTIVE AND REFRACTIVE OPTICAL COMPONENTS FOR UNIFORM APPEARANCE AND PIXELATION ELIMINATION. MEANS OF SUSPENSION PROVIDED BY ELECTRICAL CONTRACTOR WHERE REQUIRED. DAMP LOCATION, UL LISTED.	CREE LS4C SERIES H.E. WILLIAMS 75R SERIES HUBBELL LCL SERIES COOPER SNLED SERIES
L2	H.E. WILLIAMS	AVX-4-L62-8-40-WPC-DIM-UNV	SURFACE	11"Wx2-7/8"Dx48"L	LED	57	4,315	80+	4,000	0-10V	120-277	LOW PROFILE INSTITUTIONAL FIXTURE. MARINE GRADE ALUMINUM HOUSING WITH DIE-CAST END CAPS. TEXTURED WHITE SEMI-GLOSS POLYESTER POWDER COAT FINISH. HIGH IMPACT PEARLESCENT POLYCARBONATE LENS. TAMPER RESISTANT STAINLESS STEEL TORX WITH CENTER PIN FASTENERS. SEALED WITH CLOSED CELL GASKETS. UL LISTED FOR DAMP LOCATIONS.	KENALL MLHA12 SERIES FAILSAFE HVSL12 SERIES LC DOANE VSA SERIES
L3	PINNACLE	EX3B-WET-O-840-840-7-IND-WA-U-FSD-1-O-CC	WALL	3-11/16"Wx4-11/16"Hx86-1/2"L	LED	30	3129 DOWN/ 4814 UP	80+	4,000	0-10V TO 1%	120-277	WALL MOUNTED DIRECT/INDIRECT LINEAR LED FIXTURE. EXTRUDED ALUMINUM HOUSING WITH CUSTOM COLOR POWDER COAT PAINTED FINISH AS SELECTED BY ARCHITECT. DIE-FORMED WHITE PAINTED REFLECTOR. SOLID ACRYLIC LENS AS SCHEDULED WITH GASKETING. WET LOCATION, IP65, AND IK10 RATED. WALL BRACKETS, END CAPS AND ACCESSORIES AS REQUIRED.	PRIOR APPROVAL REQUIRED
LP1	KIM LIGHTING	ALT1-54L-155-4K7-3-UNV-A46-BLT-AD-04 POLE: RSSA-25-60B-B-1-BLT-RBC	POLE	18.4"Lx14"Wx3"H	LED	155	17,000	70+	4,000	N/A	120-277	LED POLE MOUNTED LIGHT FIXTURE. DIE-CAST ALUMINUM HOUSING. LED OPTICAL SYSTEM WITH TYPE III DISTRIBUTION. ELECTROSTATICALLY APPLIED MATTE BLACK POLYESTER POWDERCOAT FINISH. ASTRO DIM: 50% OUTPUT 10PM TO 4AM. PROVIDE 25' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. UL WET LOCATION LISTED. IP66 RATED.	PRIOR APPROVAL REQUIRED
LP2	NLS LIGHTING	VUE-34X-SP-192L-64-40K7-UNV-TA-BLK-RPA5 ARM: SAT-4-0-5R-BLK POLE: RSSP-20-5R-7G-9BC-ND-BLK-3430	POLE	27.5"Lx21.0"Wx5.0"H	LED	648	79,000	70+	4,000	N/A	120-277	LED POLE MOUNTED SPORTS LIGHT FIXTURE WITH RECESSED LIGHT SOURCE FOR GLARE CONTROL. DIE-CAST ALUMINUM HOUSING. RECESSED OPTICAL SYSTEM. ELECTROSTATICALLY APPLIED TEXTURED BLACK POWDERCOAT FINISH. 4' ARM MOUNT WITH 3' TILT. PROVIDE 20' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. IP66 RATED.	PRIOR APPROVAL REQUIRED
LW1	LITHONIA	ARC2-LED-P1-40K-MVOLT-PE-DBLXD	WALL	14"Wx9.25"Dx5"H	LED	11	1,587	80+	4,000	N/A	120-277	LED WALL MOUNTED LUMINAIRE. DIE-CAST ALUMINUM HOUSING WITH BLACK POWDERCOAT FINISH. IP66 RATED, UL LISTED. TYPE III OPTICS. UNIVERSAL VOLTAGE. BUTTON TYPE PHOTOCELL.	McGRAW EDISON IST SERIES

- NOTES:
1. ALL LED SUBSTITUTION REQUESTS WILL REQUIRE IES FILES TO BE SUBMITTED.
 2. ALL LIGHTING SUBMITTALS MUST BE SUBMITTED ON LOCAL AUTHORIZED MANUFACTURER REPRESENTATIVE LETTERHEAD AND CONTAIN PROJECT NAME AND LOCATION.
 3. ALL LIGHTING FOR THE PROJECT MUST BE SOURCED THROUGH LOCAL DISTRIBUTORS.
 4. APPROVED EQUAL FIXTURES TO MEET REQUIREMENTS OF BASIS OF DESIGN.

OCCUPANCY SENSOR SCHEDULE					
UNIT TAG	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	DESCRIPTION	APPROVED EQUALS
OC1	WATTSTOPPER	DT-305	CEILING	CEILING MOUNTED 360° PIR AND ULTRASONIC SENSOR WITH ADAPTIVE MICROPROCESSOR AND POWER PACK. 1000 SQ FT COVERAGE.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH
P	WATTSTOPPER	BZ-50	WALL	DUAL VOLTAGE POWER PACK.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH

CONTACTOR SCHEDULE				
NO.	DESCRIPTION	CHARACTERISTICS	CIRCUIT NO.	CONTROL
1	LIGHTING	30A-8P	L-1,2,3,4,5,6,7,8	PUSHBUTTON ON/TIMESWITCH OFF

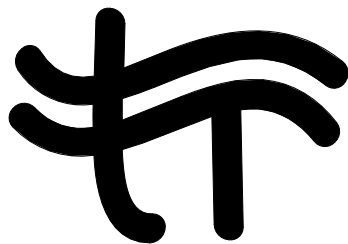
MECHANICAL EQUIPMENT SCHEDULE											
UNIT TAG	ELECTRICAL				DISCONNECT						
	VOLT PHASE	MOTOR HP	KW	M.C.A.	TYPE	SIZE (AMPS)	NEMA ENCLOSURE	FUSE (AMPS)	STARTER NEMA	CONTROLS DESCRIPTION	REMARKS
EF-1	120V/1Ø	1/8	---	---	FS	15	1	5	---	SL	---
EW-H-1	240V/1Ø	---	4.5	---	CB	---	---	---	---	---	---

ABBREVIATIONS:

1	NEMA 1 ENCLOSURE	INT	INTEGRAL TO UNIT
3R	NEMA 3R ENCLOSURE	LDS	LOCKABLE DISCONNECT SWITCH
4	NEMA 4 ENCLOSURE	LS	LOCAL TOGGLE SWITCH
4X	NEMA 4X ENCLOSURE	NCR	NORMALLY CLOSED RELAY
AVST	AUTOTRANSFORMER CONTROLLER PROVIDED BY M.C.,	NFD	NON-FUSED DISCONNECT SWITCH
	POWERED BY E.C.	NOR	NORMALLY OPEN RELAY
BCP	BOILER CONTROL PANEL	RD	RETURN AIR DUCT DETECTOR
BI	BUILT-IN	RLS	REMOTE TEST/RESET STATION
BS	BOILER SHUT-OFF	SC	SPEED CONTROL BY M.C., INSTALLED BY E.C.
CB	CIRCUIT BREAKER AT PANEL	SD	SUPPLY AIR DUCT DETECTOR
CBM	CONTROLS BY M.C.	KS	KEYED SWITCH
CP	CORD & PLUG BY E.C.	SL	SWITCHED WITH LIGHTS
CSD	COMBINATION STARTER DISCONNECT SWITCH	SP	SWITCH WITH PILOT LIGHT
DDC	DIRECT DIGITAL CONTROLS BY OTHERS	SR	CONNECT TO SHUTDOWN RELAY
ECB	ENCLOSED CIRCUIT BREAKER	SSP	START/STOP PUSHBUTTON W/PILOT
EPO	EMERGENCY POWER OFF BUTTON	SSPE	START/STOP PUSHBUTTON PROVIDED BY OTHERS. INSTALLED BY E.C.
FAR	FIRE ALARM SHUTDOWN RELAY	ST	SHUNT TRIP CIRCUIT BREAKER WITH GROUND FAULT PROTECTION
FDS	FUSED DISCONNECT SWITCH	TE	THERMOSTAT PROVIDED AND INSTALLED BY E.C.
FHP	FRACTIONAL HORSEPOWER	TME	THERMOSTAT PROVIDED BY M.C., INSTALLED BY E.C.
FS	FUSE STAT SWITCH	TOR	TIME DELAY OFF RELAY
HOA	HAND-OFF-AUTO	VFD	VARIABLE FREQUENCY DRIVE PROVIDED BY M.C., INSTALLED BY E.C.

B

A



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Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

ELECTRICAL
SCHEDULES

E301

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE OF 1/8" = 1'-0"

THE SQUARES ABOVE ARE COLORED
WITH BLACK AND WHITE LETTERS
IF PRINTED CORRECTLY

D

C

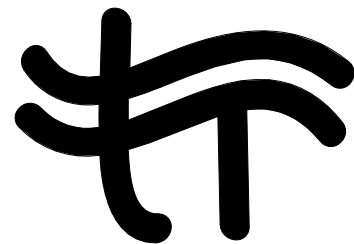
B

A

Branch Panel: L													
Location: PICKLEBALL COURTS					Volts: 120/240 Single				A.I.C. Rating: 22,000				
Mounting: SURFACE					Phases: 1				Mains Rating: 100 A				
Enclosure: TYPE 3R					Wires: 3				Main Breaker: 100 A				
CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	648 VA	648 VA			Lighting	1	20 A	LIGHTING	2
3	LIGHTING	20 A	1	Lighting			648 VA	648 VA	Lighting	1	20 A	LIGHTING	4
5	LIGHTING	20 A	1	Lighting	648 VA	648 VA			Lighting	1	20 A	LIGHTING	6
7	LIGHTING	20 A	1	Lighting			648 VA	648 VA	Lighting	1	20 A	LIGHTING	8
9	TIMESWITCH	20 A	1	Receptacle	100 VA	155 VA			Lighting	1	20 A	LIGHTING	10
11	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	18
Total Load:					2847 VA		2592 VA						
Total Amps:					24 A		22 A						
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Lighting				5339 VA		100.00%		5339 VA					
Receptacle				100 VA		100.00%		100 VA		Total Conn. Load: 5439 VA			
										Total Est. Demand: 5439 VA			
										Total Conn. Current: 23 A			
										Total Est. Demand Current: 23 A			
Notes:													

Branch Panel: M													
Location: NW PROPERTY					Volts: 120/240 Single					A.I.C. Rating: 22,000			
Mounting: SURFACE					Phases: 1					Mains Rating: 225 A			
Enclosure: TYPE 3R					Wires: 3					Main Breaker: 225 A			
CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	EXISTING	20 A	1	Receptacle	1000 VA	1000 VA			Receptacle	1	20 A	EXISTING	2
3	EXISTING	20 A	1	Receptacle			1000 VA	1000 VA	Receptacle	1	20 A	EXISTING	4
5	EXISTING	20 A	1	Receptacle	1000 VA	5533 VA			Lighting; Other; Mot...	2	100 A	PANEL S	6
7	PANEL L	100 A	2	Lighting; Spare;...			2847 VA	5212 VA	--	--	--		8
9	--	--	--	--	2592 VA	--	--	--	--	1	--	SPACE	10
11	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	12
13	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	14
15	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	16
17	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	18
19	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	20
21	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	22
23	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	24
25	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	26
27	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	28
29	SPACE	--	1	--	--	--	--	--	--	1	--	SPACE	30
Total Load:					11125 VA		10059 VA						
Total Amps:					93 A		84 A						
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Lighting				6260 VA		100.00%		6260 VA					
Motor				480 VA		100.00%		480 VA		Total Conn. Load: 21184 VA			
Other				7500 VA		100.00%		7500 VA		Total Est. Demand: 21184 VA			
Receptacle				6944 VA		100.00%		6944 VA		Total Conn. Current: 88 A			
										Total Est. Demand Current: 88 A			
Notes:													

Branch Panel: S													
Location: STORAGE 102					Volts: 120/240 Single				A.I.C. Rating: 22,000				
Mounting: SURFACE					Phases: 1				Mains Rating: 100 A				
Enclosure: TYPE 1					Wires: 3				Main Breaker: 100 A				
CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	360 VA	561 VA			Lighting	1	20 A	LIGHTING	2
3	RECEPTACLES	20 A	1	Receptacle			900 VA	180 VA	Receptacle	1	20 A	RECEPTACLE	4
5	EF-1	20 A	1	Motor	480 VA	1500 VA			Other	1	20 A	HAND DRYER	6
7	HAND DRYER	20 A	1	Other			1500 VA	2250 VA	Other	2	30 A	EW-H-1	8
9	CHANGING STATION	20 A	1	Receptacle	382 VA	2250 VA			--	--	--	--	10
11	CHANGING STATION	20 A	1	Receptacle			382 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
Total Load:					5533 VA		5212 VA						
Total Amps:					46 A		43 A						
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Lighting				921 VA		100.00%		921 VA					
Motor				480 VA		100.00%		480 VA		Total Conn. Load: 10745 VA			
Other				7500 VA		100.00%		7500 VA		Total Est. Demand: 10745 VA			
Receptacle				1844 VA		100.00%		1844 VA		Total Conn. Current: 45 A			
										Total Est. Demand Current: 45 A			
Notes:													



Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE

525 17th Street
Des Moines, IA 50309
515.288.4875
www.thinkconfluence.com

CIVIL ENGINEER

NILLES ASSOCIATES
1933 SW MAGAZINE RD
ANKENY, IA 50023
515.965.0123

ARCHITECT

SVPA ARCHITECTS, INC.
1466 28TH ST STE 200
WEST DES MOINES, IA 50266
515.327.5990

STRUCTURAL ENGINEER

KPFF
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
515.279.3900

MEP ENGINEER

TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	FINAL SITE PLAN SUBMITTAL
Date	2025-07-15

ELECTRICAL
SCHEDULES

E302



EV Series

ARCHITECTURAL LED EMERGENCY LIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	



FEATURES

- Standard EV model has 30' spacing on a 6' path
- Optional -02L model increases spacing to 52' on a 6' path
- High impact, flame rated and UV stable white thermoplastic housing
- Fully adjustable high output LED lamp-heads
- Environmentally friendly Nickel Metal Hydride (NiMH) battery
- Top mount conduit entry
- Remote capacity models have a minimum run-time of 120 minutes when no remotes are installed



SERVICE PROGRAMS

STOCK

SPECIFICATIONS

APPLICATION

- The EV Series is a compact, architectural emergency lighting unit designed for fast wall or ceiling mount installation and reliable service
- The EV Series has a flame-rated, UV stable thermoplastic housing and a lightly textured white finish
- Integral LED based lamp-heads are fully adjustable
- Unit provides a full 90 minutes of emergency lighting
- Includes micro-controlled pulse charger and Nickel Metal Hydride (NiMH) battery
- The EV accepts 120/277VAC input at 60 Hz and optional 220-240VAC input at 50-60 Hz with Spectron® self-diagnostics option

CONSTRUCTION

- The EV Series housing and back-plate are made from durable injection molded thermoplastic
- Lamp-head front halves are made of die-cast aluminum for thermal dissipation
- Back half of lamp-head made of ABS thermoplastic
- LED lenses are made of acrylic.

INSTALLATION

- Universal mounting template molded in the back plate aids in quick installation
- Unit mounts to all single gang and standard 3 1/2" and 4" square or octagonal electrical boxes. Molded-in knockout at the top center permits surface conduit entry
- Pre-stripped AC input leads provided
- Unit may be ceiling or wall mounted

ILLUMINATION

- The EV Series provides bright and uniform illumination and increased spacing by using 2 high power LEDs which are mounted in a specially designed heat dissipation lamp-head
- Each lamp-head is fully adjustable and positioning is maintained by a friction fit design
- Photometrics are available for download on Dual-Lite website.

COMPLIANCES

- Listed to UL924 Standard, NFPA 101, NFPA 70
- Damp Location Listed Optional
- RoHS
- CEC T20 Compliant

WARRANTY

- LED Lifetime Warranty
- EV Full 3 year warranty
- EV with Spectron® Full 5 year warranty

KEY DATA	
Lamp Color	Cool White
Total Lamp Output	1W, 125 Lumens per LED 2W (optional), 205 Lumens per LED
System Efficacy (LPW)	125
Rated LED Lifecycle (Hours)	> 100,000



EV Series

ARCHITECTURAL LED EMERGENCY LIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: EV2DI-B

CATALOG #	
-----------	--

EV				Options	
Model	Capacity	Rating	Self-Diagnostics		
EV EV Series	2 1W LED Heads ²	Blank Standard Mode	Blank No Self-Diagnostics	B	Black Finish
	4 1W LED with remote capacity ¹	D Damp Location Listed	I Spectron® Self-Test/ Self-Diagnostics	24K	220-240VAC 60Hz with Spectron® ³
				02L	2 watt LED heads ^{4,5}
				0	No-head option to run external remotes only ⁶

Notes:

- 1 Capacity to run 2 head remote (EVR2 or EVO)
- 2 EV2 without Options available with or without damp listing. All other configurations require Rating "D" for Damp Location
- 3 -24K option only available with damp plus Spectron®
- 4 Not capable of running remote heads
- 5 Can only be run from EV4 model
- 6 -0 No-head option only available with EV4D-02L, with or without Spectron®

NOTE: Remote Capacity Option will only power the EVR2 and EVO remotes

Note: Remote Capacity models have a minimum run-time of 120 minutes when no remotes are installed

Accessories

☐ **EVR2** 2 LED Indoor Remote



☐ **EVR2B** 2 LED Remote with Black Finish



☐ **EVO** Outdoor Remote



☐ **WGA1** Wire Guard



☐ **VRS** Vandal Resistant Shield



ELECTRONICS

Upon failure of normal utility power, a solid-state transfer switch automatically activates the emergency LED lamp-heads. Upon resumption of normal utility power, the battery is disconnected from the load and recharged through a microprocessor controlled pulse charger. The battery is a maintenance-free Nickel Metal Hydride (NiMH) type. The EV series accepts dual-voltage input of 120 or 277VAC at 60 Hz, or an optional 220-240VAC input at 50-60 Hz. A low voltage battery disconnect (LVD) feature protects the battery from severe damage during prolonged power failures. Manual testing is available at any time using the push-to-test button. Number of Lamps- 2 High Power LEDs at 1 watt each configured so that if 1 lamp malfunctions, the remaining lamp will continue to provide illumination. The -0 (no-head) option will power 1 double-head remote (EVR2 or EVODW) at 2 watts per lamp or it can power 2 double-head remotes at 1 watt per lamp. This option allows the battery to be located in a conditioned environment.

STANDARD FEATURES INCLUDE

- Intelligent 2-wire input connection
- External push-to-test switch and AC-on indicator
- Battery re-charge within 24 hours
- AC Lock-out circuit
- Low voltage disconnect
- Conduit entry knock-out located at the top center
- Microprocessor controlled pulse charger

OPTIONAL SPECTRON® FEATURE

- Self-diagnostics monitors LED status, LED load transfer circuit, battery capacity and charger function and displays any fault detection by means of a flashing code
- Self-Test feature automatically runs a 1 minute test once a month and an alternating 30 or 60 minute test once every 6 months. Multi-color LED indicator provides visible fault detection and charging status.
- User initiated 1 or 90-minute system test feature
- 15 minute re-transfer delay
- Automatic unit transfer in brown-out conditions (below 80% of nominal AC input voltage)

OPERATING TEMPERATURE RANGE

Standard: 68° to 86°F (20° to 30°C)

Damp Listed: 50° to 104°F (10° to 40°C)

WEIGHT

2.0 lbs



EV Series

ARCHITECTURAL LED EMERGENCY LIGHT

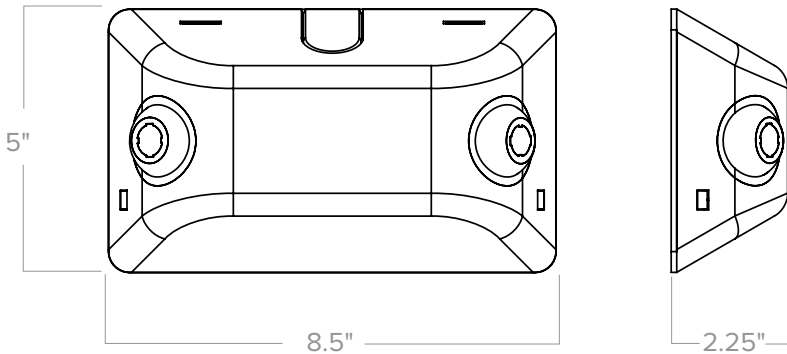
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MAXIMUM POWER CONSUMPTION

	AC Voltage	Hz.	Amps.	Watts	Power Factor
EV2 EV2D	120	60	0.015	1.10	0.61
	240	60	0.009	1.43	0.62
	277	60	0.008	1.45	0.62
EV4D	120	60	0.022	2.00	0.73
	240	60	0.015	2.51	0.65
	277	60	0.014	2.75	0.63

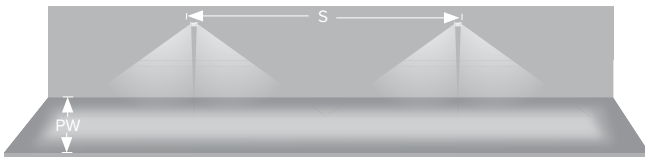
Maintenance mode power consumption less than 0.5 watts.

DIMENSIONS



APPLICATION INFORMATION

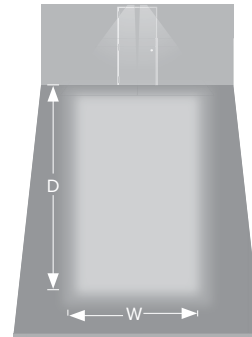
Multi-Unit Spacing



1 fc Average			1 fc Minimum		
Using 1 Watt Heads		Using 2 Watt Heads	Using 1 Watt Heads		Using 2 Watt Heads
Path Width (PW)	Spacing (S)	Spacing (S)	Path Width (PW)	Spacing (S)	Spacing (S)
6'	30'	52'	6'	15'	18'

Notes:
Meets Life Safety Code minimum illuminance of 0.1 fc and average illuminance of 1.0 fc.
Assumes open space with no obstructions, mounting height of 7.5', ceiling height of 9' and reflectances of 80/50/20.
Photometry files available on the Dual-Lite web site.

Single Unit Coverage



1 fc Average	
Using 1 Watt Heads	
Depth (D)	Width (W)
15'	10'
Using 2 Watt Heads	
Depth (D)	Width (W)
25'	10'
1 fc Minimum	
Using 1 Watt Heads	
Depth (D)	Width (W)
15'	10'
Using 2 Watt Heads	
Depth (D)	Width (W)
16'	10'

FEATURES & SPECIFICATIONS

INTENDED USE — The CLX is a linear lighting solution that is available in multiple lengths, lumen packages and distributions. Designed for versatility, the CLX can address virtually any indoor lighting need. The CLX is also offered in standard and high efficacy configurations and capable of being continuous row mounted or installed as a stand-alone fixture. Ideal for uplight and downlight in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION — Channel and cover are formed from code-gauge cold-rolled steel. Housing and lens endcaps are injection molded plastic to provide a more architectural look and feel. The endcaps come standard with a 7/8" knock out for continuous mounting but can be ordered without.

Finish: Paint options include high-gloss, baked white polyester (WH), galvanized (GALV), matte black (MB) and smoke gray (SKGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Offered with acrylic lens and less lens configurations. Provides a choice of optical distributions including, wide, narrow, and aisle.

Models with wide diffuse lens provide up to 12% uplight. Please check the IES file for specific uplight value.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications. (See PLR ordering information on page 9.) Electronic LED driver is multi-volt input and 0-10V dimming standard (see Operational Data on page 6 for actual wattage consumption). This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided. Color Variation within 3-step MacAdam ellipse (3SDCM).

L70>100,000 hours at 25°C.

LEDs provide nominal 80 CRI or 90 CRI at 3000 K, 3500 K, 4000 K, or 5000 K.

Lumen output up to 2,500 lumens per foot.

INSTALLATION — Fixture may be ceiling or wall mounted (with or without THCLX hanger or angle mounted with CLXANGKT), pendant or stem mounting with appropriate mounting options.

WARNING — Removing the lens and opening the fixture during installation exposes the LEDs, putting them at risk for damage.

If you plan to surface mount the fixture, we recommend using the THCLX. This eliminates the need to open the fixture.

If you plan to continuous row mount, we recommend using the PLR wiring harness option. This eliminates the need to open the fixture.

Damage to the LEDs caused during installation will not be covered under the warranty.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 104°F (40°C). Optional High Ambient (HA) ranging to 122°F (50°C) available on certain lumen packages (See ambient temperature chart for additional information).

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.

GOVERNMENT PROCUREMENT — BAA — 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.

Stock configurations are offered for shorter lead times:

Stock Part Number	UPC
CLX L48 3000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525816
CLX L48 3000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525885
CLX L48 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525939
CLX L48 5000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525908
CLX L96 6000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525861
CLX L96 6000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525915
CLX L96 10000LM SEF FDL MVOLT GZ10 40K 80CRI WH	00191723525922
CLX L96 10000LM SEF FDL MVOLT GZ10 50K 80CRI WH	00191723525830
CLX L48 3000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525960
CLX L48 3000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525892
CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525854
CLX L48 5000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525946
CLX L96 6000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525878
CLX L96 6000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525823
CLX L96 10000LM SEF RDL MVOLT GZ10 40K 80CRI WH	00191723525953
CLX L96 10000LM SEF RDL MVOLT GZ10 50K 80CRI WH	00191723525847

Catalog Number
Notes
Type

LED Linear

CLX

24", 36", 48" and 96" Lengths

Flat Diffuse Lens

Round Diffuse Lens

Wide Diffuse Lens

CLX with Reflector



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity, and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about Acuity A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.



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

CLX LED Linear



Design Select options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: CLX L48 5000LM SEF WDL MVOLT GZ10 40K 80CRI WH

Series	Length	Nominal lumens	Performance package	Louver	Lens
CLX LED linear	L24 24"	1500LM 1,500 lumens	SEF Standard efficiency ‡ HEF Premium efficiency ‡	(Blank) Less louver SBLW Straight blade louver, white ‡ SBLMB Straight blade louver, matte black ‡ SBLGV Straight blade louver, galvanized ‡ SBLSGY Straight blade louver, smoke gray ‡	L/Lens Less lens FDL Flat diffuse ‡ RDL Round diffuse ‡ WDL Wide diffuse ‡
		2000LM 2,000 lumens			
		2500LM 2,500 lumens			
		3500LM 3,500 lumens			
		4500LM 4,500 lumens			
		5000LM 5,000 lumens			
	L36 36"	2250LM 2,250 lumens			
		3000LM 3,000 lumens			
		3750LM 3,750 lumens			
		5250LM 5,250 lumens			
		6750LM 6,750 lumens			
		7500LM 7,500 lumens			
	L48 48"	3000LM 3,000 lumens			
		4000LM 4,000 lumens			
		5000LM 5,000 lumens			
		7000LM 7,000 lumens			
		9000LM 9,000 lumens			
		10000LM 10,000 lumens			
	L96 96"	6000LM 6,000 lumens			
		8000LM 8,000 lumens			
		10000LM 10,000 lumens			
		14000LM 14,000 lumens			
		18000LM 18,000 lumens			
		20000LM 20,000 lumens			

Distribution	Voltage	Driver ‡	Glare Reflector	Color temperature	Coloring rendering index
(Blank) General	MVOLT 120-277V ‡	277 277V	(blank) No reflectors LUGR Reflectors for additional glare reduction ‡	30K 3000 K	80CRI 80 CRI
ND Narrow ‡	120 120V	347 347V ‡		35K 3500 K	90CRI 90 CRI
WD Wide ‡	208 208V ‡	480 480V ‡		40K 4000 K	
AD2 Aisle, 24° off center ‡	240 240V ‡			50K 5000 K	

Options	Finish
E10W 10W Emergency battery pack, constant power, Certified in CA Title 20 MAEDBS, User selectable Self-Diagnostic, AC Activate with Integral Test Switch LINK ‡ E10WSTAR Emergency battery pack, Enabled with STAR ‡ BGTD Generator transfer device, not available with E10W ‡ OCS 5', 18/3 Reloc selectable One Pass cable (fixture will bear dry location label) ‡ HA High ambient, for use in ambient temperatures up to 50°C ‡ EPNKO Decorative endplate, no knock out ‡ OUTCTR Wiring leads pulled through back center of fixture ‡ OUTEND Wiring leads pulled through end of fixture ‡ Cord Sets: ‡ CS1W 6' Straight blade plug, 120V ‡ CS3W NEMA twist-lock plug, 120V ‡ CS7W Straight blade plug, 277V ‡ CS11W NEMA twist-lock plug, 277V ‡ CS25W NEMA twist-lock plug, 347V ‡ CS97W NEMA twist-lock plug, 480V ‡ CS93W 600V SEOWW white cord, no plug (no voltage required) ‡ CS6WG16STOWD5D 6' white cord, 16/5, no plug, includes low voltage dimming wires (no voltage required) ‡	WH White GALVW Galvanized with white lens end caps GALVB Galvanized with black lens end caps MB Matte black SKGYW Smoke gray with white lens end caps SKGYB Smoke gray with black lens end caps See Accessories and footnotes on next page
PLR___ Plug-in wiring, see page 9 for ordering information PLR1G Plug-in wiring, single circuit, Ground PLR1LVG Plug-in wiring, single circuit, low-voltage dimming, Ground ‡ RRL___ RELOC®-ready luminaire. See page 10 for ordering information SPD Surge protection device, provides up to 6kV protection ‡ BAA Buy America(n) Act and/or Build America Buy America Qualified nLight® Wireless: NLTAIR2 RES7 nLight AIR Generation 2 enabled PIR integral occupancy sensor with automatic dimming photocell ‡ NLTAIR2 RES7EM nLight AIR Generation 2 enabled PIR integral occupancy sensor with automatic dimming photocell and UL924 Emergency operation, via power interrupt detection ‡ NLTAIR2 RES7PDT nLight AIR Generation 2 enabled dual technology integral occupancy sensor with automatic dimming photocell ‡ NLTAIR2 RES7PDTEM nLight AIR Generation 2 enabled dual technology integral occupancy sensor with automatic dimming photocell and UL924 Emergency operation, via power interrupt detection ‡ NLTAIR2 RIO No sensor control ‡ NLTAIR2 RIOEM No sensor, Control Input function only and UL924 Emergency operation, via power interrupt detection ‡	nLight® Wired: N100 nLight® without lumen management N100EMG nLight® without lumen management For use with generator supply EM power ‡ NES7 nLight® nES 7 PIR integral occupancy sensor ‡ NESPDT7 nLight® nES PDT 7 dual technology integral occupancy control ‡ NES7ADCX nLight® nES 7 ADCX PIR integral occupancy sensor with automatic dimming photocell ‡ NESPDT7ADCX nLight® nES PDT 7 dual technology integral occupancy sensor with automatic dimming photocell ‡ Individual controls: ‡ MSD7 PIR integral occupancy sensor MSDPDT7 PDT 7 dual technology integral occupancy control MSD7ADC PIR integral occupancy sensor with automatic dimming control photocell MSDPDT7ADC PDT integral occupancy sensor with automatic dimming control photocell

Accessories: Order as separate catalog number.

Mounting:		SQ_	Swivel stem hanger (specify length in 2" increments up to 48") Ships White
ZACVH M100	Adjustable 10' aircraft cable with Y hanger (1 pair)	THCLX ____	Tong hanger (Must specify color) (one pair) ‡
ZAC120	One adjustable aircraft cable with canopy 120", white	CLXANGBKT ____	Angle bracket, (Must specify color) (one pair) ‡
ZACFP120	One adjustable aircraft cable with feed (3 conductor) and canopy, 120", white	HC36 M12	Hanger chain, 36" (1 pair)
ZACFPD120	One adjustable aircraft cable with feed (5 conductor) and canopy 120", white		
ZAC240	One adjustable aircraft cable with canopy 240", white	Wireguards:	
ZACFP240	One adjustable aircraft cable with feed (3 conductor) and canopy, 240", white	WGCLX24 ____	24" wireguard qty 1, (Must specify color) ‡
ZACFPD240	One adjustable aircraft cable with feed (5 conductor) and canopy 240", white	WGCLX36 ____	36" wireguard qty 1, (Must specify color) ‡
		WGCLX48 ____	48" wireguard qty 1, (Must specify color) ‡
		WGCLX48 ____ J2	48" wireguard qty 2, (Must specify color) ‡
		WGCLX48 ____ J25	48" wireguard qty 25, (Must specify color) ‡
		WGCLX48 ____ J50	48" wireguard qty 50, (Must specify color) ‡

‡ Option Value Ordering Restrictions

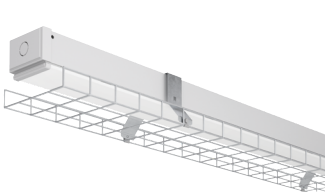
Option value	Restriction
347V, 480V	Voltage selected utilizes a step-down transformer. Not available with L24 when ordered with N100. Not available with E10W or BGTD options.
BGTD	Not available with MVOLT, 208V or 240V. Not available with HA. Available with L48 or L96 only. Not available with E10W option. Not available with 208 or 240V. Not available Individual controls, nLight Wired, or nLight Wireless options.
CS1W, CS3W, CS7W, CS11W, CS25W, CS963W, CS97W	Not available with BGTD option. Must specify voltage. Not available with PLR options.
CS6WG16STOWD5D	Not available with Individual controls, nLight wired networking, nLight wireless networking, nLight wireless zone control options. Not available with PLR options.
Driver	When continuous row mounting, fixtures must all have the same driver selection.
E10W	Not available with HA. Not available with 347V or 480V. Not available with BGTD option. Requires SPD option. Not available with L24 or L36. Not available with L48 in combination with N100. Not available with Cord Set options.
E10WSTAR	Not available with HA. Not available with 347V or 480V. Not available with BGTD option. Requires SPD option. Not available with L24 or L36. Not available with L48 in combination with N100. Not available with Cord Set options.
EPNKO	Not available OUTEND.
EZ1	Not available with HA option. Not available with 5000LM, 7500LM.
FDL, RDL, WDL	Only available with general distribution. Not available with CLXRN accessories.
GZ1, GZ10	Not available with Individual controls, nLight wired networking, nLight wireless networking, nLight wireless zone control options.
HA	Not available with L24, L26. Not available with BGTD option. Not available with EZ1. Only available with L48 3000/4000/5000LM and L96 6000/8000/10000LM.
HEF	Not available with L48 3000LM and L96 6000LM
LUGR	Not available with L36 length. Only available with WH finish. Not compatible with THCLX Hanger or wireguard accessories. LUGR option required for some DLC premium qualifications - Please check the DLC Qualified Products List to determine if LUGR option is necessary to meet requirement. If mounting in continuous rows, ensure all models ordered with LUGR option if required on any configuration to ensure rows match in form factor. LUGR reflectors ship in standard fixture carton and are not sold as separate accessory - this option MUST be specified as part of the CLX model number.
MSD7, MSDPDT7, MSD7ADC, MSDPDT7ADC	Not available with any other control option. Requires EZ1. Sensor housing will be the same color as lens end caps.
N100, N100EMG	nLight EMG option requires a connection to existing nLight network. Power is provided from separate N100 enabled fixture.
ND, WD, AD2	Not available with CLXRN accessories. Available L/LENS only.
NES7, NESPDT7, NES7ADCX, NESPDT7ADCX	Not available with any other control option. Requires EZ1. Requires N100 or N100EMG option, N100EMG with NES7 requires RFA. Sensor housing will be the same color as lens end caps.
NLTAIR2 RES7(EM), NLTAIR2 RES7PDT(EM), NLTAIR2 RIO(EM)	Sensor housing will be the same color as lens end caps. For EM, see UL924 Sequence of Operation chart below.
OCS	Must specify voltage.
OUTCR	Not available with L24. Not available with PLR options.
OUTEND	Not available with PLR options.
PLR1LVG	Not available with Individual controls, nLight Wired, or nLight Wireless options. Refer to page 9 for more PLR details. Not available with cord set options.
SBLW, SBLMB, SBLGV, SBLSGY	When ordered with L24 only available with 1500LM or 2000LM in combination with GZ10 driver. Not for use with THCLX, CLXANGBKT or WGCLX accessories. Not available with RDL lens options.
SEF	Not available with EZ1 when ordered with L24 with 5000LM or L36 with 7500LM.
SPD	Required with E10W, BGTD.
THCLX ____, CLXANGBKT ____	Not available with louver or wireguards. THCLX ____ not available with LUGR.
Wireguards	Not for use with LUGR option. For L96 fixtures, use qty 2 48" wireguards.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

OPTIONS AND ACCESSORIES



Wireguard

Ships separately from fixture:
96" fixture requires two WGCLX48.
Order as:
WGCLX24____
WGCLX36____
WGCLX48____



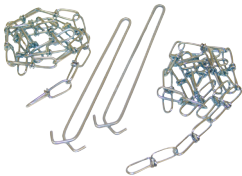
LUGR glare reflector

NOT available as accessory - must be specified as part of the fixture nomenclature. See ordering notes on page 3.



Aircraft Cable with Canopy

Available in 120" or 240"
Order as:
ZAC120____
ZAC240____



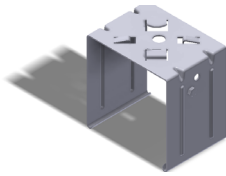
HANGER CHAIN

36" chain with Y hanger. ships as a pair
Order as:
HC36____



ZACVH HANGER

10' Aircraft cable with Y hanger.
Order as:
ZACVH____



Tong hanger

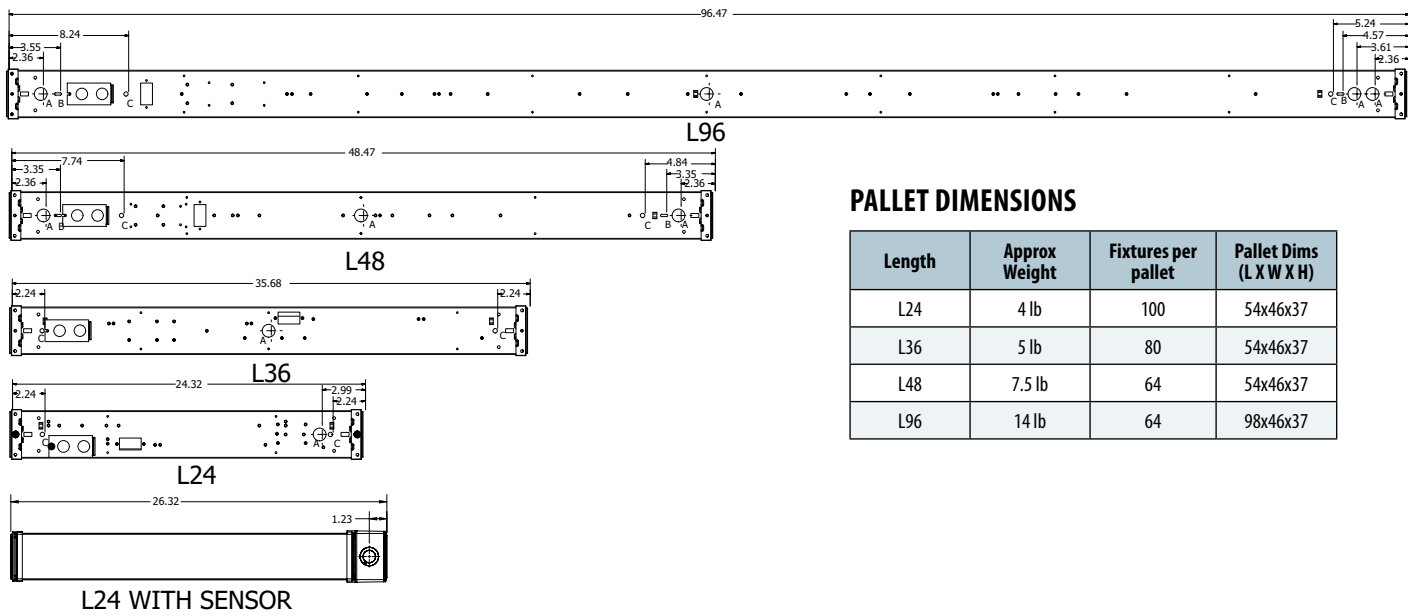
Ships as a pair
Order As:
THCLX____

DIMENSIONS

All dimensions are in inches (centimeters) unless otherwise indicated.
Dimensions may vary with options or accessories.

INTEGRATED SENSOR ADDS 2.0 INCHES TO STANDALONE FIXTURE LENGTH
HOUSING END CAP ADDS 0.236 INCHES TO FIXTURE LENGTH PER SIDE. DIMENSIONS BELOW INCLUDE ENDCAPS.

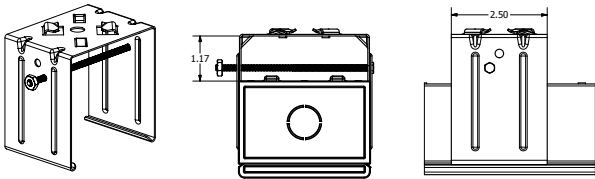
A - 7/8" KNOCK OUT
B - 0.5" by 0.16" SLOT
C - 0.3" DIA HOLE



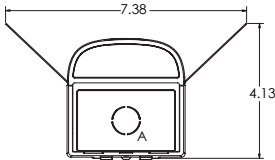
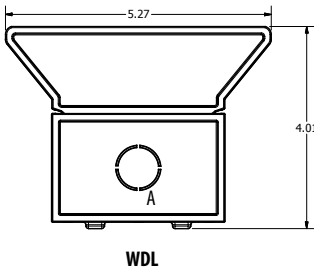
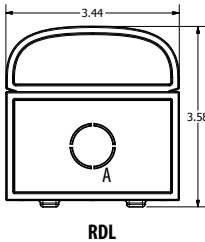
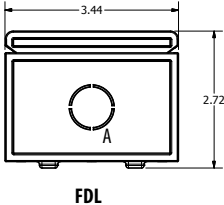
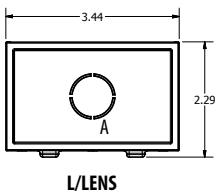
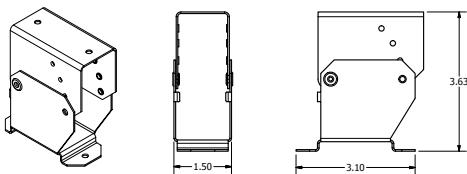
PALLET DIMENSIONS

Length	Approx Weight	Fixtures per pallet	Pallet Dims (L X W X H)
L24	4 lb	100	54x46x37
L36	5 lb	80	54x46x37
L48	7.5 lb	64	54x46x37
L96	14 lb	64	98x46x37

THCLX - SHIPS TWO PER ORDER,
UTILIZES A #8 HEX HEAD SCREW AND NUT
FIXTURE SITS 1.3 INCHES FROM STRUCTURE WHEN MOUNTED



CLXANGBKT - SHIPS TWO PER ORDER
HOLES TO MOUNTING STRUCTURE ARE 0.175" DIA, 2.5" APART
FIXTURE SITS APPROXIMATELY 3.5" FROM STRUCTURE
WHEN MOUNTED HORIZONTAL TO STRUCTURE



LUGR Reflector Option
- applies to all lens types

PHOTOMETRICS

See www.lithonia.com.

POWER SENTRY EMERGENCY BATTERY PACKS

		SEF Emergency Lumens	HEF Emergency Lumens
E10W	Factory installable	1400	1500
PS1555LCP	Field installable, remote mount only	2000	2100

Note: For emergency lumen output of specific model, please consult factory. One board will be illuminated during emergency operation.

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A	10W	90	1200	Title 20, Self Diagnostic
ILB CP10 HE AELR A	10W	90	1200	Title 20; Enabled with Self Testing, Automated Reporting (STAR)
ILBLP CP15 HE SD A	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

Enabled with STAR

Emergency Lighting with Self-Testing Automated Reporting (STAR), enables self-testing and automated reporting to aid in life safety code compliance. Build your solution and choose your preferred deployment from Mobile STAR, where test data is logged in each individual unit and broadcast to the CLAIRity™+ app, or Connected STAR, where test data is logged in the STAR Gateway by IOTA® and emailed directly. **Leave the ladders, disruptions and written records behind with emergency lighting solutions with STAR!**

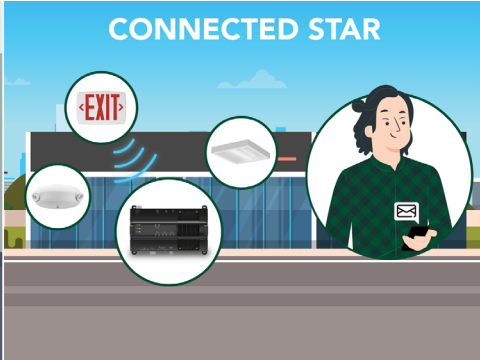
Life Safety Code NFPA 101 testing and reporting requirements for emergency lighting include:

- Testing for 30 seconds every 30 days
- Testing for 90 minutes once a year
- Record keeping and to report to the authority having local jurisdiction



MOBILE STAR

For small scale applications



CONNECTED STAR

For large scale applications

CLX CHARACTERISTICS

Nominal Lumen Package	Length	Wattage								Length	Width	Depth	Comparable Light Source
		Standard Efficiency				High Efficiency							
		120V	277V	347V	480V	120V	277V	347V	480V	Dimensions are shown in inches			
2500LM	24"	18.4	18.4	24.0	24.0	17.4	17.4	23.1	23.1	24	3.5	3.75	1-lamp 32W T8, 1-lamp 54W T5HO, 50W HID
5000LM	24"	41.5	41.5	47.4	47.4	38.1	38.1	44.1	44.1	24	3.5	3.75	2-lamp 32W T8, 1-lamp 54W T5HO, 70W HID
3750LM	36"	26.5	26.5	32.1	32.1	25.1	25.1	30.7	30.7	36	3.5	3.75	1-lamp 32W T8, 1-lamp 54W T5HO, 50W HID
7500LM	36"	62.6	62.6	68.6	68.6	54.0	54.0	59.7	59.7	36	3.5	3.75	2-lamp 32W T8, 1-lamp 54W T5HO, 70W HID
5000LM	48"	31.8	31.8	37.2	37.2	30.3	30.3	35.8	35.8	48	3.5	3.75	2-lamp 32W T8, 1-lamp 54W T5HO, 70W HID
10000LM	48"	70.7	70.7	76.2	76.2	65.3	65.3	70.8	70.8	48	3.5	3.75	3-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
10000LM	96"	63.7	63.7	69.0	69.0	60.6	60.6	66.1	66.1	96	3.5	3.75	3-lamp 32W T8, 2-lamp 54W T5HO, 100W HID
20000LM	96"	141.3	141.3	146.8	146.8	130.5	130.5	136.1	136.1	96	3.5	3.75	6-lamp 32W T8, 4-lamp 54W T5HO, 200W HID

Note: For wattage by configuration, please reference the [CLX Operational Data Document](#).

Lumen Package	UGR Values of CLX L24 @ 80CRI and 3500K UGR (70% 50% 20% reflectance using a 4H x 8H room size)													
	FDL		RDL		WDL		FDL LUGR		RDL LUGR		WDL LUGR		L/LENS	
	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise
1500LM SEF	21.2	23.8	19.4	25.2	17.4	21.1	16.8	14	17.8	16.6	18.1	17.9	24.9	25.1
2000LM SEF	22.3	24.9	20.5	26.3	18.6	22.3	17.9	15.1	18.8	17.6	19.2	18.9	26.1	26.2
2500LM SEF	23.1	25.7	21.3	27.1	19.4	23.1	18.6	15.8	19.6	18.4	19.9	19.7	26.9	27
3500LM SEF	24.1	26.7	22.3	28.1	20.4	24.1	19.7	16.9	20.7	19.5	21	20.8	27.9	28.1
4500LM SEF	25.4	28	23.6	29.4	21.7	25.4	20.7	17.9	21.7	20.5	22	21.8	29.2	29.3
5000LM SEF	25.6	28.2	23.3	29.1	21.4	25.1	21	18.3	21.5	20.3	21.8	21.5	29.4	29.5
1500LM HEF	21.1	23.7	19.3	25.1	21.8	25.5	16.5	13.7	17.6	16.3	17.8	17.6	24.9	25
2000LM HEF	22.2	24.8	20.4	26.2	17.4	21.1	17.6	14.8	18.6	17.4	18.8	18.6	26	26.2
2500LM HEF	23	25.7	21.3	27	18.5	22.2	18.4	15.6	19.4	18.2	19.7	19.4	26.8	27
3500LM HEF	24.1	26.7	22.3	28.1	19.3	23	19.8	17	20.9	19.7	21.1	20.9	27.9	28
4500LM HEF	25.3	27.9	23.5	29.3	20.4	24.1	20.8	18	21.8	20.6	22.1	21.8	29.1	29.3
5000LM HEF	25.5	28.1	23.7	29.5	21.6	25.3	21.1	18.3	22.1	20.9	22.3	22.1	29.3	29.5

UGR varies based on luminaire options and is affected by application dependent parameters. Numbers depicted here are considered "Luminaire-UGR and/or "Point-UGR" values. To determine a more precise maximum UGR value ("Application-UGR"), a full lighting design layout should be completed with the selected luminaire configuration for each application

Lumen Package	UGR Values of CLX L36 @ 80CRI and 3500K UGR (70% 50% 20% reflectance using a 4H x 8H room size)							
	FDL		RDL		WDL		L/LENS	
	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise
2250LM SEF	21.4	24.1	19.7	25.6	17.7	21.6	25.2	25.4
3000LM SEF	22.3	25	20.6	26.5	18.6	22.5	26.2	26.3
3750LM SEF	23.2	25.9	21.4	27.3	19.5	23.4	27	27.2
5250LM SEF	24.2	26.9	22.5	28.4	20.5	24.4	28	28.2
6750LM SEF	25.1	27.8	23.3	29.2	21.4	25.3	28.9	29
7500LM SEF	25.4	28.1	23.6	29.5	21.7	25.6	29.2	29.4
2250LM HEF	25	27.7	20.5	26.4	18.6	22.5	25.2	25.3
3000LM HEF	25.3	28	21.4	27.3	19.4	23.3	26.1	26.2
3750LM HEF	21.4	24.1	22.4	28.3	20.5	24.4	27	27.1
5250LM HEF	22.3	25	23.2	29.2	21.3	25.2	28	28.1
6750LM HEF	23.1	25.8	23.6	29.5	21.6	25.5	28.8	29
7500LM HEF	24.2	26.8	19.6	25.5	17.7	21.6	29.1	29.3

UGR varies based on luminaire options and is affected by application dependent parameters. Numbers depicted here are considered "Luminaire-UGR and/or "Point-UGR" values. To determine a more precise maximum UGR value ("Application-UGR"), a full lighting design layout should be completed with the selected luminaire configuration for each application

Lumen Package	UGR Values of CLX L48 @ 80CRI and 3500K UGR (70% 50% 20% reflectance using a 4H x 8H room size)													
	FDL		RDL		WDL		FDL LUGR		RDL LUGR		WDL LUGR		L/LENS	
	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise
3000LM SEF	21.8	24.5	19.7	25.3	18.6	23.4	19.2	16.5	20.2	19	20.6	20.3	24.8	25.6
4000LM SEF	22.8	25.5	20.7	26.3	19.6	24.4	20.3	17.5	21.2	20	21.6	21.4	25.8	26.6
5000LM SEF	23.6	26.3	21.4	27	20.4	25.2	21	18.2	21.9	20.7	22.3	22.1	26.6	27.3
7000LM SEF	24.8	27.6	22.7	28.3	21.6	26.5	22.3	19.6	23.3	22.1	23.7	23.4	27.8	28.6
9000LM SEF	25.6	28.4	23.5	29.1	22.5	27.3	23.2	20.4	24.1	22.9	24.5	24.3	28.6	29.4
10000LM SEF	26	28.7	23.8	29.5	22.8	27.6	23.6	20.8	24.5	23.3	24.9	24.7	29	29.8
3000LM HEF	x	x	x	x	x	x	x	x	x	x	x	x	x	x
4000LM HEF	22.8	25.6	20.7	26.3	22.8	25.6	20.3	17.5	21.3	20.1	21.7	21.4	29.5	30.3
5000LM HEF	23.6	26.3	21.4	27	23.6	26.3	21	18.2	21.9	20.7	22.3	22.1	30.2	31
7000LM HEF	24.8	27.6	22.7	28.3	24.8	27.6	22.4	19.6	23.4	22.2	23.8	23.5	27.8	28.6
9000LM HEF	25.7	28.4	23.6	29.2	25.7	28.4	23.2	20.4	24.2	23	24.6	24.3	28.7	29.5
10000LM HEF	26	28.7	23.9	29.5	26	28.7	23.6	20.9	24.6	23.4	25	24.7	29	29.8

UGR varies based on luminaire options and is affected by application dependent parameters. Numbers depicted here are considered "Luminaire-UGR and/or "Point-UGR" values. To determine a more precise maximum UGR value ("Application-UGR"), a full lighting design layout should be completed with the selected luminaire configuration for each application

Lumen Package	UGR Values of CLX L96 @ 80CRI and 3500K UGR (70% 50% 20% reflectance using a 4H x 8H room size)													
	FDL		RDL		WDL		FDL LUGR		RDL LUGR		WDL LUGR		L/LENS	
	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise	Crosswise	Endwise
6000LM SEF	21.8	24.6	19.7	25.4	17.9	22.4	19.3	16.5	20.2	19	20.6	20.4	24.8	25.6
8000LM SEF	22.8	25.5	20.7	26.4	18.8	23.4	20.3	17.6	21.2	20.1	21.6	21.4	25.8	26.6
10000LM SEF	23.6	26.3	21.4	27.2	19.6	24.2	21	18.3	21.9	20.8	22.3	22.1	26.5	27.3
14000LM SEF	24.8	27.6	22.7	28.5	20.9	25.5	22.4	19.6	23.3	22.1	23.7	23.5	27.8	28.6
18000LM SEF	25.7	28.4	23.5	29.3	21.7	26.3	23.2	20.5	24.1	23	24.5	24.3	28.6	29.4
20000LM SEF	26	28.7	23.9	29.6	22	26.6	23.6	20.9	24.5	23.4	24.9	24.7	29	29.7
6000LM HEF	x	x	x	x	x	x	x	x	x	x	x	x	x	x
8000LM HEF	22.8	25.6	20.7	26.5	18.9	23.5	20.4	17.6	21.3	20.1	21.7	21.5	25.8	26.6
10000LM HEF	23.6	26.3	21.4	27.2	19.6	24.2	21	18.3	21.9	20.8	22.3	22.1	27	27.8
14000LM HEF	24.9	27.6	22.7	28.5	20.9	25.5	22.4	19.7	23.4	22.2	23.8	23.5	27.8	28.6
18000LM HEF	25.7	28.4	23.6	29.3	21.7	26.3	23.2	20.5	24.2	23	24.6	24.3	28.7	29.5
20000LM HEF	26	28.8	23.9	29.6	22.1	26.6	23.7	20.9	24.6	23.4	25	24.8	29	29.8

UGR varies based on luminaire options and is affected by application dependent parameters. Numbers depicted here are considered "Luminaire-UGR and/or "Point-UGR" values. To determine a more precise maximum UGR value ("Application-UGR"), a full lighting design layout should be completed with the selected luminaire configuration for each application

AMBIENT TEMPERATURE RATINGS

Driver Package		GZ10			EZ1 or EOHN			Any Driver	
Length	Lumen package	Direct Surface	THCLX/ Suspended	HA Option (Direct or Suspended)	Direct Surface	THCLX	Suspended 18"	Xpoint/ BGTD Direct Surface	E10W Suspended
L24	1500LM	40C	40C	N/A	35C	35C	35C	N/A	N/A
	2000LM	40C	40C		35C	35C	35C		
	2500LM	40C	40C		35C	35C	35C		
	3000LM	40C	40C		40C	40C	40C		
	4500LM	40C	40C		35C	35C	40C		
	5000LM	40C	40C		25C	30C	35C		
L36	2250LM	40C	40C		40C	40C	40C		
	3000LM	40C	40C		40C	40C	40C		
	3750LM	40C	40C		40C	40C	40C		
	5250LM	40C	40C		35C	35C	40C		
	6750LM	30C	40C		35C	35C	40C		
	7500LM	30C	40C		25C	30C	35C		
L48	3000LM	40C	40C	50C	40C	40C	40C	35C	25C
	4000LM	40C	40C	50C	40C	40C	40C		
	5000LM	40C	40C	50C	35C	35C	40C		
	7000LM	30C	40C	N/A	35C	35C	40C		
	9000LM	30C	40C		25C	30C	35C		
	10000LM	30C	40C		25C	30C	35C		
L96	6000LM	40C	40C	50C	35C	35C	40C		
	8000LM	30C	40C	50C	35C	35C	40C		
	10000LM	30C	40C	50C	25C	30C	35C		
	14000LM	40C	40C	N/A	35C	35C	40C		
	18000LM	30C	40C		25C	30C	35C		
	20000LM	30C	40C		25C	30C	35C		

RRL - RELOC®-Ready Luminaire

- RRL connectors can be used with Quick-Flex®, System 820 and OnePass® systems.
- Load side of connector factory installed to luminaire.
- 4-pole mating connector with push-in terminations allows for simple installation.
- Touch-safe design on both halves meets UL/CSA requirement.
- Wiping contact design allows safe disconnect under load.



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: RRLA

Series	Wiring instructions
RRL RELOC®-ready luminaire	A Hot conductor wired to position #1 (phase A) B Hot conductor wired to position #2 (phase B) C Hot conductor wired to position #3 (phase C) ¹ C12S Ballast/driver wired to pin position #1 (120V, 277V, 347V - Phase A). Low voltage wire (positive/purple) (data1) wired to pin position #2. Low voltage wire (common/gray) (data2) wired to pin position #3 ²

Compatible RELOC® Cables for Industrial Luminaires (ordered and shipped separately)



- Notes
- 1 C, ABE, and C12S options are not used with Quick-Flex QFC, QSFC, QPT, and QD.
 - 2 RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.

PLUG-IN WIRING INFORMATION

Advanced plug-in system with two-circuit capability. Available on industrial and strip products and a variety of architectural products mounted in continuous rows. PLR22 (2-circuit) and crossover harness switches hot circuit serving next fixture in row. Reduces fixture types on job for alternating circuit applications (see example below.)

Easy one-step installation, saves up to 35% on labor costs. Expanded switching flexibility helps save energy.

Rows can be 50% longer with two-circuit systems. Polarized, lock-together nylon connectors prevent miswiring in the field. #12 THHN conductor, rated 600V, 90°C. White neutral wire included. Grounding accomplished by fixture in-row connectors.

CSA certified systems available with up to 2 circuits. G ground required.

Not for use with dedicated emergency circuits.

Note: Specifications subject to change without notice.



Wiring

PLR

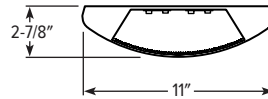
Advanced 1 or 2-Circuit Plug-In

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Series	Number of hot wires	Branch circuits (PLR2A / PLR2B Only)	Dimming	Ground
PLR22	(blank) Not required for PLR22	(blank) Not required for PLR22	(blank) No Dimming	G Ground (required)
PLR	1 Black	(blank) Not required for PLR1	(blank) No Dimming	G Ground (required)
	2 Black and red	Circuits to which driver is connected (blank) Not required for PLR22 A Black wire B Red wire Battery charging circuit (must be unswitched) (blank) No battery charging circuit ELA Battery pack wired to black wire ELB Battery pack wired to red wire	LV Low-voltage Dimming	G Ground (required)

- Typical Applications
- Notes:
- When specifying PLR1, you will not specify A or B as there is only a single hot wire which would be black in color.
- Multiple-circuit and single-circuit for longer continuous rows
 - Multiple-circuit with alternating fixtures on separate circuits and 2-circuit PLR22
 - Multiple circuit with night-lights located along row as desired



CATALOG #:

TYPE:

PROJECT:



FEATURES

- Ideal for schools, hallways, stairwells, dormitories, locker rooms, or vandal prone areas
- IK10 rated for demanding environments
- Heavy-duty marine grade aluminum housing, die-cast end caps, and extremely durable impact-resistant polycarbonate lens add strength and durability
- Tamper-resistant #8 snake eye screws provided to protect against vandals
- Optional occupancy sensor available for use in stairwells and low traffic areas
- Designed for surface, wall, pendant, or vandal-resistant corner mount
- ADA compliant in wall mount applications
- Features easy row mount capability with integral alignment pieces
- Multiple dimming protocols available
- Wireless in-fixture control solutions available
- Made Right Here® in the USA

SPECIFICATIONS

- **HOUSING** – Marine grade aluminum. Extruded housing with die-cast end caps.
- **SHIELDING** – UV stabilized polycarbonate lens, .150" thick with .040" matte white acrylic underlay to minimize pixelation.
- **REFLECTIVE SURFACES** – 92% minimum average reflective white powder coat on interior components.
- **FINISH** – Textured matte white polyester TGIC powder coat bonded to phosphate-free, multi-stage pretreated metal. All parts painted after fabrication to facilitate installation, increase efficiency, and inhibit corrosion.
- **ELECTRICAL** – High-quality mid-power LED board. L70 > 50,000 hours per IES TM-21. Listed for 25°C ambient operating temperature. 50/60 Hz constant current driver.
- **MOUNTING** – Surface (ceiling or wall) or suspended (hanging hardware required).
- **LISTINGS** –
 - cCSAus certified as luminaire suitable for dry or damp locations.
 - Suitable for wet location under covered ceiling when specified with WET/CC option.
 - ADA compliant in wall mount applications.
 - IK10 rated
 - UL 924 available, see Options.
 - Build America, Buy America (BABA) and Buy American Act (BAA) compliant. Request certification at hew.com/buy-american
- **WARRANTY** – 5-year limited warranty, see hew.com/warranty

ORDERING EXAMPLE: AVX - 4 - L100/835 - CPC - OPTIONS - CONTROL/DIM - UNV

SERIES	LENGTH	LUMENS ^[1]	CRI	CCT	SHIELDING ^[2]
AVX	2 2'	2'	8 80	27 2700K	CPC Clear, UV stabilized polycarbonate, .150" thick
	4 4'	L25 2,500lm	9 90	30 3000K	WPC White, UV stabilized polycarbonate, .150" thick
	8 8' ^[3]	L42 4,200lm		35 3500K	
		4'		40 4000K	
		L36 3,600lm		50 5000K	
		L62 6,200lm			
		L82 8,200lm			
		L100 10,000lm			

OPTIONS ^[4]

See page 4 for FINISH OPTIONS.

EM/10WLP	Low profile 10-watt emergency battery ^[5]
EM/10WRM	Remote mount 10-watt emergency battery
EM/10WRM/RTS	Remote mount 10-watt emergency battery with regressed test switch
(L___)	Additional lower lumen packages available ^[6] Example: 9,000 nominal lumens = AVX-4-L100/835-(L90)
AVX-4 CMB	4', vandal-resistant corner mount ^[7]
WET/CC	Wet location under covered ceiling ^[8]
QC___	Quick-connect wiring harness. ^[9]
GEN	Approved for UL 924 emergency generator circuit through-feed wiring ^[10]

MOUNTING (EXAMPLE: AC(Y12)/D48) ^[11]

Prefix	Type	Length
AC(Y12)/	D 1" grid & hardpan	24 24"
	N 9/16" grid	48 48"
	S Slot grid	96 96"

PENDANT MOUNT ^[13]

SWS(AVX)12	Pendant swivel stem mount with 12" stem
SS(AVX)12	Pendant stem mount with 12" stem

CONTROL ^[14]

See page 5 for ADDITIONAL CONTROL OPTIONS.

–	None
AVI-LVFA	Avi-on wireless fixture control ^[15]
AWNRR	Lutron Athena wireless node integral fixture control, RF only ^[16]

DRIVER

See page 5 for ADDITIONAL DRIVER OPTIONS.

DIM	Driver with external 0-10V dimming wires
DRV	Driver without external dimming wires
DA	Driver with 12V auxiliary power, without external dimming wires ^[17]
DSR	Sensor-ready driver without external dimming wires (D4i DALI-2) ^[18]

VOLTAGE

120	120V
277	277V
UNV	120-277V
347	347V ^[19]

ACCESSORIES

TPSN-8 TOOL #8, tamper-resistant snake eyes tool. ^[20]

NOTES

- ¹ Lumens based on CPC shielding, 80 CRI/3500K CCT. Actual performance may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA. Additional lumen packages available, see options.
- ² See page 3 for SHIELDING DETAILS.
- ³ Two 4' units end-to-end.
- ⁴ Remote EM batteries: max remote distance 50', including suspension length. Large remote box provided. Specify CEC in the option code when California Energy Commission regulations are required. See page 3 for REMOTE MOUNT BATTERY DETAILS.
- ⁵ 4' and 8' only.
- ⁶ Specify in increments of 100 nominal lumens. Option must be specified with next higher lumen package.
- ⁷ See page 3 for MOUNTING DETAILS.
- ⁸ Not available with AVX-4 CMB corner mount, occupancy sensors, or suspended mounting hardware.
- ⁹ See page 3 for QUICK-CONNECT OPTIONS.
- ¹⁰ Maximum mounting height is 26.2' (8.0 m). Minimum lumen output is 400 lm/ft. See hew.com/UL924 for details.
- ¹¹ Required with suspended mount fixtures.
- ¹² Units specified with ACF(Y12)___ require cord. See page 3 for MOUNTING DETAILS.
- ¹³ Two stem sets required for 2' and 4' fixtures; three stem sets required for 8'. One additional stem set required for each 4' length when row mounted.
- ¹⁴ See page 4 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS. See page 4 for SENSOR & NODE PLACEMENT DETAILS.
- ¹⁵ DA Driver only.
- ¹⁶ DA and DSR Drivers only.
- ¹⁷ Avi-on and Lutron Athena Controls only.
- ¹⁸ Lutron Athena Controls only.
- ¹⁹ Not available with EM batteries, DA or DSR drivers.
- ²⁰ Tamper-resistant tool must be ordered separately. Please specify quantity required per project.



FIXTURE PERFORMANCE DATA

	LED PACKAGE	DELIVERED LUMENS		WATTAGE	EFFICACY (lm/W)	
		CLEAR (CPC)	WHITE (WPC)		CLEAR (CPC)	WHITE (WPC)
2'	L25	2420	1670	21	115	80
	L42	4279	2953	37	116	80
4'	L36	3677	2537	31	119	82
	L62	6253	4315	57	110	76
	L82	8302	5728	71	117	81
	L100	9893	6750	88	112	77
8'	L72	7221	4982	61	118	82
	L124	12507	8630	115	109	75
	L164	16603	11456	141	118	81
	L200	20153	13906	177	114	79

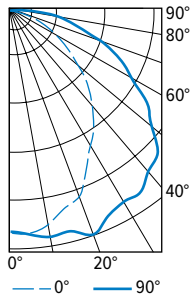
- Photometrics tested in accordance with IESNA LM-79. Results based on CPC shielding, 80 CRI/3500K CCT, average wattage for 120V through 277V input, and 25°C ambient temperature. Actual performance may vary +/-5%.
- To calculate lumen output in emergency mode, multiply the battery wattage by the efficacy.
- Use multiplier table to calculate additional options.

MULTIPLIER TABLE

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.97
	3000K	0.99
	3500K	1.00
	4000K	1.03
	5000K	1.06
90 CRI	2700K	0.80
	3000K	0.82
	3500K	0.83
	4000K	0.86
	5000K	0.89

PHOTOMETRY

AVX-4-L62/835-CPC Total Luminaire Output: 6253 lumens; 57 Watts | Efficacy: 110 lm/W | 80 CRI; 3500K CCT



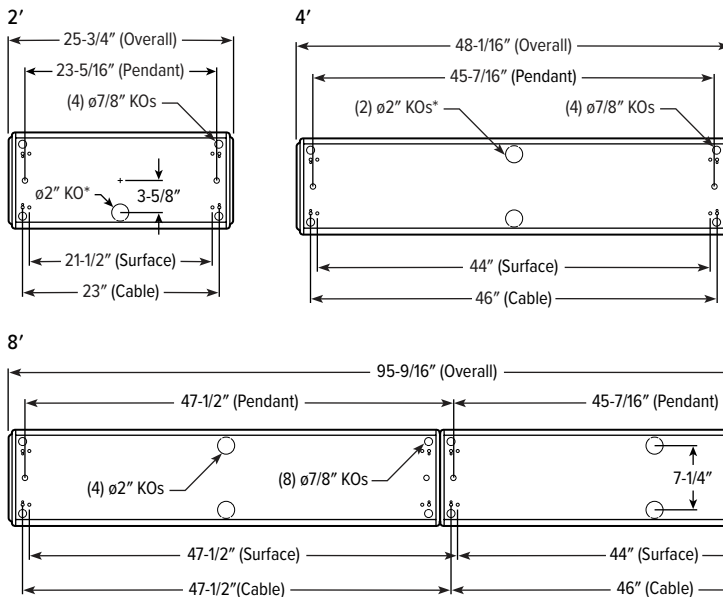
VERTICAL ANGLE	HORIZONTAL ANGLE			ZONAL LUMENS
	0°	45°	90°	
0	2043	2043	2043	
5	2055	2067	2083	196
15	1887	2003	2110	569
25	1616	1862	2105	861
35	1326	1721	2053	1048
45	985	1516	1882	1104
55	663	1185	1508	987
65	395	855	1110	765
75	149	480	662	464
85	24	199	337	205
90	6	94	189	

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 30	1627	26
	0 - 40	2676	43
	0 - 60	4766	76
	0 - 90	6201	99
	0 - 180	6253	100

FIXTURE DETAILS

See hew.com/power-entry for power entry details.

BACKVIEW

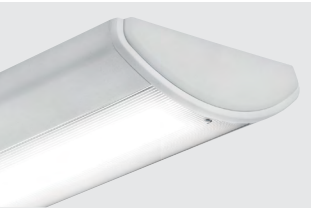


- For continuous row applications, subtract 9/16" from overall dimension for every additional fixture per row.
- 2" KOs not available with 2' fixture when specified with EM battery.
- 4' fixture may only have (1) 2" KO when specified with occupancy sensor.



SHIELDING DETAILS

CPC

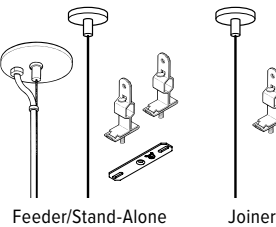


WPC



MOUNTING DETAILS

STANDARD HARDWARE FOR SUSPENDED PRODUCT (Grid and Hardpan)



- Notes:
- Fixtures specified with suspended mounting type are provided with adjustable length aircraft cables with two-point "Y" connectors and mounting hardware, must specify.
 - Electrical supply is brought into the feeder fixture, either as part of a row or as a stand-alone unit. Joiner fixtures complete the row.
 - The feeder kits are standard with a 5" canopy to cover the junction box and a 2" canopy at the non-feed point. No J-box is required at non-feed points.

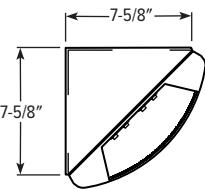
CORD FOR SUSPENDED PRODUCT

Units specified with aircraft cable require cord. Please specify cord type using ordering information below. Long fixture rows may require multiple feed points based on 18ga conductor size.

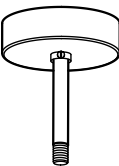
EXAMPLE: S2438D/W				
CORD TYPE	LENGTH	# OF COND. ^[1]	WIRE SIZE	COLOR
S	24 24"	3	8D 18ga	/W White /B Black
	48 48"	4		
	96 96"	6		

¹ Includes (2) 22ga purple & pink dimming conductors

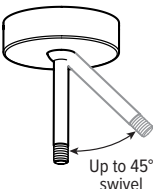
CORNER MOUNT



SS(AVX)12

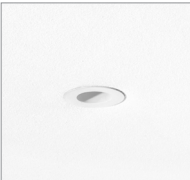


SWS(AVX)12



REMOTE MOUNT BATTERY DETAILS

EM/10WRM/RTS



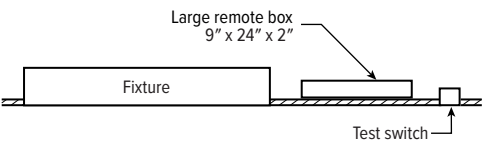
Regressed test switch
ø1-3/4"

EM/10WRM



Standard test switch
2-3/4" x 4-1/2"

Max remote distance is 50', connection by others.



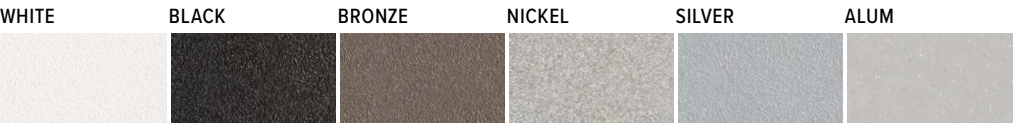
QUICK-CONNECT OPTIONS

Note: Quick-connect wiring required for row mounting. All QC harnesses contain (5) 16ga conductors plus ground.

DESIGNATION	NUMBER OF 16GA WIRES FACTORY CONNECTED (EXCLUDING GROUND)	WIRE COLOR/POWER SUPPLY FACTORY CONNECTIONS	TYPICAL USE
QCBW	2	Black, White	On/off switching (DRV) or line voltage dimming (DIM LINE)
QCRW	2	Red, White	Alternating circuits on/off switching (DRV) or line voltage dimming (DIM LINE)
QCBRW	3	Black, Red, White	On/off switching (DRV) or line voltage dimming when equipped with EM battery packs
QCBW/PK	4	Black, White, Purple, Pink	Single circuit with 0-10V low voltage dimming (DIM)
QCRW/PK	4	Red, White, Purple, Pink	Alternating circuits on/off switching with 0-10V low voltage dimming (DIM)
QCBRW/PK	5	Black, Red, White, Purple, Pink	On/off switching when equipped with EM battery packs and 0-10V dimming (DIM)
QCBW/RPK	5	Black, White, Red, Purple, Pink	On/off switching with 0-10v dimming and 0-10v tunable using shared common
QCUU	N/A	N/A	QC harness passes through fixture, but is not connected to it

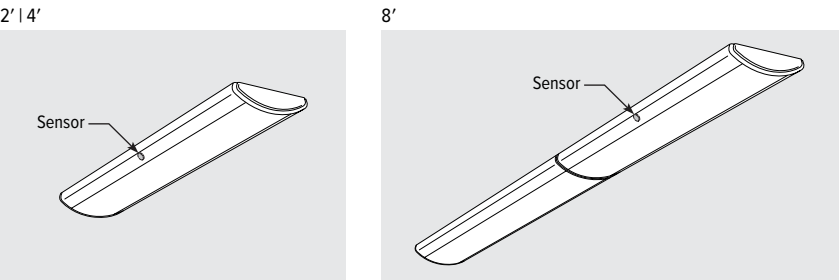


FINISH OPTIONS



For custom color, please specify RAL code or a manufacturer code with description. All custom colors other than RAL require two sample swatches, minimum 1" square.

SENSOR & NODE PLACEMENT DETAILS



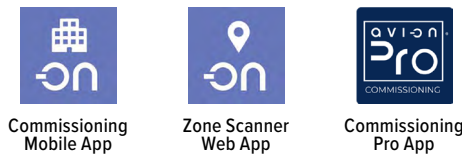
AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS

FEATURES

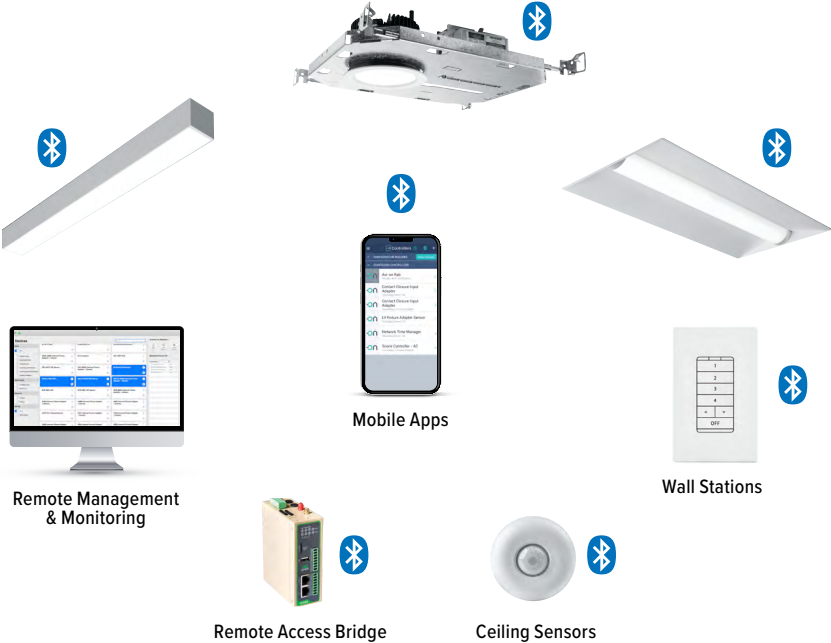
- Simple
- Gateway-free distributed control
 - Contractor friendly installation
 - Occupancy/vacancy/daylight sensing
- Scalable
- Virtually unlimited network size
 - Spans small offices to large warehouses
 - Flexible control strategies
- Secure
- Optional cloud connectivity
 - UL IoT platinum security rating
 - DLC 5.0 compliant

COMMISSIONING & INSTALLATION TOOLS

Avi-on mobile apps provide intuitive, quick installation and commissioning. Pro tools are available to qualified installers. Live commissioning training and on-site or remote support by Avi-on must be ordered separately through Avi-on.



SYSTEM COMPONENTS



The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Avi-on is under license. Other trademarks and trade names are those of their respective owners.

ACCESSORIES

WALL STATIONS	
AVI-B-2401AC-1	Scene controller - buttons numbered 1-4 and up/down/off, 120-277VAC
AVI-B-2402BAT-1	Scene controller - buttons numbered 1-4 and up/down/off, battery powered
AVI-B-2401AC-2	Dimmer with presets - buttons with percentages and up/down/off, 120-277VAC
AVI-B-2402BAT-2	Dimmer with presets - buttons with percentages and up/down/off, battery powered
AVI-B-2401AC-3	Two button control on/off or hold to dim up/down, 120-277VAC
AVI-B-2402BAT-3	Two button control on/off or hold to dim up/down, battery powered

NETWORK	
AVI-RAB-LTE	Remote access bridge
AVI-NTM	Network time manager with battery backup
CEILING MOUNT SENSORS	
AVI-KIT-SEN-DUCM	PIR motion and ultrasonic sensor kit
AVI-KIT-SEN-ICM	PIR motion and photocell sensor kit

For load controllers and additional accessory info, see hew.com/avi-on

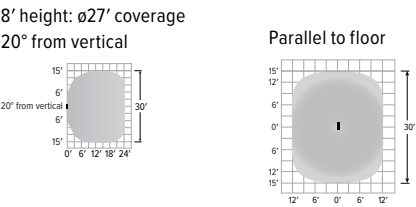
ADDITIONAL CONTROL OPTIONS

Not available with EM battery in 2' units.

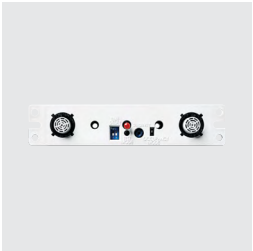
OCCWS-FS-505-PP-___ Wattstopper low voltage ultrasonic motion sensor with power pack. Must specify voltage: 120, 277, or 347V.

SPECIFICATIONS	
TYPE	Ultrasonic Motion
MOUNTING HEIGHT	8' – 10'
DETECTION ANGLE	360°
TEMPERATURE RANGE	0° to 55°C
RELATIVE HUMIDITY	5 to 95%, non-condensing

SENSOR COVERAGE PATTERNS



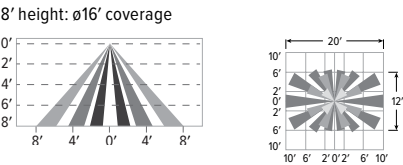
SENSOR DETAIL



OCCLV-OSF10-IOW-___ Leviton PIR motion sensor. Must specify voltage: 120 or 277. Factory-installed.

SPECIFICATIONS	
TYPE	PIR Motion
MOUNTING HEIGHT	8'
DETECTION ANGLE	360°
TEMPERATURE RANGE	0° to 55°C
RELATIVE HUMIDITY	20% to 90% non-condensing

SENSOR COVERAGE PATTERNS



SENSOR DETAIL



ADDITIONAL DRIVER OPTIONS

Note: Lumen restrictions apply, consult product builder at hew.com/product-builder

CATALOG NUMBER	DESCRIPTION
DRV	Driver without external dimming wires prewired for non-dimming applications
DIM	Driver with external dimming wires prewired for 0-10V low voltage applications
DIM1	1% driver with external dimming wires prewired for 0-10V low voltage applications
DIM LINE	Line voltage dimming driver (TRIAC and ELV compatible, 120V only)
DIM TRC	Line voltage dimming driver (TRIAC compatible, 120V only)
DA	Driver with 12V auxiliary power, without external dimming wires
DSR	Sensor-ready driver without external dimming wires (D4i DALI-2)
SD40	40% step-dimming driver
SD50	50% step-dimming driver
DALI	DALI dimming driver
LDE1	Lutron Hi-lume 1% EcoSystem dimming driver



Job Name : Grimes Plex
Manufacturer : PINN
Model Number : EX3B-WET-O-840-840-3'-IND-XX-U-FSD-1-0-W ROW
Notes : CONFIRM MOUNTING

Type :
F7-3' ROW



Circuit Detail EX3B-WET-O-840-840-3-0-IND-PP18ST-U-FSD-1-0-W

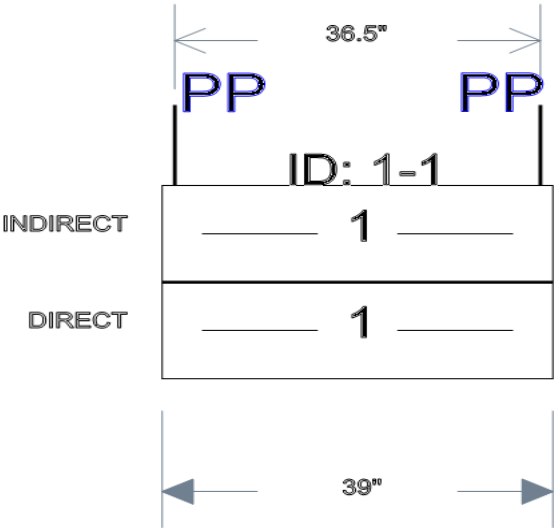
ID Number - 1-1

TYPE F7-3' QTY 4
Note: White Finish

LEGEND

Symbol	Description	Notes
1	Circuit 1	BLK(HOT)-WHT(COM)-VLT(DM POS)-PINK(DM NEG)
	Green	Ground
↔	Dimension	Fixture Housing
↔	Dimension	Fixture Mounting
	Total Drivers	1

CIRCUITING LAYOUT



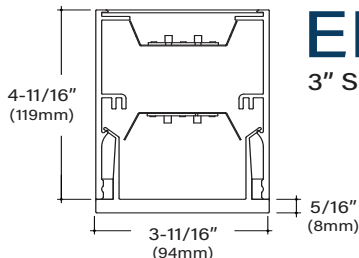
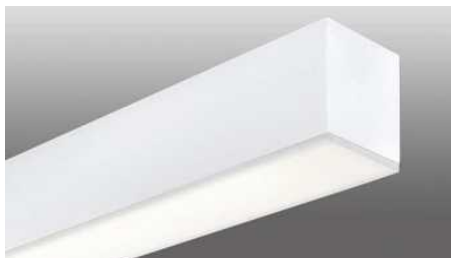
Job Name : Grimes Plex
 Manufacturer : PINN
 Model Number : EX3B-WET-O-840-840-6'-IND-XX-U-FSD-1-0-W
 Notes : CONFRIM MOUNTING

Type :
F7-6'

PINNACLE
 ARCHITECTURAL LIGHTING®

Project Name _____

Date _____ Type _____



EDGE EX3BWET

3" Suspended Bidirectional Linear WET



Key Features

- Approved for wet location unless otherwise noted. IP65 and IK10 rated
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- 5-year limited warranty covers LED, driver and fixture
- ETL listed conforming to UL 1598 in US and CSA 250 in Canada.
- Buy American Act compliant



Example Part #: EX3B-WET-O-830HO-830-8'-IND-PP18JB-U-OL2-1-0-W

EX3B - WET - O

DIRECT SHIELDING INDIRECT SHIELDING DIRECT OUTPUT INDIRECT OUTPUT LENGTH POSITION MOUNTING VOLTAGE DRIVER CIRCUITING BATTERY & EMERGENCY FINISH FIXTURE OPTIONS

WET		O		-----		-----	
DIRECT SHIELDING		INDIRECT SHIELDING		DIRECT CRI, CCT & OUTPUT ¹		INDIRECT CRI, CCT & OUTPUT ¹	
WET - Satine Wet Lens <i>Shielding pg. 2</i>		O - Open <i>Shielding pg. 2</i>		27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K CL - Custom Lumens CW - Custom Watts <i>Lumen Output pg. 2</i>		27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K CL - Custom Lumens CW - Custom Watts <i>Lumen Output pg. 2</i>	
-----		----		-----		-----	
LENGTH ²		POSITION ³		MOUNTING ⁴		VOLTAGE	
-- - Individual Fixture <i>Length pg. 2</i> 6'		IND - Individual Fixture BOR - Beginning of Row MOR - Middle of Row EOR - End of Row <i>Position pg. 3</i>		PP_JB - Pendant to J Box PP_ST - Pendant to Structure WA - Wall Mount <i>Mounting pg. 3</i> *CONFIRM MOUNTING		U - Universal (<i>120 thru 277V</i>) 1 - 120V 2 - 277V 3 - 347V <i>Voltage pg. 3</i>	
						FSD - Factory Select Driver (<i>1%, 0-10v</i>) PL2 - Advance Xitanium (<i>1%, 0-10v</i>) OL2 - Osram (<i>1%, 0-10v</i>) OL4 - Osram 347v (<i>1%, 0-10v</i>) EE1 - eldoLED ECOdrive (<i>1%, 0-10v</i>) ES1 - eldoLED SOLOdrive (<i>0.1%, 0-10v</i>) LH1 - Lutron Hi-lume (<i>1%, EcoSystem</i>) PS1 - Advance Xitanium (<i>50%/100%</i>) <i>Driver pg. 3</i>	
-		----		--		-----	
CIRCUITING		BATTERY & EMERGENCY ⁵		FINISH		FIXTURE OPTIONS ⁶	
1 - Single Circuit 2 - Dual Circuit M - Multi Circuit E - Emergency (<i>entire fixture</i>) N - Night Light (<i>entire fixture</i>) <i>Circuiting pg. 4</i>		0 - None FSB - Factory Select Battery FSG - Factory Select ALCR GI - Iota ETS DR GB - Bodine GTD IC - Iota 10w Integral (CEC listed) P - Bodine 10w Integral E - Emergency Section N - Night Light Section L - Life Safety Section <i>Battery and Emergency pg. 4</i>		W - White S - Metallic Silver BL - Textured Black BR - Bronze GR - Graphite CC - Custom Color <i>Finish pg. 4</i>		GLR - Internal Fast Blow Fuse EPF - End Power Feed DSP - Customer Supplied Battery/Driver/Sensor N - Natatorium <i>(corrosion resistant hardware)</i> <i>Fixture Options pg. 5</i>	
						<i>Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.</i>	

¹When specifying OUTPUT the first _ is for specifying either 8 - 80CRI or 9 - 90CRI. The ending _ are for specifying output, example HO - High Output. See output charts for more information. ²Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', & 8' lengths, see pg. 2 for actual lengths. ³Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR to build connected rows. ⁴Specify pendant length of either 12", 18" or 24". Pendant options not available with Natatorium. ⁵Enter quantity for Battery and Emergency, Example 2P. ⁶Natatorium not available with pendant options.

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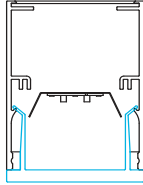
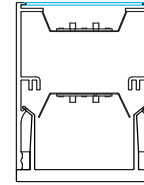
EX3B_WET_LED_SPEC_APRIL2023

A brand of **legrand**

P I N N A C L E
ARCHITECTURAL LIGHTING®**EDGE** EX3B Suspended Bidirectional Linear WET

Direct Shielding

Indirect Shielding

WET
Satine Wet Lens**O**
Open, clear lens

Output

- Specify either 80 or 90 CRI
- Longer lead-time may apply for 90 CRI. Consult factory
- 90 CRI = R9≥50

Custom Output- Lumens OR Wattage

CL _____ Specify CRI, CCT and desired lumens (i.e. CL835400)

Specify lumens between standard offering listed below. Lumens are specified per color temp

CW _____ Specify CRI, CCT and desired wattage (i.e. CW9407)

Specify watts between standard offering listed below

80 CRI				Direct		Indirect	
	Color	Output	Watts	Shielding WET Satine Wet Lumens/ft LPW		O Open Lumens/ft LPW	
830	3000K	Standard	4.3	426	98.5	669	154.7
830HO	3000K	High	8.7	769	88.1	1208	138.5
835	3500K	Standard	4.3	434	100.3	682	157.7
835HO	3500K	High	8.7	785	90.0	1233	141.3
840	4000K	Standard	4.3	447	103.4	702	162.3
840HO	4000K	High	8.7	807	92.5	1268	145.3
850	5000K	Standard	4.3	446	103.1	700	161.8
850HO	5000K	High	8.7	805	92.3	1265	145.0
90 CRI				Direct		Indirect	
927	2700K	Standard	4.3	336	77.7	528	122.1
927HO	2700K	High	8.7	608	69.7	955	109.5
930	3000K	Standard	4.3	361	83.5	567	131.1
930HO	3000K	High	8.7	652	74.7	1025	117.5
935	3500K	Standard	4.3	381	88.1	599	138.5
935HO	3500K	High	8.7	689	79.0	1083	124.1
940	4000K	Standard	4.3	382	88.3	600	138.7
940HO	4000K	High	8.7	690	79.1	1084	124.2

Length

2	3	4	5	6	7	8
Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture
27-1/8" (689mm)						
	39" (991mm)					
		50-3/4" (1289mm)				
			62-5/8" (1591mm)			
				74-5/8" (1895mm)		
					86-1/2" (2197mm)	
						98-3/8" (2499mm)

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EX3B_WET_LED_SPEC_APRIL2023

pg. 2



Position

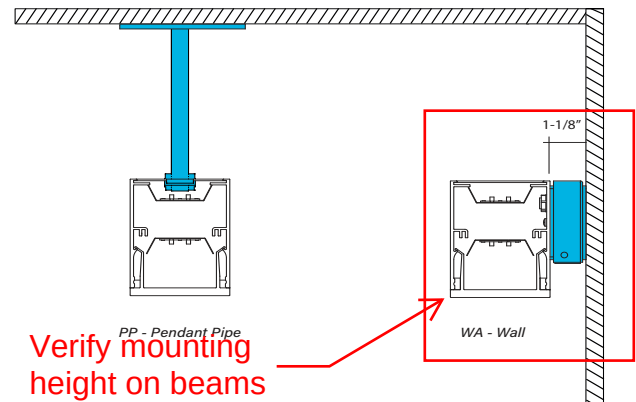
- When making rows with EDGE Wet, the rows must be ordered as individual units with a position specified
- Positions can either be "BOR" - Beginning of Row, "MOR" - Middle of Row, or "EOR" - End of Row
- The connection between fixtures is less than 1/8"
- For single, non-connected units, specify as "IND" for individual

IND	BOR	MOR	EOR
Individual Fixture	Beginning of Row	Middle of Row	End of Row

Mounting

- 1/2" diameter rigid stem pendant and wall mount available
- Specify overall pendant length of 12", 18" or 24"
- Specify pendant length in ordering code (PP12JB)
- End trims and power cord attached at factory
- Canopies and pendants match fixture finish, see Finish section for additional details
- Approved for wet location unless otherwise noted
- Refer to installation instructions during installation at the jobsite
- Fixtures may only be installed with the direct lens facing down. For an in-wall application with the lens facing outward, please see the EDGE Wet Recessed Spec Sheet.

PP_JB	Pendant Pipe to J-Box
PP_ST	Pendant Pipe to Structure
WA	Wall Mount



Voltage

- Some EDGE Wet configurations will not accommodate all voltage options; consult with factory

U	Universal
1	120 volt
2	277 volt
3	347 volt

Driver

- Standard Driver Option = PL2
- Driver Lifetime: 50,000 hours at 25°C ambient operating conditions
- For more driver options see Pinnacle Resource Guide
- Some EDGE Wet configurations will not accommodate all driver options; consult with factory

0-10V Drivers

FSD	Factory Select Driver 1%, 0-10v
PL2	Signify Advance Xitanium 1%, 0-10v
PL4	Advance Xitanium 347v 1%, 0-10v, requires 347v
OL2	Osram Optotronic, 1%, 0-10v
OL4	Osram Optotronic 347v, 1% 0-10v, requires 347v option
EE1	eldoLED ECOdrive 1%, 0-10v Logarithmic
EE2	eldoLED ECOdrive 1%, 0-10v Linear
ES1	eldoLED SOLOdrive 0-10v, 0.1% Logarithmic
ES2	eldoLED SOLOdrive 0-10v, 0% Linear

DALI Drivers

EE3	eldoLED ECOdrive .1%, DALI (logarithmic)
ES3	eldoLED SOLOdrive .1%, DALI (logarithmic)
OD1	Osram Optotronic 1%, DEXAL
OD2	Osram Optotronic 1%, DALI 2 Channel

Lutron Drivers

LH1	Lutron Hi-lume Soft-on, Fade-to-black 1%, EcoSystem, LDE1
LH4	Lutron Hi-Lume 1%, 2-wire, Lutron-LTEA2W, 120v only

Alternate Drivers

PS1	Signify Advance Xitanium Step Dimming 50%/100%
OD1	Osram Optotronic 1%, DEXAL
EH1	ELV 120v only, 0-10v universal

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EX3B_WET_LED_SPEC_APRIL2023

pg. 3

P I N N A C L E
ARCHITECTURAL LIGHTING®**EDGE** EX3B Suspended Bidirectional Linear WET

How to specify Circuiting, Battery and Emergency

1

- Select fixture circuiting from options below
- Some EDGE Wet configurations will not accommodate all circuiting options, consult with factory

Circuiting

1	Single Circuit
2	Dual Circuit
M	Multi Circuit
E	Emergency Circuit only
N	Night Light Circuit only

2

+

3

- Battery and emergency section options are available in addition to fixture circuit
- Select battery and emergency section options below; factory shop drawing required
- Some EDGE Wet configurations will not accommodate all circuiting options, consult with factory

Battery and/or Emergency If Required**0** No battery or specific emergency section required

Battery

- Select battery section type if required, indicate total QTY. *Example 2P*
- 90 minute battery runtime; test button is integral
- No battery option available for 2' lengths
- Entire direct fixture housing is on battery for lengths up to 5'
- Half of direct fixture is on battery for 6', 7' or 8' housing lengths
- For more battery options available, see Pinnacle Resource Guide

0	No Battery
_FSB	Factory Select Battery (10w option)
_FSBST	Factory Select Battery (10w, Self Testing)
_ILL	Iota 10w Integral Lithium, Self Testing
_IRH	Iota 20w Remote
_PRH	Bodine 20w Remote
_PLL	Bodine 10w Integral Lithium, Self Testing

For Approximate Battery Lumen Output

- Multiply battery wattage X fixture LPW shown on Lumen Table
- 92.3 (LPW) x 10 (watts) = 923 battery lumen output

Emergency

- Select emergency section type if required, indicate total QTY. *Example 1E*
- Combine battery and emergency section ordering codes if both options are selected

_FSG	Factory Select Automatic Load Control Relay (ALCR), UNV
_GI	Emergency Transfer Switch (ETS) DR Emergency Control Device, UNV
_GB	Bodine GTD, Generator Transfer Device, 120v or 277v
_E	Emergency circuit section
_N	Night Light circuit section
_L	Life Safety circuit section NO THROUGH WIRE

Combination Section Ordering Examples

- Single circuit, (1) 10w battery, (1) emergency section Ordering Code: 1-1P1E
- Multi circuit, (2) 10w battery, (2) emergency sections Ordering Code: M-2P2E
- Single circuit, (1) night light section Ordering Code: 1-1N

Battery OR Emergency Ordering Examples

- Single circuit, 10w Integral Battery Ordering Code: 1-1P
- Emergency only, 10w Integral Battery Ordering Code: E-1P
- Single circuit, GTD required Ordering Code: 1-1G

Finish

- Standard powder-coat textured white, metallic silver, textured black, graphite or bronze painted finish; consult factory for chip of standard paint finishes
- Selecting a fixture finish other than white may impact lumen output; consult factory for more information

W	White (<i>white pendant & canopy</i>)
S	Metallic Silver (<i>silver pendant & canopy</i>)
BL	Textured Black (<i>black pendant & canopy</i>)
BR	Bronze (<i>bronze pendant & canopy</i>)
GR	Graphite (<i>graphite pendant & canopy</i>)
CC	Custom Color (<i>color match pendant & canopy</i>)

← Match SW 6069 / French Roast

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EX3B_WET_LED_SPEC_APRIL2023

pg. 4

P I N N A C L E
ARCHITECTURAL LIGHTING®

EDGE EX3B Suspended Bidirectional Linear WET



Fixture Options

- Additional options to enhance the fixture and finish of the product

GLR	Internal Fast Blow Fuse
DSP	Customer Supplied Battery/Driver/Sensor
EPF	End Power Feed
N	Natatorium (corrosion resistant hardware)

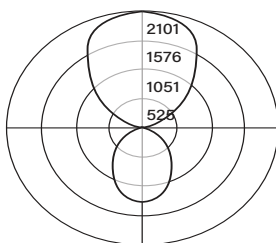
Controls

- Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.

Photometrics

Satine Wet - Open

Test #	Scaled from ITL86508
Catalog #	EX3B-WET-O-840HO-840HO-4
Lumens	8299 lm
Watts	69.8 W
Efficacy	119 LPW



Candela Distribution

Vert Angle	Horizontal Angle				
	0	22.5	45	67.5	90
0	1348	1348	1348	1348	1348
5	1339	1338	1338	1334	1338
15	1268	1254	1250	1240	1229
25	1127	1104	1087	1065	1049
35	932	910	885	851	836
45	719	703	678	646	633
55	511	505	484	459	452
65	324	322	314	302	296
75	160	170	173	172	172
85	41	56	70	79	82
90	3	18	35	47	50
95	35	44	54	62	65
105	255	220	194	186	182
115	648	564	479	430	413
125	1058	1021	848	807	791
135	1417	1410	1278	1153	1128
145	1709	1690	1693	1584	1530
155	1914	1878	1925	1901	1891
165	2034	2015	2020	2020	2028
175	2094	2091	2094	2091	2090
180	2101	2101	2101	2101	2101

Luminance Data (cd/sq.m)

Angle In Degrees	Average 0-Deg	Average 45-Deg	Average 90-Deg
45	8358	7446	6818
55	7301	6387	5805
65	6244	5404	4904
75	5009	4466	4175
85	3669	3820	3927

For all available IES files, please visit our website at pinnacle-ltg.com. Photometry testing in accordance to IESNA-LM-79-08 at an NVLAP accredited testing laboratory. Testing conducted at 25°C ambient conditions

Applications & Certificates

Construction 6063-T5 extruded aluminum housing with welded ends. Internal lens gaskets seal housing to prevent moisture and debris from entering the fixture. Pressure equalizing vent allows fixture to "breathe" preventing condensation.

Shielding Solid acrylic diffuse snap-in lens with matte finish with an EPDM gasketed for complete wet seal.

Mounting Fixtures can be installed individually or connected for a continuous run appearance. IND fixtures are individual fixtures and have no joining holes. IND fixtures cannot be joined. BOR fixtures are used for beginning of row and have joining holes on non-power end of fixture. MOR fixtures are used for middle of row and have joining holes on both ends of fixture. EOR fixtures are used for the end of a row and have no joining holes on power end of fixture. Consult factory for detailed installation instructions.

LED 25°C test environment. Lumen output/wattage has a margin of +/- 5%; 2' or 3' lengths may have a greater wattage deviation. Luminaire configurations tested in accordance with IES LM-79. Diodes tested in accordance with IES LM-80. Lifetime calculated using IES TM-21. Minimum lifetime greater than 60,000 hours. Lifetime Projection L70 = 136,200 hours and L90 = 41,100 hours, MacAdam 3-Step Ellipses. Not all products are Lighting Facts listed. For all available IES files, please visit our website at pinnacle-ltg.com.

CRI, CCT & Lumen Output Two lumen packages available. Standard and High (HO). Custom outputs are available. Specify custom lumens or watts between standard offering listed on CRI, CCT & Output page. 80 CRI is available for 3000K, 3500K, and 4000K. 90 CRI is available for 2700K, 3000K, 3500K, and 4000K. 90 CRI = R9≥50. Published lumen or wattage data based on OL1 configuration.

Voltage Universal (U), 120 volt (1), 277 volt (2) and 347 volt (3) options available. Must specify OL4 in Driver section when 347 volt (3) is selected. Some EX3B Wet configurations will not accommodate all voltage options; consult with factory.

Driver Standard Driver Option is Advance Xitanium 0-10V 1% = PL2. Electronic driver, Power factor is >0.9 with a THD <20%. Driver Lifetime: 50,000 hours at 25°C ambient operating conditions. Ambient operating range: -20°F/-30°C to 97°F/36°C. For more driver options, see Pinnacle Resource Guide. Some EX3B Wet configurations will not accommodate all driver options.

Circuiting Select from single circuit (1), dual circuit (2), Multi circuit - For multiple circuiting and zone control, requires factory shop drawing (M), Emergency circuit (E) or Night Light circuit (N). For emergency circuiting situations that require no through wire or circuit separation, Life Safety Circuit should be selected. This will provide a separate power feed and only the Life Safety Circuit in that section. Some EX3B configurations will not accommodate all circuiting options; consult with factory.

Battery & Emergency Select battery or emergency options if required. If battery or emergency option is not required, enter 0. Battery duration is 90 minutes as standard. Test button is integral to fixture. For more Battery options, see Pinnacle Resource Guide.

Finish Standard powder-coat textured white, metallic silver, textured black, graphite or bronze painted finish; consult factory for chip of standard paint finishes or for additional custom color and finish options.

Controls Consult Factory

Labels UL and cUL 1598 listed. IP65 and IK10 rated.

Buy American Act Compliant

Warranty EDGE Wet LED offered with a 5-year limited warranty. Covers LED, driver and fixture.

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EX3B_WET_LED_SPEC_APRIL2023

ALT1

ARCHITECTURAL AREA/SITE

FEATURES

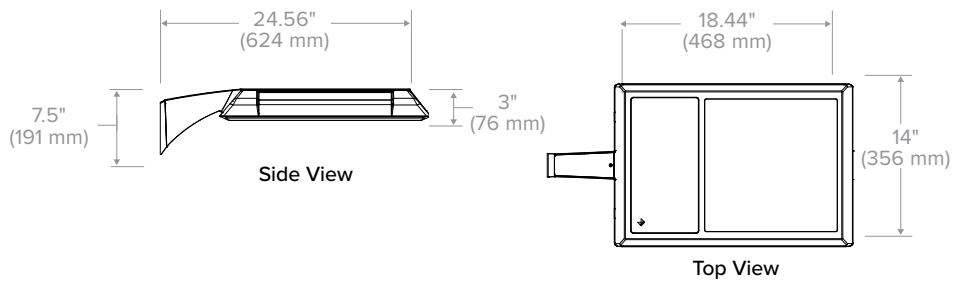
- Elegant form factor
- High performance optics up to 17,500 delivered lumens
- Diffusion lens for low glare comfort
- NX lighting controls options
- IP66 Rated



CONTROL TECHNOLOGY



Altitude®



SPECIFICATIONS

CONSTRUCTION

- One piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 with vents and .100" minimum wall thickness.
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Optional lens is impact resistant 1/8" tempered glass with anti-reflective coating.
- Optional lens has a one-piece extruded vulcanized silicone gasket.
- Optional lens frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness.
- Lens frame has a one-piece O-ring extruded vulcanized silicone gasket.
- Mid-frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness.
- Mid-frame secures to Lens Frame and housing by stainless steel recessed Allen-head screws.
- Silicone gaskets throughout.
- All external fasteners are stainless steel.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB.)
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed

ELECTRICAL (CONTINUED)

- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Optional factory programmed dimming profile.
- Surge protection: 20,000kA in series.
- SF for 120, 277, 347 Line volts.
DF for 208, 240, 480 Line volts.
- Wiring: No. 18AWM rated 105°C, wet rating.

	Weight	EPA- Front	EPA- Side
ALT1	21.5 lbs / 9.75 kg	0.37 ft²	0.64 ft²

(Specifications continued on page 4)

ALT1

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: ALT1-54L-120-3K8-3-UNV-A34-GT-CLR

CATALOG #

HOUSING

ALT1	-	-	-	-	-	-
Housing	LED Engine	CCT / CRI ¹⁴	Distribution	Rotation	Voltage	
ALT1 Architectural Area/Site	28L-20 20W, 3,000 lm	AM ² Monochromatic Amber	FR Type I/Front Row	(Blank) Blank for no rotation	UNV 120-277V	
	28L-40 40W, 5,000 lm	27K8 ¹³ 2700K, 80 CRI	2 Type II	L ³ Optic rotation left	347 347V	
	28L-60 60W, 7,500 lm	27K9 ¹³ 2700K, 90 CRI	3 Type III	R ³ Optic rotation right	480 480V	
	28L-85 ¹ 85W, 10,000 lm	3K7 3000K, 70 CRI	4 Type IV			
	54L-95 95W, 12,500 lm	3K8 3000K, 80 CRI	4W Type IV Wide			
	54L-120 120W, 15,000 lm	3K9 3000K, 90 CRI	5QM Type V Square Medium			
	54L-155 ¹ 155W, 17,000 lm	35K8 ¹³ 3500K, 80 CRI	5QN Type V Square Narrow			
		35K9 ¹³ 3500K, 90 CRI	5R Type V Rectangular			
		4K7 4000K, 70 CRI	5W Type V Wide (Round)			
		4K8 4000K, 80 CRI	CL Corner Left			
		4K9 ¹³ 4000K, 90 CRI	CR Corner Right			
		5K7 5000K, 70 CRI				
		5K8 ¹³ 5000K, 80 CRI				
		5K9 ¹³ 5000K, 90 CRI				

Equivalent

ALT60-P35 = 28L-85

ALT96-P35 = 54L-95

ALT60-P70 = 54L-120

Mounting	Fixture Finish	Control Options	Options	Control Accessories
ASQ Arm Square pole	BLS Black Gloss Smooth	7PR 7 pin PCR, wireless control enabled	BC ¹⁰ Backlight Control	SCPREMOTE Remote control for SCP option. Order at least one per project to program and control the occupancy sensor
A34 Arm mt 3.3-4.2" OD pole	BLT Black Matte Textured	7PR-TL 7 pin PCR with twist lock photocontrol	SF Single Fuse	
A46 Arm mt 4.5-6.0" OD pole	DBS Dark Bronze Gloss Smooth	7PR-SC 7 pin PCR with shorting cap	DF Double Fuse	
MAF Horizontal Slipfitter 2.375" OD arm	DBT Dark Bronze Matte Textured	AD-01 ⁵ AstroDIM: 50% output at midnight	TB Terminal Block	
SVSF Vertical Slipfitter Mount square for 2" pipe tenon, (2.375" OD)	GTT Graphite Matte Textured	AD-02 ⁵ AstroDIM: 50% output midnight to 4 AM	CLR Clear Lens	WIR-RME-L LightGRID+™ External Fixture Module
VSF Vertical Slipfitter Mount for 2" pipe tenon, (2.375" OD)	LGS Light Grey Gloss Smooth	AD-03 AstroDIM: 50% output 10PM	HDL ¹¹ Diffuse Lens	NXOFM-1R1D-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming
WB Wall Bracket for area wall mount	LGT Light Grey Matte Textured	AD-04 ⁵ AstroDIM: 50% output 10PM to 4AM	CP ¹⁵ Clear Polycarbonate Lens	
	PSS Platinum Silver Gloss Smooth	NXW ^{6,7} NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor		
	VGT Verde Green Matte Textured	SCL-8F ⁸ Low voltage sensor for 3rd party wireless controls via 7PR. For mounting heights up to 8'		
	WHS White Gloss Smooth	SCL-40F ⁸ Low voltage sensor for 3rd party wireless controls via 7PR. For mounting heights 9' to 40'		
	WHT White Matte Textured	SCP-8F Remote control programmable line voltage sensor, use with SCPREMOTE		
	Color Option	SCP-40F Remote control programmable line voltage sensor, use with SCPREMOTE		
	CC ⁴ Custom Color	NXWS16F ^{6,7} NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming		
		NXWS40F ^{6,7} NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming		

Notes:

- Amber not available for the 28L-85 and 54L-155 configurations
- Turtle friendly
- Not available with 5QM, 5QN, 5R, 5W, CL, and CR distributions.
- Consult factory for custom color, marine and corrosive finish options.
- Not available with 28L-20 configuration of the LED Engine
- Not available with other sensor or wireless control options
- Not available in 480V.
- UNV only.
- Not available with all Type 5 distributions, CLR, CP, or HDL option.
- Only available in Type 3 or Type 5W.
- See Lumen Multiplier chart on Page 16 for lumen scaling factor
- 5-step MacAdam Ellipse Binning is standard. Consult factory for 3-step MacAdam Ellipse Binning
- IK10 rated. Consult factory for details

ALT1

ARCHITECTURAL AREA/SITE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY



Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
		Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
NX Wireless	NXOFMIRID-UNV	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-	NXOFMIRID-UNV
	NXW	✓	✓	✓	-	-	✓	✓	✓	-	NXW
LightGRID+	WIR-RME-L	✓	-	✓	-	-	✓	✓	Gateway	-	WIR-RME-L

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T"		Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NX8TR&hl=en_US&gl=US



Apple App



Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
		Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	AD	-	-	✓	-	-	-	✓	-	-	AD
	7PR	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR
	7PR-SC	-	-	-	-	-	-	-	-	-	7PR-SC
	3PR	-	-	-	-	-	-	Paired with external control	-	-	3PR
	3PR-SC	-	-	-	-	-	-	-	-	-	3PR-SC
	3PR-TL	-	-	-	-	✓	-	✓	-	-	3PR-TL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SPECIFICATIONS (CONTINUED)

- DLC® (DesignLights Consortium) Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year warranty

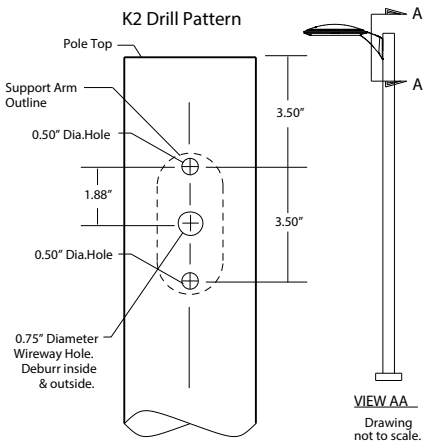
Mounting:

Support Arm:

- Die-cast, low copper aluminum alloy, with splice access cover.
- Die-cast pole adapter and an internal reinforcing plate are provided with a wire strain relief.
- The arm adapter is square or circular cut for specified pole size and shape.
- For field wire connections, a terminal block is mounted in the arm cavity and accessible behind the splice access cover. The block accepts #14 to #8 wire sizes and is factory prewired to the electrical module's quick-disconnect plug inside the electrical compartment.

Optional Wall Mount:

- Optional, cast aluminum mounting plate attaches to a wall over a junction box and the speed mount is bolted to the cover plate. To complete the wiring, the luminaire assembly slides over the mounting plate.



PRODUCT EXCEPTIONS & DETAILS

Configuration			EPA
	1SA	1 Arm Side Mount	0.64
	2SL	2 Arm Side Mount	1.01
	2SB	2 Arm Side Mount	1.28
	3SY	3 Arm Side Mount	1.48
Configuration			EPA
	3ST*	3 Arm Side Mount	1.48
	4SC	4 Arm Side Mount	1.65
	1W	Single Wall Mount	1.65
	MAF	Horizontal Slipfitter	1.48

ALT1

ARCHITECTURAL AREA/SITE

SPECIFICATIONS (CONTINUED)

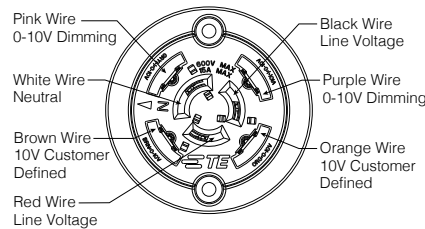
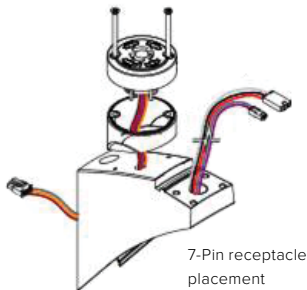
CONTROLS:

7PR

Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

1. Traditional on/off photoelectric control.
2. 5-pin wireless photoelectric control for added dimming feature.
3. 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.



Dimming:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver.



- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V, user-defined control devices.
- Optional factory programmed dimming profile.

WIRELESS CONTROLS

LightGRID+™

LightGRID+™ wireless control modules allow an individual fixture to managed, monitored and measured. The modules communicate securely over a robust certified meshed radio signal. The LightGRID+™ modules provide on/off/dim control, external device input, alerts and metering.

WIR-RME-L

LightGRID+™ External Module, 120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

NX LIGHTING CONTROLS

NX lighting controls platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity

Round Pole-Mounted Occupancy Sensor up to 30'. Select voltage and finish color.

SCH-R

Round Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-R4'/277²/BL³

Square Pole-Mounted Occupancy Sensor up to 30'. Select voltage and finish color.

SCH-S

Square Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-S/277²/BL³

AstroDIM

AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times.

Optional Fusing:

SF for 120, 277, and 347 Line volts

DF for 208, 240, and 480 Line volts

High temperature fuse holders factory installed inside the fixture housing.

Fuse is included.

CAUTION:

Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Certifications and Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures.
- ANSI C136.31-2010 Vibration tested and compliant 1.5G and 4G reference page 16
- RoHS compliant.
- IP66 rated
- IEC 66262 Mechanical Impact Code IK08 and IK10
- IDA approved, 3000K and warmer CCTs only.
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>)

DELIVERED LUMENS

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber				3000K 70CRI				4000K 70CRI				5000K 70CRI							
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
28L	20	3,000	No Lens	FR	573	0	0	0	26	3110	0	0	0	141	3274	0	0	0	149	3318	1	0	0	148
				FR-BC	375	0	0	0	17	2036	0	0	0	93	2143	0	0	0	97	2172	0	0	0	97
				2	535	0	0	0	24	2903	1	0	1	132	3056	1	0	1	139	3097	1	0	1	138
				2-BC	326	0	0	0	15	1771	0	0	0	80	1864	0	0	0	85	1889	0	0	0	84
				3	542	0	0	1	25	2945	1	0	1	131	3100	1	0	1	138	3141	1	0	1	140
				3-BC	328	0	0	0	15	1779	0	0	1	81	1873	0	0	1	85	1898	0	0	1	85
				4	542	0	0	0	25	2943	0	0	1	134	3098	0	0	1	141	3139	0	0	1	141
				4-BC	403	0	0	0	18	2189	0	0	1	100	2304	0	0	1	105	2335	0	0	1	104
				4W	539	0	0	1	25	2927	1	0	1	133	3081	1	0	1	140	3122	1	0	1	139
				4W-BC	308	0	0	1	14	1673	0	0	1	76	1761	0	0	1	80	1785	0	0	1	80
				5R	557	1	0	1	25	3025	2	0	2	137	3184	2	0	2	145	3227	2	0	2	144
				5QM	565	0	0	0	26	3069	2	0	0	139	3230	2	0	0	147	3273	2	0	0	146
				5QN	562	0	0	0	26	3051	2	0	0	139	3211	2	0	0	146	3254	2	0	0	145
				5W	557	1	0	0	25	3024	2	0	1	137	3183	2	0	1	145	3226	2	0	1	144
				CL	547	0	0	1	25	2972	1	0	1	135	3128	1	0	1	142	3170	1	0	1	144
				CR	547	0	0	0	25	2972	1	0	1	135	3128	1	0	1	142	3170	1	0	1	144
			Clear Lens	FR	536	0	0	0	24	2909	0	0	0	132	3062	0	0	0	139	3103	0	0	0	141
				2	500	0	0	0	23	2715	1	0	1	123	2858	1	0	1	130	2896	1	0	1	132
				3	507	0	0	1	23	2754	1	0	1	125	2899	1	0	1	132	2938	1	0	1	134
				4	507	0	0	0	23	2752	0	0	1	125	2897	0	0	1	132	2936	0	0	1	133
				4W	504	0	0	1	23	2738	1	0	1	124	2882	1	0	1	131	2920	1	0	1	133
				5R	521	0	0	0	24	2829	2	0	2	129	2978	2	0	2	135	3018	2	0	2	137
				5QM	529	0	0	0	24	2870	2	0	0	130	3021	2	0	0	137	3062	2	0	0	139
				5QN	526	0	0	0	24	2853	2	0	0	130	3003	2	0	0	137	3044	2	0	0	138
				5W	521	1	0	0	24	2829	2	0	1	129	2977	2	0	1	135	3017	2	0	1	137
				CL	512	0	0	0	23	4352	1	0	1	115	4581	1	0	1	121	4643	1	0	1	122
			CR	512	0	0	0	23	4352	1	0	1	115	4581	1	0	1	121	4643	1	0	1	122	
			HDL Lens	3	431	0	0	0	20	2779	1	0	1	126	2926	1	0	1	133	2965	1	0	1	135
				5W	443	0	0	0	20	2779	1	0	1	126	2926	1	0	1	133	2965	1	0	1	135

DELIVERED LUMENS (CONTINUED)

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber					3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
28L	40	5,000	No Lens	FR	897	0	0	0	24	4870	1	0	0	128	5127	1	0	0	135	5195	1	0	0	137
				FR-BC	587	0	0	0	15	3189	0	0	0	84	3356	0	0	0	88	3401	0	0	0	90
				2	837	0	0	0	22	4546	1	0	1	120	4785	1	0	1	126	4849	1	0	1	128
				2-BC	511	0	0	0	13	2773	0	0	1	73	2919	0	0	1	77	2958	0	0	1	78
				3	849	0	0	1	22	4611	1	0	2	121	4854	1	0	2	128	4919	1	0	2	129
				3-BC	513	0	0	0	14	2786	0	0	1	73	2933	0	0	1	77	2972	0	0	1	78
				4	849	0	0	0	22	4608	1	0	2	121	4851	1	0	2	128	4915	1	0	2	129
				4-BC	631	0	0	0	17	3428	0	0	1	90	3608	0	0	1	95	3656	0	0	1	96
				4W	844	0	0	1	22	4584	1	0	2	121	4825	1	0	2	127	4889	1	0	2	129
				4W-BC	483	0	0	0	13	2621	0	0	1	69	2758	0	0	1	73	2795	0	0	1	74
				5R	873	1	0	1	23	4737	2	0	2	125	4986	3	0	1	131	5053	3	0	3	133
				5QM	885	1	0	0	23	4806	2	0	1	126	5058	2	0	1	133	5126	2	0	1	135
				5QN	880	1	0	0	23	4777	2	0	0	126	5028	2	0	0	132	5096	2	0	0	134
				5W	872	1	0	1	23	4736	3	0	1	125	4985	2	0	2	131	5052	3	0	1	133
				CL	857	0	0	0	23	4653	1	0	1	122	4898	1	0	1	129	4964	1	0	2	131
				CR	857	0	0	0	23	4653	1	0	1	122	4898	1	0	1	129	4964	1	0	2	131
			Clear Lens	FR	839	0	0	0	22	4555	1	0	0	120	4795	1	0	0	126	4859	1	0	0	128
				2	783	0	0	0	21	4252	1	0	1	112	4476	1	0	1	118	4536	1	0	1	119
				3	798	0	0	0	21	4333	1	0	1	114	4561	1	0	1	120	4622	1	0	1	121
				4	794	0	0	0	21	4310	0	0	2	113	4537	1	0	2	119	4598	1	0	2	121
				4W	790	0	0	1	21	4287	1	0	2	113	4513	1	0	2	119	4573	1	0	2	120
				5R	816	1	0	1	21	4431	2	0	2	117	4663	2	0	2	123	4726	2	0	2	124
				5QM	828	1	0	0	22	4495	2	0	1	118	4731	2	0	1	125	4794	2	0	1	126
				5QN	823	1	0	0	22	4468	2	0	0	118	4703	2	0	0	124	4766	2	0	0	125
				5W	816	1	0	1	21	4430	3	0	1	117	4663	3	0	1	123	4725	3	0	1	124
				CL	802	0	0	0	21	4352	1	0	1	115	4581	1	0	1	121	4643	1	0	1	122
				CR	802	0	0	0	21	4352	1	0	1	115	4581	1	0	1	121	4643	1	0	1	122
			HDL Lens	3	689	0	0	0	18	3741	1	0	1	98	3937	1	0	1	104	3990	1	0	1	105
				5W	717	0	0	0	19	3891	2	0	1	102	4095	2	0	1	108	4150	2	0	1	109

ALT1

ARCHITECTURAL AREA/SITE

DELIVERED LUMENS (CONTINUED)

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber					3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
28L	60	7,500	No Lens	FR	1353	0	0	0	23	7347	1	0	1	122	7733	1	0	1	129	7837	1	0	1	131
				FR-BC	886	0	0	0	15	4810	0	0	0	80	5063	0	0	0	84	5131	0	0	0	86
				2	1263	0	0	1	21	6858	1	0	2	114	7218	1	0	2	120	7315	1	0	2	122
				2-BC	771	0	0	0	13	4183	0	0	1	70	4403	0	0	1	73	4462	0	0	1	74
				3	1281	0	0	0	21	6956	1	0	2	116	7322	1	0	2	122	7420	1	0	2	123
				3-BC	774	0	0	1	13	4203	0	0	1	70	4424	0	0	1	74	4483	0	0	1	75
				4	1281	0	0	0	21	6951	1	0	2	116	7317	1	0	2	122	7415	1	0	2	124
				4-BC	953	0	0	0	16	5171	0	0	2	86	5443	0	0	2	91	5516	0	0	2	92
				4W	1274	0	0	1	21	6915	1	0	2	115	7278	1	0	2	121	7376	1	0	2	123
				4W-BC	728	0	0	0	12	3953	0	0	2	66	4161	0	0	2	69	4216	0	0	2	70
				5R	1316	1	0	1	22	7145	3	0	3	119	7521	3	0	3	125	7622	3	0	3	127
				5QM	1335	1	0	0	22	7249	3	0	1	121	7630	3	0	1	127	7732	3	0	1	129
				5QN	1327	1	0	0	22	7206	3	0	0	120	7585	3	0	0	126	7687	3	0	0	128
				5W	1316	1	0	1	22	7144	3	0	2	119	7520	3	0	2	125	7620	3	0	2	127
				CL	1293	0	0	0	22	7019	1	0	2	117	7388	1	0	2	123	7487	1	0	2	125
				CR	1293	0	0	0	22	7019	1	0	2	117	7388	1	0	2	123	7487	1	0	2	125
			Clear Lens	FR	1266	1	0	1	21	6872	1	0	1	115	7233	1	0	1	121	7330	1	0	1	122
				2	1182	0	0	1	20	6414	1	0	2	107	6751	1	0	2	113	6842	1	0	2	114
				3	1198	0	0	1	20	6506	1	0	2	108	6848	1	0	2	114	6940	1	0	2	116
				4	1198	0	0	0	20	6502	1	0	2	108	6844	1	0	2	114	6935	1	0	2	116
				4W	1191	0	0	1	20	6468	1	0	2	108	6807	1	0	2	113	6899	1	0	2	115
				5R	1231	1	0	1	21	6683	3	0	3	111	7035	3	0	3	117	7129	3	0	3	119
				5QM	1249	1	0	0	21	6780	3	0	1	113	7137	3	0	1	119	7232	3	0	1	121
				5QN	1231	1	0	0	21	6683	2	0	0	111	7035	3	0	0	117	7129	3	0	0	119
				5W	1231	1	0	1	21	6682	3	0	2	111	7033	3	0	2	117	7128	3	0	2	119
				CL	1209	0	0	0	20	6565	1	0	2	109	6911	1	0	2	115	7003	1	0	2	117
				CR	1209	0	0	0	20	6565	1	0	2	109	6911	1	0	2	115	7003	1	0	2	117
			HDL Lens	3	1019	0	0	1	17	5562	2	0	1	93	5854	2	0	1	98	5933	2	0	1	99
				5W	1046	1	0	0	17	5613	2	0	1	94	5908	2	0	1	98	5987	2	0	1	100

ALT1

ARCHITECTURAL AREA/SITE

DELIVERED LUMENS (CONTINUED)

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber					3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
28L	85	10,000	No Lens	FR	Configuration Not Available	9699	1	0	1	113	10209	1	0	1	119	10346	1	0	1	120				
				FR-BC		6350	0	0	1	74	6684	0	0	1	78	6773	0	0	1	79				
				2		9054	1	0	2	105	9530	2	0	2	111	9657	2	0	2	112				
				2-BC		5523	0	0	1	64	5813	0	0	1	68	5891	0	0	1	68				
				3		9183	1	0	2	107	9666	1	0	2	112	9795	1	0	2	114				
				3-BC		5549	0	0	2	65	5841	0	0	2	68	5919	0	0	2	69				
				4		9177	1	0	2	107	9660	1	0	2	112	9789	1	0	2	114				
				4-BC		6827	0	0	2	79	7186	0	0	2	84	7282	0	0	2	85				
				4W		9129	1	0	3	106	9609	1	0	3	112	9737	1	0	3	113				
				4W-BC		5219	0	0	2	61	5493	0	0	2	64	5567	0	0	2	65				
				5R		9433	3	0	3	110	9929	3	0	3	115	10062	3	0	3	117				
				5QM		9570	3	0	1	111	10073	3	0	1	117	10208	3	0	1	119				
				5QN		9514	3	0	0	111	10014	3	0	0	116	10148	3	0	0	118				
				5W		9432	4	0	2	110	9927	4	0	2	115	10060	4	0	2	117				
				CL		9267	2	0	2	108	9754	2	0	2	113	9885	2	0	2	115				
				CR		9267	2	0	2	108	9754	2	0	2	113	9885	2	0	2	115				
			Clear Lens	FR		9072	1	0	1	105	9549	1	0	1	111	9677	1	0	1	113				
				2		8468	1	0	2	98	8913	1	0	2	104	9033	1	0	2	105				
				3		8589	1	0	2	100	9041	1	0	2	105	9162	1	0	2	107				
				4		8584	1	0	2	100	9035	1	0	2	105	9156	1	0	2	106				
				4W		8538	1	0	2	99	8987	1	0	3	105	9108	1	0	3	106				
				5R		8823	3	0	3	103	9287	3	0	3	108	9411	3	0	3	109				
				5QM		8951	3	0	1	104	9422	3	0	1	110	9548	3	0	1	111				
				5QN		8898	3	0	0	103	9366	3	0	0	109	9491	3	0	0	110				
				5W		8822	3	0	2	103	9285	4	0	2	108	9410	4	0	2	109				
				CL		8668	1	0	2	101	9123	2	0	2	106	9246	2	0	2	108				
				CR		8668	1	0	2	101	9123	2	0	2	106	9246	2	0	2	108				
				HDL Lens		3	7343	2	0	2	85	7729	2	0	2	90	7832	2	0	2	91			
			5W			7410	2	0	1	86	7799	2	0	1	91	7904	2	0	1	92				

ALT1

ARCHITECTURAL AREA/SITE

DELIVERED LUMENS (CONTINUED)

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber					3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
54L	95	12,500	No Lens	FR	2172	0	0	0	23	11792	1	0	1	125	12412	1	0	1	132	12578	1	0	1	134
				FR-BC	1446	0	0	0	15	7848	0	0	1	83	8260	0	0	1	88	8371	0	0	1	90
				2	2065	0	0	1	22	11210	2	0	2	119	11800	2	0	2	126	11958	2	0	2	126
				2-BC	1104	0	0	0	12	5993	0	0	1	64	6308	0	0	1	67	6392	0	0	1	69
				3	2068	0	0	1	22	11225	1	0	2	119	11815	2	0	2	126	11974	2	0	2	127
				3-BC	1156	0	0	0	12	6273	0	0	2	67	6603	0	0	2	70	6691	0	0	2	72
				4	2084	0	0	1	22	11311	1	0	2	120	11906	1	0	3	127	12065	1	0	3	128
				4-BC	1343	0	0	0	14	7291	0	0	2	78	7674	0	0	2	82	7777	0	0	2	84
				4W	2064	0	0	1	22	11203	2	0	3	119	11792	2	0	3	125	11950	2	0	3	127
				4W-BC	1032	0	0	0	11	5603	0	0	2	60	5898	0	0	2	63	5977	0	0	2	65
				5R	2141	1	0	1	23	11623	3	0	3	124	12234	3	0	3	130	12398	3	0	3	131
				5QM	2168	1	0	0	23	11770	3	0	2	125	12389	3	0	2	132	12555	3	0	2	133
				5QN	2174	1	0	0	23	11799	3	0	0	126	12420	3	0	0	132	12586	3	0	0	133
				5W	2136	2	0	1	23	11594	4	0	2	123	12204	4	0	2	130	12367	4	0	2	131
				CL	2087	1	1	2	22	11328	2	0	2	121	11923	2	0	2	127	12083	2	0	2	129
				CR	2087	1	0	1	22	11328	2	0	2	121	11923	2	0	2	127	12083	2	0	2	129
			Clear Lens	FR	2032	0	0	0	22	11029	1	0	1	117	11609	1	0	1	124	11765	1	0	1	125
				2	1932	1	0	1	21	10485	2	0	2	112	11036	2	0	2	117	11184	2	0	2	119
				3	1944	0	0	1	21	10555	1	0	2	112	11110	1	0	2	118	11259	1	0	2	120
				4	1949	0	0	1	21	10579	1	0	2	113	11136	1	0	2	118	11285	1	0	2	120
				4W	1930	0	0	1	21	10479	1	0	3	111	11029	2	0	3	117	11177	2	0	3	119
				5R	2003	1	0	1	21	10871	3	0	3	116	11443	3	0	3	122	11596	3	0	3	123
				5QM	2028	1	0	0	22	11009	3	0	2	117	11588	3	0	2	123	11743	3	0	2	125
				5QN	2003	1	0	0	21	10871	3	0	0	116	11443	3	0	0	122	11596	3	0	0	123
				5W	1998	2	0	1	21	10845	4	0	2	115	11415	4	0	2	121	11568	4	0	2	123
				CL	1952	0	0	1	21	10595	2	0	2	113	11152	2	0	2	119	11302	2	0	2	120
				CR	1952	1	0	1	21	10595	2	0	2	113	11152	2	0	2	119	11302	2	0	2	120
			HDL Lens	3	1609	1	0	1	17	8736	2	0	2	93	9195	2	0	2	98	9318	2	0	2	100
				5W	1686	1	0	1	18	9152	3	0	1	97	9633	3	0	1	102	9762	3	0	1	104

ALT1

ARCHITECTURAL AREA/SITE

DELIVERED LUMENS (CONTINUED)

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber					3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
54L	120	15,000	No Lens	FR	2651	0	0	0	22	14390	1	0	1	118	15146	1	0	1	124	15349	1	0	1	125
				FR-BC	1764	0	0	0	14	9577	1	0	1	78	10080	1	0	1	83	10215	1	0	1	84
				2	2520	1	0	1	21	13680	2	0	2	112	14399	2	0	2	118	14592	2	0	2	120
				2-BC	1347	0	0	0	11	7313	0	0	1	60	7697	0	0	2	63	7800	0	0	2	64
				3	2523	0	0	1	21	13698	2	0	3	112	14418	2	0	3	118	14611	2	0	3	120
				3-BC	1410	0	0	1	12	7655	0	0	2	63	8057	0	0	2	66	8165	0	0	2	67
				4	2543	0	0	1	21	13803	1	0	3	113	14528	1	0	3	119	14723	1	0	3	121
				4-BC	1639	0	0	0	13	8897	0	0	2	73	9365	0	0	2	77	9490	0	0	2	78
				4W	2518	1	0	1	21	13671	2	0	3	112	14390	2	0	3	118	14583	2	0	4	120
				4W-BC	1260	0	0	0	10	6838	1	0	2	56	7197	1	0	2	59	7294	1	0	2	60
				5R	2613	2	0	2	21	14184	4	0	4	116	14929	4	0	4	122	15129	4	0	4	124
				5QM	2646	3	0	2	22	14363	3	0	2	118	15118	4	0	2	124	15321	4	0	2	126
				5QN	2652	1	0	0	22	14399	4	0	4	118	15156	4	0	1	124	15359	4	0	1	126
				5W	2606	2	0	1	21	14149	4	0	2	116	14893	4	0	2	122	15092	4	0	2	124
				CL	2546	1	0	1	21	13823	2	0	2	113	14550	2	0	3	119	14745	2	0	3	121
				CR	2546	1	0	1	21	13823	2	0	2	113	14550	2	0	3	119	14745	2	0	3	121
			Clear Lens	FR	2479	1	0	1	20	13459	1	0	1	110	14167	1	0	1	116	14356	1	0	2	118
				2	2357	1	0	1	19	12795	2	0	2	105	13468	2	0	2	110	13648	2	0	2	112
				3	2360	0	0	1	19	12812	2	0	2	105	13486	2	0	2	111	13666	2	0	2	112
				4	2378	0	0	1	19	12910	1	0	3	106	13589	1	0	3	111	13771	1	0	3	113
				4W	2356	1	0	1	19	12787	2	0	3	105	13459	2	0	3	110	13640	2	0	3	112
				5R	2444	1	0	1	20	13266	4	0	4	109	13964	4	0	4	114	14151	4	0	4	116
				5QM	2475	1	0	0	20	13434	3	0	2	110	14140	3	0	2	116	14330	3	0	2	117
				5QN	2481	1	0	0	20	13467	4	0	0	110	14175	4	0	0	116	14365	4	0	0	118
				5W	2438	2	0	1	20	13234	4	0	2	108	13929	4	0	2	114	14116	4	0	2	116
				CL	2382	1	0	1	20	12929	2	0	2	106	13609	2	0	2	112	13791	2	0	3	113
				CR	2382	1	0	1	20	12929	2	0	2	106	13609	2	0	2	112	13791	2	0	3	113
			HDL Lens	3	2007	1	0	1	16	10953	3	0	2	90	11529	3	0	2	94	11683	3	0	2	96
				5W	2073	1	0	1	17	11053	3	0	1	91	11634	3	0	2	95	11790	3	0	2	97

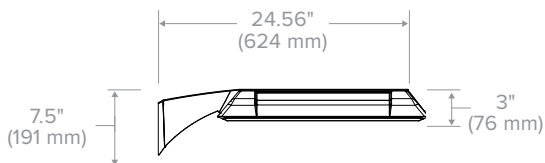
ALT1

ARCHITECTURAL AREA/SITE

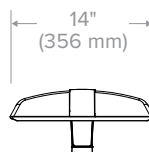
DELIVERED LUMENS (CONTINUED)

LEDs #	NW (Nominal Watts)	NL (Nominal Lumens)	LO (Lens Options)	Dist. (Distribution)	Amber					3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G			B	U	G	
54L	155	17,500	No Lens	FR	Configuration Not Available					17299	2	0	2	111	18208	2	0	2	117	18452	2	0	2	119
				FR-BC						11513	1	0	1	74	12118	1	0	1	78	12280	1	0	1	79
				2						16445	2	0	2	105	17310	2	0	3	111	17542	2	0	3	112
				2-BC						8791	0	0	2	56	9253	0	0	2	59	9377	0	0	2	60
				3						16467	2	0	3	106	17333	2	0	3	111	17565	2	0	3	113
				3-BC						9202	1	0	2	59	9686	1	0	2	62	9816	1	0	2	63
				4						16593	1	0	3	106	17465	1	0	3	112	17699	1	0	4	113
				4-BC						10696	0	0	2	69	11258	1	0	2	72	11409	1	0	2	73
				4W						16435	2	0	4	105	17299	2	0	4	111	17531	2	0	4	112
				4W-BC						8220	1	0	2	53	8652	1	0	2	55	8768	1	0	2	56
				5R						17051	4	0	4	109	17947	4	0	4	115	18188	4	0	4	117
				5QM						17267	4	0	2	111	18174	4	0	2	117	18418	4	0	2	118
				5QN						17309	4	0	1	111	18219	4	0	1	117	18463	4	0	1	118
				5W						17009	4	0	2	109	17903	4	0	2	115	18143	4	0	2	116
				CL						16618	2	0	3	107	17491	2	0	3	112	17726	3	0	3	114
				CR						16618	2	0	3	107	17491	2	0	3	112	17726	3	0	3	114
			Clear Lens	FR						16180	1	0	2	104	17030	1	0	2	109	17258	1	0	2	111
				2						15382	2	0	2	99	16190	2	0	2	104	16407	2	0	2	105
				3						15402	2	0	3	99	16212	2	0	3	104	16429	2	0	3	105
				4						15520	1	0	3	99	16336	1	0	3	105	16555	1	0	3	106
				4W						15372	2	0	4	99	16180	2	0	4	104	16397	2	0	4	105
				5R						15948	4	0	4	102	16787	4	0	4	108	17011	4	0	4	109
				5QM						16150	4	0	2	104	16999	4	0	2	109	17227	4	0	2	110
				5QN						16190	4	0	1	104	17041	4	0	1	109	17269	4	0	1	111
				5W						15909	4	0	2	102	16745	4	0	2	107	16969	4	0	2	109
				CL						15543	2	0	3	100	16360	2	0	3	105	16579	2	0	3	106
				CR						15543	2	0	3	100	16360	2	0	3	105	16579	3	0	3	106
			HDL Lens	3						13167	3	0	2	84	13860	3	0	2	89	14045	3	0	2	90
				5W						13288	3	0	2	85	13986	3	0	2	90	14174	3	0	2	91

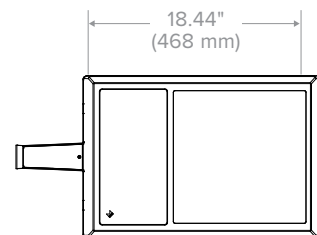
DIMENSIONS



Side View



Front View



Top View

ALT1

ARCHITECTURAL AREA/SITE

PHOTOMETRY¹

ALT1-54L-155-4K7-FR

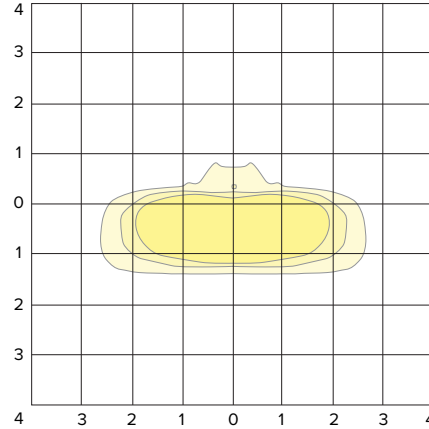
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	18208
Watts	156
Efficacy	116.7
IES Type	I
BUG Rating	B2-U0-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	16101	88.4%
Downward House Side	2107	11.6%
Downward Total	18208	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	18208	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-2

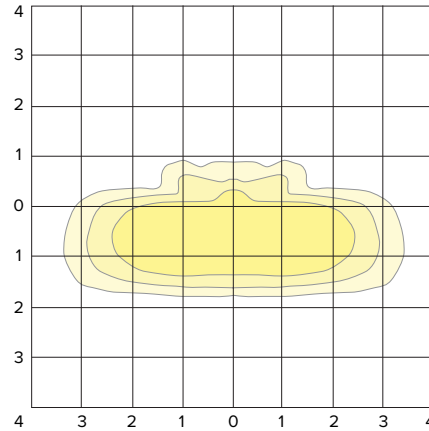
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17309
Watts	156
Efficacy	111.0
IES Type	II
BUG Rating	B2-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14323	82.7%
Downward House Side	2986	17.3%
Downward Total	17309	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17309	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-3

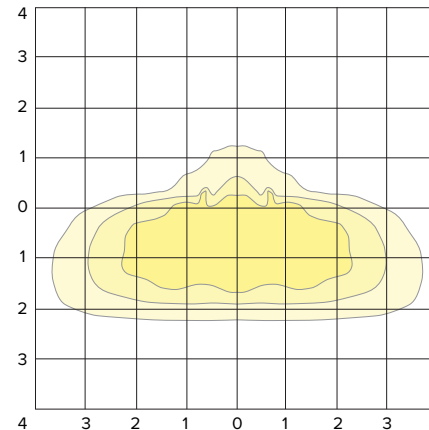
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17332
Watts	156
Efficacy	111.1
IES Type	III
BUG Rating	B2-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14911	86.0%
Downward House Side	2421	14.0%
Downward Total	17332	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17332	100%

ISOFOOTCANDLE PLOT



¹ All Isofootcandle plots are similar for all CCT/CRI including Amber.

ALT1

ARCHITECTURAL AREA/SITE

PHOTOMETRY¹

ALT1-54L-155-4K7-4

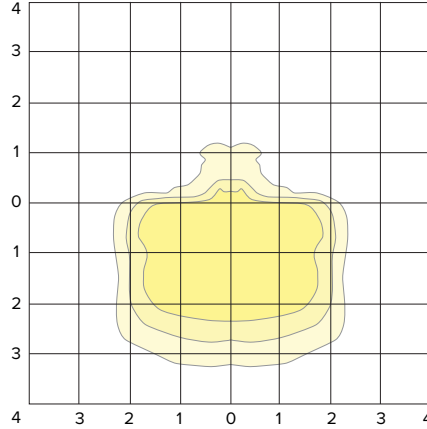
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17465
Watts	156
Efficacy	112.0
IES Type	IV
BUG Rating	B1-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	15757	90.2%
Downward House Side	1708	9.8%
Downward Total	17465	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17465	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-4W

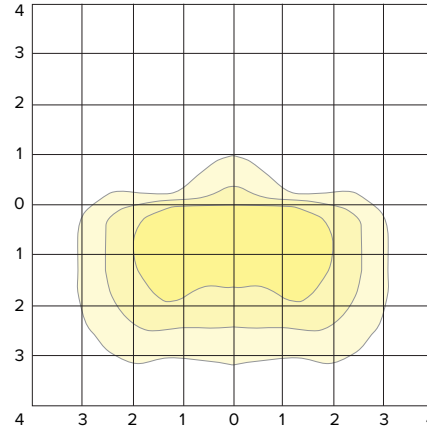
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17299
Watts	156
Efficacy	110.9
IES Type	IV
BUG Rating	B2-U0-G4
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	15320	88.6%
Downward House Side	1979	11.4%
Downward Total	17299	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17299	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-5R

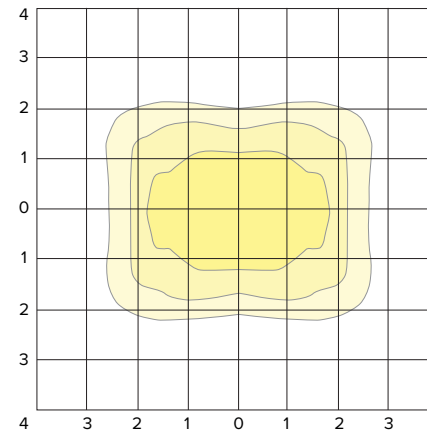
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17947
Watts	156
Efficacy	115.0
IES Type	III
BUG Rating	B4-U0-G4
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8974	50.0%
Downward House Side	8974	50.0%
Downward Total	17947	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17947	100%

ISOFOOTCANDLE PLOT



¹ All Isofootcandle plots are similar for all CCT/CRI including Amber.

ALT1

ARCHITECTURAL AREA/SITE

PHOTOMETRY¹

ALT1-54L-155-4K7-5QM

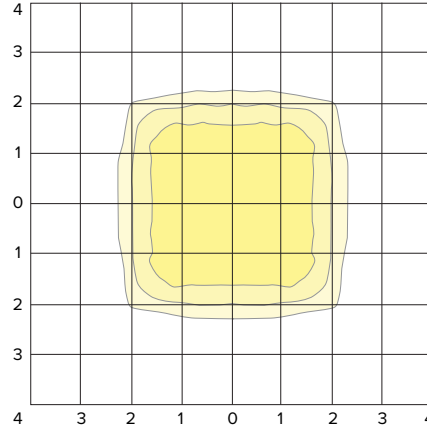
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	18173
Watts	156
Efficacy	116.5
IES Type	V
BUG Rating	B4-U0-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	9087	50.0%
Downward House Side	9087	50.0%
Downward Total	18173	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	18173	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-5QN

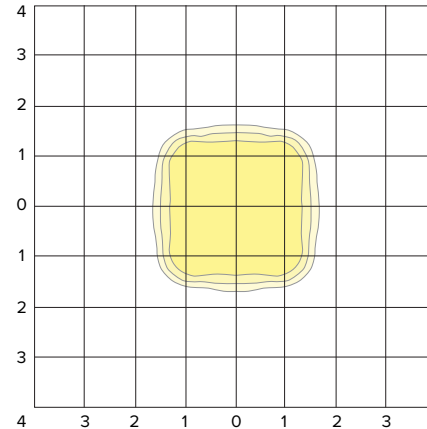
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	18219
Watts	156
Efficacy	116.8
IES Type	V
BUG Rating	B4-U0-G1
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	9110	50.0%
Downward House Side	9110	50.0%
Downward Total	18219	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	18219	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-5W

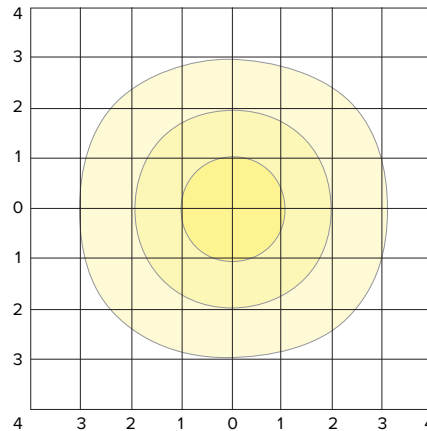
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17904
Watts	156
Efficacy	114.8
IES Type	V
BUG Rating	B4-U0-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8952	50.0%
Downward House Side	8952	50.0%
Downward Total	17904	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17904	100%

ISOFOOTCANDLE PLOT



¹ All Isofootcandle plots are similar for all CCT/CRI including Amber.

PHOTOMETRY¹

ALT1-54L-155-4K7-CL

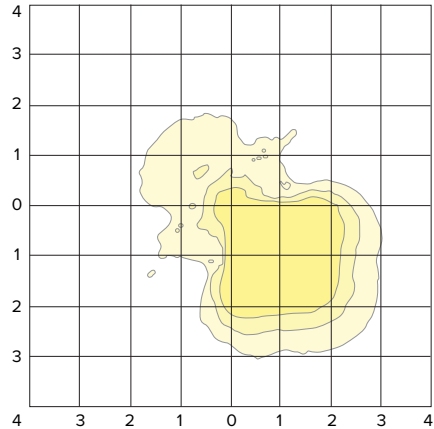
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17491
Watts	155
Efficacy	112.8
IES Type	CL
BUG Rating	B3-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14524	83.0%
Downward House Side	2968	17.0%
Downward Total	17491	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17491	100%

ISOFOOTCANDLE PLOT



ALT1-54L-155-4K7-CR

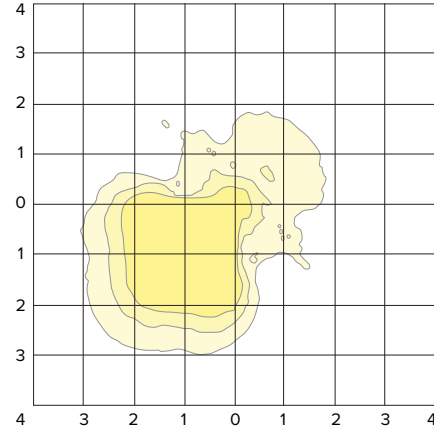
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	17485
Watts	155
Efficacy	112.8
IES Type	CR
BUG Rating	B2-U0-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14312	81.9%
Downward House Side	3174	18.2%
Downward Total	17485	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	17485	100%

ISOFOOTCANDLE PLOT



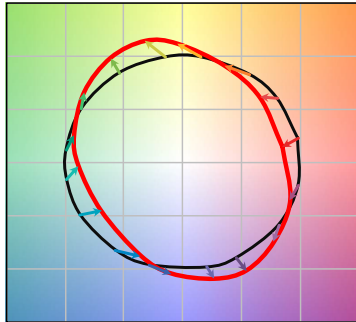
¹ All Isofootcandle plots are similar for all CCT/CRI including Amber.

ALT1

ARCHITECTURAL AREA/SITE

TM-30 DATA

COLOR VECTOR GRAPHIC



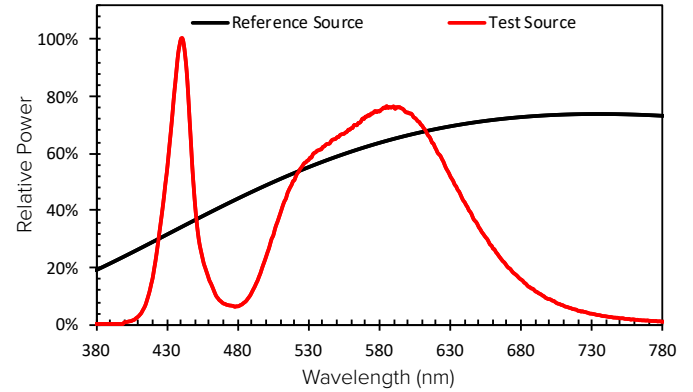
— Reference Illuminant — Test Source

TM-30 Data is calculated for white LEDs

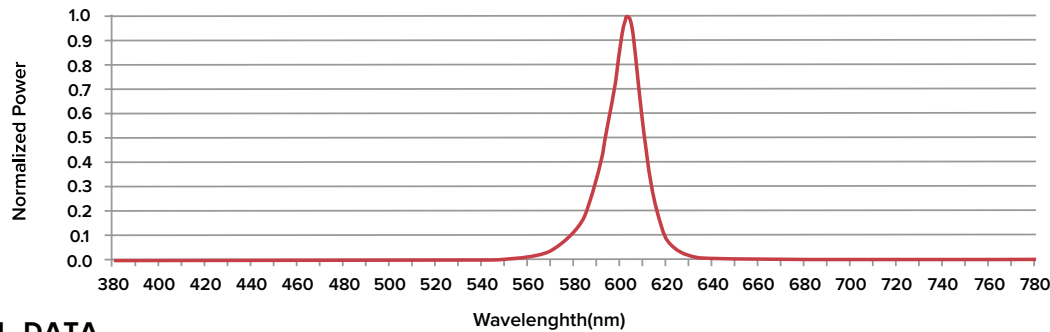
TEST SOURCE

R _f	68
R _a	99
CCT(K)	3947
D _{uv}	0.0004
x	0.3831
y	0.3793
CIE R _a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



Amber Spectral Power Distribution



ELECTRICAL DATA

Electrical												Dimming					
# LED	System Watts	Drive Current	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
28	22	250 mA	120-480	50/60	0.18	0.11	0.09	0.08	0.06	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	38	400 mA			0.32	0.18	0.16	0.14	0.11	0.08							
	60	650 mA			0.50	0.29	0.25	0.22	0.17	0.13							
	86	950 mA			0.72	0.41	0.36	0.31	0.25	0.18							
54	94	550 mA			0.78	0.45	0.39	0.34	0.27	0.20							
	122	700 mA			1	0.59	0.51	0.44	0.35	0.25							
	156	900 mA			1.30	0.75	0.65	0.56	0.45	0.33							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Hours	0	25,000	36,000	50,000	100,000	Reported L70
Projected Lumen Maintenance	100%	96.9%	95.3%	93.3%	86.6%	> 60,000

TM-21 Data is calculated for white LEDs. For Amber and other Lumen Maintenance values, contact factory.

Lumen Multiplier for 80 and 90 CRI		
CCT	80 CRI	90 CRI
2700K	0.859	0.655
3000K	0.9119	0.7033
3500K	0.906	0.732
4000K	0.8941	0.734
5000K	0.879	0.7712

Scaling factor of 5000K 70CRI lumen packages

VIBRATION RATINGS

ALT 1		ALT 2		ALT 3	
Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating
WM	1.5G	WM	1.5G	WM	1.5G
VSF	1.5G	VSF	1.5G	VSF	1.5G
SVSF	1.5G	SVSF	1.5G	SVSF	1.5G
A34	4G	A34	1.5G	A34	1.5

RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

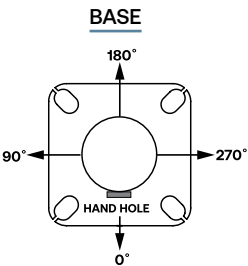
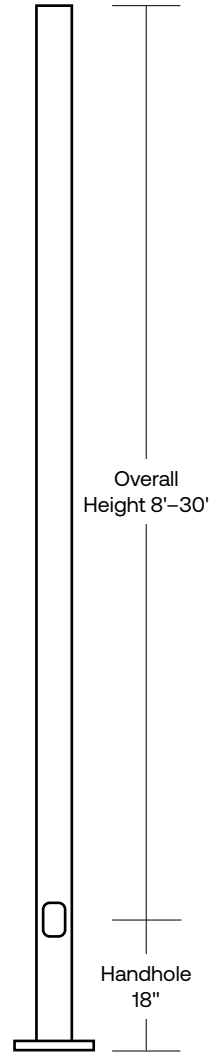
SPECIFICATIONS

CONSTRUCTION

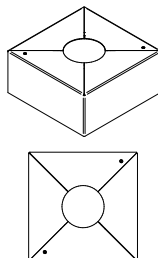
- Shaft: One-piece straight steel with round cross section, Minimum yield of 46,000 psi (ASTM-A500, Grade C); Longitudinal weld seam to appear flush in shaft wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
 - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

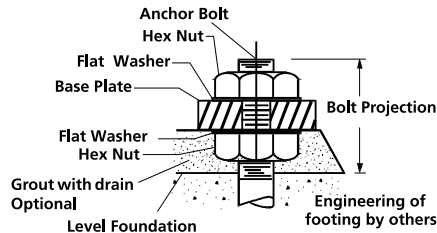
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location



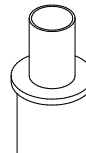
BASE COVER



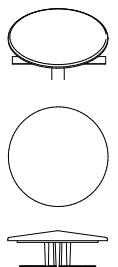
BASE DETAIL



TENON



POLE CAP



RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING INFORMATION

Example: RSSA20-50B-TA-DBS

RSSA	Height	Shaft	Thickness	Mounting	Finish	Options
Series	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix			
RSSA Round Straight Steel Pole AAL			A - .125" Wall B - .188" Wall C - .250" Wall	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 3Y Three fixtures at 120° 4 Four fixtures at 90° TA Tenon (2.375" OD) TB Tenon (2.875" OD) TC Tenon (3.5" OD) OT Open Top (includes pole cap)	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC¹ Custom Color	GFI² 20 Amp GFCI Receptacle and Cover EHH² Extra Handhole C05² .5" Coupling C07² .75" Coupling C20² 2" Coupling MPB² Mid-pole Luminaire Bracket VM2³ 2nd mode vibration dampener LAB Less Anchor Bolts UL UL Certified RBC Round Base Cover

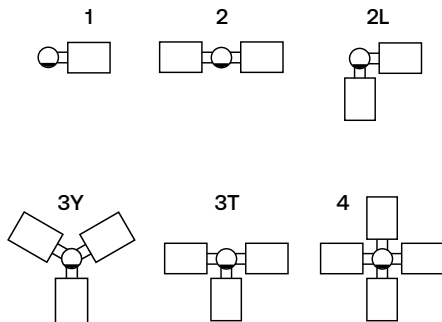
Accessories (Order Separately)

- ☐ **VM2S08** Field-installed 2nd mode vibration dampener - 8 ft
- ☐ **VM2S12** Field-installed 2nd mode vibration dampener - 12 ft
- ☐ **VM2S16** Field-installed 2nd mode vibration dampener - 16 ft
- ☐ **VM2S20** Field-installed 2nd mode vibration dampener - 20 ft
- ☐ **VM2S25** Field-installed 2nd mode vibration dampener - 25 ft

- 1 Custom colors available; RAL number preferable
- 2 Specify option location using logic found on page 3 (Option Orientation)
- 3 There will be a weld witness mark on the side of the pole with the Factory installed VM2

MOUNTING ORIENTATION

○ ← Denotes handhole location



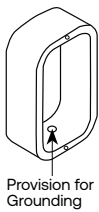
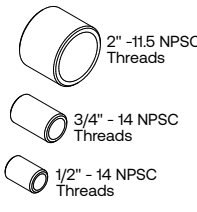
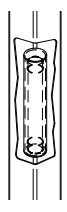
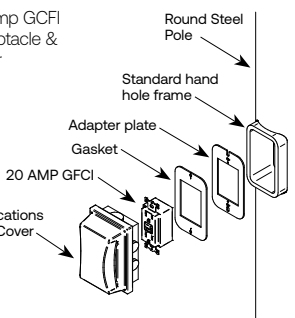
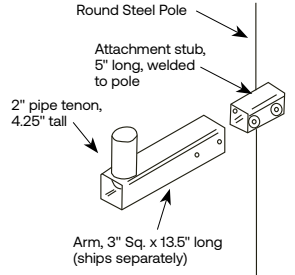
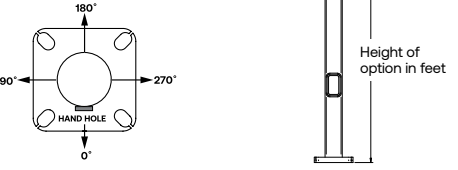
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING INFORMATION (CONTINUED)

CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	BASE PLATE THICKNESS	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT
	FEET	METERS									
RSSA10-40A	10	3	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	52
RSSA12-40A	12	3.7	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	62
RSSA14-40A	14	4.3	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	72
RSSA16-40A	16	4.9	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	83
RSSA18-40A	18	5.5	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	93
RSSA20-40A	20	6.1	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	103
RSSA10-40B	10	3	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	77
RSSA12-40B	12	3.7	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	92
RSSA14-40B	14	4.3	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	107
RSSA16-40B	16	4.9	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	122
RSSA18-40B	18	5.5	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	138
RSSA20-40B	20	6.1	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	153
RSSA10-50B	10	3	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	97
RSSA12-50B	12	3.7	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	116
RSSA14-50B	14	4.3	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	135
RSSA16-50B	16	4.9	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	155
RSSA18-50B	18	5.5	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	174
RSSA20-50B	20	6.1	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	194
RSSA25-50B	25	7.6	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	242
RSSA20-60C	20	6.1	6" round	0.250"	10"	9.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	307
RSSA25-60C	25	7.6	6" round	0.250"	10"	9.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	384
RSSA30-60C	30	9.1	6" round	0.250"	10"	9.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	461

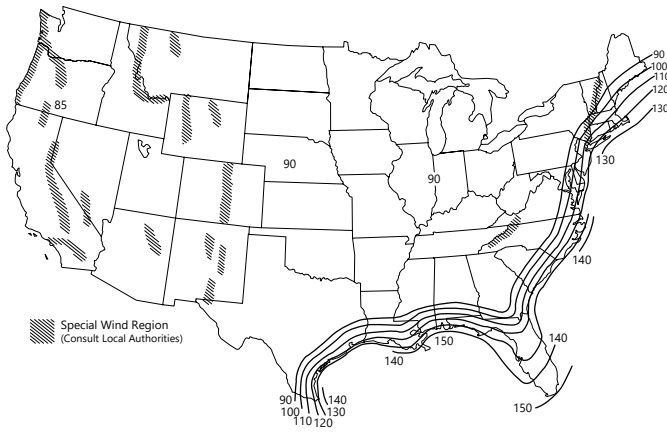
Notes:

- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
- For more information about pole vibration and vibration dampeners, please consult factory.
- Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.
- ¹ There will be a weld witness mark on the side of the pole with the Factory installed VM2.

EHH Extra handhole  Provision for Grounding	C05 / C07 / C20 Coupling 	VM2¹ 2nd mode vibration dampener  Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.	VM2SXX Field-installed 2nd mode vibration dampener  VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24' Field installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.
GFI 20 Amp GCFI Receptacle & Cover 	MPB Mid Pole Bracket 	Option Orientation Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C05 should be ordered as: RSSB20-40A-TA-DBT-C05-0-15 (.5' coupling on the handhole side of pole, 15' up from the pole base) ¹ spacing required between option. Consult factory for other configurations. 	

WIND MAPS

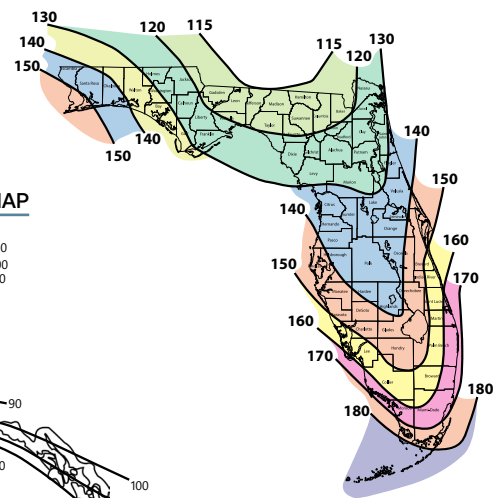
ASCE7-05 WIND MAP



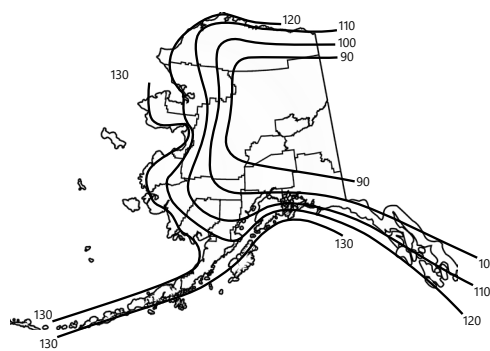
HAWAII – 105 mph
PUERTO RICO – 145 mph

*Printed with permission from ASCE

FLORIDA REGION WIND MAP



ALASKA REGION WIND MAP



Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code.

**ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds
(Use for all locations except Florida)**

Catalog Number	85	90	100	110	120	105	145
RSSA10-40A	21.0	18.7	15.0	12.2	10.1	13.5	6.8
RSSA12-40A	16.8	14.8	11.8	9.5	7.7	10.5	5.1
RSSA14-40A	13.6	12.0	9.4	7.4	5.9	8.3	3.9
RSSA16-40A	11.1	9.7	7.5	5.8	4.5	6.6	2.9
RSSA18-40A	9.0	7.8	5.8	4.4	3.3	5.1	2.0
RSSA20-40A	7.2	6.2	4.5	3.1	2.2	3.8	1.2
RSSA10-40B	25.0	25.0	22.4	18.4	15.3	20.2	10.4
RSSA12-40B	25.0	22.3	17.9	14.5	12.0	16.1	8.1
RSSA14-40B	20.6	18.3	14.6	11.7	9.6	13.0	6.4
RSSA16-40B	17.2	15.2	12.0	9.5	7.7	10.7	5.1
RSSA18-40B	14.3	12.6	9.8	7.6	6.1	8.6	3.9
RSSA20-40B	11.8	10.3	7.9	6.0	4.7	6.9	2.9
RSSA10-50B	25.0	25.0	25.0	25.0	25.0	25.0	17.7
RSSA12-50B	25.0	25.0	25.0	24.8	20.8	25.0	14.3
RSSA14-50B	25.0	25.0	24.7	20.5	17.2	22.4	11.7
RSSA16-50B	25.0	25.0	20.7	17.1	14.3	18.8	9.7
RSSA18-50B	24.5	21.6	17.3	14.3	11.9	15.7	8.0
RSSA20-50B	20.6	18.1	14.4	11.8	9.8	13.0	6.5
RSSA25-50B	13.6	11.7	9.1	7.3	6.0	8.1	3.8
RSSA20-60C	25.0	25.0	25.0	25.0	21.5	25.0	14.8
RSSA25-60C	25.0	25.0	21.9	18.0	15.0	19.8	10.1
RSSA30-60C	21.8	19.4	15.6	12.7	10.6	14.1	6.9

**Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds
(Use for Florida only)**

Catalog Number	115	120	130	140	150	160	170	180
RSSA10-40A	25.0	23.5	20.0	17.0	14.5	12.5	11.0	10.0
RSSA12-40A	21.0	19.0	16.0	13.5	11.5	9.5	9.0	8.0
RSSA14-40A	17.5	15.7	13.0	10.8	9.0	7.5	7.0	6.5
RSSA16-40A	14.2	13.0	10.5	8.5	7.0	5.8	5.0	4.5
RSSA18-40A	11.6	10.4	8.2	6.8	5.4	4.4	4.0	3.6
RSSA20-40A	9.5	8.4	6.5	5.2	4.0	3.0	2.8	2.5
RSSA10-40B	25.0	25.0	25.0	22.0	19.0	16.5	15.2	13.4
RSSA12-40B	25.0	25.0	20.8	17.6	15.1	13.0	12.0	10.6
RSSA14-40B	22.5	20.4	17.2	14.4	12.2	10.4	10.0	8.8
RSSA16-40B	18.9	17.0	14.1	11.7	9.8	8.2	7.5	7.0
RSSA18-40B	15.6	14.1	11.5	9.4	7.7	6.4	6.0	5.7
RSSA20-40B	13.0	11.6	9.3	7.5	6.0	4.8	4.0	3.5
RSSA10-50B	25.0	25.0	25.0	25.0	25.0	23.6	20.8	18.4
RSSA12-50B	25.0	25.0	25.0	25.0	22.2	19.3	16.8	14.8
RSSA14-50B	25.0	25.0	23.9	21.5	18.4	15.9	13.8	12.1
RSSA16-50B	25.0	23.8	19.6	18.0	15.4	13.2	11.4	9.9
RSSA18-50B	21.8	19.6	16.1	15.1	12.8	10.8	9.3	8.0
RSSA20-50B	18.2	16.4	14.1	12.7	10.7	9.0	7.7	6.5
RSSA25-50B	11.7	10.2	9.4	8.4	6.8	5.6	4.5	3.7
RSSA20-60C	25.0	25.0	25.0	22.1	18.8	16.1	13.9	12.0
RSSA25-60C	24.7	22.4	18.4	15.3	12.8	10.8	9.1	7.6
RSSA30-60C	18.2	16.3	13.2	10.7	8.7	7.0	5.7	4.5

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

NOTES

Wind-speed Website disclaimer:

Current has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third party website provides a useful starting point for analyzing wind conditions, Current has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Current does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Current Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations.
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings



Star Power Patent number: 10168023

UNMATCHED PERFORMANCE

VUE-34X @ 648 Watts achieves United States Tennis Association "Level II" 75-Foot Candle Average with less than 1.75 Maximum to Minimum Uniformity in the extended Primary Playing Area with eight fixtures spaced thirty feet apart. Designed specifically for court lighting, the VUE-34X can replace 1000 watt metal halide traditional court fixtures at 45% less energy and provide 3-4 times the existing light levels evenly across the court using the same existing fixture arms and poles.

VUE-34X has a 30% or greater photometric light level advantage compared to competitors at the same wattage across the court.

GLARE & LIGHT TRESPASS SENSITIVITY

The VUE-34X fixture creates one of the most environmentally sensitive courts in the nation. VUE-34X recesses & conceals its light source 3 inches above the bottom plane of the fixture eliminating neighborhood & dark sky glare.

Player Disability Glare is significantly reduced as well, enabling players to compete at their highest level. VUE-34X is endorsed by Dr. David Crawford, Founder of the International Dark Sky Association.

TRACK RECORD

The VUE fixture is one of Americas most prolific court fixture, having been installed in over 300 of the most prestigious tennis/pickleball multi-courts around the nation.

RELIABILITY

VUE-34X is Made in America. The VUE-34X is Die Cast, 3G Vibration Rated, IP66 Rated against Dust and water, L70 Depreciation Rated at more than 130,000 hours, IK08 impact resistant, Low Iron Safety Glass Lens, 20kA Surge Protection Standard, and Powder Coated.

VUE-34X does not use Plastic Acrylic or Polycarbonate Lenses, which will yellow and cause rapid LED depreciation. Driver compartment & LEDs separate so heat from one does not depreciate the life and output of the other.

SERVICE

Cost Competitive, Supply Chain Friendly, and short Shipping Lead Times in Days & Weeks.

PRODUCT & SPECIFICATION FEATURES

- Ideal and Traditionally Designed for Tennis Clubs, Pickleball Clubs, Universities, High Schools, Residential Community Centers, Public Parks, and Private Homes
- Replaces VUE-3 & VUE-4 with 30% increased performance & better uniformity
- VUE-34X (up to 87,000 Lumens, Weight 58 lbs, EPA: 1.04) uses the patented Star Power™ Optic System for Reduced Glare and Improved Uniformity
- Optimized Sports Optic for Tennis and Pickleball
- 192L and 224L LED Configurations
- 4000K or 5000K CCT Multichip High Power 70 CRI LEDs standard
- IP66 Rated Against Dust & Water Ingress
- IK08 Rated for Impact Protection
- 20kA Surge Protection Standard (120V-480V)
- Highest quality 0-10V Programmable, Dimming LED Drivers
- Driver Compartment physically separated from LED Light Source
- Easy to Retrofit VUE-34X can slip over any existing tennis arm or bolt to any existing pole with a 1.5G to 3G Vibration Rated Mounting
- Pole, Straight Rectangular Tennis Arm, radius Davit Arm, Bolt-on Architectural Sweep Arm, Knuckle Mount, and Trunnion Mount are available with the same finish
- Ten Standard Finishes, Marine Grade Finish, and Custom Finish Available
- Available with NLS Step Dimming and Motion Sensing Controls for additional energy savings, neighborhood compliance, party atmosphere, or to maintain initial light level throughout the life of the product (Details Below)
- Die-Cast Aluminum Housing
- Environmentally Friendly Product Which Reduces Energy Consumption
- L70 Depreciation Factor > 120,000 hours (depreciates up to four times slower than import fixtures)
- Patented VUE-34X Concealed optical system is hidden from sight from neighbors, wildlife, & the dark sky and is the least glary fixture for players to compete under
- Buy America(n) VUE-34X is completely designed, fabricated, powder coated, and assembled in the USA
- *Contact Factory for custom BKGN (Black/Green) Architectural Finish
- Experienced in-house Tennis and Pickleball design team will layouts and photometric design at no charge based on USTA and National Pickleball Association Published Lighting Criteria

Project Name:

Type:

VUE-34X ORDERING GUIDE

Cat#	Light Dist.	No. of LEDs	Watts	Kelvin
VUE-34X (VUE-34X)	Type SP (SP)	192 (192L)	414W (41) 503W (50) 577W (57) 621W (62) 648W (64)	4000K, 70 CRI (40K7) ② 5000K, 70 CRI (50K7) ②
		224 (224L)	706W (70)	

Volts	Mounting	Color	CONTROLS	Options
120-277 (UNV)	Tennis Arm Mount (TA)	Bronze Textured (BRZ)	Nema 7-Pin Receptacle (PE7)	Bird Spikes (BS)
347-480 (HV)	Davit Arm Mount (DAM)	White Textured (WHT)	Receptacle + Shorting Cap (PER)	Marine Grade Finish (MGF)
	Knuckle Mount (KM)	Smooth White Gloss (SWT)	FSP-221 with Motion Sensor (120-480V) (FSP-20)	Round Pole Adapter 3"- 4" Pole (RPA4) ⑤
	Trunnion Mount (TM) ③	Silver (SVR)	*9'-20" Heights (FSP-40)	Round Pole Adapter 5"- 6" Pole (RPA5) ⑤
	Architectural Sweep Arm (ASA)	Black Textured (BLK)	*21'-40' Heights	Front Side Shield (FSS)
	Direct Pole 6" Arm Single, D180 (DPS6) ②	Smooth Black Gloss (SBK)	Motion Sensor Control FSIR-100 Remote (FSIR) ⑤	House Side Shield (HSS)
	Direct Pole 11" Arm D90, T90, T120, Quad (DPS11) ②	Graphite Textured (GPH)		
	Wall Mount (WM)	Grey Textured (GRY)		
		Green (GRN)		
		Hunter Green (HG)		
		Custom (CS)		

Notes:

- ① Standard finish is stainless steel. Can be painted to match fixture
- ② For Round Pole Specify RPA4 or RPA5
- ③ Direct Pole Mount, Architectural Sweep Arm Mount only
- ④ Consult Factory for other CCT options
- ⑤ Consult Factory for Control Options
- ⑥ One remote is required per site



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PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in separate IP66 compartment
- CRI 70
- Color temperature: 4000K, and 5000K available
- Surge Protection: 20kA supplied as standard.

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP66 seal for electronics compartment

OPTICS

Recessed Star Power™ Optical System is 95% reflective material. Utilizes a linear diffused pattern, softening the light distribution and eliminating any dark shadows or striations.

CONTROL OPTIONS

CONTROL OPTIONS & FEATURES

- FSP-221 (FSP-X) - Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- * Party Setting Available (10% output) Consult Factory
- * Can maintain constant foot candles over time. Consult Factory
- FSP-20 mounting heights 9-20 feet
- FSP-40 mounting heights 21-40 feet.
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field. Programmable remote must be purchased separately.
- FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- Controls Agnostics: Please contact factory for your preferred controls option.
- NEMA 7-PIN RECEPTACLE (PE7) - An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- RECEPTACLE + SHORTING CAP (PER) - 7-Pin Receptacle and Shorting Cap.

OPTIONS

- BIRD SPIKES (BS) - Offer an effective and humane deterrent for larger bird species and provide a cost-effective long-term solution to nuisance bird infestations and to protect your property.
- MARINE GRADE FINISH (MGF) - A multi-step process creating a protective finishing coat against harsh environments. Chemically washed in a 5-stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- ROUND POLE ADAPTER (RPA) - When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.
- House Side Shield (HSS) is designed for full property line cutoff.
- Front Side Shield (FSS) is designed to reduce glare.

FINISH

- 3-5 mils electrostatic powder coat.
- NLS Lighting standard high-quality finishes prevent corrosion, and protects against extreme environmental conditions.

WARRANTY

Five-year limited warranty for drivers and LEDs.
Consult Factory for 7 or 10 year warranty

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- IP66 Rated Fixture
- 1.5G Vibration Rated - Knuckle Mount
- 1.5G Vibration Rated - Direct Pole Mount
- 3G Vibration Rated - Trunnion Mount
- IK08 Rated
- * DLC Pending
- * USTA Approved Pending



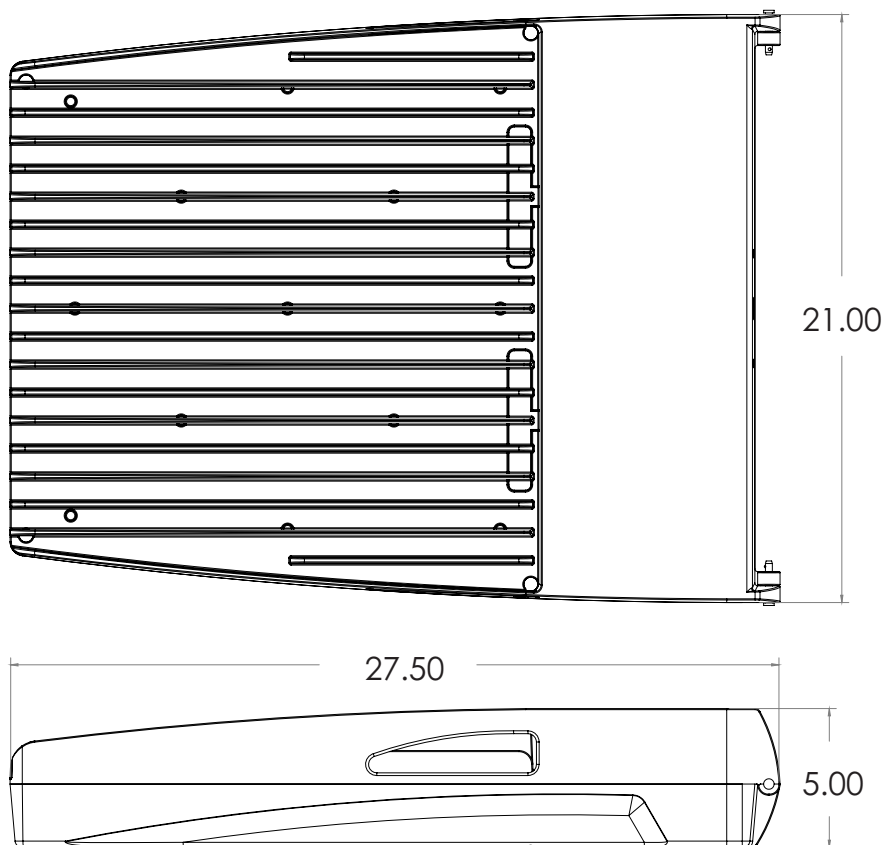
The information and specifications on this document are subject to change without any notification. All values are design, nominal, or typical or prorated values when measured under internal and external laboratory conditions.



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PRODUCT SPECIFICATIONS



Weight: 58 lbs

PRODUCT SPECIFICATIONS

Lumens				
Part Number	SP Lumens	LM/W	BUG	Watts
VUE-34X-SP-192L-41-50K7	51159	124	B4-U0-G4	414
VUE-34X-SP-192L-50-50K7	62121	124	B4-U0-G4	503
VUE-34X-SP-192L-57-50K7	71257	124	B4-U0-G5	577
VUE-34X-SP-192L-62-50K7	76738	124	B4-U0-G5	621
VUE-34X-SP-192L-64-50K7	79041	122	B5-U0-G5	648
VUE-34X-SP-224L-70-50K7	87361	124	B5-U0-G5	706

Lumen Maintenance Data							
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	43,000	117,000	93.9%	87.8%	84.9%	74.2%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			



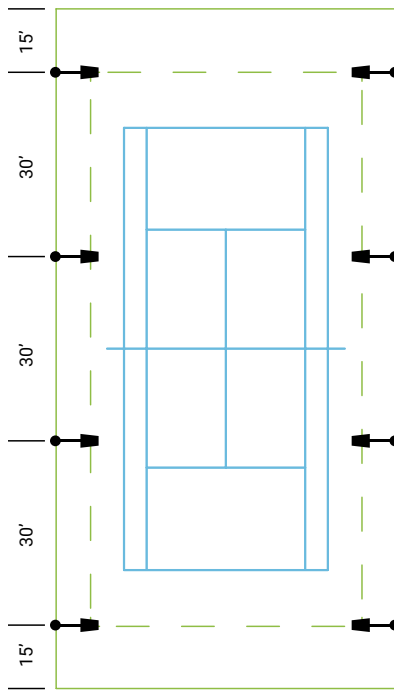
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RECOMMENDED POLE / FIXTURE LAYOUTS

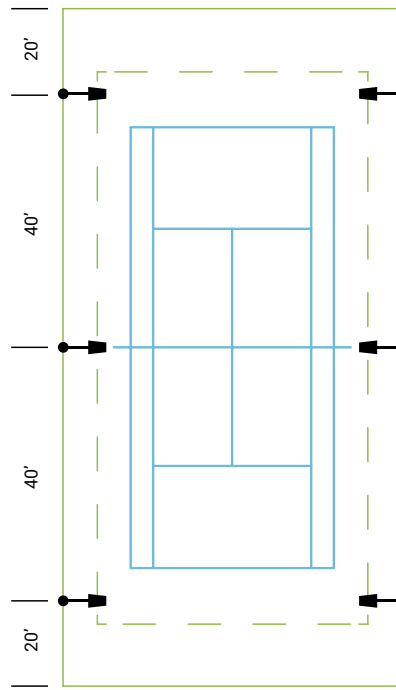
TENNIS COURT LAYOUTS

Recommended New Court Spacing
8Pole - 8Light

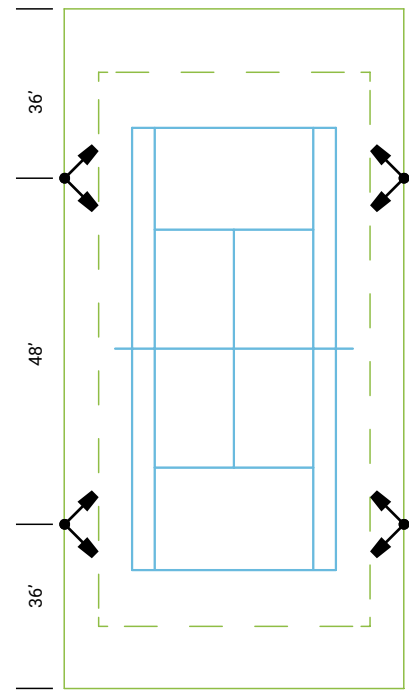


USTA Level (2) 600W
USTA Level (3) 450W

Recommended New Court Spacing
6Pole - 6Light

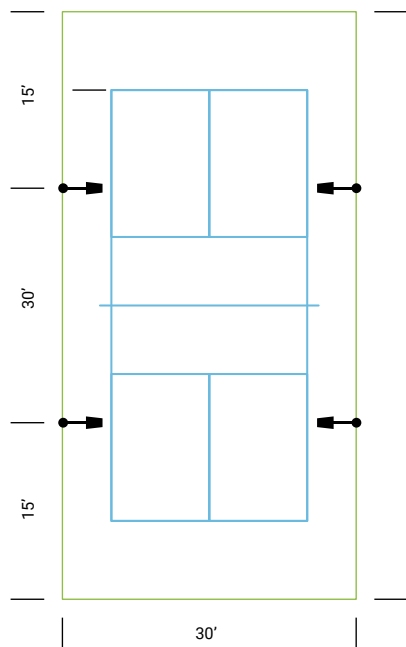


Recommended New Court Spacing
4Pole - 8Light

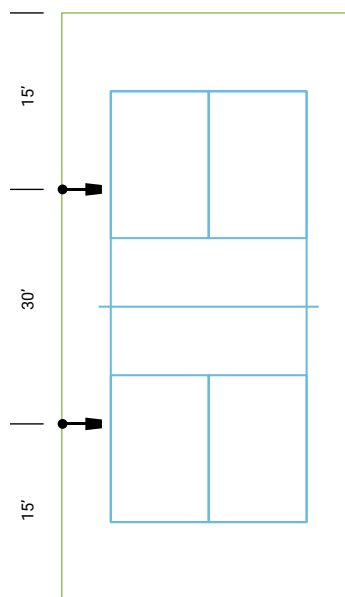


PICKLEBALL COURT LAYOUTS

Recommended New Court Spacing
4Pole - 4Light

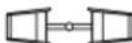


Recommended New Court Spacing
2Pole - 2Light



PRODUCT SPECIFICATIONS

DP VUE-34X EPA DATA

Direct Pole Mount						
SIDE	SGL	D90	D180	T90	T120	QD
VUE-34X	1.04	1.89	2.08	2.93	2.22	2.93
	6" DPS	11" DPS	11" DPS	6" DPS	11" DPS	11" DPS
Total EPA (ft^2)	1.22	1.37	2.23	2.44	2.75	3.60

Direct Pole Mount						
SIDE	SGL	D90	D180	T90	T120	QD
VUE-34X-FSS	1.28	2.67	2.56	3.95	3.03	3.95
	6" DPS	11" DPS	11" DPS	6" DPS	11" DPS	11" DPS
Total EPA (ft^2)	1.46	1.62	3.00	2.93	3.23	4.62

Direct Pole Mount						
SIDE	SGL	D90	D180	T90	T120	QD
VUE-34X-HSS	1.22	3.57	2.45	4.79	4.22	4.79
	6" DPS	11" DPS	11" DPS	6" DPS	11" DPS	11" DPS
Total EPA (ft^2)	1.41	1.56	3.90	2.81	3.12	5.46

TA VUE-34X EPA DATA

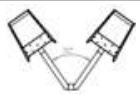
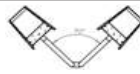
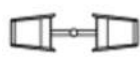
Tennis Arm (4ft)										
SIDE	SGL	D90	D180	T90	T120	T135	Q90	Q120	U-ARM	H-ARM
VUE-34X	1.04	1.89	2.08	2.93	2.22	2.22	2.93	2.22	1.71	2.08
TA	1.40	1.40	2.80	2.80	1.40	1.07	2.80	1.40	2.80	2.80
Total EPA (ft^2)	2.44	3.29	4.88	5.73	3.62	3.29	5.73	3.62	4.51	4.88

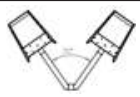
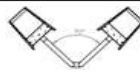
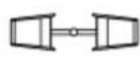
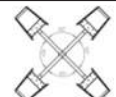
Tennis Arm (4ft)										
SIDE	SGL	D90	D180	T90	T120	T135	Q90	Q120	U-ARM	H-ARM
VUE-34X-FSS	1.28	2.67	2.56	3.95	3.03	3.03	3.95	3.03	2.78	2.56
TA	1.40	1.40	2.80	2.80	1.40	1.07	2.80	1.40	2.80	2.80
Total EPA (ft^2)	2.68	4.07	5.36	6.75	4.43	4.10	6.75	4.43	5.58	5.36

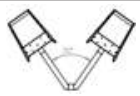
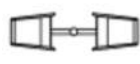
Tennis Arm (4ft)										
SIDE	SGL	D90	D180	T90	T120	T135	Q90	Q120	U-ARM	H-ARM
VUE-34X-HSS	1.22	3.57	2.45	4.79	4.22	4.22	4.79	4.22	4.69	2.45
TA	1.40	1.40	2.80	2.80	1.40	1.07	2.80	1.40	2.80	2.80
Total EPA (ft^2)	2.62	4.97	5.25	7.59	5.62	5.29	7.59	5.62	7.49	5.25

PRODUCT SPECIFICATIONS

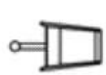
DAVIT VUE-34X EPA DATA

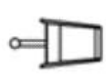
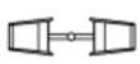
Davit Arm (3ft)						
SIDE	SGL	D70	D90	D180	Q70	Q90
VUE-34X	1.04	.86	1.89	2.08	1.72	2.93
DA	.77	1.61	1.58	2.45	2.51	2.33
Total EPA (ft^2)	1.81	2.47	3.47	4.53	4.23	5.26

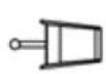
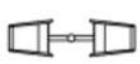
Davit Arm (3ft)						
SIDE	SGL	D70	D90	D180	Q70	Q90
VUE-34X-FSS	1.28	1.10	2.67	2.56	2.20	4.79
DA	.77	1.61	1.58	2.45	2.51	2.33
Total EPA (ft^2)	2.05	2.71	4.25	5.01	4.71	6.28

Davit Arm (3ft)						
SIDE	SGL	D70	D90	D180	Q70	Q90
VUE-34X-HSS	1.22	1.05	3.57	2.45	2.09	4.79
DA	.77	1.61	1.58	2.45	2.51	2.33
Total EPA (ft^2)	1.99	2.65	5.15	4.90	4.60	7.12

ASA VUE-34X EPA DATA

Architectural Sweep Arm		
SIDE	SGL	D180
VUE-34X	1.22	2.45
ASA	.27	.53
Total EPA (ft^2)	1.49	2.98

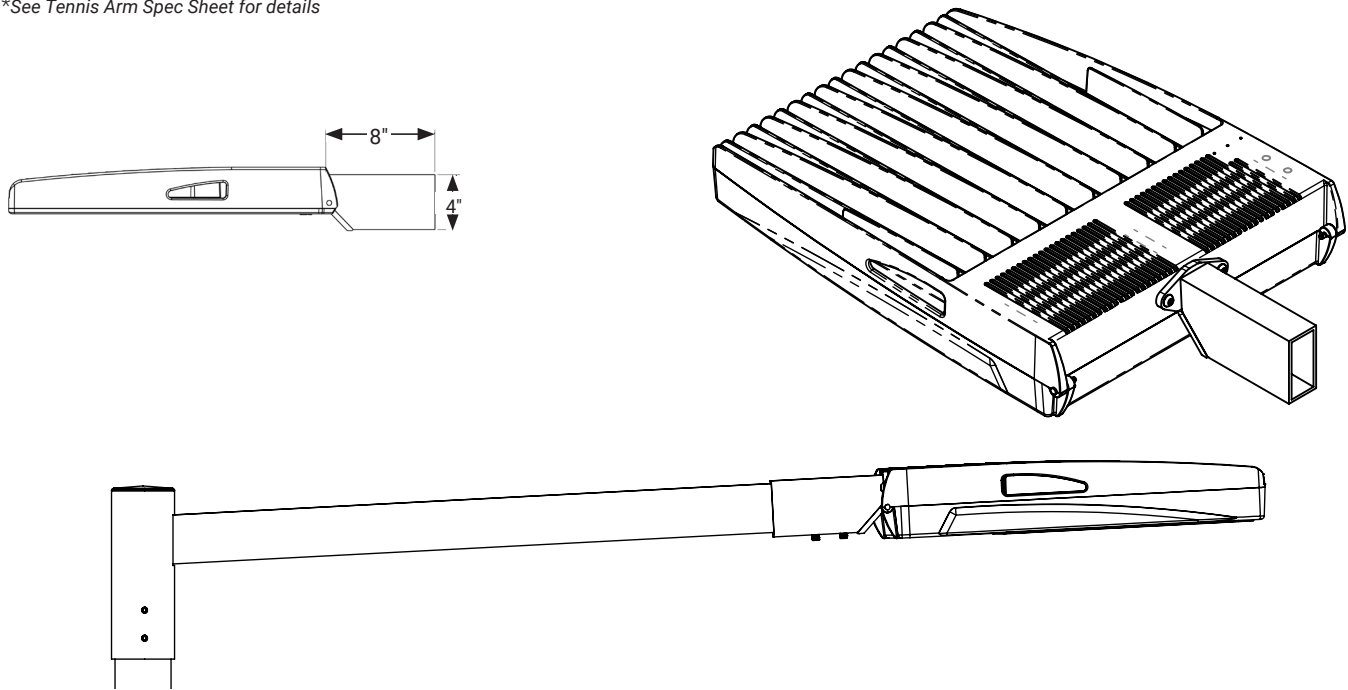
Architectural Sweep Arm		
SIDE	SGL	D180
VUE-34X-FSS	1.28	2.56
ASA	.27	.53
Total EPA (ft^2)	1.55	3.09

Architectural Sweep Arm		
SIDE	SGL	D180
VUE-34X-HSS		
ASA	.27	.53
Total EPA (ft^2)		

MOUNTING OPTIONS

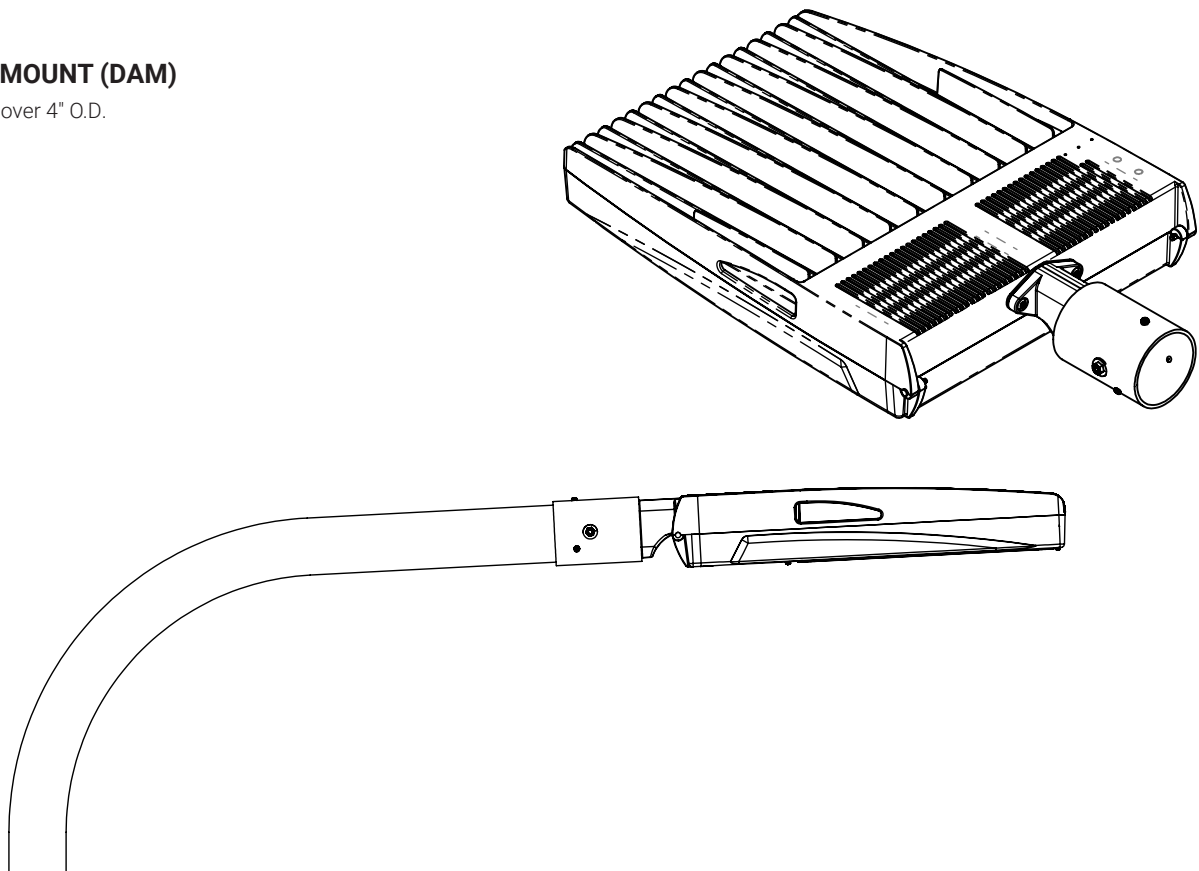
TENNIS ARM MOUNT (TA)

Steel fitter slips over 3.5" x 1.5" rectangular arm.
**See Tennis Arm Spec Sheet for details*



DAVIT ARM MOUNT (DAM)

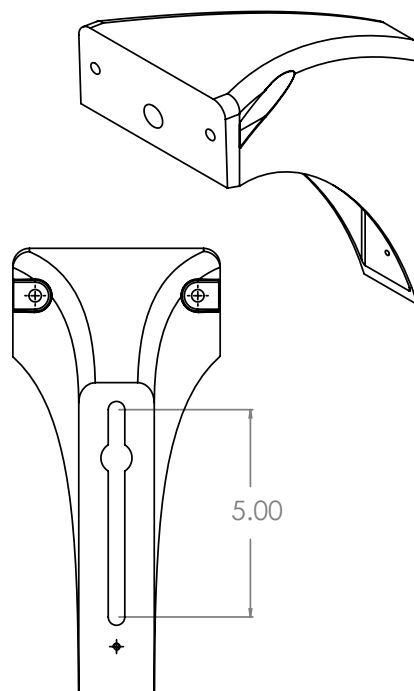
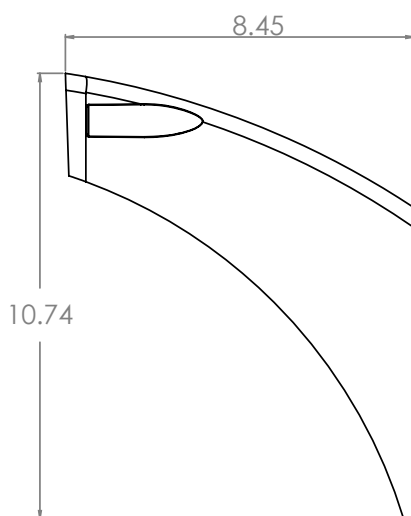
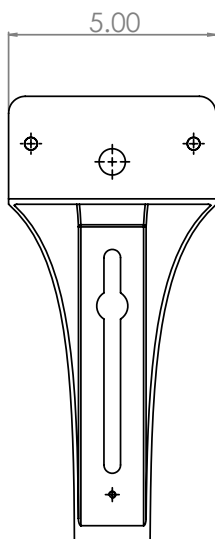
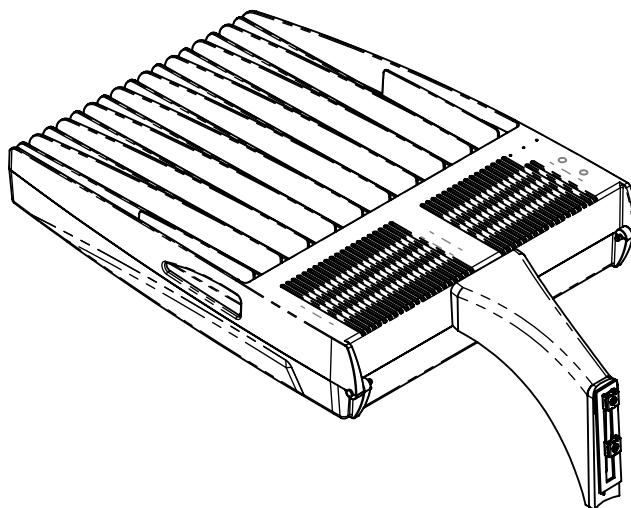
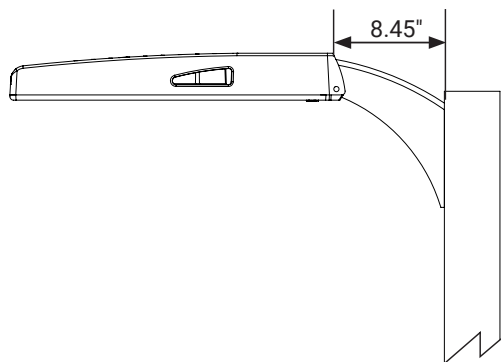
Steel fitter slips over 4" O.D.



MOUNTING OPTIONS

ARCHITECTURAL SWEEP ARM (ASA)

Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.

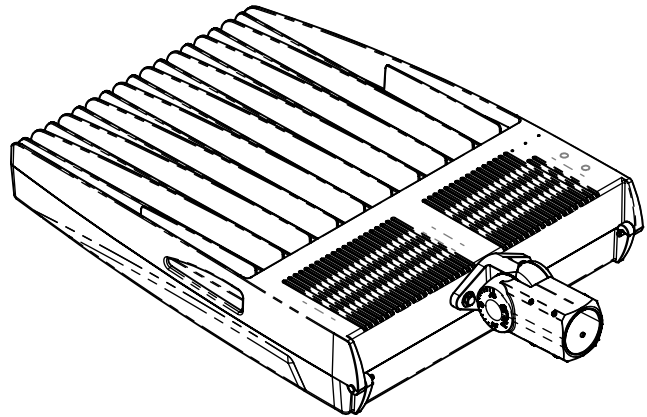
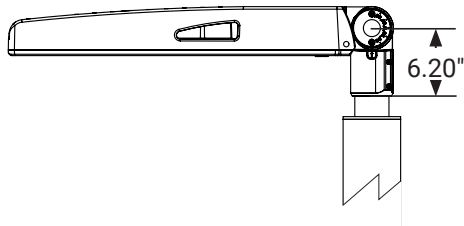


MOUNTING OPTIONS

KNUCKLE MOUNT (KM)

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

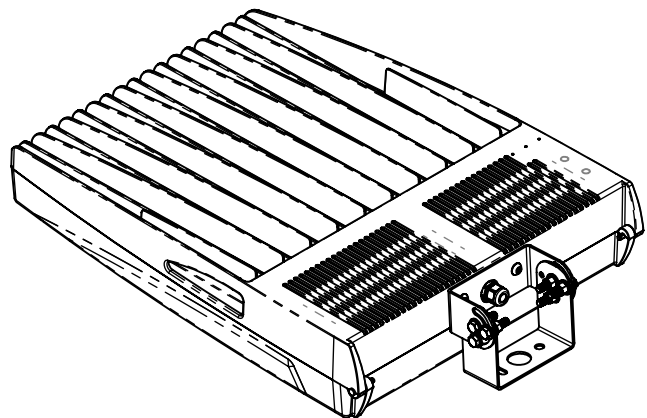
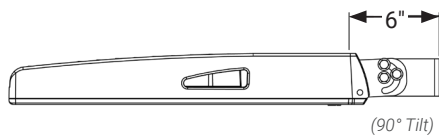
- Max Uplift of 70 degrees
- Adjustable in 6 degree increments



TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 70 degrees.

**Unpainted stainless steel is standard*

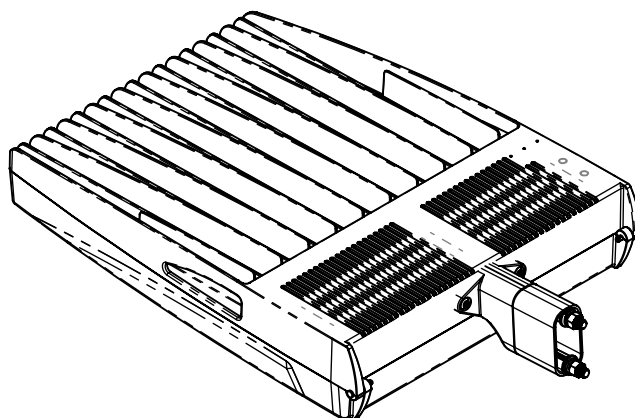
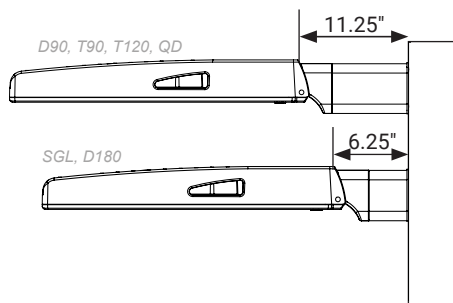


MOUNTING OPTIONS

DIRECT POLE (DP)

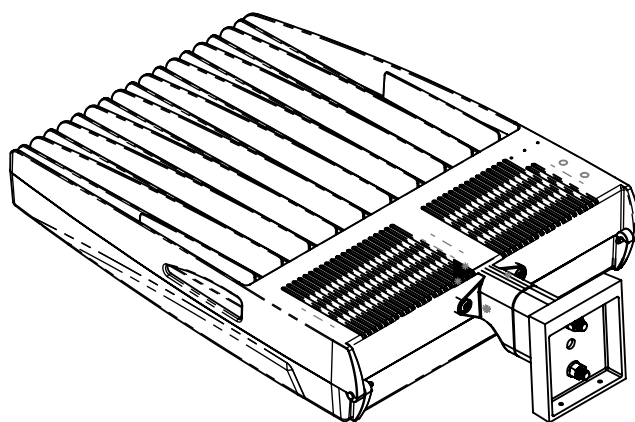
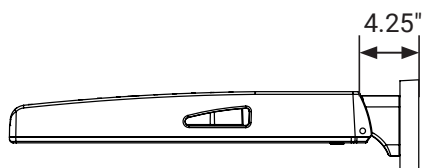
Standard mounting arm is extruded aluminum in lengths of 6.25" and 11.25".

**Arm lengths may vary depending on configuration*



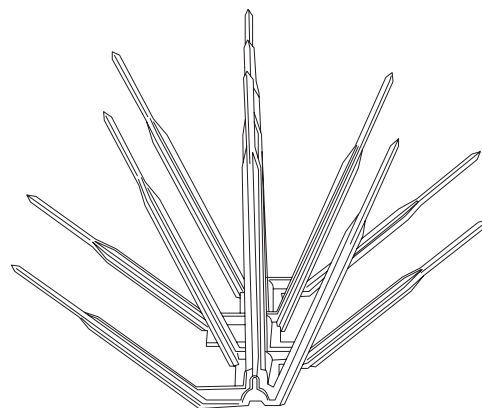
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



BIRD SPIKES (BS)

Bird Deterrent offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.



MARINE GRADE FINISH (MGF)



Powder Coat Finish

3-5mm Powder Coat

Primer Layer

3-5mm Zinc Rich
Super Durable Polyester Primer

Prepared Casting

Chemically washed in multi Step 5 stage
cleaning process

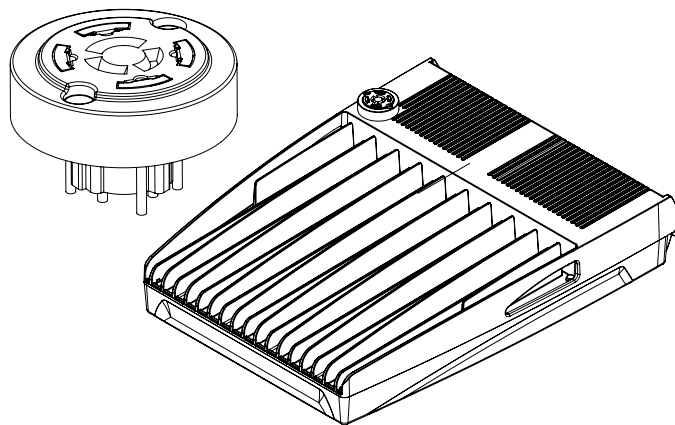
Marine Grade Finish (MGF)

The **(MGF)** is a multi step process. Chemically washed in a 5 stage cleaning system. Pre-baked. Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked.

Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.

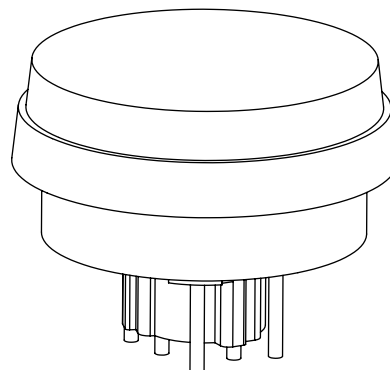
NEMA 7-PIN RECEPTACLE (PE7)

An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.



RECEPTACLE + SHORTING CAP (PER)

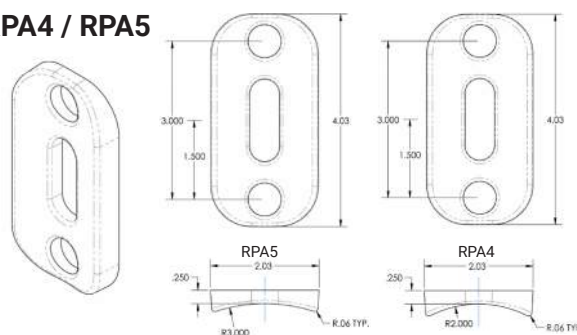
7-Pin Receptacle and Shorting Cap.



ROUND POLE ADAPTER OPTIONS (RPA4) (RPA5)

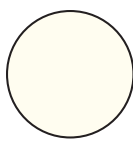
When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

RPA4 / RPA5

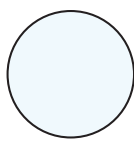


LED KELVIN

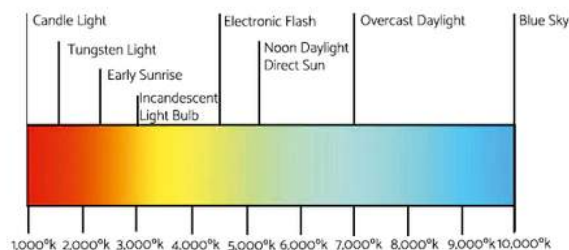
4000K or 5000K, is the ideal color temperature range for Tennis / Pickleball applications. The brightness is several times higher than traditional HID, also you can save up to 50-80% energy consumption and provide farther irradiation distance with more focused lighting with less fixtures.



4000K
70 CRI



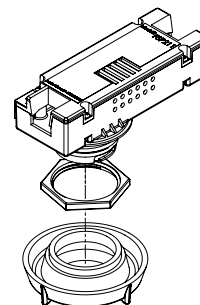
5000K
70 CRI



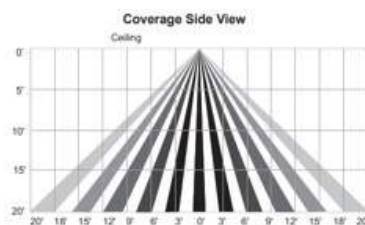
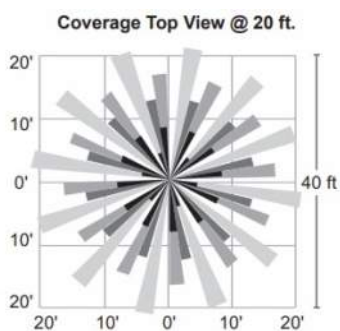
FSP-221 WITH MOTION SENSOR (FSP-XX)

- FSP-221 (FSP-X)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-20HV mounting heights 9-20 feet
- FSP-40HV mounting heights 21-40 feet.
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
- FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.

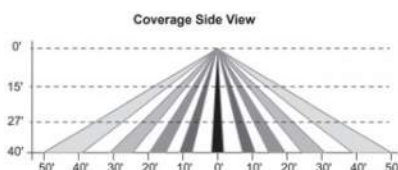
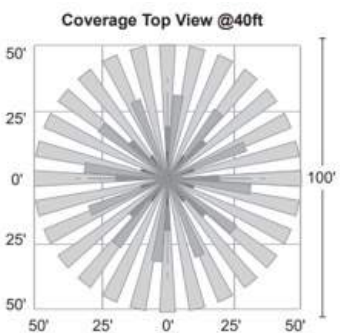
FSP-221



FSP-20HV



FSP-40HV

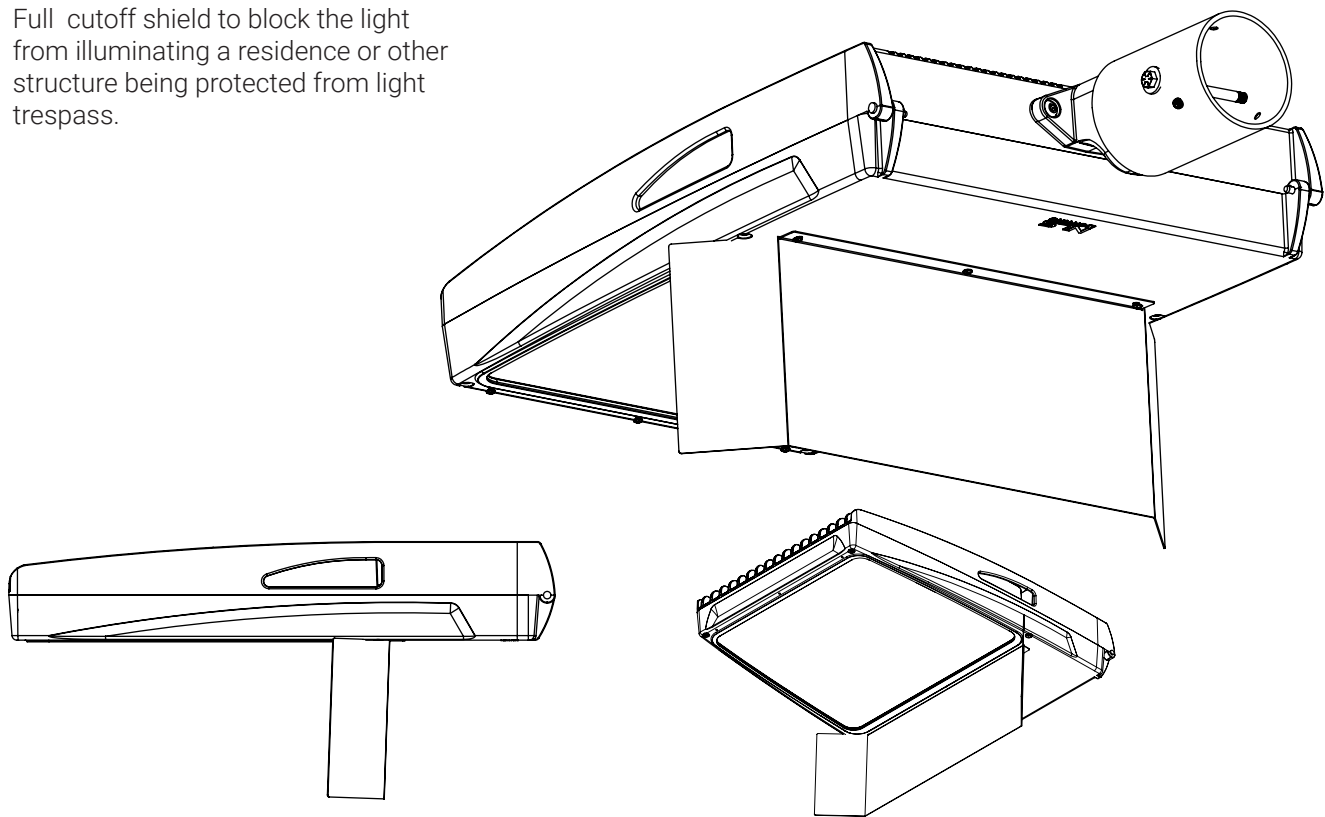


Sensor Specification



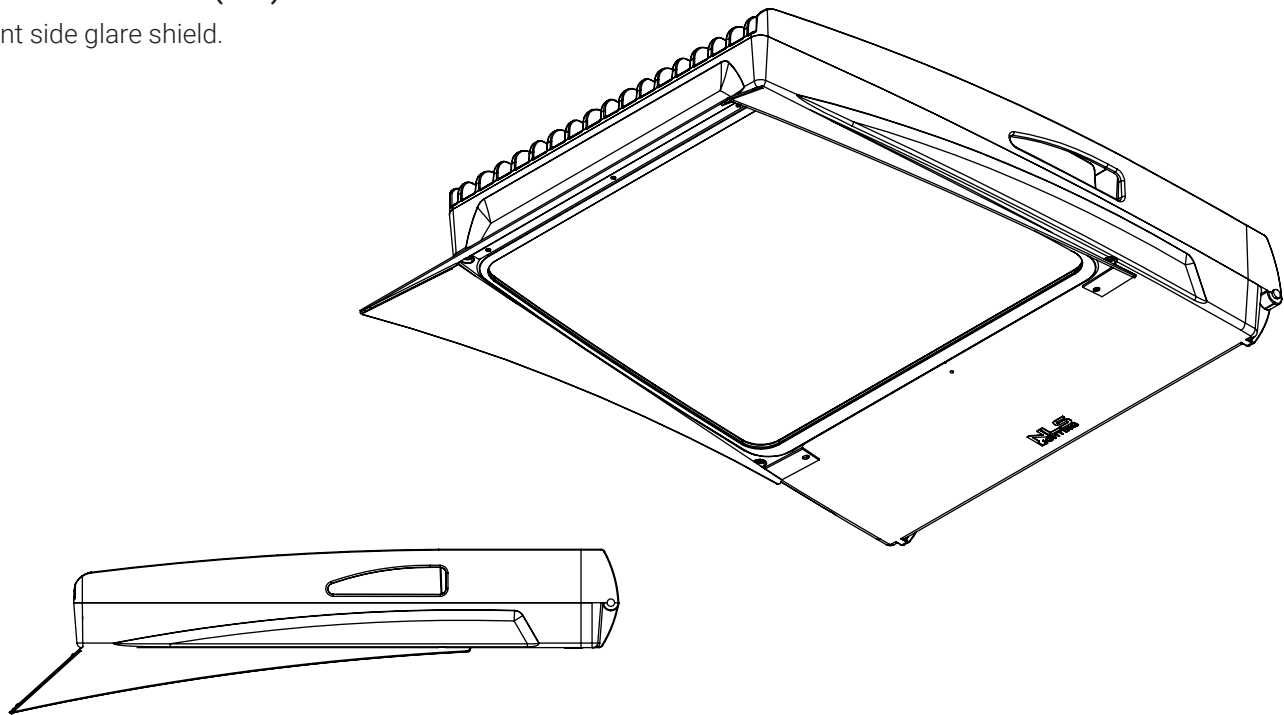
HOUSE SIDE SHIELD (HSS)

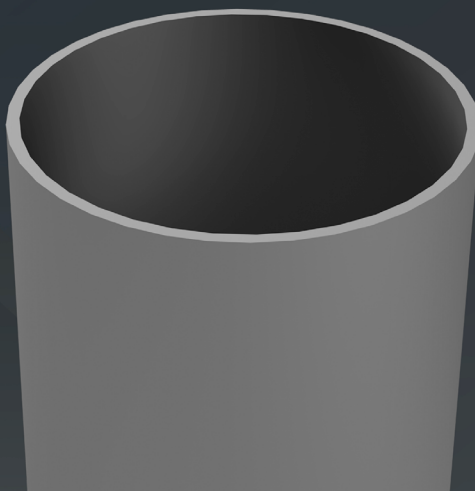
Full cutoff shield to block the light from illuminating a residence or other structure being protected from light trespass.



FRONT SIDE SHIELD (FSS)

Front side glare shield.



ROUND STRAIGHT STEEL POLE

HEIGHT

10' - 30'

POLE SHAFT

The pole shaft material is a weldable grade hot rolled commercial quality steel tubing with a minimum yield of 46,000 psi. Conforms to ASTM A500 Grade B Standards. Poles have ground lug welded inside hand-hole opposite side of the hand-hole. Pole shaft is welded to base plate on top and bottom of base plate.

BASE PLATE

The Base Plate is manufactured from structural hot rolled steel that meets or exceeds a minimum yield strength of 36,000 psi, conforms the ASTM-A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

ANCHOR BOLTS

All anchor bolts are hot dipped galvanized steel and come with two galvanized nuts and washers per bolt. Minimum yield strength 50,000 psi. Anchor bolts are not included for Custom Bolt Circle.

BASE COVER

All base covers are fabricated two-piece 6063 aluminum and powder coated to match the pole. Square base cover comes standard, Round base cover optional.

HAND-HOLE

A reinforced hand-hole is 12" on center from the base plate and is constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength. The hand-hole covers are provided with internal bridge support and powder coated to match pole finish.

POLE CAP

All poles come with a removable polymer pole cap installed. All pole caps are black finish. Aluminum Pole Cap option is painted to match pole.

FINISH

All poles are treated with shot blast media for a near white finish, power blasted with 100 psi prior to powder coat application. Electrostatically applied AAMA 2604 polyester powder coat with a 3 to 5 mil thickness for maximum adherence.

MARINE GRADE FINISH

All poles are washed through a 5-stage cleaning system with a deionized rinse, a 3 to 5 mils zinc rich durable polyester primer powder coat, followed by a 3 to 5 mils super durable AAMA 2604 polyester powder coat finish.

Recommended for applications near the coastline or in demanding environments.

GALVANIZED FINISH

All poles are Hot Dipped Galvanized in a multi stage process. Galvanizing Specification, Zinc (Hot Dipped Galvanized) per ASTM A 123/A 123M - 02

Zinc coatings on threaded materials shall conform to specification A 153 /A 153M. The coating shall be continuous and reasonably smooth and uniform in thickness and in weight.

Galvanizing Adherence - The Zinc coating shall withstand handling consistent with the nature and thickness of the coating and normal use of the article without peeling or flaking.

Provides the most protection against the elements in coastal and harsh environments.

GALVANIZED UNDER POWDER

Galvanized Under Powder (GUP) adheres to above galvanized specification, and the second stage is a light sand blast on the outside of the pole, third stage is a 3-5 mils AAMA 2604 polyester powder coat finish for maximum adherence.

VIBRATION DAMPENER

The Vibration Dampener is factory installed and consists of a rugged galvanized chain coated with heavy duty polyester tubing that is factory secured at the bottom 2-3rds of the pole and can optionally be secured in the field by a contractor at the base during installation.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



Project Name:

Type:

RSSP ORDERING GUIDE

Cat#	Height	Pole Dimension	Gauge	Base Pattern
Round Straight Steel Pole (RSSP)	10' (10) 12' (12) 14' (14) 16' (16) 18' (18) 20' (20) 22' (22) 24' (24) 25' (25) 26' (26) 28' (28) 30' (30)	4" Round (4R) 5" Round (5R) 6" Round (6R)	.120 Wall Thickness (11G) .180 Wall Thickness (7G)	(10'-20') 9"- 10 3/8" Bolt Circle (9BC) (22'-30') 11 1/2"- 14" Bolt Circle (12BC) Custom Bolt Circle (CBC) <i>* Consult Factory</i>

Mounting	Color	Bolts	Options
Single (SGL) Double (D-90) (D-180) Triple (T-90) (T-120) Quad (QD) No Drill (ND) <i>*Tenon Option</i> Tenon 2-3/8" Round (T2R) 3" Round (T3R) 3-1/2" Round (T312R) 4" Round (T4R) 4-1/2" Round (T412R)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver Metallic (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Green Textured (GRN) Hunter Green Textured (HGN) Custom (CS)	3/4" x 30" (3430) 1" x 36" (136) Less Anchor Bolts (LAB)	GFI Kit (GFI20A) ^{3, 4, 5} <i>20 Amp Weather Proof Receptacle</i> GFI Provision Only (PROV) ^{4, 5} Galvanized (GLV) Round Base Cover (RBC) <i>*Consult Factory for Pricing</i> Galvanized Under Powder (GUP) 1/2" Coupling (COUP) ⁴ <i>*Specify Location</i> Vibration Dampener (VD) Extra Hand Hole (XHH) ⁴ <i>* Specify Location</i> Marine Grade Finish (MGF) UL Certified with label (UL) ¹ Aluminum Pole Cap (APC) ² Buy American Act (BAA) ² Trade Agreement Act (TAA) ² Build America Buy American (BABA) ²

NOTES:

1. Aluminum Pole Cap must be selected for UL Certified Pole Option
2. Consult Factory
3. Standard weatherproof cover comes standard with option.
For lockable cover requests, please contact factory
4. Specify the Height (in feet) from ground level and degree orientation
from wire access slot.
5. 120V Only



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PRODUCT SPECIFICATIONS

Max. allowable EPA - RSSP poles (per AASHTO LRFDLTS-1)

Catalog Number	Shaft Length, ft	Wall thickness, in.	Shaft dia., in.	Base Plate, in.	Bolt Circle, in.	Bolts	80 mph	Max. wt. (lb)	90 mph	Max. wt. (lb)	100 mph	Max. wt. (lb)	110 mph	Max. wt. (lb)	115 mph	Max. wt., lb	120 mph	Max. wt., lb	130 mph	Max. wt., lb	140 mph	Max. wt., lb	150 mph	Max. wt., lb	160 mph	Max. wt., lb	170 mph	Max. wt., lb	180 mph	Max. wt., lb
RSSP-10-4R-11G-9BC-3430	10	0.120	4	9" sq.	9	3/4"x30"	20.0	500	20.0	500	20.0	500	20.0	500	18.3	458	16.6	416	13.9	347	11.7	292	10.0	250	8.7	217	7.6	190	6.8	169
RSSP-12-4R-11G-9BC-3430	12	0.120	4	9" sq.	9	3/4"x30"	20.0	500	20.0	500	20.0	500	16.1	402	14.5	363	13.1	329	10.8	270	9.0	225	7.6	190	6.6	165	5.7	143	5.0	126
RSSP-14-4R-11G-9BC-3430	14	0.120	4	9" sq.	9	3/4"x30"	20.0	500	20.0	500	16.4	409	13.0	326	11.7	292	10.5	262	8.5	213	7.0	174	5.8	145	4.9	124	4.3	108	3.7	93
RSSP-16-4R-11G-9BC-3430	16	0.120	4	9" sq.	9	3/4"x30"	20.0	500	16.3	408	12.6	316	9.9	247	8.8	220	7.8	196	6.2	156	4.9	124	4.0	100	3.4	85	2.9	73	2.5	63
RSSP-18-4R-11G-9BC-3430	18	0.120	4	9" sq.	9	3/4"x30"	18.3	458	13.7	344	10.4	261	8.0	201	7.1	177	6.2	154	4.8	119	3.6	91	2.8	70	2.3	60	2.0	60	1.6	60
RSSP-20-4R-11G-9BC-3430	20	0.120	4	9" sq.	9	3/4"x30"	15.7	393	11.6	289	8.6	216	6.5	162	5.5	139	4.8	120	3.5	88	2.5	62	1.8	60	1.4	60	1.1	60	0.9	60
RSSP-20-4R-7G-9BC-3430	20	0.188	4	9" sq.	9	3/4"x30"	20.0	500	19.6	489	15.1	378	11.8	294	10.5	262	9.3	232	7.3	183	5.7	144	4.6	116	3.9	98	3.3	84	2.9	72
RSSP-20-5R-11G-9BC-3430	20	0.120	5	9" sq.	9	3/4"x30"	20.0	500	19.7	491	14.9	374	11.5	288	10.1	253	9.0	226	7.4	186	6.2	156	5.2	131	4.5	112	3.8	96	3.3	83
RSSP-20-5R-7G-9BC-3430	20	0.188	5	9" sq.	9	3/4"x30"	20.0	500	20.0	500	20.0	500	16.2	406	14.4	361	13.0	325	10.8	271	9.1	228	7.8	195	6.7	167	5.8	146	5.1	127
RSSP-22-4R-11G-12BC-136	22	0.120	4	12" sq.	12	1"x36"	12.3	308	8.9	222	6.4	161	4.6	115	3.9	97	3.2	80	2.1	60	1.3	60	0.7	60	0.5	60	0.3	60	0.1	60
RSSP-22-4R-7G-12BC-136	22	0.188	4	12" sq.	12	1"x36"	20.0	500	15.6	389	11.8	295	9.0	226	8.0	199	7.0	174	5.3	133	4.0	100	3.1	77	2.6	64	2.2	60	1.8	60
RSSP-22-5R-11G-12BC-136	22	0.120	5	12" sq.	12	1"x36"	20.0	500	15.4	385	11.5	287	8.6	215	7.5	187	6.6	164	5.4	134	4.4	110	3.7	92	3.1	77	2.6	65	2.2	60
RSSP-22-5R-7G-12BC-136	22	0.188	5	12" sq.	12	1"x36"	20.0	500	20.0	500	20.0	500	15.8	396	14.1	351	12.7	316	10.5	263	8.9	221	7.5	188	6.5	162	5.6	140	4.9	122
RSSP-25-4R-11G-12BC-136	25	0.120	4	12" sq.	12	1"x36"	9.7	242	6.7	167	4.5	112	2.9	72	2.3	60	1.7	60	0.7	60	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-
RSSP-25-4R-7G-12BC-136	25	0.188	4	12" sq.	12	1"x36"	17.1	428	12.5	313	9.3	231	6.8	170	5.8	145	5.0	124	3.5	88	2.4	60	1.6	60	1.2	60	0.9	60	0.7	60
RSSP-25-5R-11G-12BC-136	25	0.120	5	12" sq.	12	1"x36"	16.9	423	12.1	302	8.7	217	6.2	154	5.1	128	4.4	110	3.5	87	2.7	68	2.2	60	1.7	60	1.4	60	1.1	60
RSSP-25-5R-7G-12BC-136	25	0.188	5	12" sq.	12	1"x36"	20.0	500	20.0	500	16.4	409	12.5	312	10.9	272	9.7	243	8.0	200	6.7	167	5.6	140	4.8	119	4.0	101	3.5	87
RSSP-26-4R-11G-12BC-136	26	0.120	4	12" sq.	12	1"x36"	8.9	222	6.0	150	3.9	98	2.4	60	1.7	60	1.2	60	0.3	60	0.0	-	0.0	-	0.0	-	0.0	-	0.0	-
RSSP-26-4R-7G-12BC-136	26	0.188	4	12" sq.	12	1"x36"	16.1	401	11.6	290	8.5	212	6.2	154	5.2	130	4.4	109	3.0	74	1.9	60	1.2	60	0.8	60	0.6	60	0.3	60
RSSP-26-5R-11G-12BC-136	26	0.120	5	12" sq.	12	1"x36"	13.3	333	11.1	278	7.9	196	5.4	135	4.4	111	3.7	93	2.9	72	2.3	60	1.8	60	1.4	60	1.1	60	0.8	60
RSSP-26-5R-7G-12BC-136	26	0.188	5	12" sq.	12	1"x36"	12.1	302	16.1	403	13.9	347	11.5	287	10.0	249	8.9	222	7.3	182	6.0	150	5.0	125	4.2	106	3.6	89	3.1	77
RSSP-28-4R-7G-12BC-136	28	0.188	4	12" sq.	12	1"x36"	14.1	353	10.0	250	7.1	177	4.9	122	4.0	100	3.3	82	2.0	60	1.0	60	0.3	60	0.1	60	0.0	-	0.0	-
RSSP-28-5R-11G-12BC-136	28	0.120	5	12" sq.	12	1"x36"	13.6	341	9.4	234	6.3	158	4.0	101	3.1	78	2.5	63	1.8	60	1.3	60	0.9	60	0.6	60	0.4	60	0.2	60
RSSP-28-5R-7G-12BC-136	28	0.188	5	12" sq.	12	1"x36"	20.0	500	17.8	445	13.1	329	9.7	242	8.3	207	7.2	181	5.9	147	4.8	120	3.9	98	3.2	81	2.7	68	2.3	60
RSSP-28-6R-7G-12BC-136	28	0.188	6	12" sq.	12	1"x36"	20.0	500	20.0	500	20.0	500	17.0	425	15.4	385	14.0	349	11.6	290	9.7	243	8.2	206	7.1	177	6.1	152	5.3	132
RSSP-30-5R-11G-12BC-136	30	0.120	5	12" sq.	12	1"x36"	11.7	293	7.8	194	4.9	122	2.8	69	1.9	60	1.4	60	0.8	60	0.4	60	0.1	60	0.0	-	0.0	-	0.0	-
RSSP-30-6R-11G-12BC-136	30	0.120	6	12" sq.	12	1"x36"	18.6	466	12.9	321	9.0	225	7.0	175	6.2	154	5.5	136	4.3	108	3.5	87	2.8	69	2.2	60	1.8	60	1.4	60
RSSP-30-5R-7G-12BC-136	30	0.188	5	12" sq.	12	1"x36"	20.0	500	15.6	391	11.3	282	8.1	201	6.8	169	5.8	146	4.6	115	3.7	92	3.0	74	2.4	60	1.9	60	1.5	60
RSSP-30-6R-7G-12BC-136	30	0.188	6	12" sq.	12	1"x36"	20.0	500	20.0	500	18.6	465	14.9	371	13.4	334	12.1	303	10.0	250	8.3	208	7.0	176	6.0	149	5.1	127	4.4	110

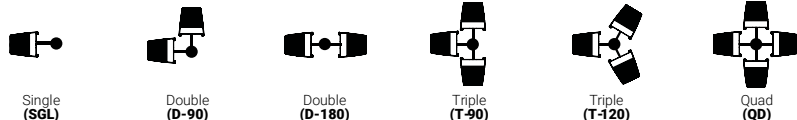
*Pole Assemblies With EPA>9.0 Require Specific Review

CAUTION: Installation of poles without luminaire(s) will compromise pole strength. Any accessories attached to the pole, or other modifications done in the field, will compromise the pole strength and may result in pole failure. Wind load evaluations and provisions for appendages such as banner arms, signage, cameras, etc., must be evaluated and approved by the factory prior to placing an order. Additional evaluation and approval should be performed by the customer's local structural engineer on the project.

*Anchor Bolts are NOT included with Custom Bolt Circle.
*Do NOT pour concrete referencing this drawing. Consult Factory.

*All wind loading calculations are based on sustained wind force plus an additional 1.3 gust.

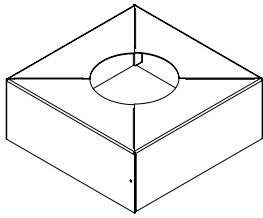
MOUNTING CONFIGURATION



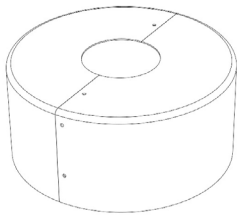
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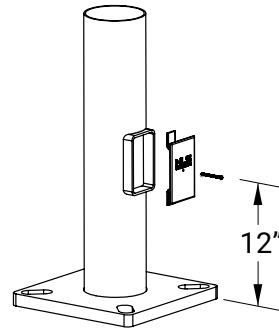
PRODUCT SPECIFICATIONS



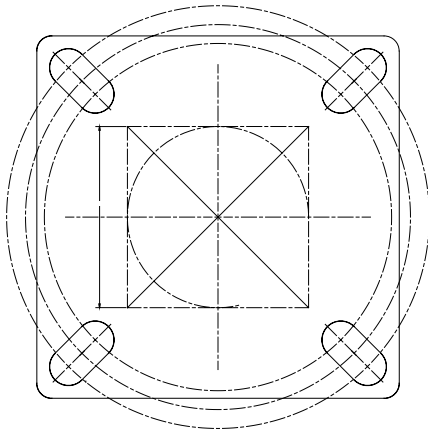
BASE COVER



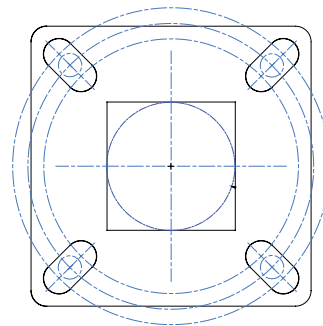
**OPTIONAL ROUND
BASE COVER**



BASE DETAIL



12" BASE DETAIL



9" BASE DETAIL

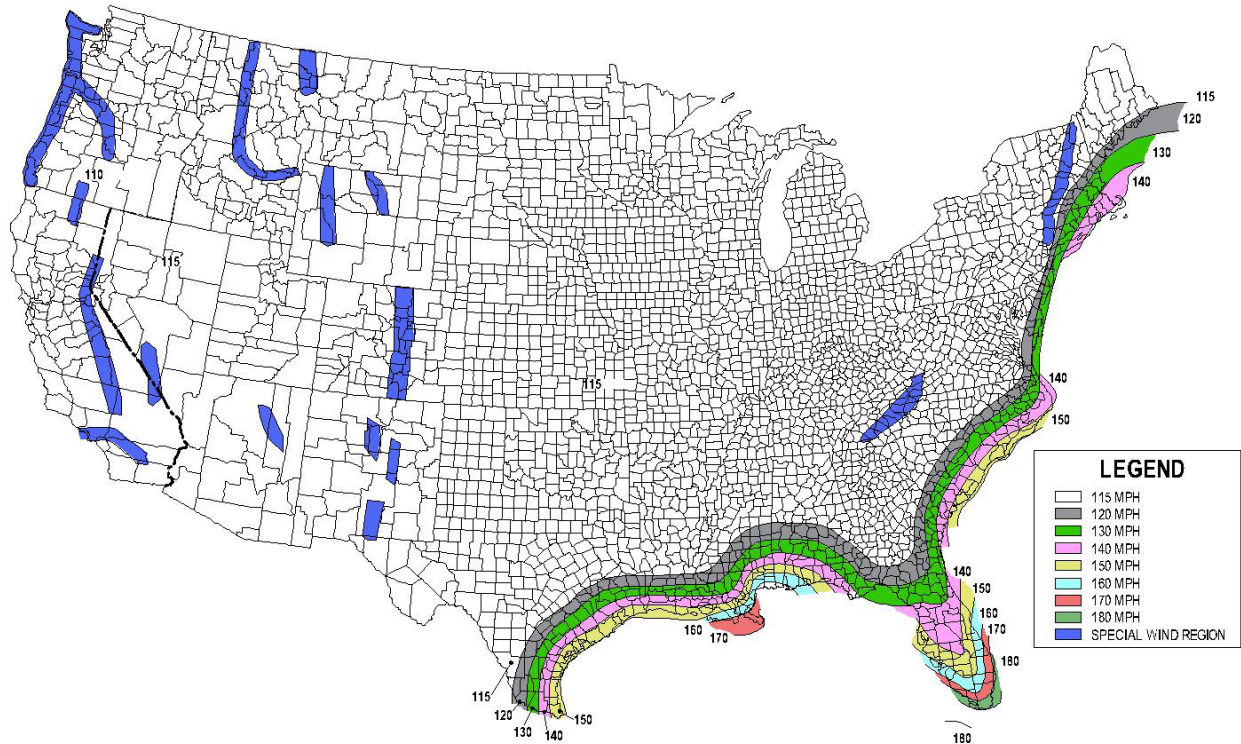


FIG. 3.8-1b - 700-Year MRI Basic Wind Speed, mph (AASHTO LRFDLTS-1)

- 1) All wind load calculations are based on sustained wind force plus and additional 1.3 gust
- 2) Wind Map is to be used as a reference only. Please coordinate with local agencies for further review.
- 3) Wind Map values are based on a 50 year mean recurrence. These values do not account for severe conditions, such as hurricanes, tornadoes, etc...
- 4) For review of poles with additional configurations (arms, banners, shorter/longer pole lengths, etc...), please contact factory.

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

[https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica\(n\).pdf](https://nslighting.com/wp-content/uploads/cs/NLS_BuyAmerica(n).pdf)



ARC2 LED

Architectural Wall Luminaire



Catalog
Number

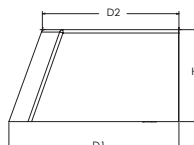
Notes

Type

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

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs
 (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		E8WC Emergency battery backup, CEC compliant (8W, -20°C min) ¹	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DWHXD White
	P5 6,500 Lumens			SPD6KV 6kV surge protection ¹	DSSXD Sandstone
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DDBTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U

Surface - mounted back box (specify finish)

NOTES

- 347V not available with E4WH, E8WC and SPD6KV.
- FAO not available with DMG.



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ARC2 LED
 Rev. 03/02/22

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

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

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
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 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	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

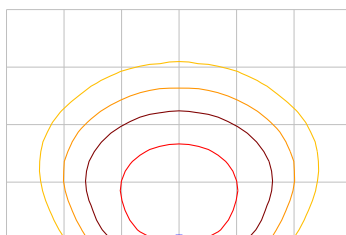
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

 0.25 fc
 0.5 fc
 1.0 fc
 3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K



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ARC2 LED
Rev. 03/02/22

Emergency Egress Options

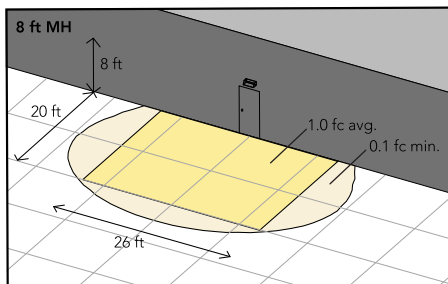
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

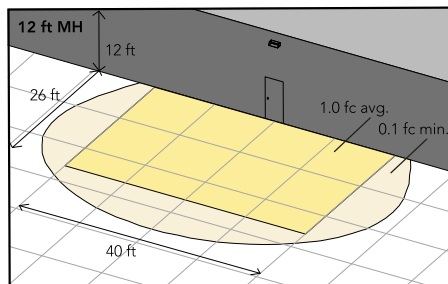
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

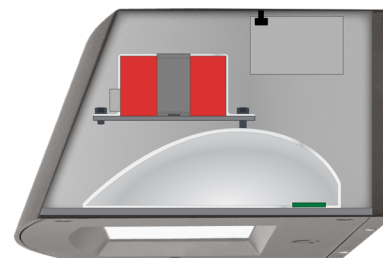
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

Mounting, Options & Accessories

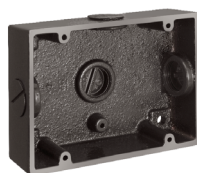


E4WH and E8WC – Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC 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 die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote 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 painted 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 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

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC 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 consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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 DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

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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ARC2 LED
Rev. 03/02/22



~~March 25, 2025~~

~~April 14, 2025~~

July 8, 2025

Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

Confluence

Attn: Denise Hurt

525 17th Street

Des Moines, IA 50309

RE: Lions Park Site Plan

Dear Ms. Hurt:

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

General Comments:

1. Note that CAD files are required with the final plan set. All files to be CAD unless noted below.
 - a. All new utilities to be installed and any removed.
 - b. Pavement within the project site
 - c. Finished grade surface of grading area (XML file)
 - d. All trees that are to be added or removed.
 - e. Survey file of existing conditions with any private utilities located.
 - f. Sign locations and pavement markings
 - g. Any recorded easements
2. A preconstruction packet will be sent once the final site plan has been received.
3. Note that as-builts are required after the completion of the project.
4. ~~Include critical crossing labels and elevations (Page 18). Please add labels to utility plan.~~
5. ~~Provide details for the bioretention basins. (i.e. typical cross sections, mulch, planting,...).~~
6. ~~Provide lighting cut sheets for proposed lighting fixtures (building and pickleball lights)~~
7. ~~Provide master site plan set similar to submittal 4 with all of the future items and updates in the site plan. This will be separate from the bid set.~~

SWMP

1. **Contributing Offsite Area:** There's a large offsite area to the west that drains through this site. That area needs to be included in the report.
2. **Stormwater runoff treatment** from the undetained impervious areas should be provided a vegetated filter strip. Include design in the report.
3. **Storm Water Management Design Section:** This design does not meet Unified Sizing Criteria. It only meets the existing 5-yr release requirements.
4. **Basin Outlet Design:** The second paragraph should be "Bioretention Basin 2", not "1".

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 15, 2025
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: July 1, 2025 at 5:30 at Grimes Community Complex

COUNCIL MEETING: July 22, 2025 at 5:30 at Grimes Community Complex

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

Sincerely,

Alivia Hoodjer
Assistant Planner



AGENDA ITEM:

BACKGROUND: The applicant, US Bancorp d.b.a. as US Bank, is requesting approval of a site plan located at 331 NE Cypress Drive to construct 4500 sf building, dumpster enclosure, and parking lot on the 1.03 acre property. Access to the site will be provided by a right in/right out from NE Gateway via the frontage road and full access from NE Cypress Drive. Surface parking for employees and customers will be provided on the west and south sides of the building as well as approximately 8 vehicle stacking spaces in the two drive through lanes to serve customers.

The building will be constructed with brick, stone block, and accent metal panels. The roof will have parapets to screen all roof-mounted equipment and the roof will have varying flat roof heights. An awning structure is proposed to be overhead of the ATM and drive through lanes.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS:

Planning and Zoning Commission recommendation of approval - 07/01/2025

STAFF RECOMMENDATION: Staff recommend approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

DATE

July 22, 2025

PROJECT NAME

US Bank Site Plan

APPLICANT

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

REQUESTED ACTION

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

LOCATION

331 NE Cypress Drive

ZONING

C-2 General and Highway
Service Commercial

Transportation Corridor
Mixed-Use Overlay District (per
Rezoning Development
Agreement)

PLANNER

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



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

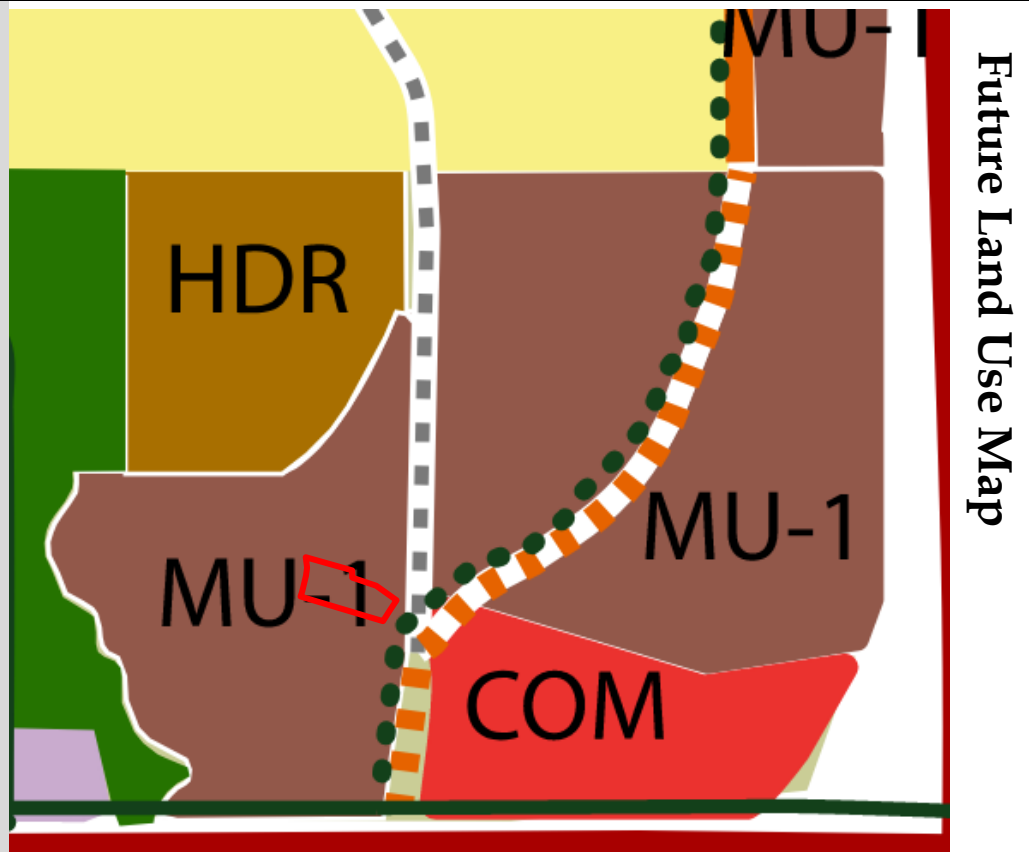
LAND USES & ZONING

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

PARKS

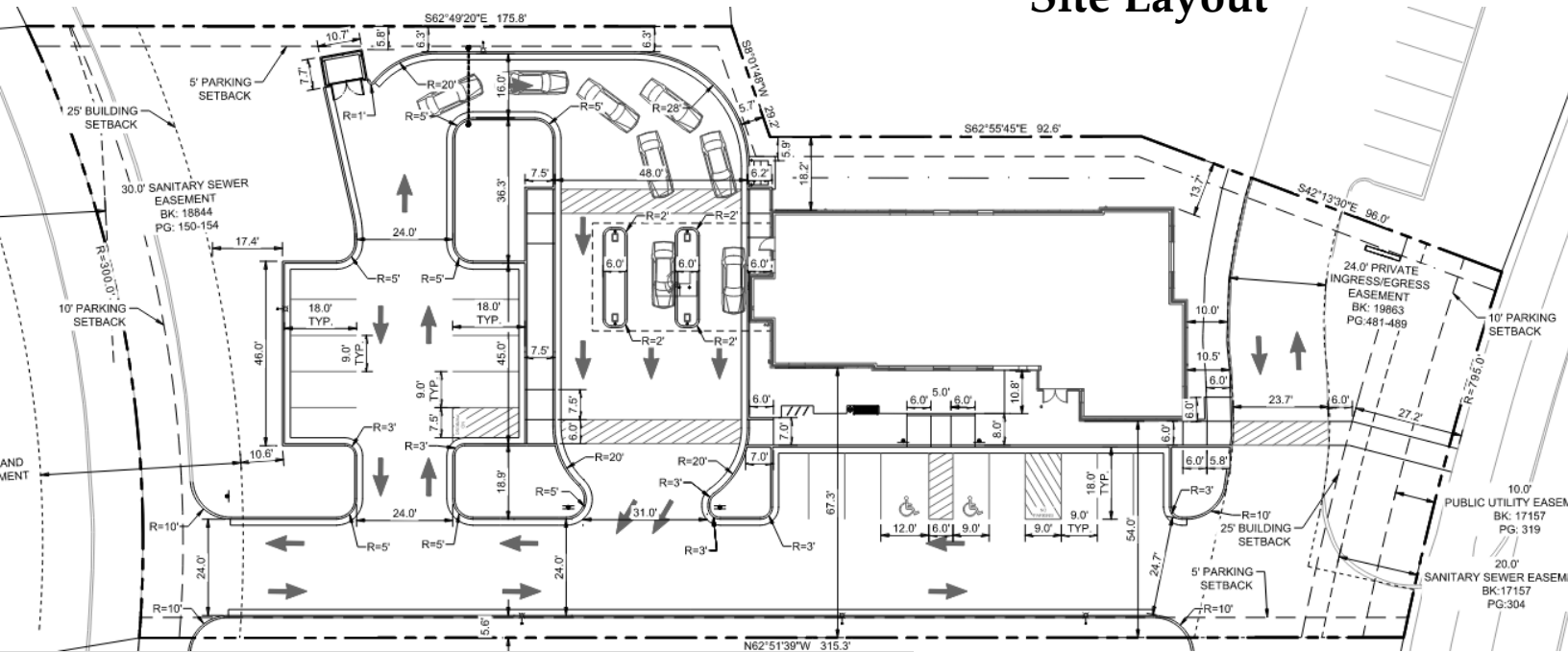
This site will have a sidewalk connection extending to the public trail along NE Gateway Drive.

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



Site Layout

Site Layout



ACCESS

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

SIDEWALK CONNECTIONS

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

LIGHTING

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

BUILDING SETBACKS

Front: 25'

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

Rear: 25'

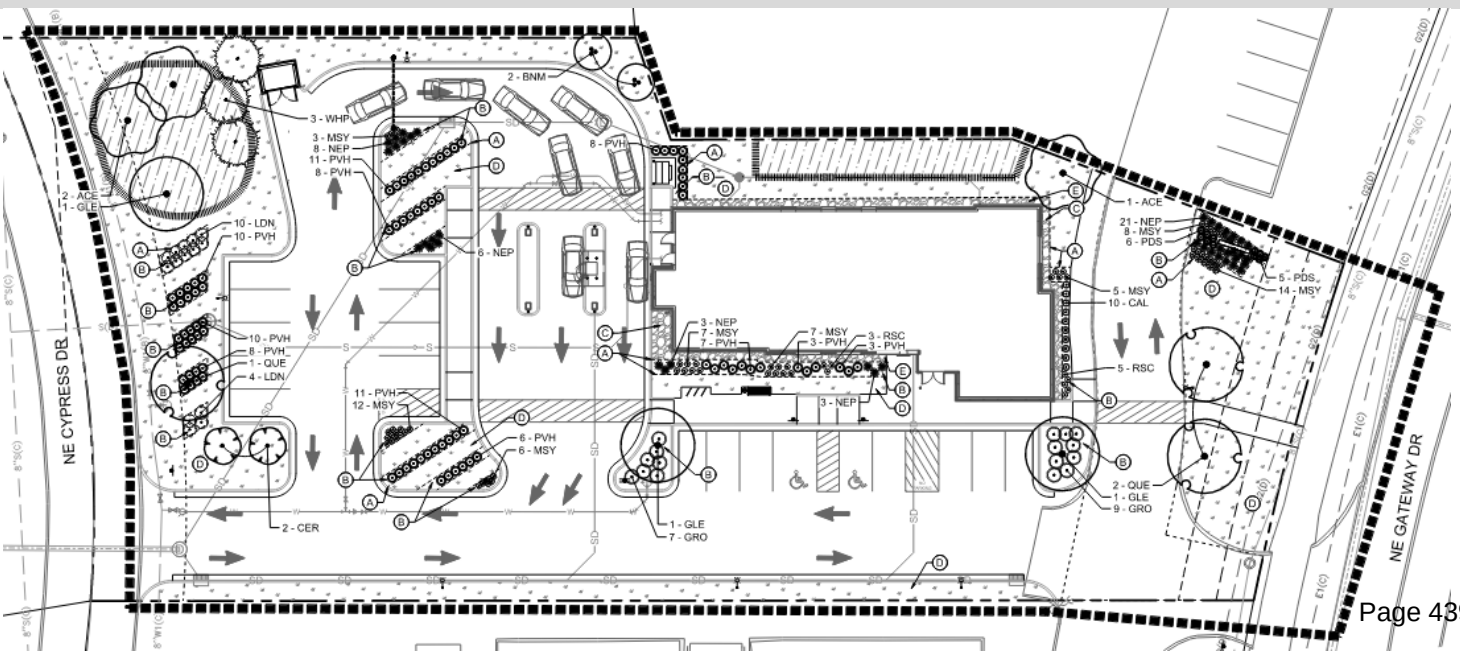
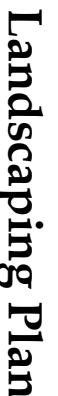
Parking Calculation Table

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

PARKING:

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

Utilities Map



Architecture

BUILDING & ELEVATIONS

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

DUMPSTER ENCLOSURE

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

LIGHTING

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

Material Board

BRICK - (FBR-1)

ENDICOTT
MANGANESE BROWN



STONE - (ST-1 = 12" HIGH x 24" WIDE)
(ST-1A = 8" HIGH x 24" WIDE)
(ST-1B = 6" HIGH x 24" WIDE)
(ST-1C = 4" HIGH x 24" WIDE)

INDIANA LIMESTONE
COMPANY
VANDERBILT -
LIMITED RANGE



METAL PANELS - (CMP-1D, CMP-1A, CMP-1B)

REYNOLBOND / PAC CLAD
COMPOSITE PANELS



CMP-1D_MIDNIGHT
BRONZE



CMP-1A_AWARD BLUE



CMP-1B_BONE WHITE

METAL FASCIA / TRIM - (SMF-C)

PAC CLAD
SHEET METAL



SMF-C_CLASSIC BRONZE

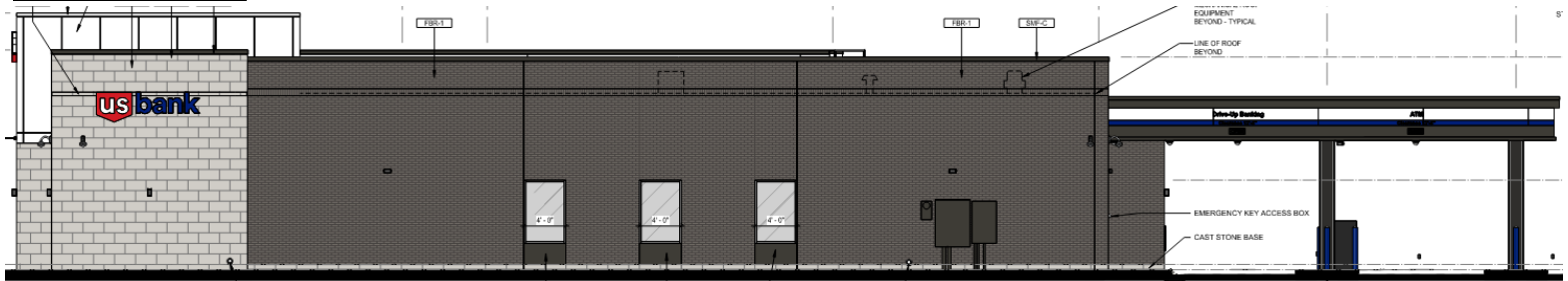
ALUMINUM WINDOWS - (SF-1, SF-2 AND SF-5)

SEE SPECIFICATIONS AND WINDOW TYPES ON A301
FOR MORE INFORMATION



ANODIC CLEAR

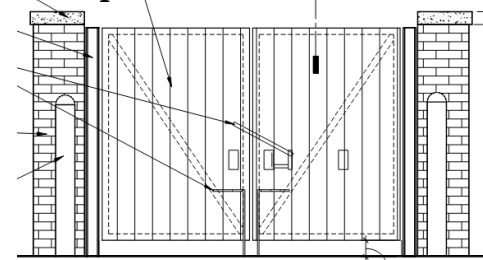
North Elevation



South Elevation



Dumpster Enclosure



Conclusion

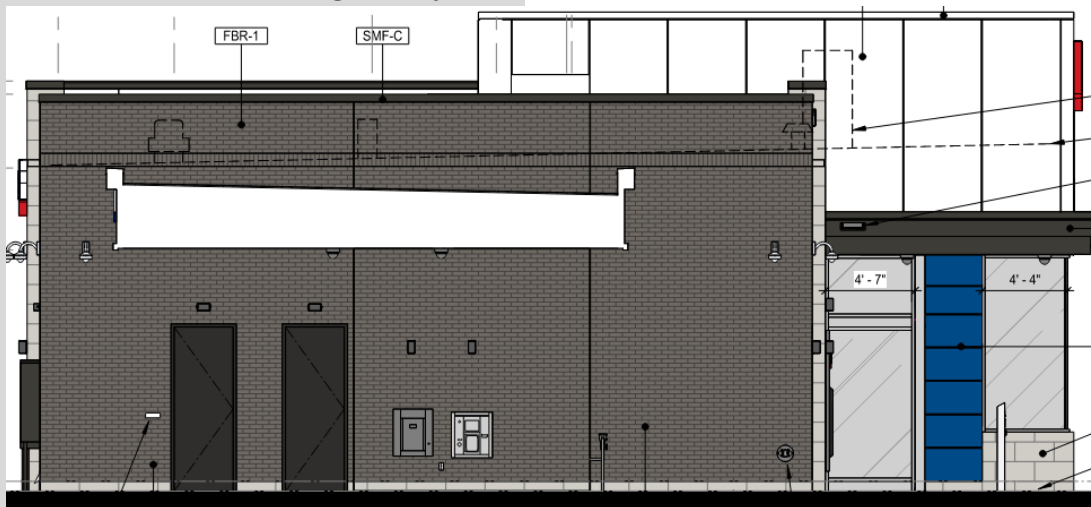
STAFF RECOMMENDATION

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

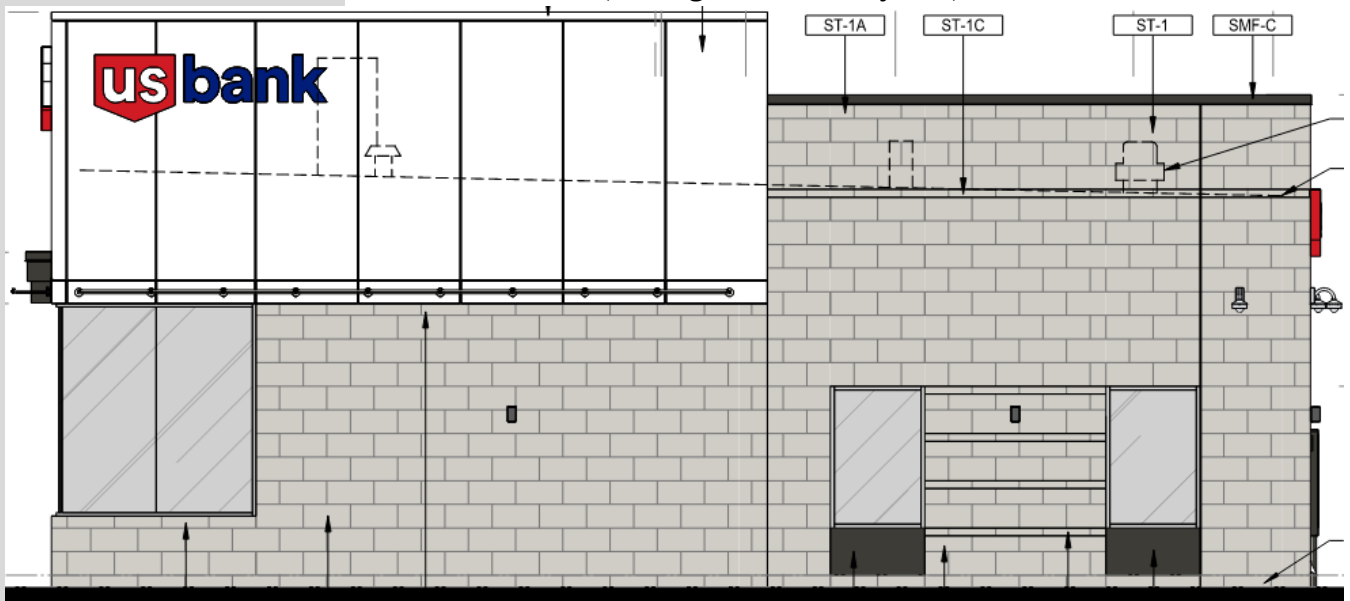
Conclusion

- Construction of a 4500 sf building, dumpster enclosure, ATMs, and parking lot on the 1.03 acre property.
- The proposed building is to be composed of brick, stone, and metal panel materials to meet the architecture requirements for C-2 and the Transportation Corridor Mixed-Use Overlay.
- The proposed site plan will need a 4/5 Council vote to allow the use of the accent metal panels in the proposed building materials.

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



East Elevation (Facing NE Gateway Dr.)



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

LEGAL DESCRIPTION

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

BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
BM500 ELEV=953.45
SET BENCHMARK ON ARROW ON HYDRANT, WEST SIDE OF NE CYPRESS DRIVE, +/-90° SOUTH OF CONTROL POINT 2, NORTHWEST CORNER OF SITE.

NOTES

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

PRELIMINARY CONSTRUCTION SCHEDULE

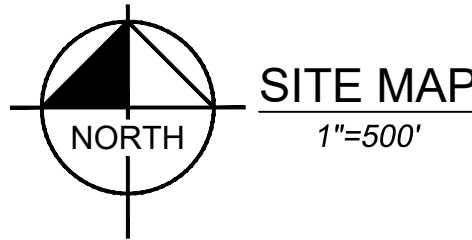
TO BE FILLED OUT

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

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

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

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



OWNER:

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

DEVELOPER:

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

TOPOGRAPHY SOURCE:

SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
CONTACT: ERIC MILLER
ERICMILLER@SNYDER-ASSOCIATES.COM
PH: (515)-494-6195

ARCHITECT:

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

GOVERNING AGENCY:

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

APPLICANT:

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

CIVIL ENGINEER:

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

GEOTECHNICAL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

UTILITY PROVIDERS:

FIBER OPTIC	LUMEN/CENTURLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
ST-STORM SEWER S-SANITARY SEWER W1-WATER MAIN	CITY OF GRIMES DAVE GUTHRIE 515-986-9636 LOCATES@GRIMESIOWA.GOV
E1-UNDERGROUND ELEC	MIDAMERICA ENERGY JAMIE NEER 515-252-6972 MECDSDDESIGNLOCATES@MIDAMERICAN.COM
G2-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR PER MAP RECEIVED	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
F04-FIBER OPTIC	SEGRA/UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 SEGRAGIS@SEGRAFIBER.COM

ABBREVIATIONS :

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

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CERTIFICATION

PRELIMINARY -
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CONSTRUCTION

Name

License No.

Expiration Date

Date Signed

PROJECT FOR



USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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

Project No. 195517096

Drawn By SM

Checked By MB

Date 07/07/2025

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ISSUES / REVISIONS

NO. DATE DESCRIPTION

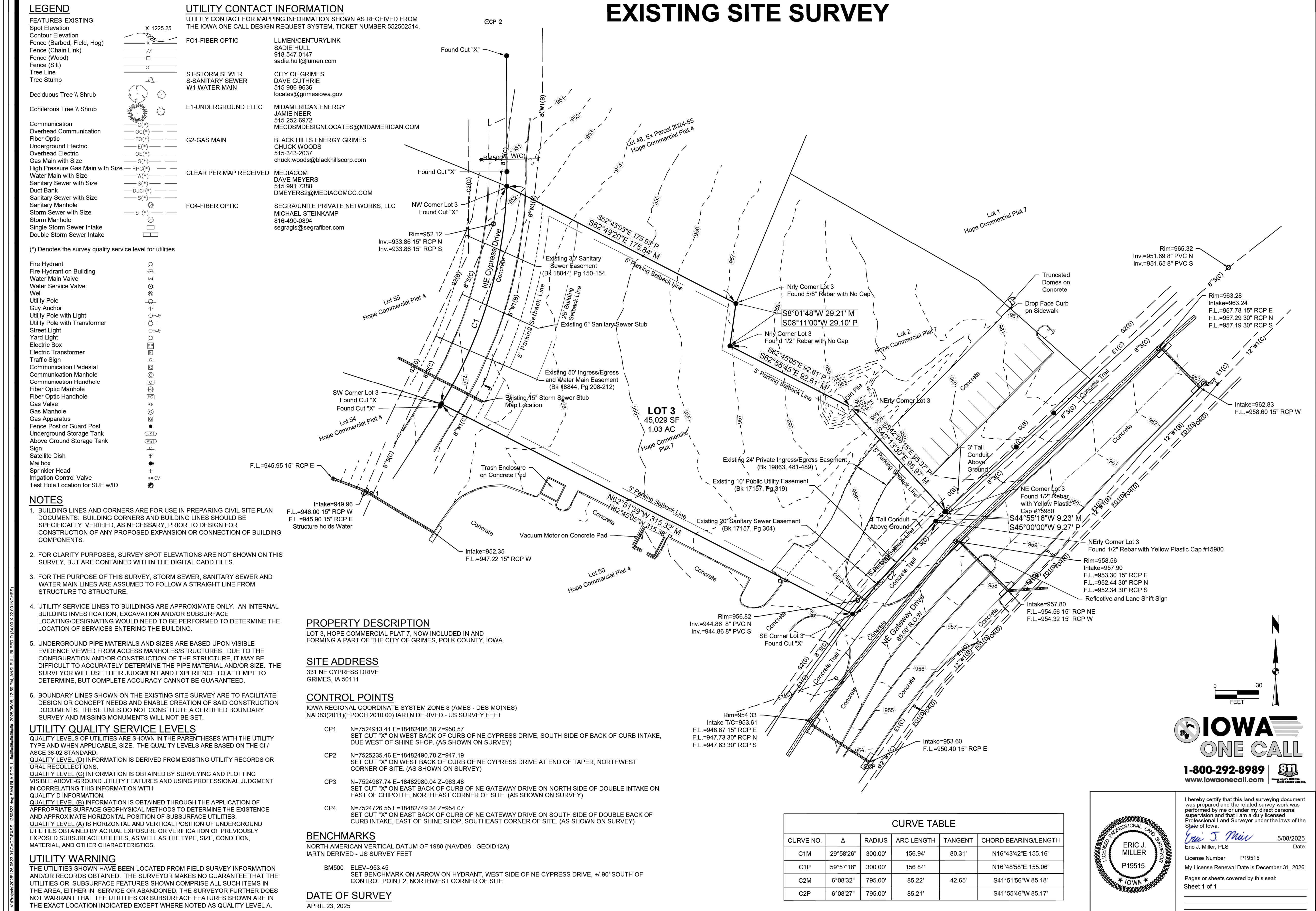
06/02/2025 PERMIT ISSUE

06/16/2025 SITE PLAN COMMENT RESPONSE 1

07/07/2025 SITE PLAN COMMENT RESPONSE 2

TITLE SHEET

C000



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PROJECT FOR

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

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Project No. 195517096
Drawn By SM
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Date 07/07/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
06/02/2025	PERMIT ISSUE	
06/16/2025	SITE PLAN COMMENT RESPONSE 1	
07/07/2025	SITE PLAN COMMENT RESPONSE 2	

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

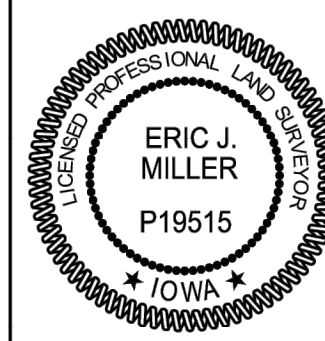
KIMLEY HORN: US BANK - GRIMES SITE
EXISTING SITE SURVEY
SNYDER & ASSOCIATES, INC. I



Project No: 125.0523.01
Sheet 1 of 1



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

Eric J. Miller 5/08/2025
Eric J. Miller, PLS Date
License Number P19515
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal:
Sheet 1 of 1

GENERAL CONSTRUCTION NOTES

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

THIRD PARTY SUPPLEMENTAL INFORMATION

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

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

CITY OF GRIMES SANITARY SEWER NOTES:

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

EROSION CONTROL NOTES

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

PAVING AND STRIPING NOTES

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

CITY OF GRIMES GENERAL NOTES:

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

GRADING AND DRAINAGE NOTES

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

CITY OF GRIMES WATER MAIN NOTES:

1. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2645. 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 RECEPACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPACLE MODEL TV-18-2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SURVEY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND STRUCTURAL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P. PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

CITY OF GRIMES STORM SEWER NOTES:

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



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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

Name
License No.
Expiration Date
Date Signed
PROJECT FOR



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

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

Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

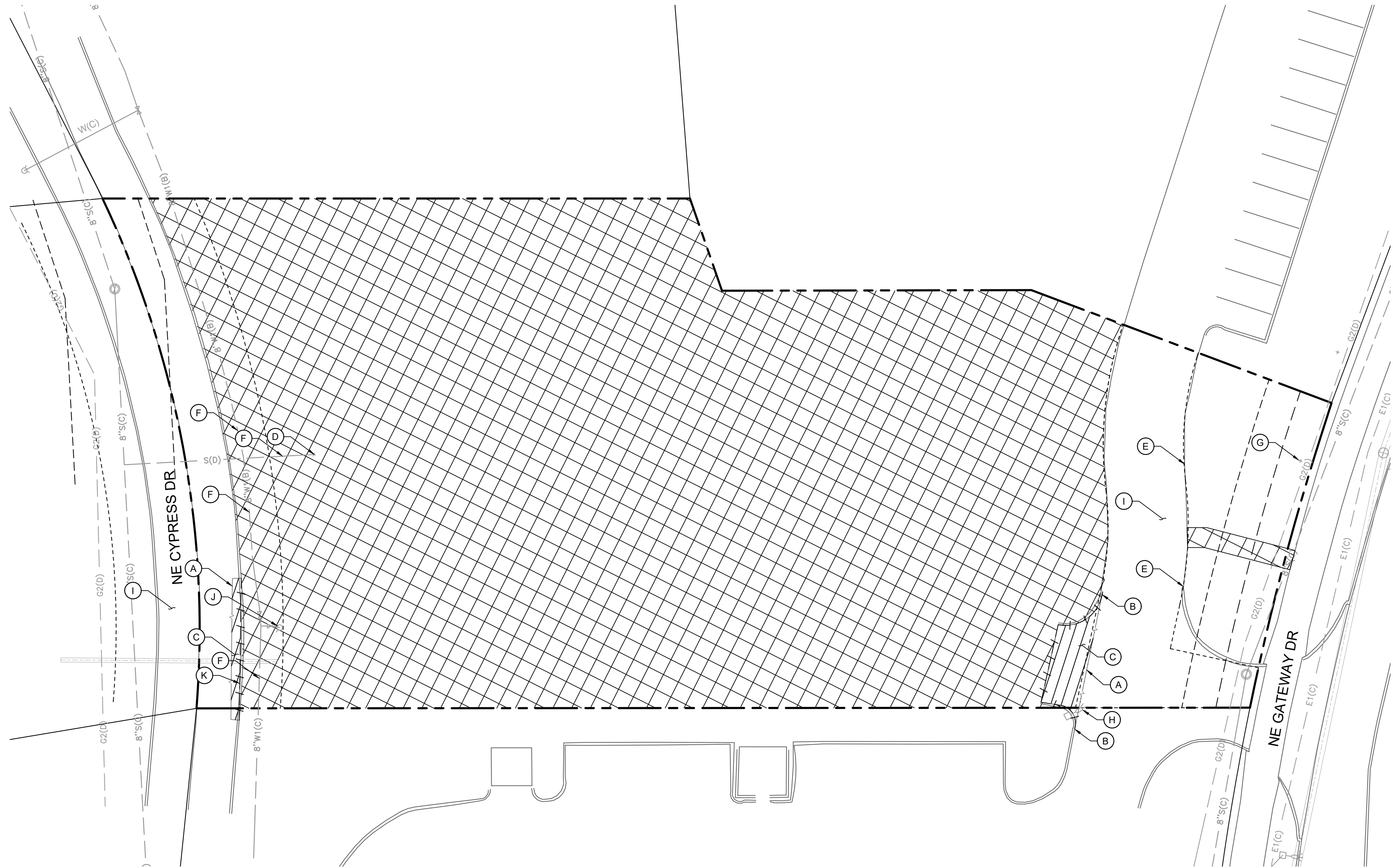
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1
	07/07/2025	SITE PLAN COMMENT RESPONSE 2

GENERAL NOTES

C100



DEMOLITION PLAN NOTES

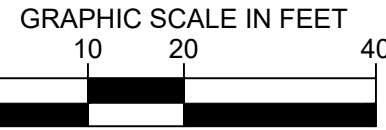
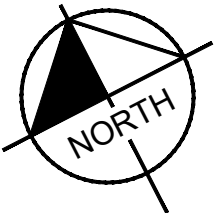
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES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

LEGEND

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

KEYNOTE LEGEND

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



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CERTIFICATION

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Name

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Expiration Date

Date Signed

PROJECT FOR



USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO
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SHEET G000.

Project No. 195517096

Drawn By SM

Checked By MB

Date 07/07/2025

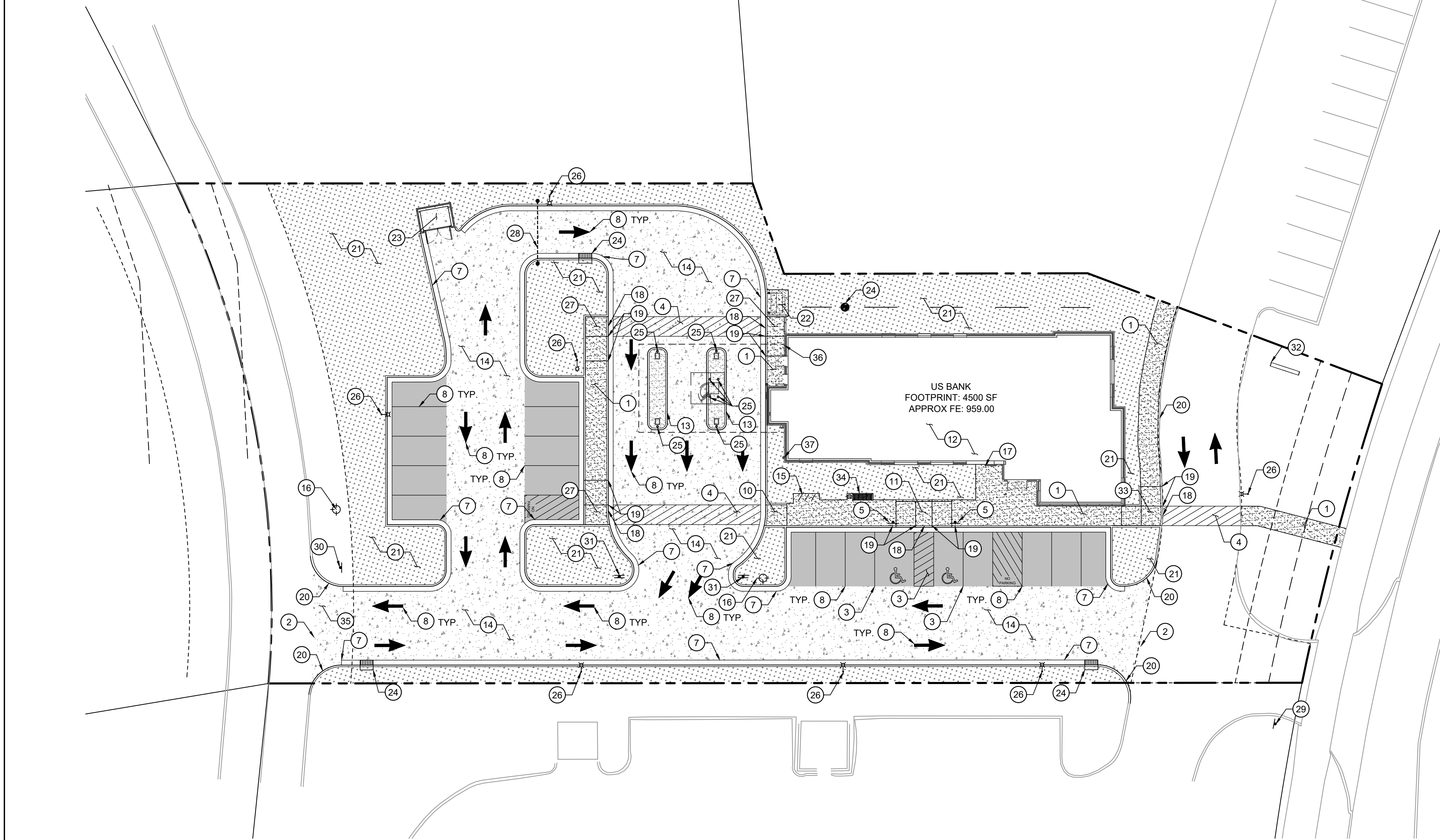
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DEMO PLAN

C200

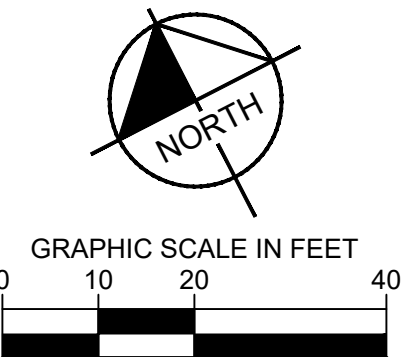


LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENTS
- SEE SHEET C400 - SITE DIMENSION PLAN FOR FURTHER DETAIL.
- 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C., CONCRETE SEALER: TK-26UV
- 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C., CONCRETE SEALER: TK-26UV
- PROPOSED 4" DEPTH CONCRETE SIDEWALK
- PROPOSED LANDSCAPING

CONSTRUCTION NOTES

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



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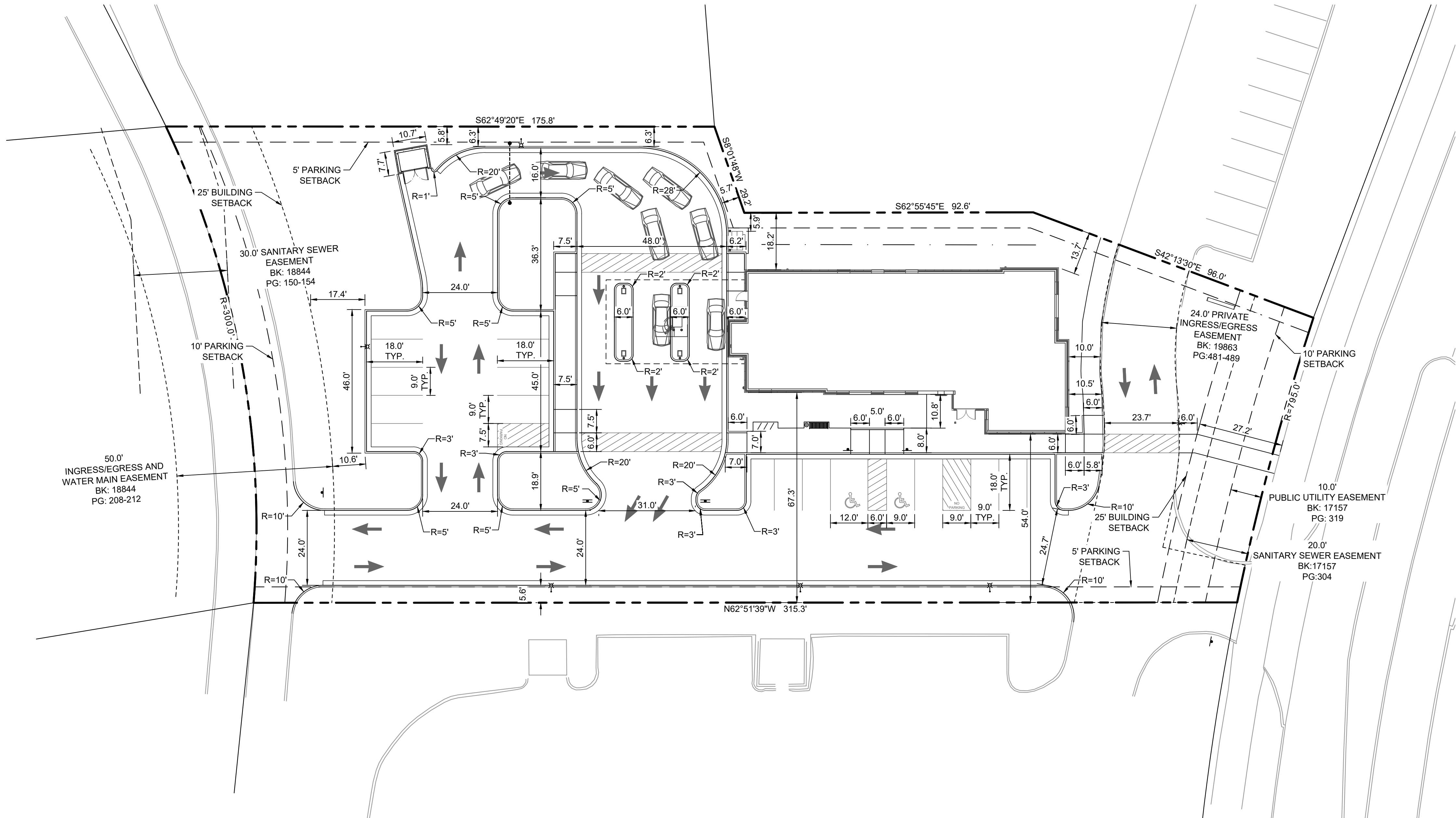
Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

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SITE KEYNOTE
PLAN

C300



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

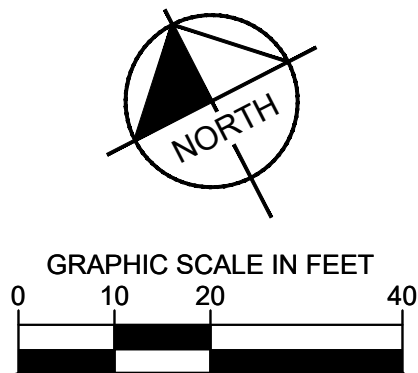
PARKING SUMMARY	
EXISTING PARKING	0 STALLS
REQUIRED PARKING	14 STALLS
TOTAL PROPOSED PARKING	18 STALLS
REQUIRED ACCESSIBLE PARKING	(2) ADA STALLS REQUIRED (1 VAN)
PROPOSED ACCESSIBLE PARKING	(2) ADA STALLS PROPOSED (1 VAN)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
PARKING STALL DIMENSIONS	9'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

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

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

LEGEND

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



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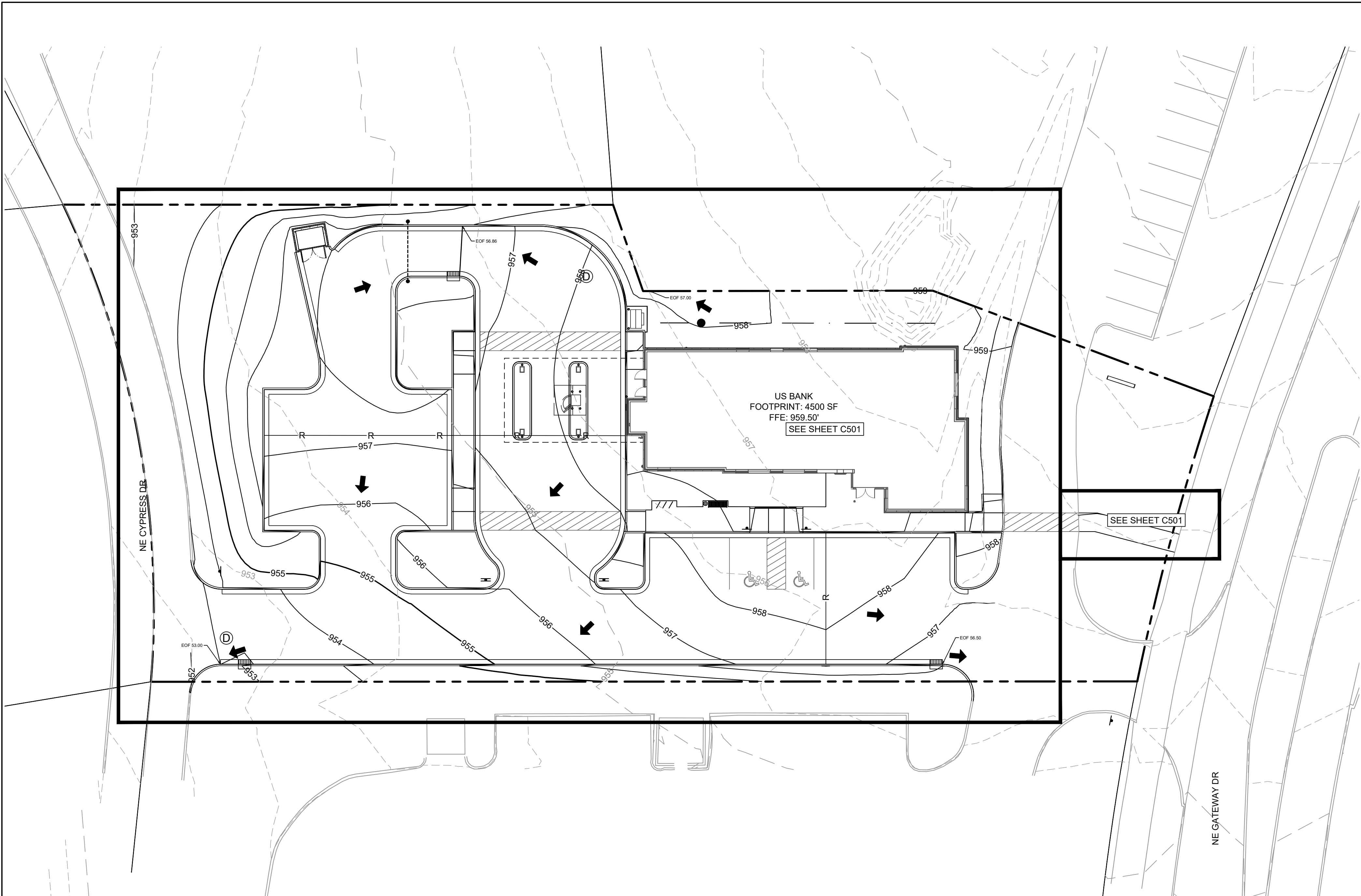
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SITE DIMENSION PLAN

C400



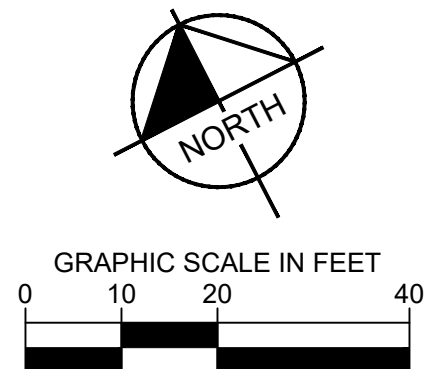
GRADING PLAN NOTES

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

ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.
- SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
- UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

LEGEND

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



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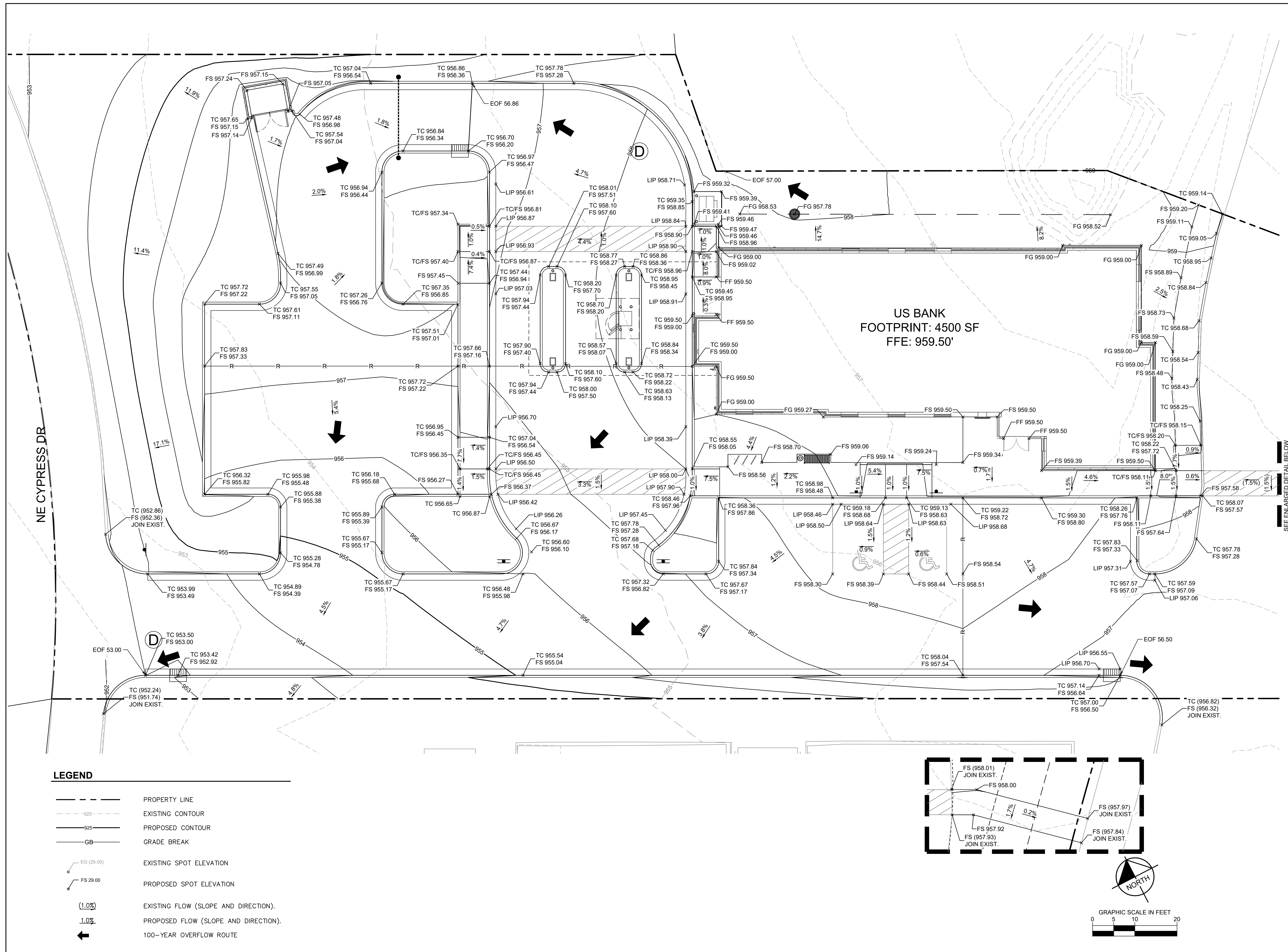
OVERALL GRADING PLAN

C500

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GRADING PLAN
DETAILS

C501



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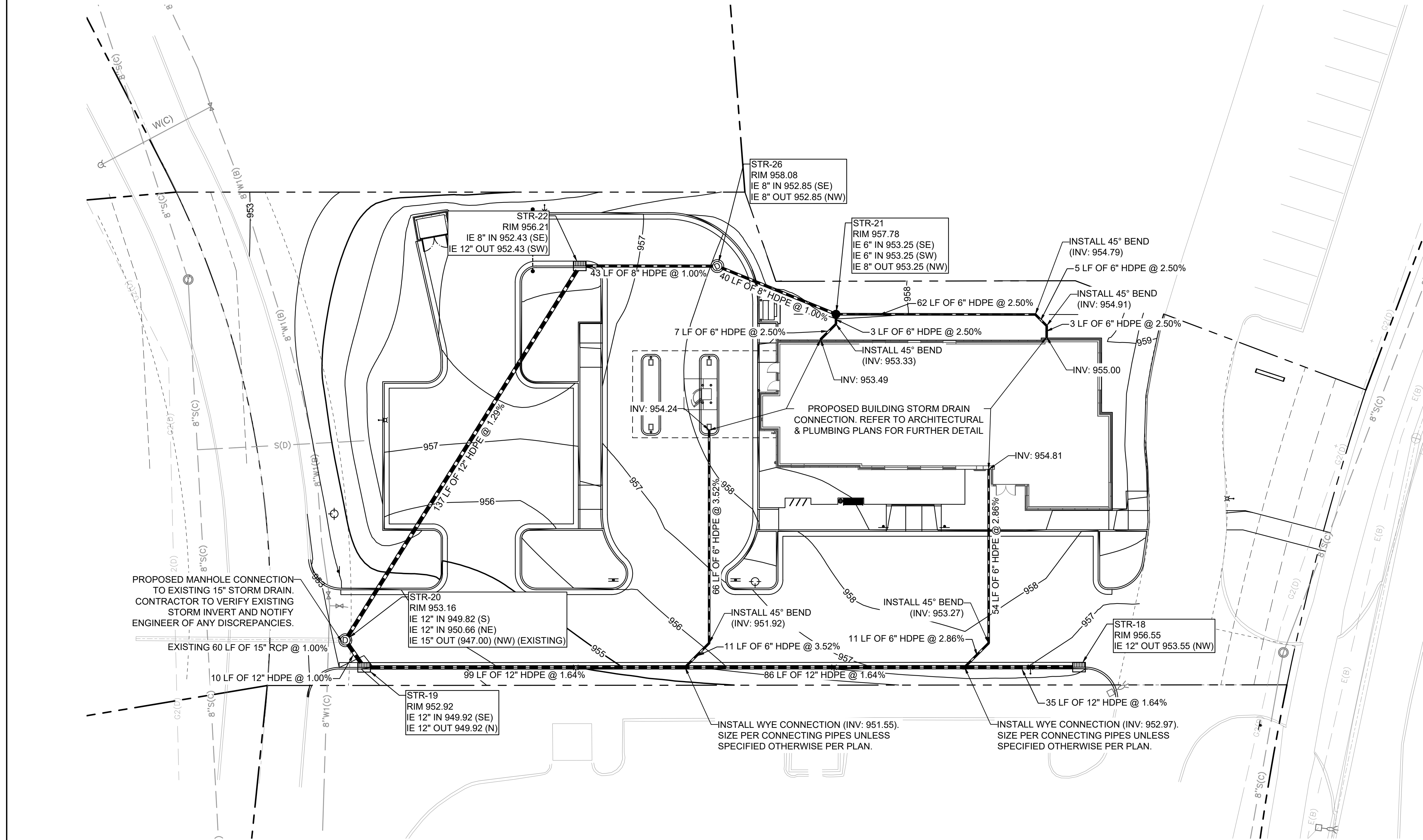
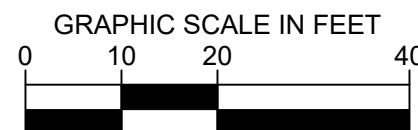
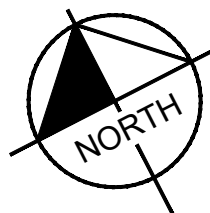
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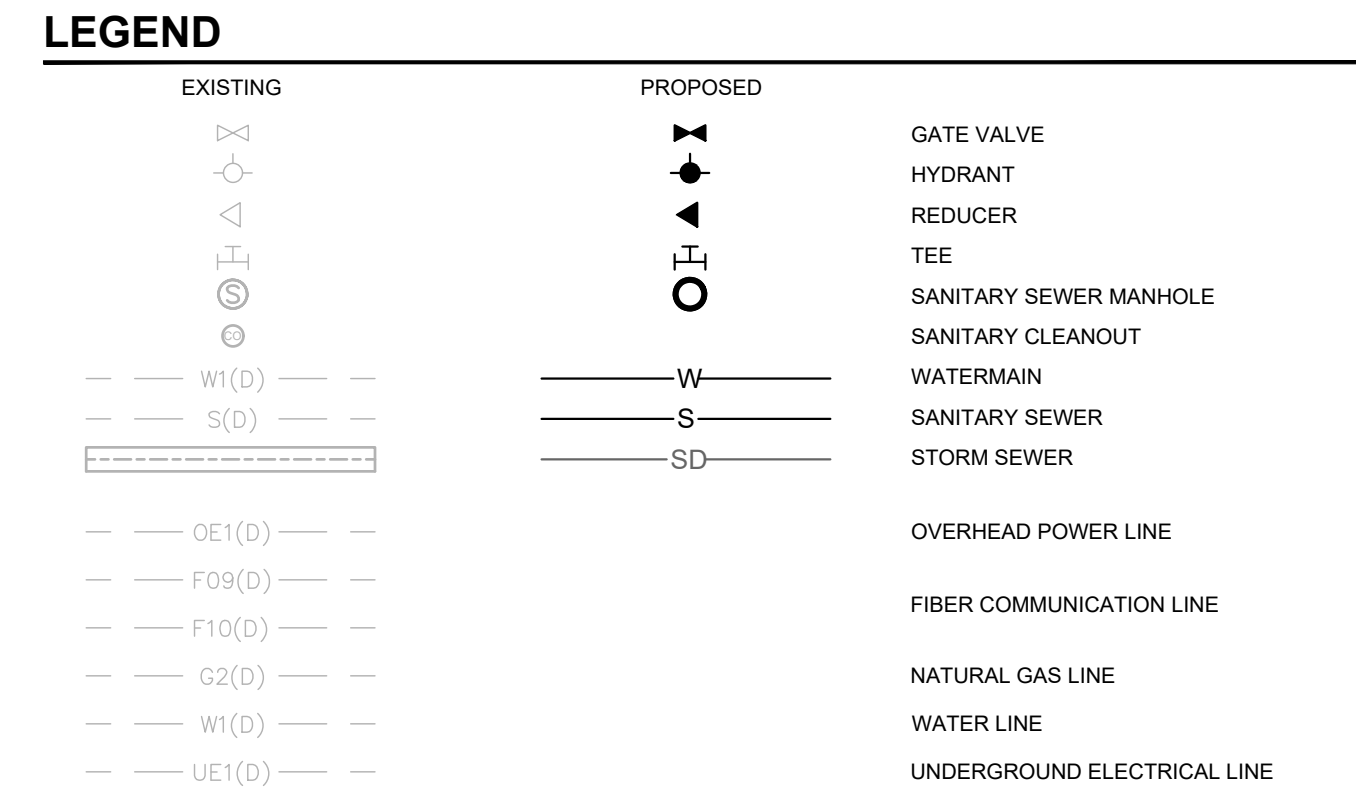
—	PROPERTY LINE
○	PROPOSED STORM MANHOLE (SOLID CASTING)
●	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
○	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
○	PROPOSED STORM SEWER CLENOUT
—	PROPOSED FLARED END SECTION
—	PROPOSED STORM SEWER

STORM SEWER NOTES

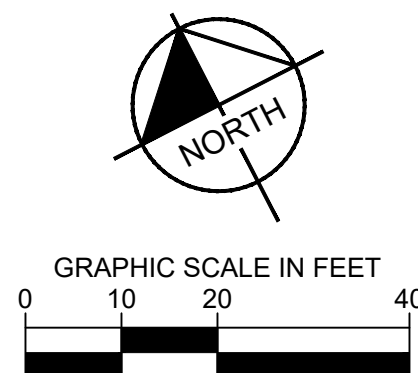
- INSTALL STORM SEWER IN ACCORDANCE WITH 2025 SUDAS & THE CITY SUPPLEMENTAL.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE:
RCP: ASTM C-76
HDPE: ASTM F-714, F-894
PVC SCH40: ASTM D-1785,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

DRAINAGE SCHEDULE						
STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STR-18	SW-501	956.55	NW 953.55	12"	1.64%	HDPE
STR-19	SW-501	952.92	N 949.92	12"	1.00%	HDPE
STR-20	SW-401	953.16	NW 947.00	15"	1.00%	RCP
STR-21	SW-512	954.00	NW 953.25	8"	1.00%	HDPE
STR-22	SW-501	956.21	SW 952.43	12"	1.29%	HDPE
STR-26	SW-401	958.08	NW 952.85	8"	1.00%	HDPE





INSTALL UTILITIES IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.	
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.	15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.	16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. SANITARY SEWER PIPE SHALL BE: PVC: ASTM D-2729, D-3034 PVC SCH40: ASTM D-1785, F-714, F-894 SANITARY SEWER FITTINGS SHALL BE: PVC: ASTM D-2729, D-3034 PVC SCH40: ASTM D-2665, F-2794, F-1866	17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
5. WATER MAIN PIPE SHALL BE: DUCTILE IRON: AWWA C115 WATER MAIN FITTINGS SHALL BE: DUCTILE IRON: AWWA C-153, C-110, ASME 316.4	18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.	19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.	20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. MAINTAIN A MINIMUM OF 5'-0" COVER ON ALL WATER LINES.	21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.	22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.	23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.1 (AWWA C-151) (CLASS 50).	24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINKING GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.	25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.	26. ALL ON-SITE UTILITIES ARE PRIVATE.
14. IN PAVEMENT AND GREEN AREAS, INSTALL ALL MANHOLE CASTINGS TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE GRADE.	27. LOCATIONS WHERE THE SANITARY SEWER HAS LESS THAN 5.5-FEET OF COVER, PROVIDE 4-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE. INSTALL THE INSTALLATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES OR MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL.
	28. SANITARY SEWER MANHOLES TO BE SUDAS SW-301 UNLESS DETAILED DIFFERENTLY IN THE PLAN.



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PRELIMINARY -
NOT FOR
CONSTRUCTION

Name _____
License No. _____
Expiration Date _____
Date Signed _____
PROJECT FOR _____



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

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

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	07/07/2025

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1
	07/07/2025	SITE PLAN COMMENT RESPONSE 2

UTILITY PLAN

C700

GENERAL CONSTRUCTION NOTES

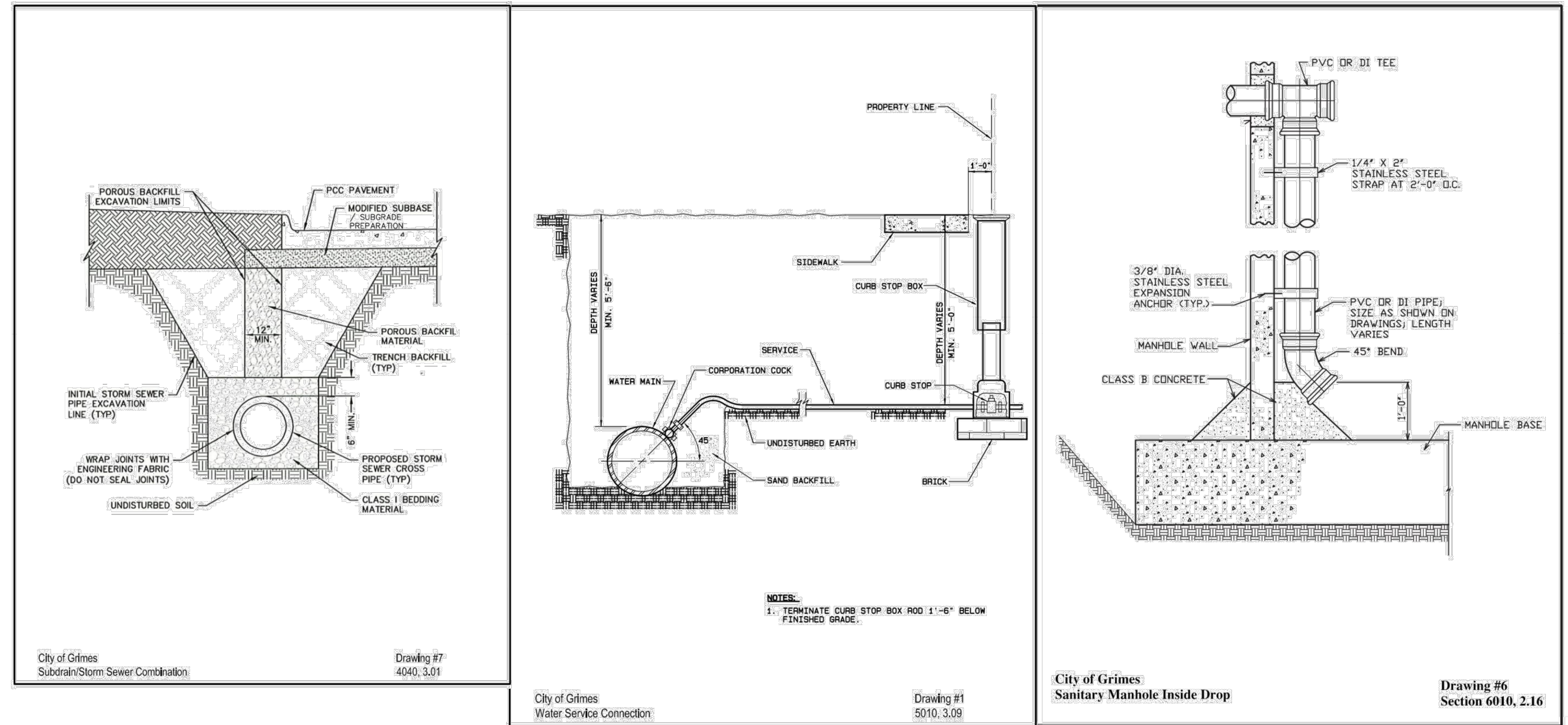
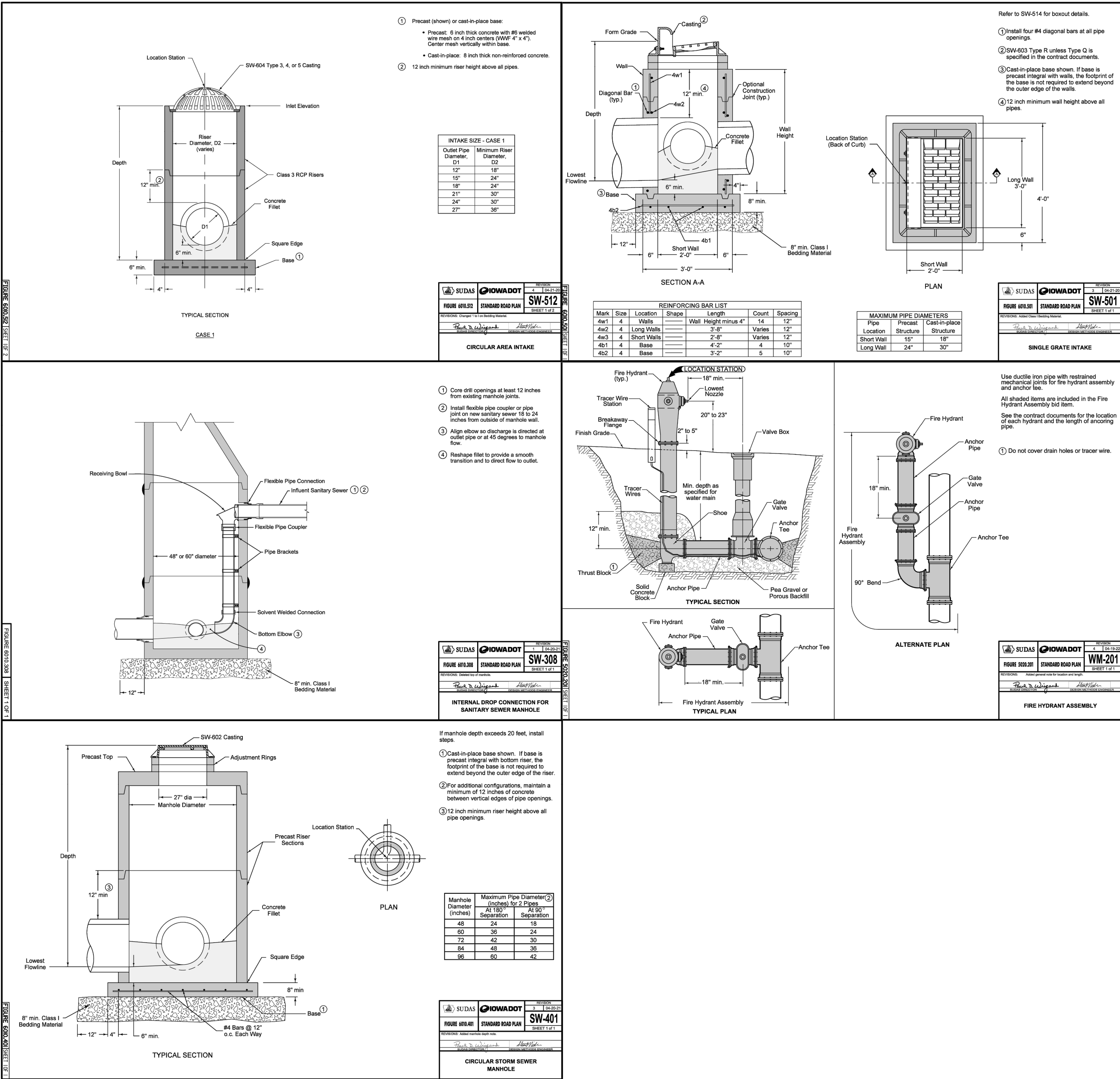
1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE F.H.A. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STREETLIGHTS, SIGNS, AND POSTS. IF REGULATORY SIGN MUST BE REMOVED FOR CONSTRUCTION, A TEMPORARY SIGN MUST BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF EXISTING PERMANENT STREETLIGHTS, SIGNS, AND POSTS.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

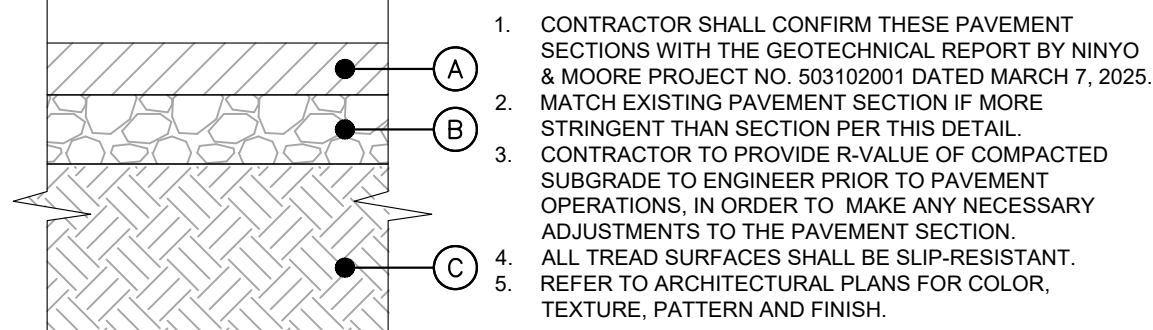
PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDEREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.



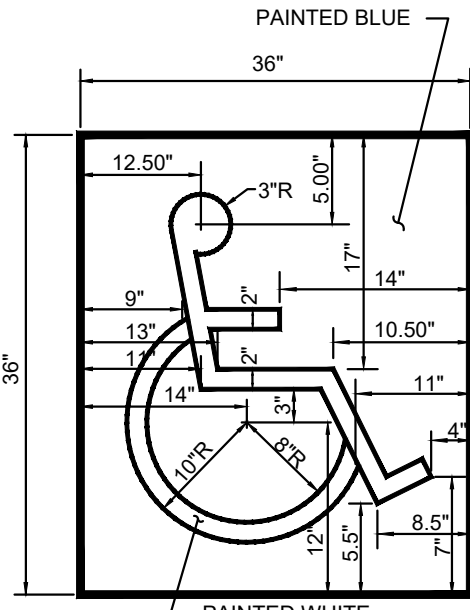


1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY NINYO & MOORE PROJECT NO. 503102001 DATED MARCH 7, 2025.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT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

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

PAVEMENT SECTIONS
N.T.S.

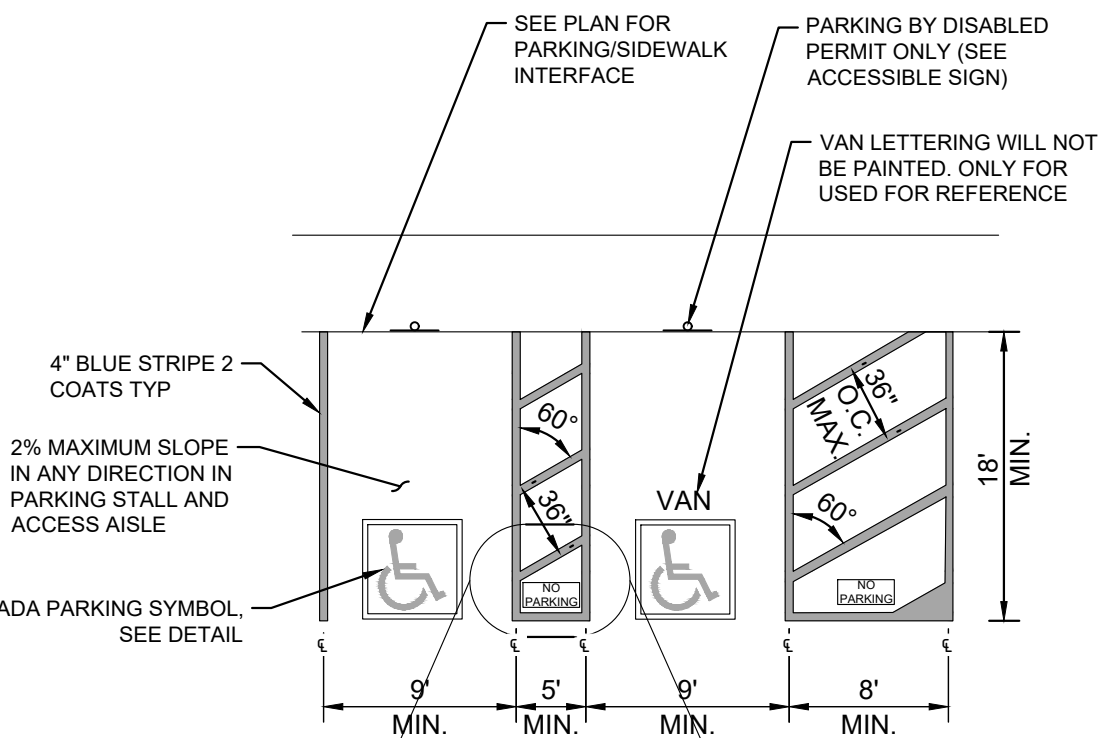
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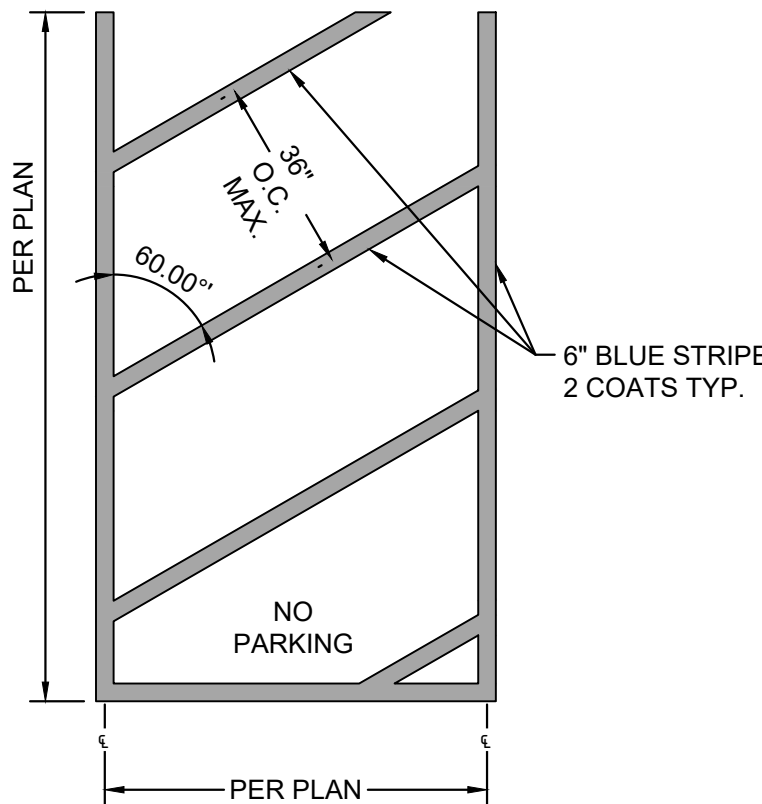
ADA LOGO STRIPING DETAIL
LOCATED AT EDGE OF PARKING SPACE
(PER CBC SECTION 11B-502.6.4)

ACCESSIBLE PARKING STRIPING
N.T.S.

THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.



2

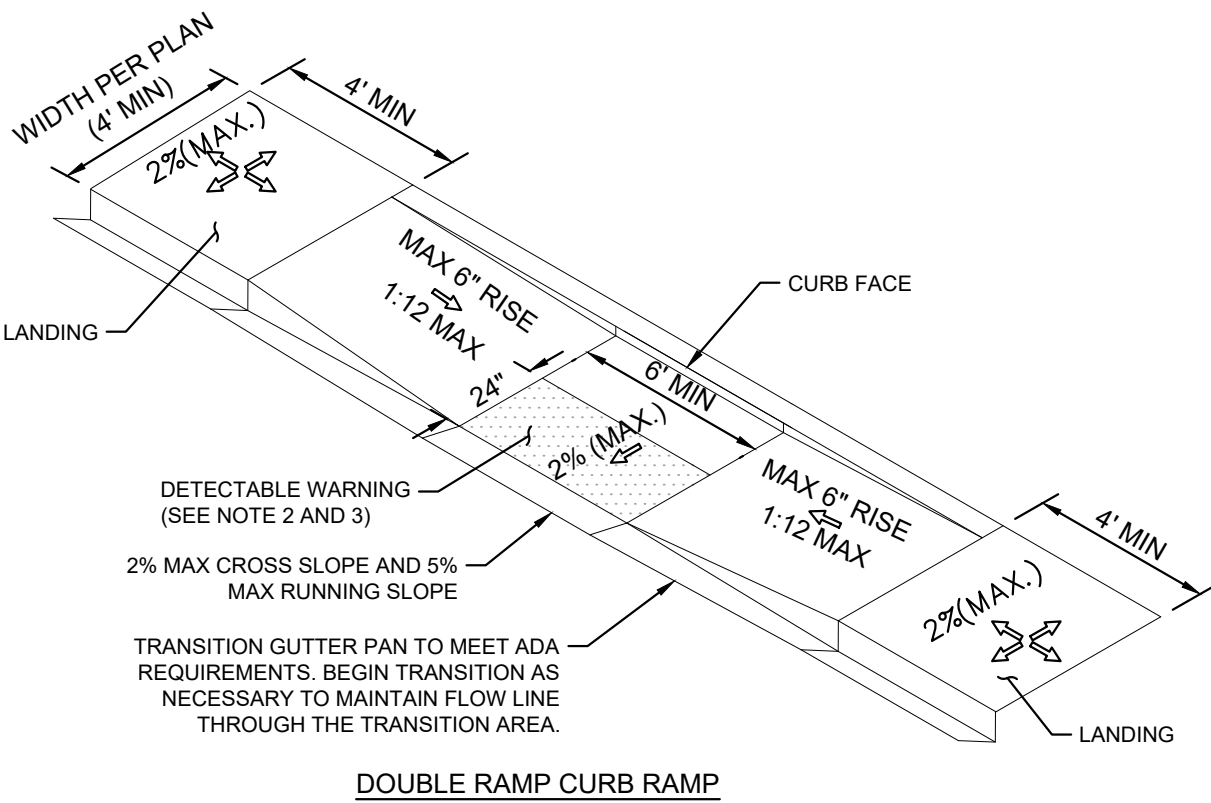


ACCESSIBLE PATH-OF-TRAVEL STRIPING
N.T.S.

3

NOTES:

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

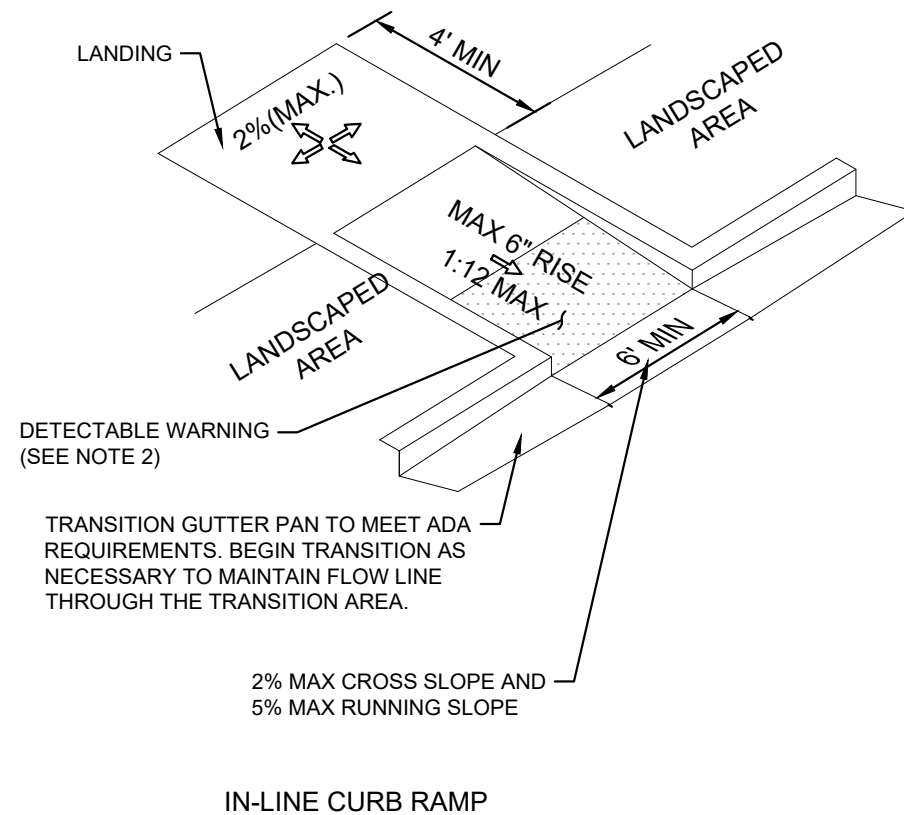


ACCESSIBLE RAMP DETAILS - DOUBLE RAMP CURB RAMP
N.T.S.

6

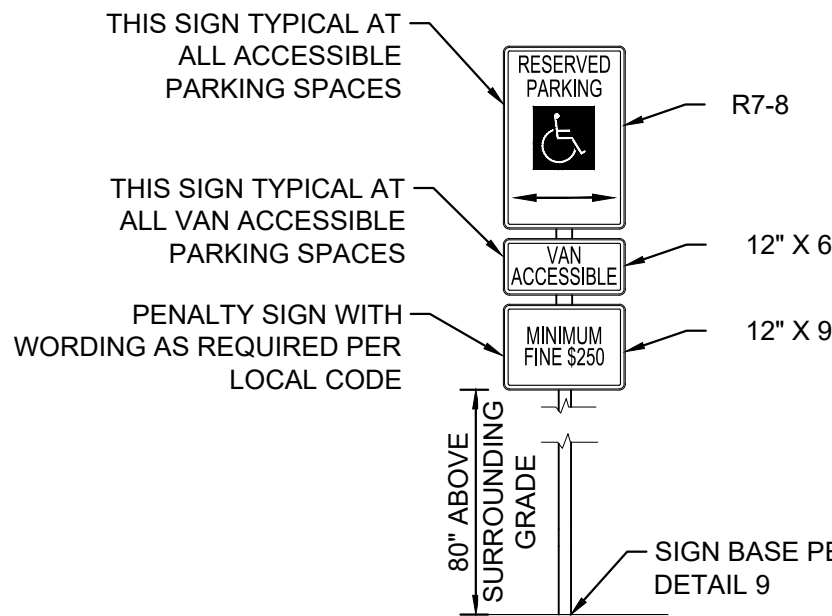
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- PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 24" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
- PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
- CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
- CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
- INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
- WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
- NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
- CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
- TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
- DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



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

7

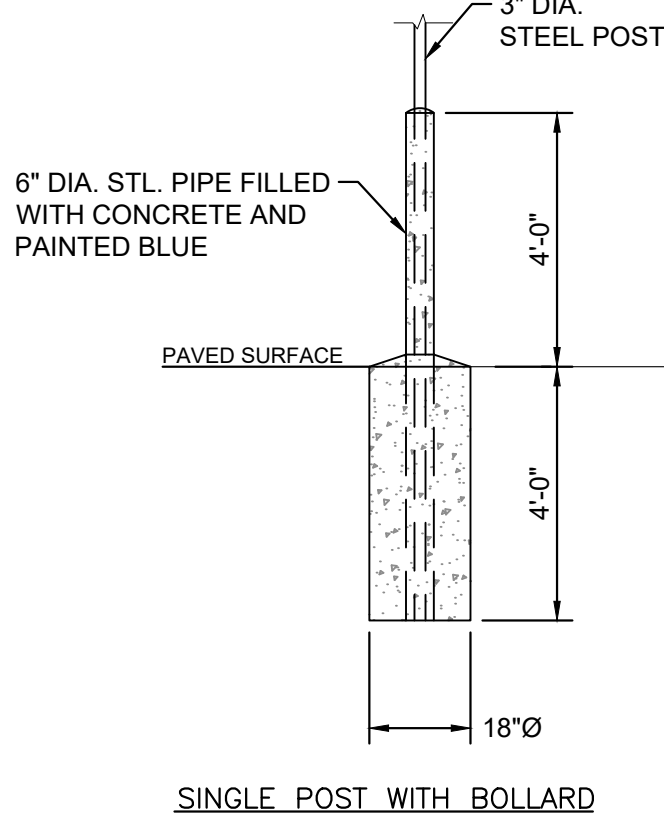


NOTES:

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

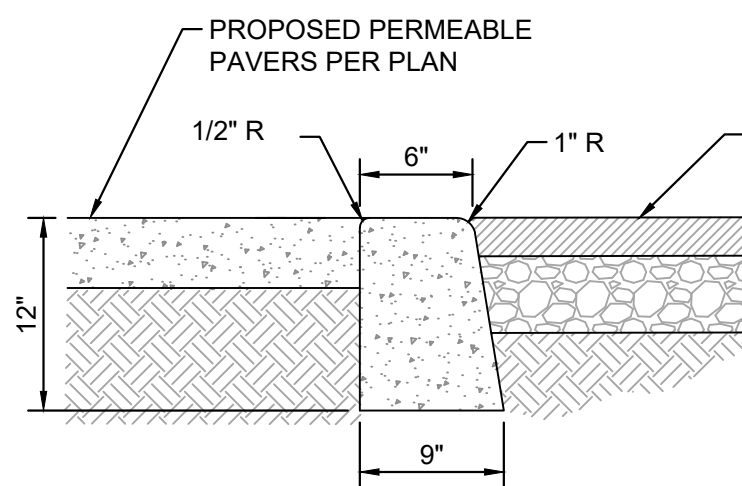
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

8



SIGN BASE DETAIL
N.T.S.

9

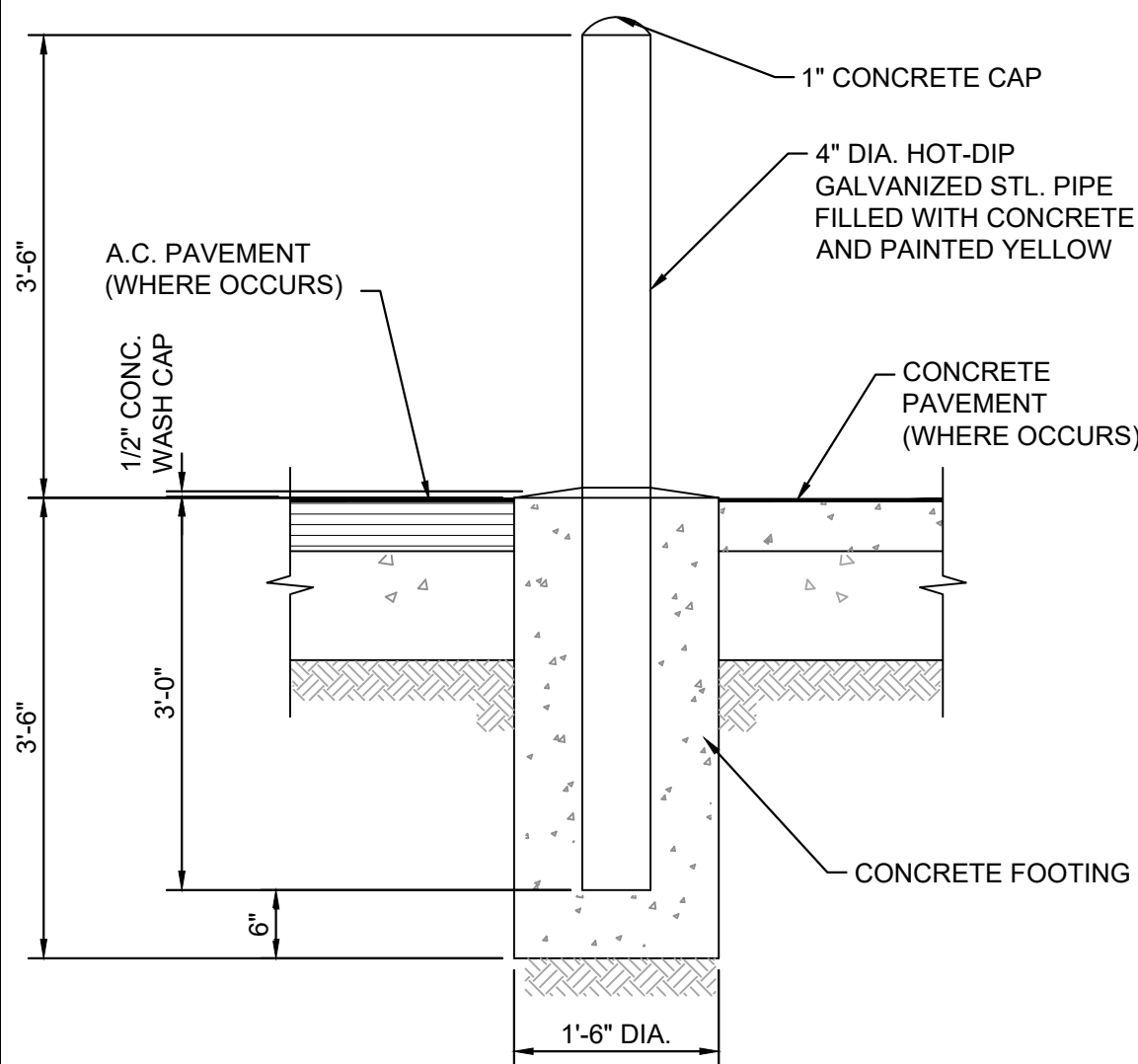


NOTES:

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

0" FLUSH CONCRETE CURB
N.T.S.

10



BOLLARD DETAIL
N.T.S.

11

RSP

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CONSULTANTS

Kimley»Horn

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WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY -
NOT FOR
CONSTRUCTION

Name
License No.
Expiration Date
Date Signed

PROJECT FOR
usbank

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

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

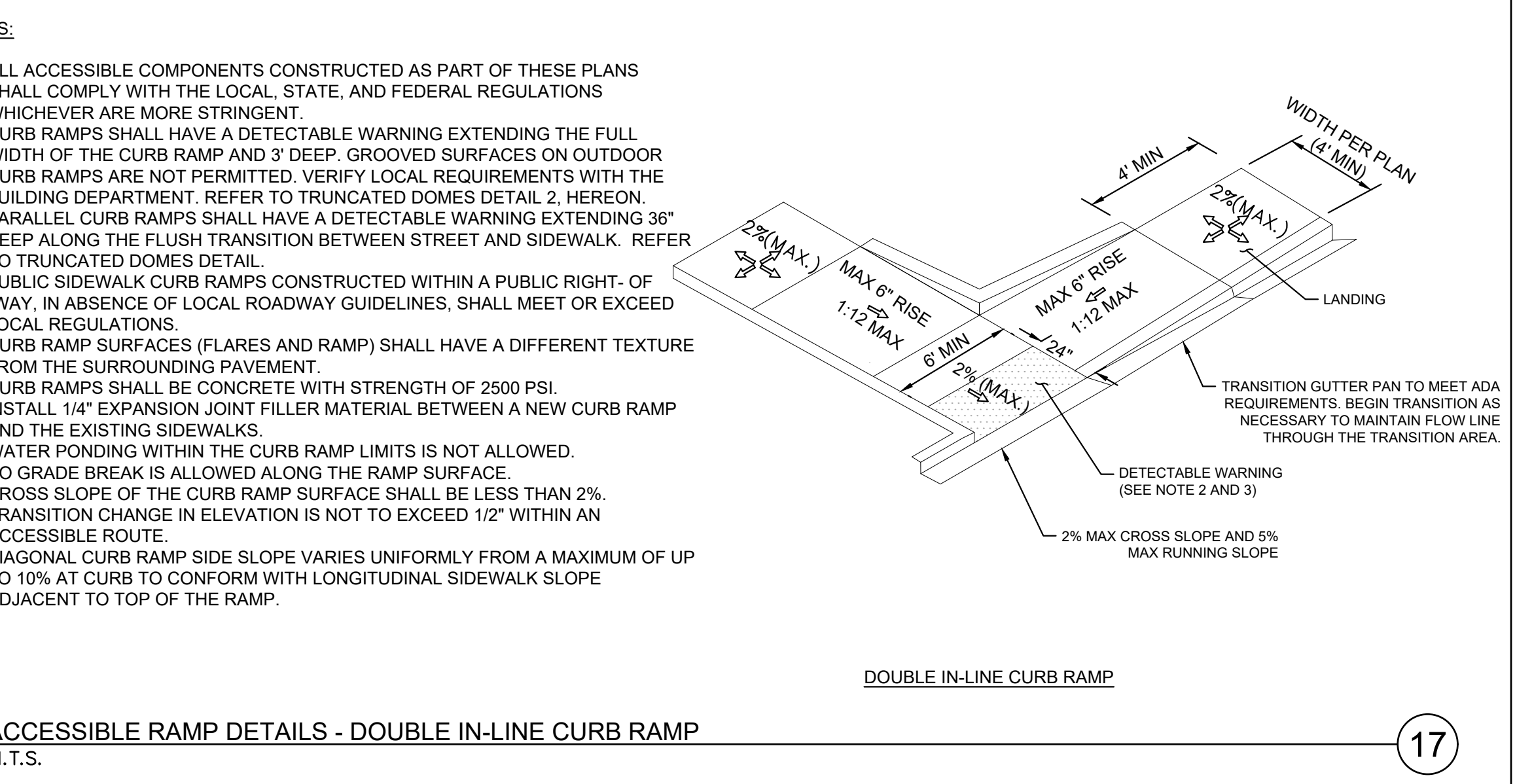
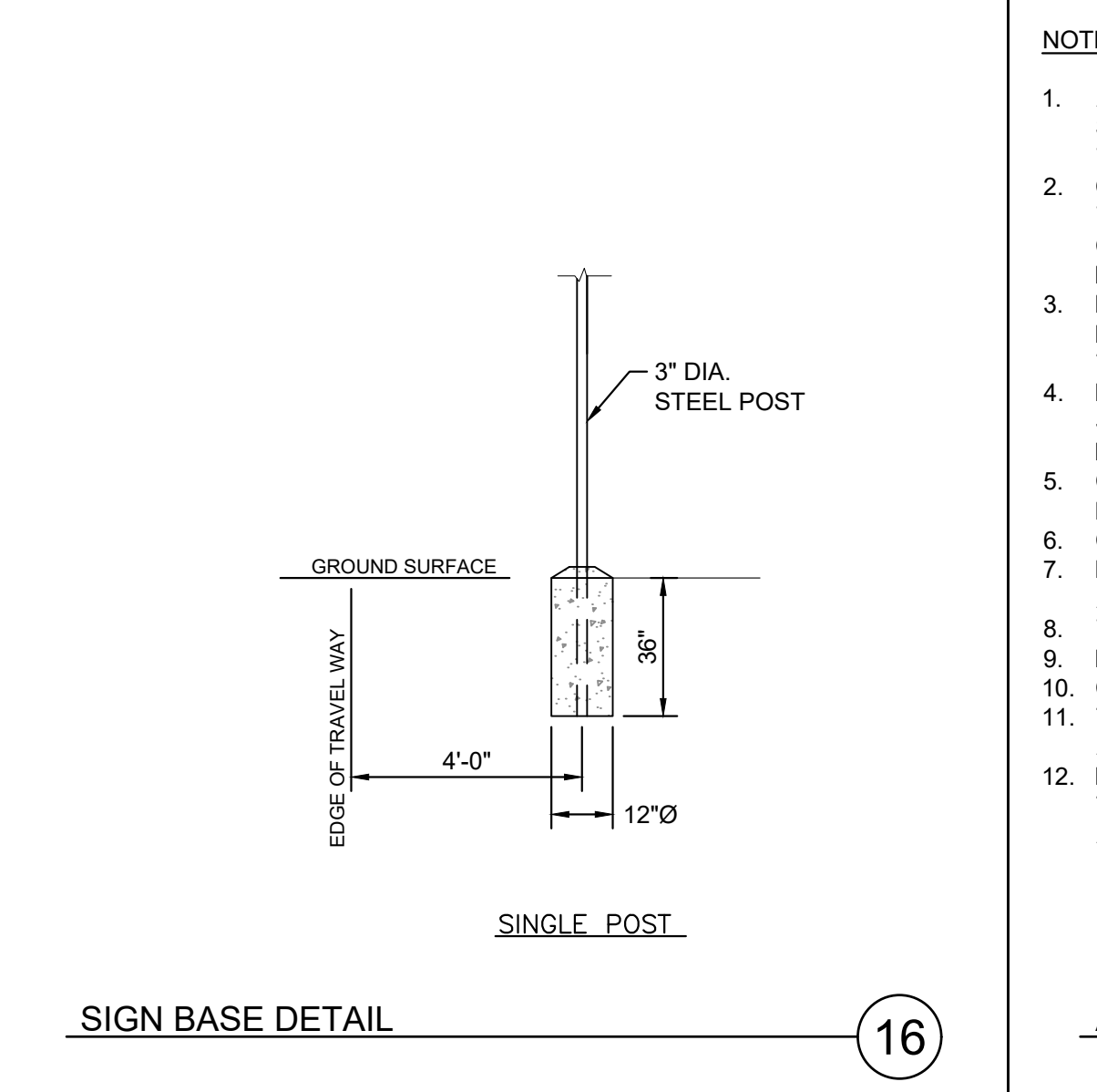
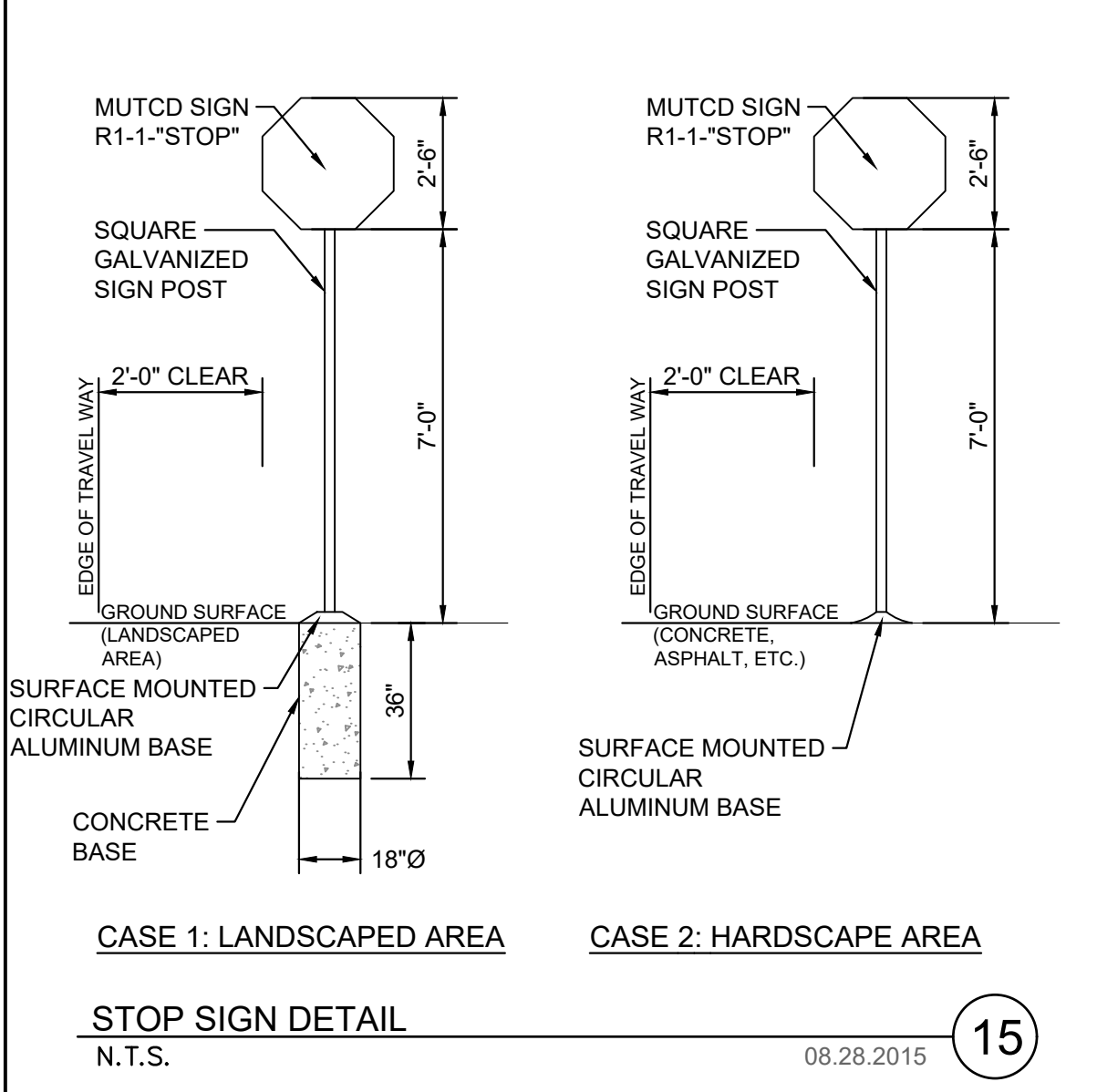
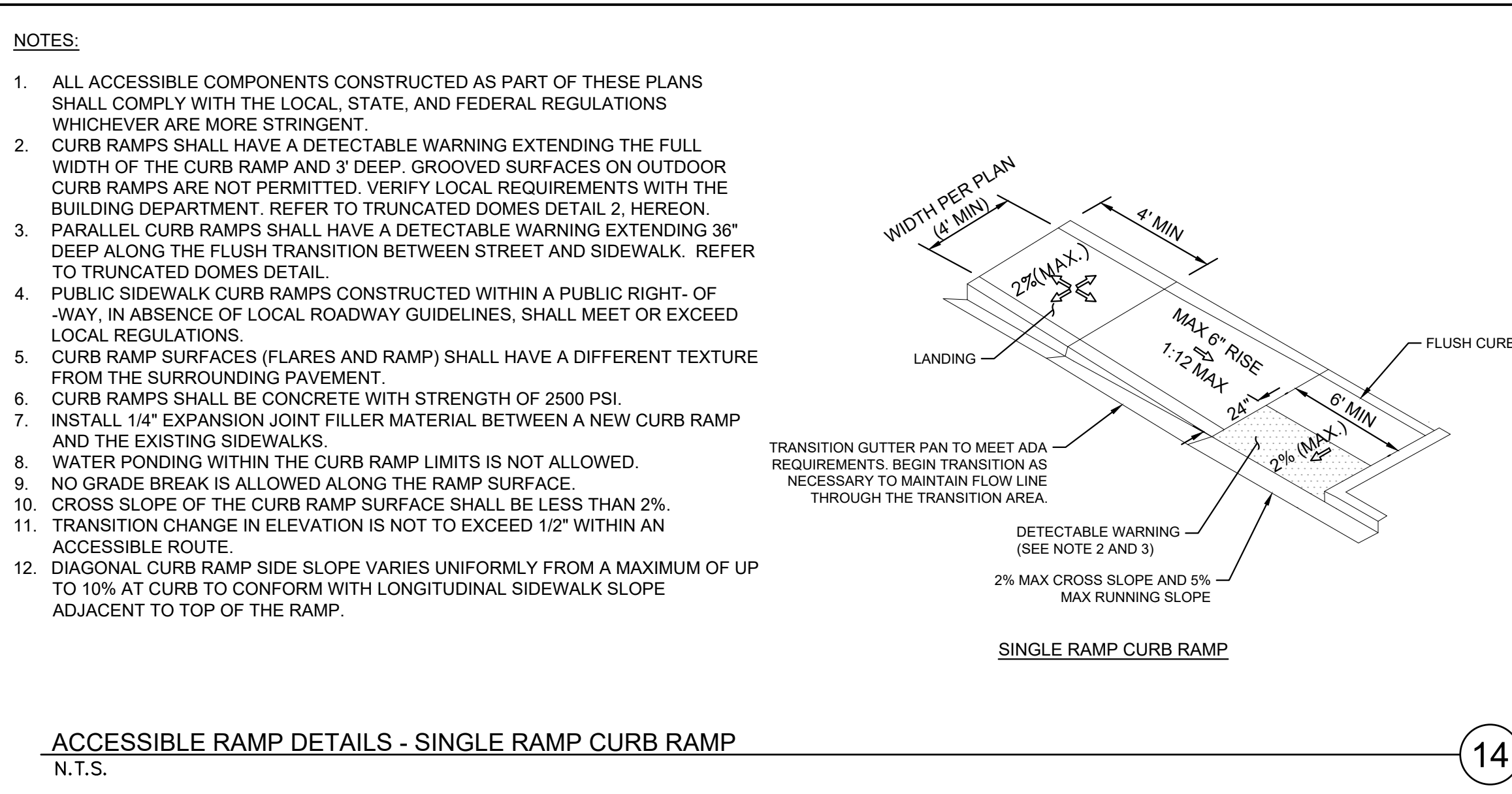
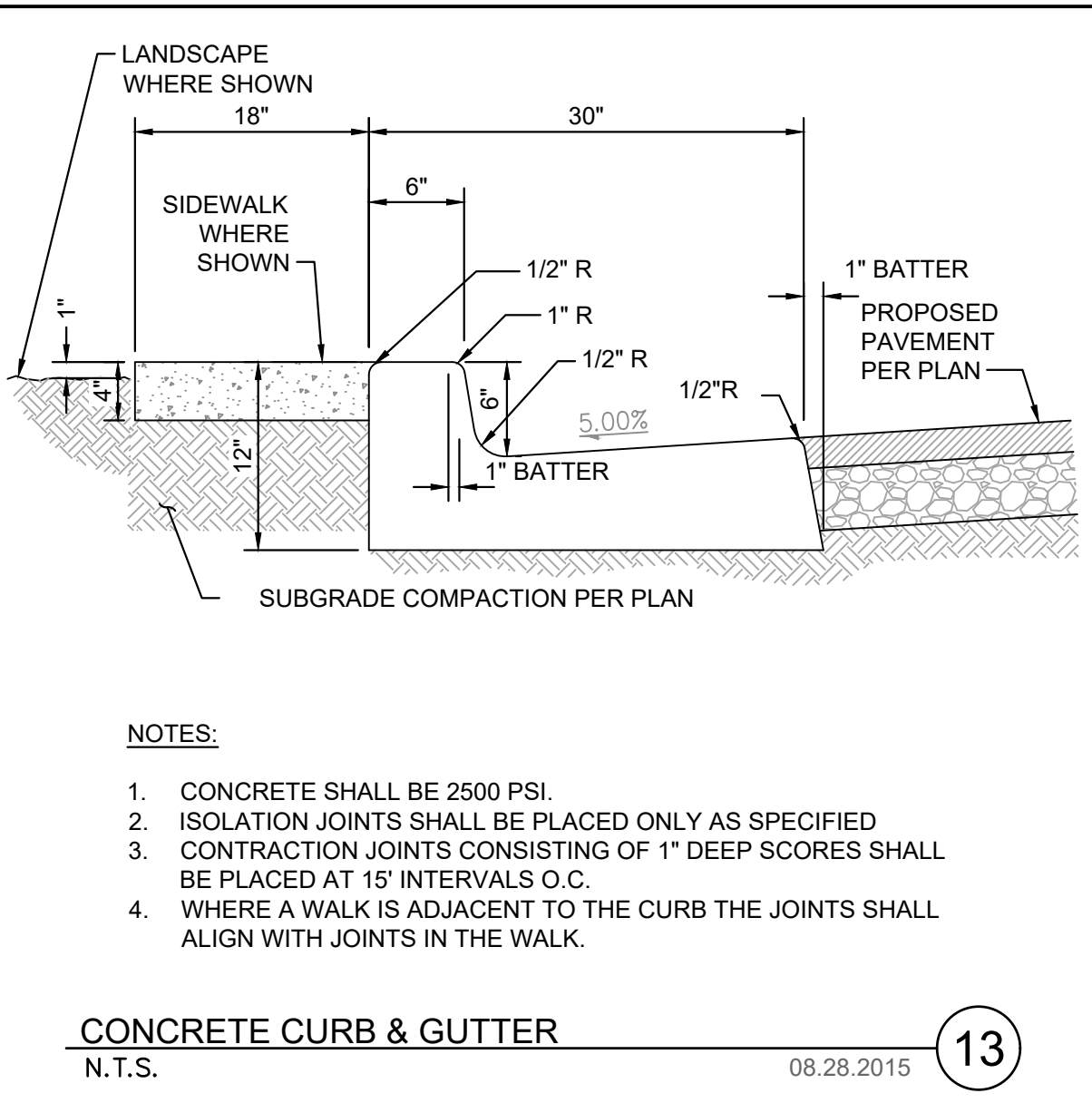
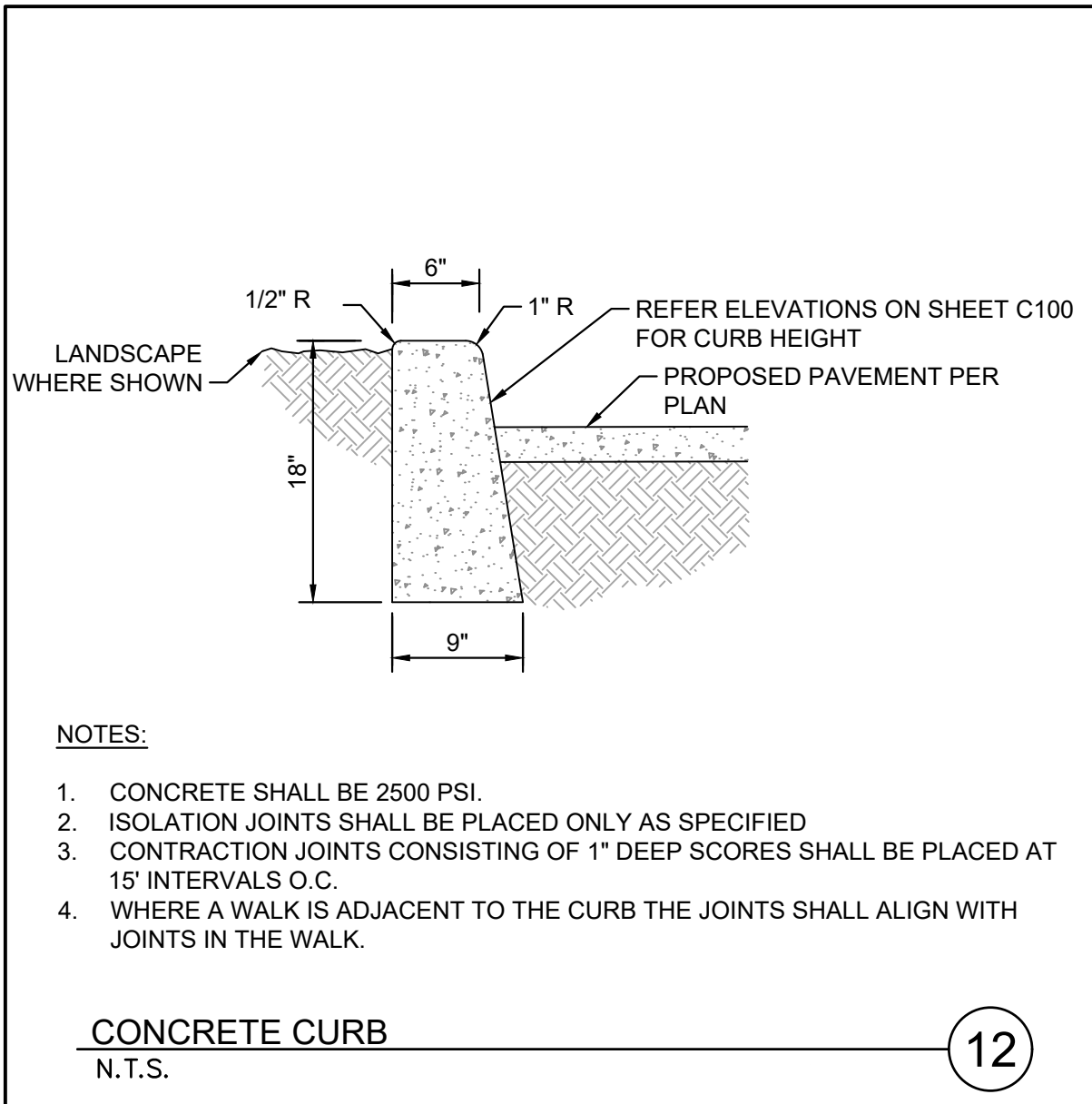
Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

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CONSTRUCTION
DETAILS

C900



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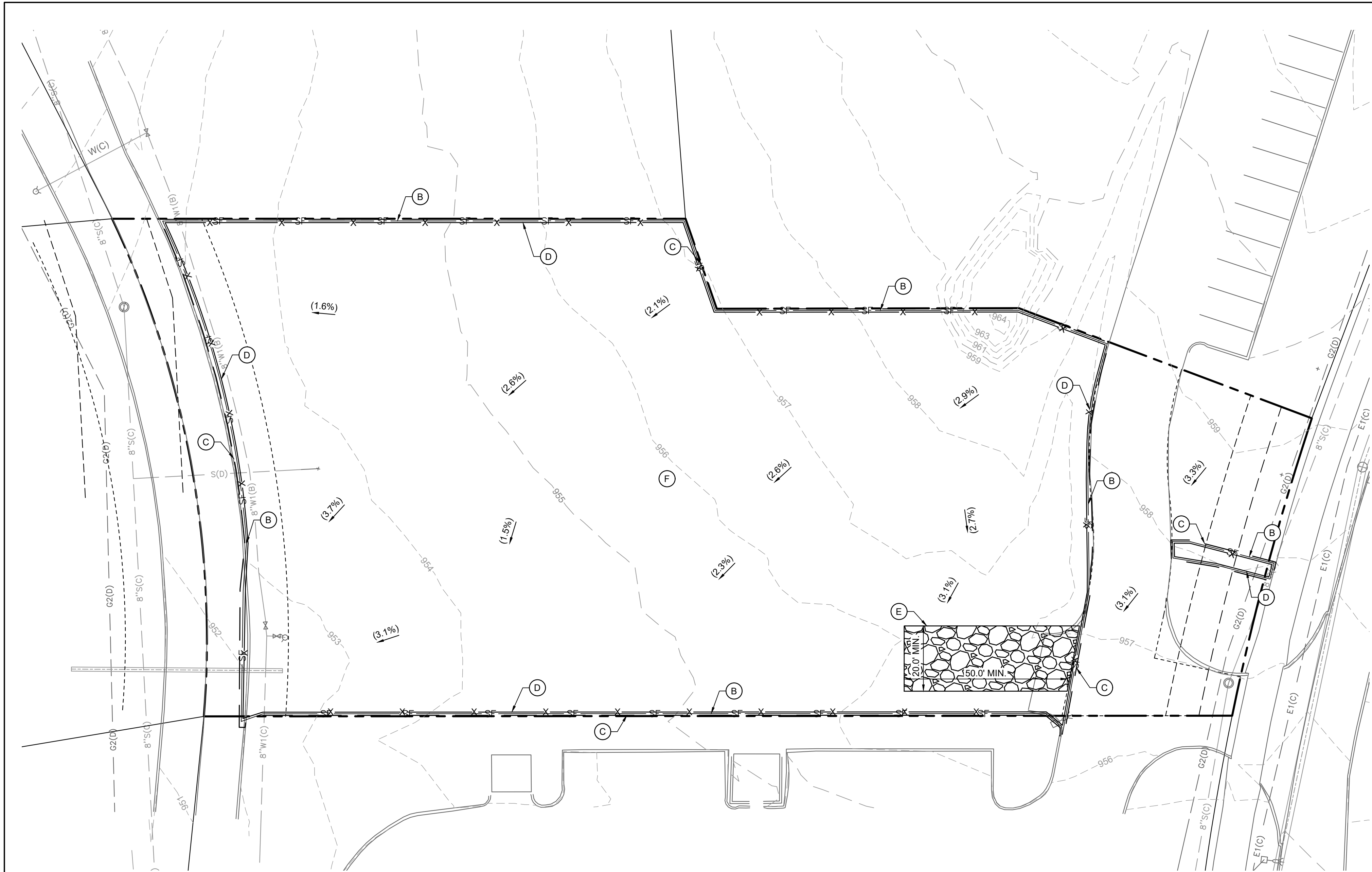
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CONSTRUCTION
DETAILS

C901



LEGEND

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

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

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

KEYNOTE LEGEND

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

SWPPP UPDATES & AMENDMENTS

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

PHASE 1 SEQUENCE OF CONSTRUCTION

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

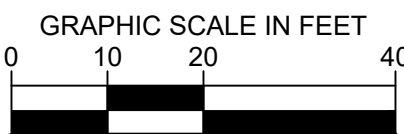
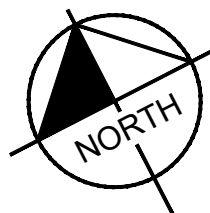
NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.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

NOTE:

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

EROSION CONTROL PLAN NOTES

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



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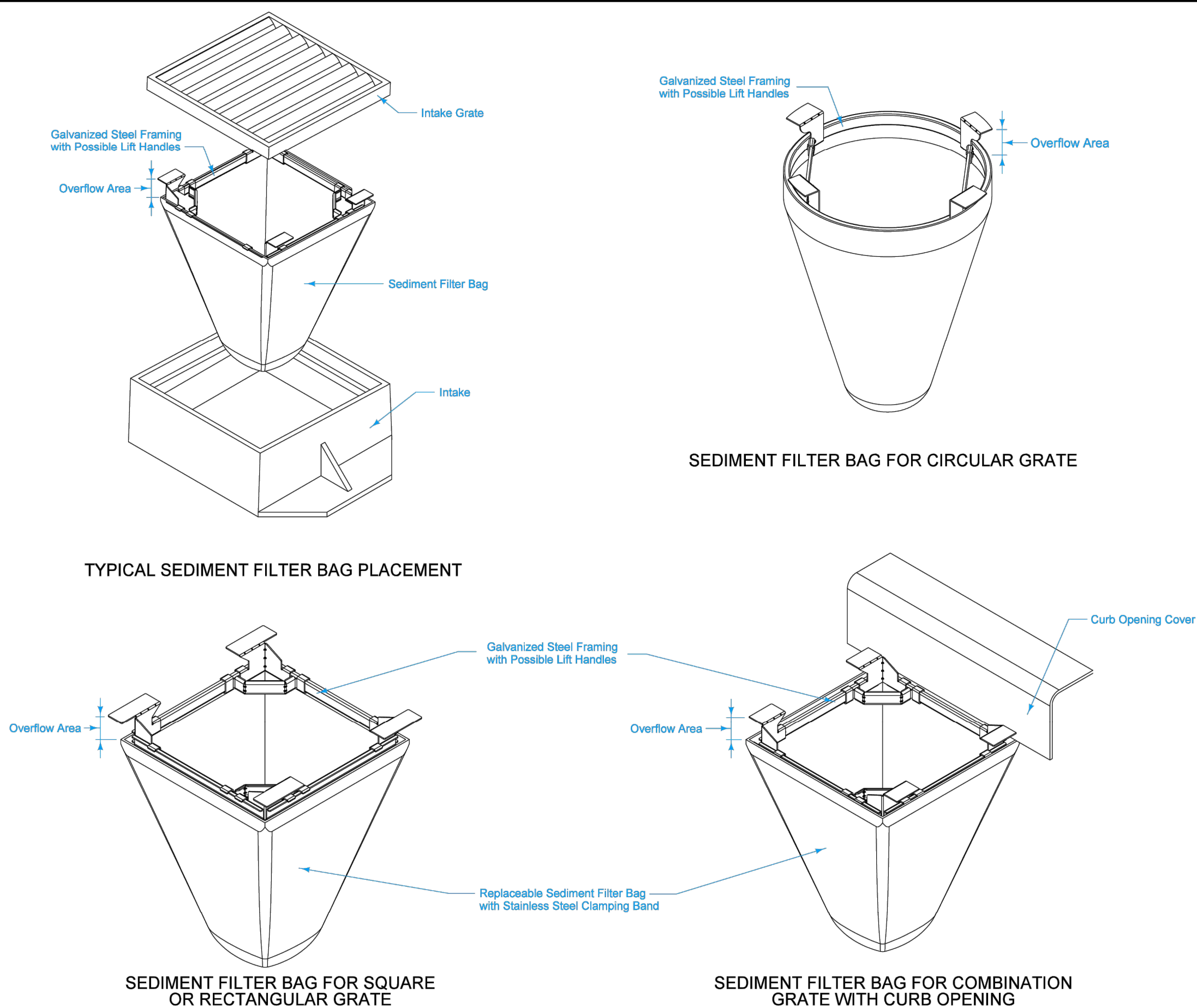
EROSION
CONTROL PLAN

C1000

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

A	KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C	SPRING OATS 100 LBS/ACRE	*	WATERING NEEDED DURING JUNE AND JULY
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	D	WHEAT OR CEREAL RYE 150 LBS/ACRE	**	WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
		E	SOD		
		F	STRAW MULCH 2 TONS/ACRE		

SEEDING CHART



Use sediment filter bag consisting of woven material meeting the requirements of Table 4195.01-1 of the Standard Specifications, except a maximum apparent opening size of US Sieve No. 10 and a minimum flow rate of 145 gallons per minute per square foot. Sediment filter bags without steel frame and clamping bands will be allowed if overflow is provided.

Remove sediment filter bag upon stabilization of sediment sources.

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

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

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

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

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

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

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

Possible Tabulation:
100-37

IOWA DOT ROAD DESIGN DETAIL REVISIONS: Removed circle note 1 and modified general notes. 	REVISION	1	04-21-20
			570-7
			SHEET 1 of 1
GRATE INTAKE SEDIMENT FILTER BAG			

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EROSION
CONTROL
DETAILS

C1002

PROJECT DESCRIPTION

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

GENERAL NOTES

- A. **PROJECT OFFICE WALL SWPPP POSTINGS:**
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- B. **PERMITTED PROJECT AREA:**
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

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

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

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES

- A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

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

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

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

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

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

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

THE STATE REQUIRES REPORTING WHEN:

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

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

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

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

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

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

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

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

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

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CERTIFICATION

PRELIMINARY -
NOT FOR
CONSTRUCTION

Name

License No.

Expiration Date

Date Signed

PROJECT FOR

usbank

USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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

Project No. 195517096

Drawn By SM

Checked By MB

Date 07/07/2025

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ISSUES / REVISIONS

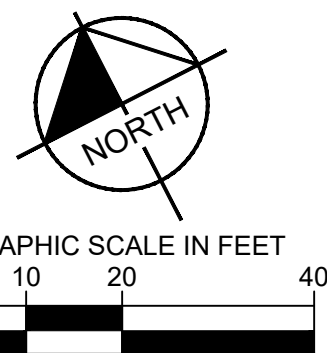
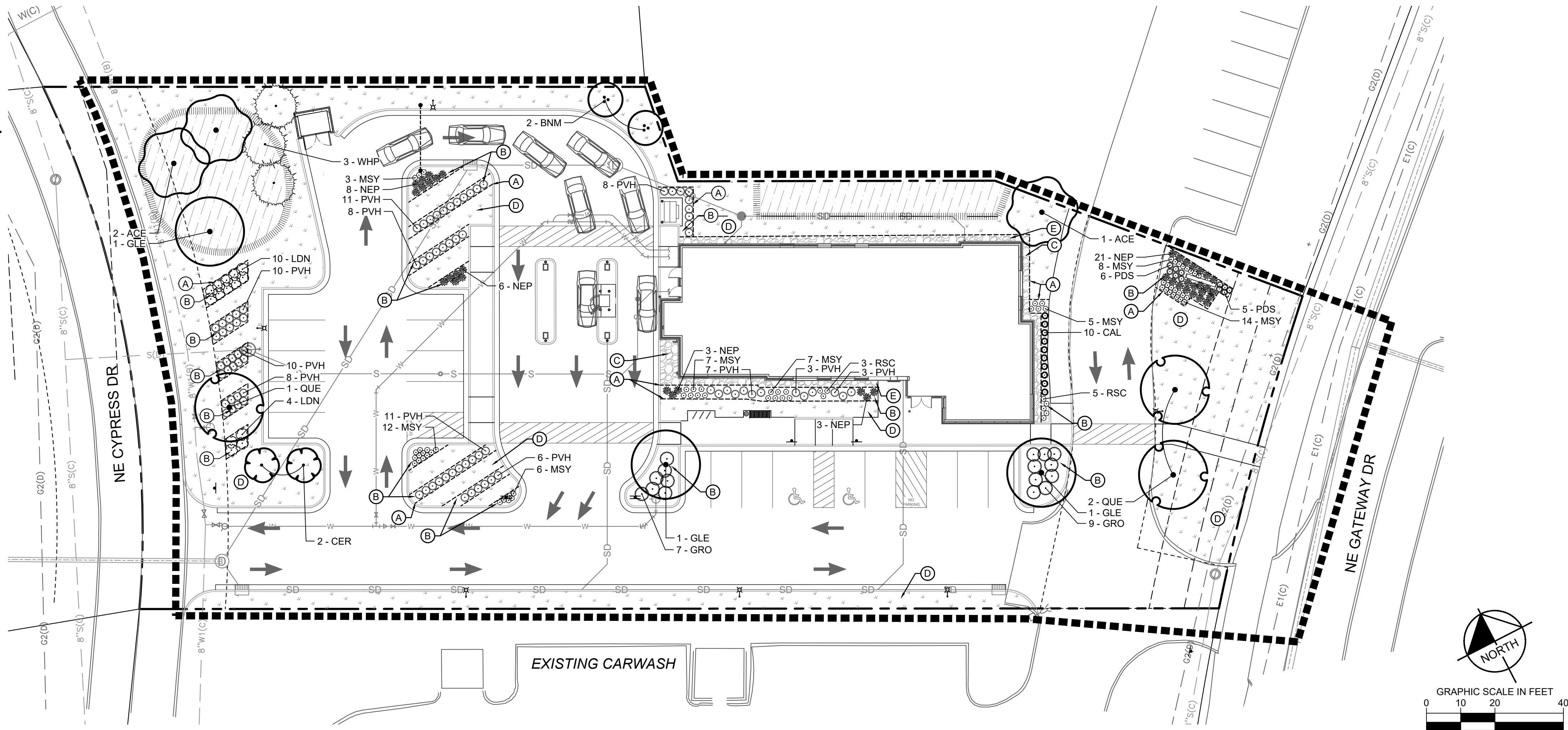
NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1
	07/07/2025	SITE PLAN COMMENT RESPONSE 2

EROSION
CONTROL
NOTES

C1003



Know what's below.
Call before you dig.



LANDSCAPE LEGEND

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

LANDSCAPE KEYNOTES

- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- MAINTENANCE STRIP (TYP.)

LANDSCAPE REQUIREMENTS - ZONE C-2

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

STREET TREE REQUIREMENTS
REQUIRED ALONG GATEWAY DRIVE: 2 TREES = 94 L.F. ROW / 50
PROVIDED ALONG GATEWAY DRIVE: 2 TREES
REQUIRED ALONG CYPRESS STREET: 4 TREES = 157 L.F. ROW / 50
PROVIDED ALONG CYPRESS STREET: 4 TREES

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

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	N/A	CAL.
CONIFEROUS TREES						
	WHP	3	PINUS ALBA	WHITE PINE	B & B	6' HT.
ORNAMENTAL TREES						
	BNM	2	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH MULTI-TRUNK	B & B	6' HT.
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL
OVERSTORY TREES						
	ACE	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN
	GLE	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN
	QUE	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	GRO	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4" O.C.
	LDN	14	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	#5 CONT.	4" O.C.
GRASSES						
	CAL	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	24" O.C.
	PDS	11	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	18" O.C.
	PVH	86	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1 CONT.	24" O.C.
PERENNIALS						
	MSY	62	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	18" O.C.
	NEP	41	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C.
	RSC	8	ECHINACEA PURPUREA 'RUBINSTERN'	RUBY STAR CONEFLOWER	#1 CONT.	18" OC

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

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

RSP

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Project No. 195517096
Drawn By EPP
Checked By RAH
Date 07/07/2025

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LANDSCAPE PLAN

L100

LANDSCAPE NOTES

PLANTING

- CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

AREA

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

SOIL

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

MULCH

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

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

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

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

EDGER

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

SEED/SOD

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

ESTABLISHMENT

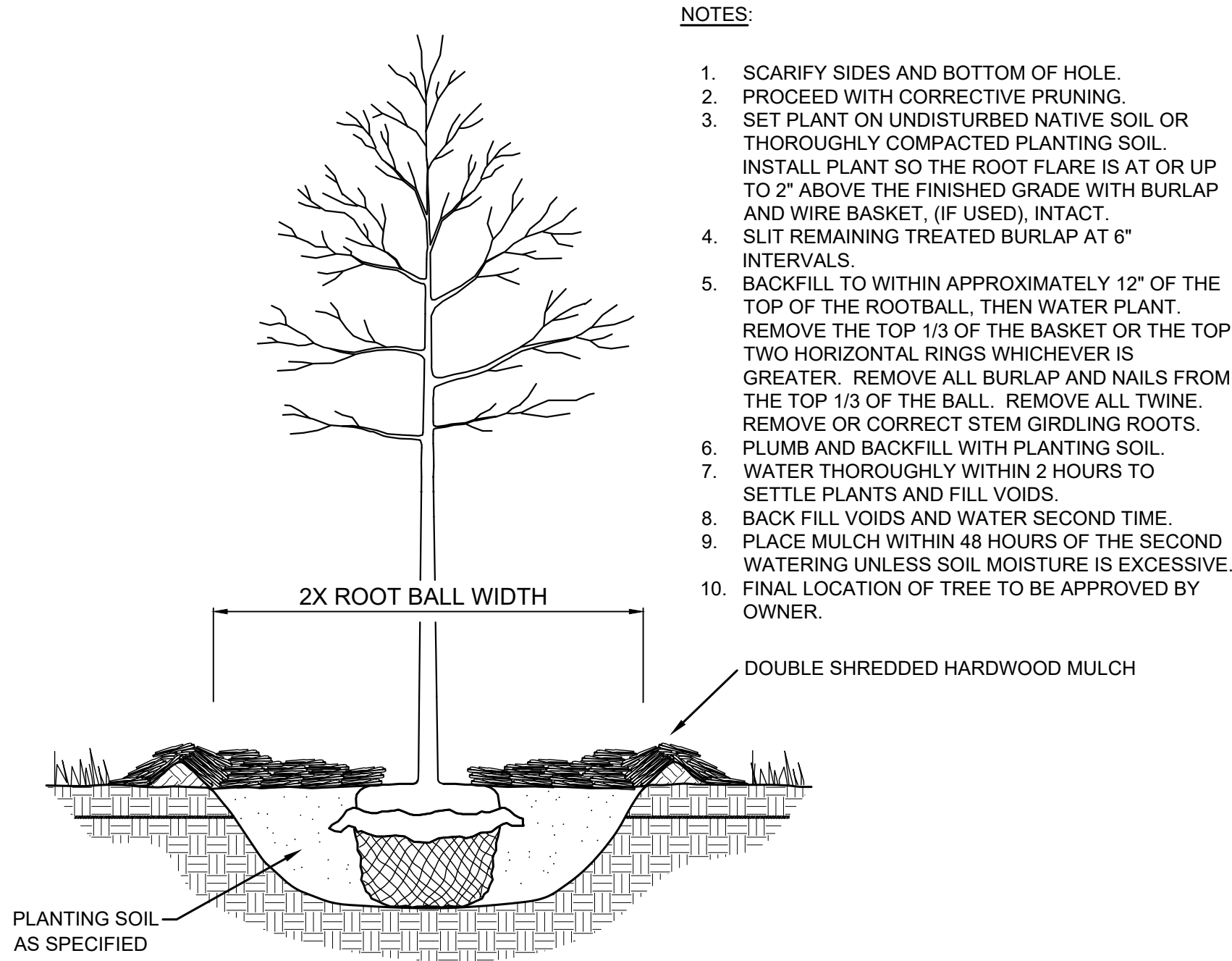
- PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

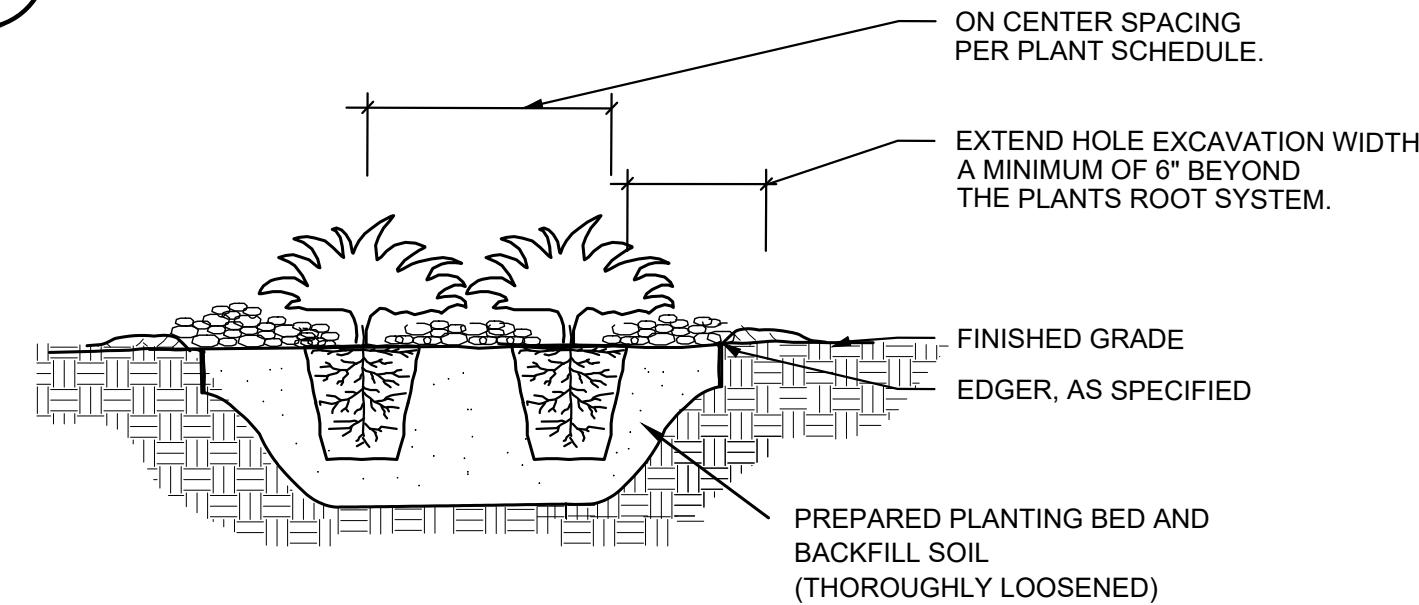
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND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

IRRIGATION

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



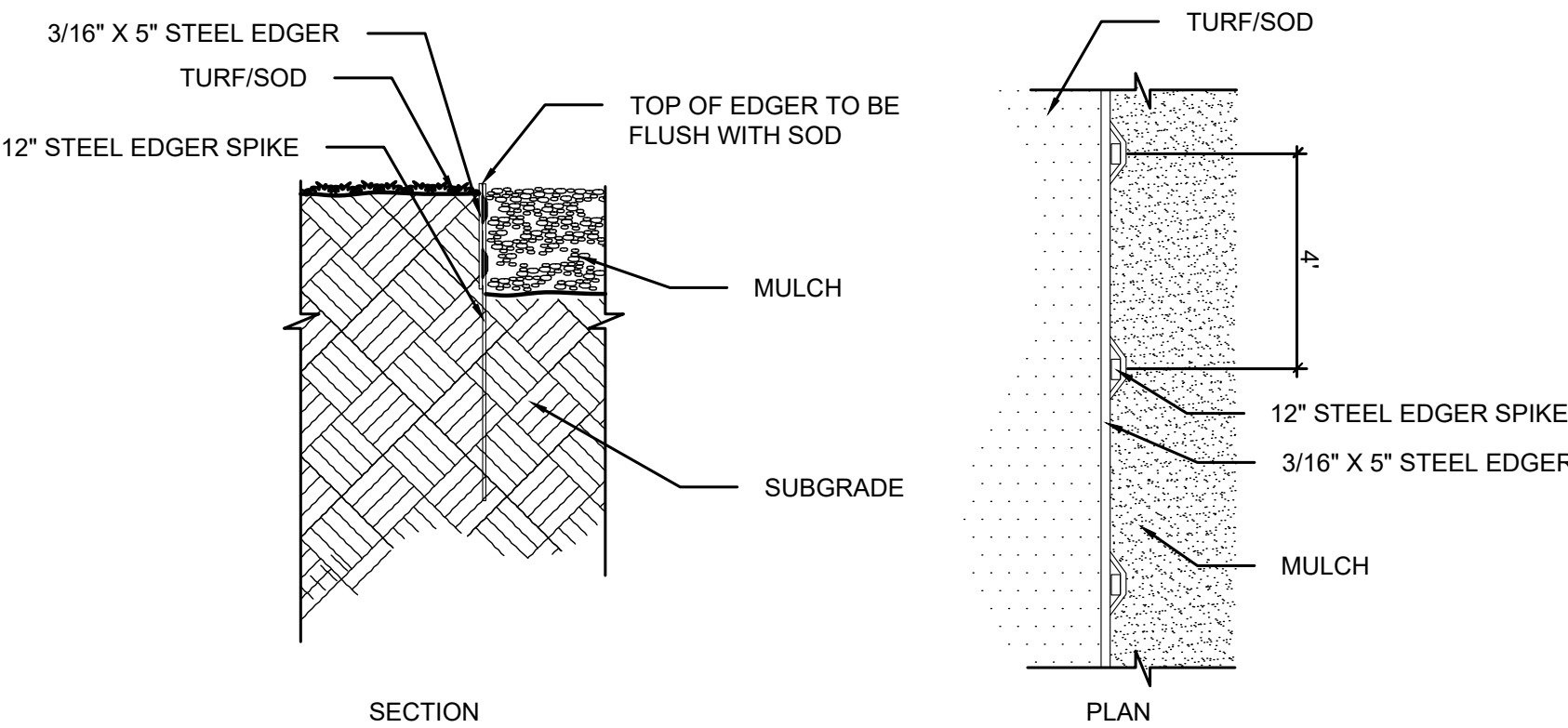
1 TREE PLANTING DETAIL
SCALE: N.T.S. L101



NOTES:

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

2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L101



3 STEEL EDGER DETAIL
SCALE: N.T.S. L101

RSP

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

CONSULTANTS

Kimley»Horn

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

CERTIFICATION

PRELIMINARY -
NOT FOR
CONSTRUCTION

Name
License No.
Expiration Date
Date Signed
PROJECT FOR

usbank

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

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

Project No. 195517096
Drawn By EPP
Checked By RAH

Date 07/07/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
06/02/2025	PERMIT ISSUE	
06/16/2025	SITE PLAN COMMENT RESPONSE 1	
07/07/2025	SITE PLAN COMMENT RESPONSE 2	

LANDSCAPE
NOTES & DETAILS

L101



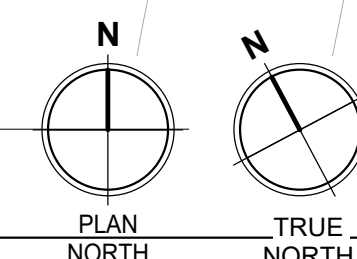
CERTIFICATION

PROJECT FOR
us bank.

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MANAGERS. SEE SHEET G000.**

A001



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

- A. SEE CIVIL DRAWINGS FOR PARKING LOT, SIDEWALKS, TRAFFIC SIGNAGE, ETC.
- B. SEE LANDSCAPING FOR PLANT MATERIALS AND IRRIGATION.
- C. SEE SEPARATE PACKAGE FOR DIRECTIONAL SIGNAGE. SIGNAGE IS BY OWNER'S VENDOR UNDER SEPARATE PERMIT.

NO.	DESCRIPTION
ARCHITECTURAL	
1	ATM - SEE POWER AND COMMUNICATIONS PLAN. SEE EQUIPMENT OUTSHEET FOR EXACT PLACEMENT OF ATM RELATIVE TO ISLAND CURB.
2	PNEUMATIC TUBE SYSTEM - SEE POWER AND COMMUNICATIONS PLAN.
3	BOLLARD WITH BLUE BOLLARD COVER.
4	BOLLARD WITH YELLOW BOLLARD COVER.
5	ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
6	BIKE RACK - SEE SPECIFICATIONS & DETAIL THIS SHEET.
7	TRASH CAN - SEE SPECIFICATIONS.
8	WHEELCHAIR - SEE SPECIFICATIONS.
9	FIRE DEPARTMENT CONNECTION.
10	VEHICLE HEIGHT RESTRICTION GATE.
11	LIGHT POLE - SEE ELECTRICAL.

ACCESSIBLE PARKING STALLS	
VAN ACCESSIBLE SPACES	
TOTAL PARKING STALLS	

THE CITY OF GRIMES / ARCHITECTURAL REQUIREMENTS FOR THIS PROPERTY:

Primary materials shall constitute at least sixty percent of the sum of the total of all wall areas, excluding glass.
A minimum of 25% of primary material shall be on each wall that does not face public ROW.

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

EXTERIOR ELEVATION NOTES:

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

EXTERIOR MATERIAL BOARD

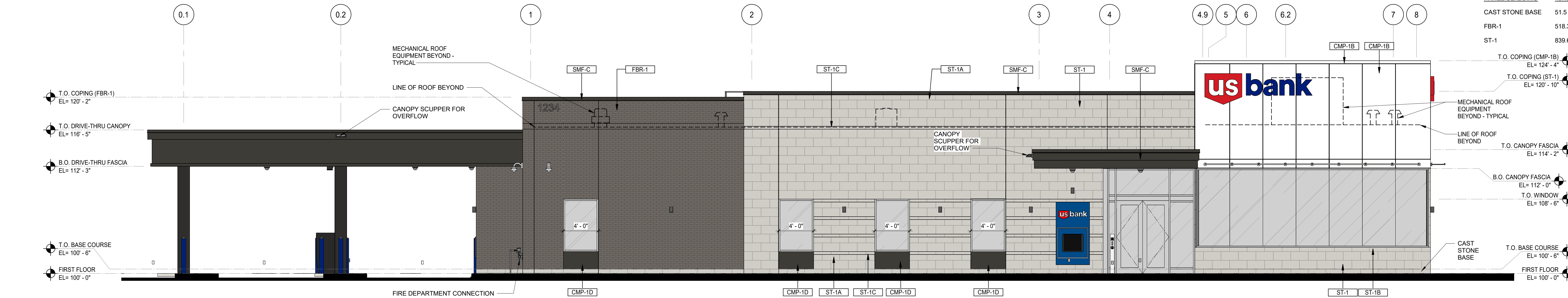
BRICK - (FBR-1)	STONE - (ST-1 & 12" HIGH x 24" WIDE)	METAL PANELS - (CMP-1D, CMP-1A, CMP-1B)	METAL FASCIA / TRIM - (SMF-C)	ALUMINUM WINDOWS - (ST-1, ST-2 AND ST-4)
ENDICOTT MANHATTAN BROWN	(ST-1A) 8" HIGH x 24" WIDE (ST-1B) 4" HIGH x 24" WIDE (ST-1C) 4" HIGH x 24" WIDE	REYNOLDS / PAC CLAD COMPOSITE PANELS	PAC CLAD SHEET METAL	SEE SPECIFICATIONS AND WINDOW TYPES ON A301 FOR MORE INFORMATION
				
	INDIANA Limestone COMPANY VAN DERBILT LIMITED RANGE	CMP-1D_MIDNIGHT BRONZE	CMP-1A_AWARD BLUE	CMP-1B_BONE WHITE
			SMF-C_CLASSIC BRONZE	ANODIC CLEAR

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

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

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

EXTERIOR MATERIALS ON SOUTH ELEVATION	SQUARE FOOTAGE ON SOUTH ELEVATION	PERCENTAGE RATIO FOR SOUTH ELEVATION
CMP-1B	332 SF/1,846.6	18%
CMP-1D	32 SF/1,846.6	1.7%
SMF-C	73.2/1,846.6	4%
SUBTOTAL ALL METAL PANEL CLADDING	437.2/1,846.6	23.7%
CAST STONE BASE	51.5 SF/1,846.6	2.8%
FBR-1	518.3 SF/1,846.6	28.1%
ST-1	839.6 SF/1,846.6	45.4%

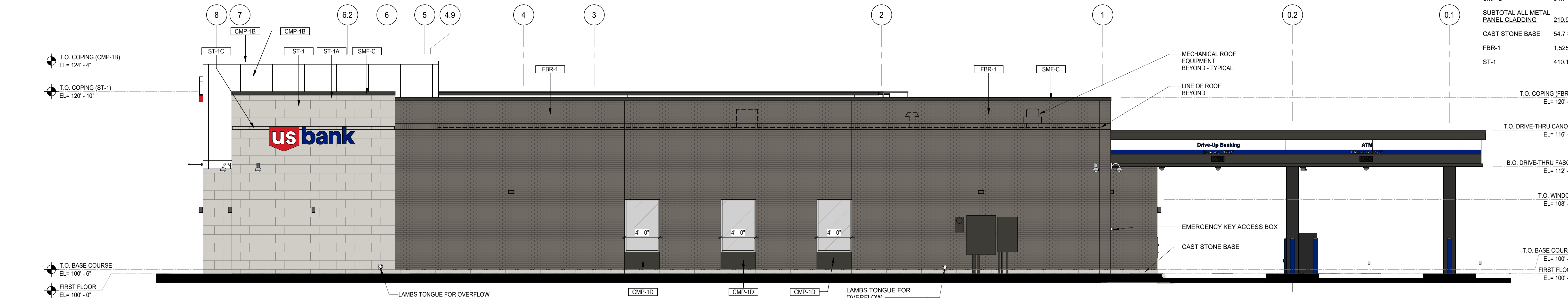


NOTE: THE DRIVE-THRU CANOPY
AND COLUMNS ARE NOT
INCLUDED IN CALCULATIONS

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

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

EXTERIOR MATERIALS ON NORTH ELEVATION	SQUARE FOOTAGE ON NORTH ELEVATION	PERCENTAGE RATIO FOR NORTH ELEVATION
CMP-1B	132.2 SF/2,200.8	6.0%
CMP-1D	24 SF/2,200.8	1.1%
SMF-C	54.7 SF/2,200.8	2.5%
SUBTOTAL ALL METAL PANEL CLADDING	210.9 SF/2,200.8	9.6%
CAST STONE BASE	54.7 SF/2,200.8	2.5%
FBR-1	1,525.1 SF SF/2,200.8	69.3%
ST-1	410.1 SF/2,200.8	18.6%



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

NORTH ELEVATION GLAZING LENGTHS:
4'-0" + 4'-4" = 8'-4"
TOTAL LENGTH: 8'-11"

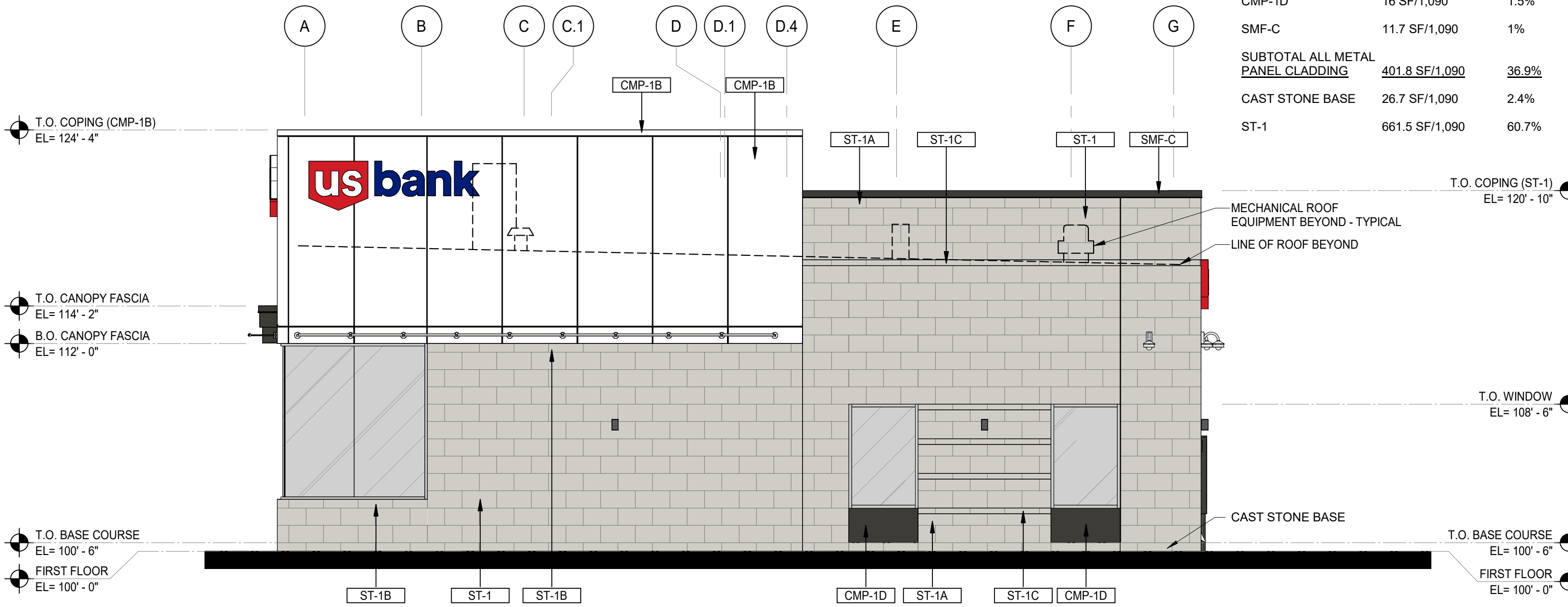
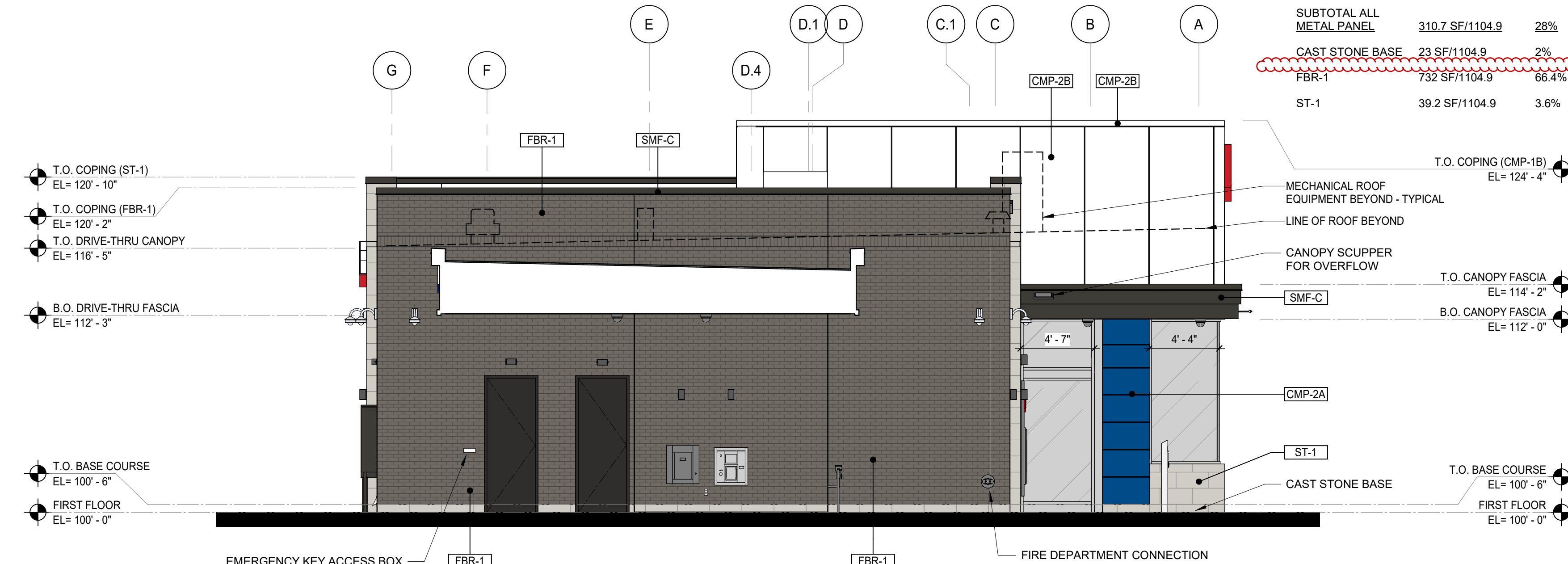
WEST ELEVATION MATERIAL & CLADDING
1,202.5 SF INCLUDING GLAZING
1,104.9 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON WEST ELEVATION	SQUARE FOOTAGE ON WEST ELEVATION	PERCENTAGE RATIO FOR WEST ELEVATION
CMP-1B	229.5 SF/1,104.9	20.7%
CMP-2A	33.6 SF/1,104.9	3%
SMF-C	47.6 SF/1,104.9	4.3%
SUBTOTAL ALL METAL PANEL	310.7 SF/1,104.9	28%
CAST STONE BASE	23 SF/1,104.9	2%
FBR-1	732 SF/1,104.9	66.4%
ST-1	39.2 SF/1,104.9	3.6%

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

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

EXTERIOR MATERIALS ON EAST ELEVATION	SQUARE FOOTAGE ON EAST ELEVATION	PERCENTAGE RATIO FOR EAST ELEVATION
CMP-1B	374.1 SF/1,090	34.4%
CMP-1D	16 SF/1,090	1.5%
SMF-C	11.7 SF/1,090	1%
SUBTOTAL ALL METAL PANEL CLADDING	401.8 SF/1,090	36.9%
CAST STONE BASE	26.7 SF/1,090	2.4%
ST-1	661.5 SF/1,090	60.7%



RSP

1220 Marshall St NE
Minneapolis, MN
55413-1036

612.677.7100
rsprch.com

CONSULTANTS

CERTIFICATION

Name Scott Steinkamp
License No. ARC08087
Expiration Date 06/30/2025
Date Signed 07/02/2025

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

Project No. 1485488BE1
Drawn By MSC
Checked By DC
Date 07/02/25

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ISSUES / REVISIONS
NO. DATE DESCRIPTION
06/02/2025 PERMIT ISSUE
06/18/2025 SITE PLAN COMMENT RESPONSE 1
07/07/2025 SITE PLAN COMMENT RESPONSE 2

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

ELEVATIONS
(PRESENTATION)

001

Application
The LED wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials
Luminaire housing and constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy.
Matte safety glass.
High temperature silicone gasket.
Mechanically captive stainless steel fasteners.

NTL, listed to North American Standards, suitable for wet locations.
Protection class IP 65.
Weight: 3.1 lbs.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 7.7W
System wattage: 10W
Controllability: 0-10V dimmable
Color rendering index: Ra > 80
Luminaire lumens: 464 lumens (3000K)
LED service life (L70): 60,000 hours

LED color temperature
□ 4000K - Product number - **K4 (EXPRESS)**
□ 3500K - Product number - **K35**
□ 3000K - Product number - **K3 (EXPRESS)**
□ 2700K - Product number - **K27**
□ Amber - Product number - **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (685-690nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage: 6.0W (Amber)
System wattage: 10.3W (Amber)
Luminaire lumens: 101 lumens (Amber)

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

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: □ Black (BLK) □ White (WHT) □ RAL
□ Bronze (BRZ) □ Silver (SLV) □ CUS:

LED wall luminaire - light output on one side	A	B	C
22359	LED	7.7W	4

LED wall luminaire - light output on one side	A	B	C
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Application
The LED wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials
Luminaire housing and constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy.
Matte safety glass.
High temperature silicone gasket.
Mechanically captive stainless steel fasteners.

NTL, listed to North American Standards, suitable for wet locations.
Protection class IP 65.
Weight: 4.2 lbs.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 15.4W
System wattage: 20.5W
Controllability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 80
Luminaire lumens: 1064 lumens (3000K)
LED service life (L70): 60,000 hours

LED color temperature
□ 4000K - Product number - **K4**
□ 3500K - Product number - **K35**
□ 3000K - Product number - **K3 (EXPRESS)**
□ 2700K - Product number - **K27**
□ Amber - Product number - **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (685-690nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage: 12.0W (Amber)
System wattage: 15.0W (Amber)
Luminaire lumens: 245 lumens (Amber)

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

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: □ Black (BLK) □ White (WHT) □ RAL
□ Bronze (BRZ) □ Silver (SLV) □ CUS:

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
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Matte safety glass.
High temperature silicone gasket.
Mechanically captive stainless steel fasteners.

NTL, listed to North American Standards, suitable for wet locations.
Protection class IP 65.
Weight: 4.2 lbs.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 15.4W
System wattage: 20.5W
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Color rendering index: Ra > 80
Luminaire lumens: 1064 lumens (3000K)
LED service life (L70): 60,000 hours

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□ 4000K - Product number - **K4**
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□ 3000K - Product number - **K3 (EXPRESS)**
□ 2700K - Product number - **K27**
□ Amber - Product number - **AMB**

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Luminaire lumens: 245 lumens (Amber)

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LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
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LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4

LED wall luminaire - light output on one side	A	B	C
22360	LED	15.4W	4



Features

- Inconspicuous low profile – lights entire surface evenly from one edge
- Small elegant yet strong hub hangers
- Adjustable and lockable aiming
- Built-in visor provides shielding of glare

Performance

Precisely extruded acrylic lens produces an asymmetric distribution ideal for illuminating vertical surfaces evenly from top to bottom.

For LM79 and photometric reports, visit the-lightingquotient.com

LM81 (7A) = 104,000 hrs. @ 25°C per TM-21

elliptipar® from The Lighting Quotient™	114 Boston Post Road, West Haven, Connecticut 06516, USA	PAGE 1 OF 6
the-lightingquotient.com	Voice 203.931.4455	(S151)

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the-lightingquotient.com	Voice 203.931.4455	(S151)

Length 11 inches (See below for maximum pendant and cantilever lengths), or enter 00 for HGA hangers							
5 Finish							
0 = no splice box							
1 = splice box							

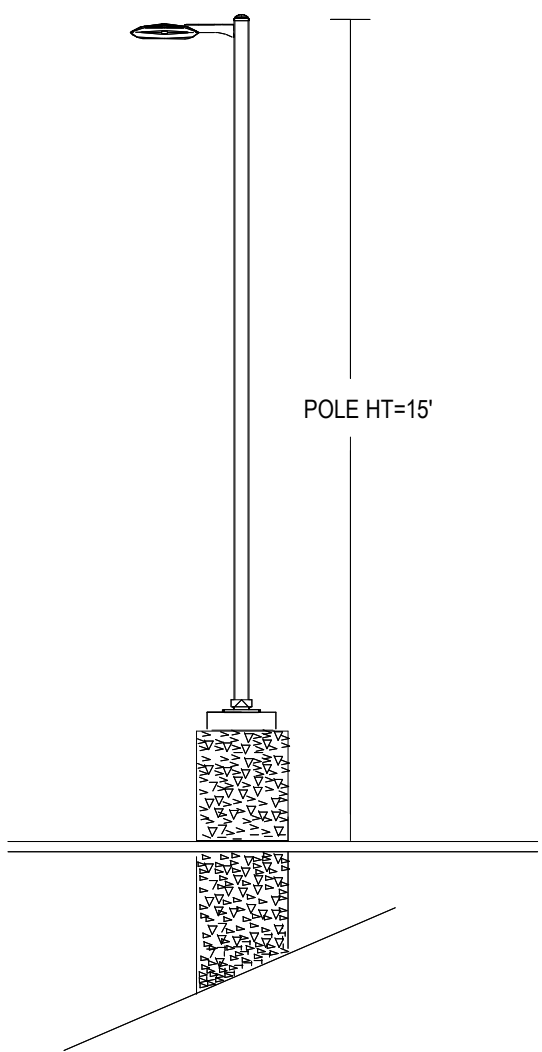
SITE LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	FIXTURE TYPE	LIGHT SOURCE		INPUT WATTS	VOLTS	MANUFACTURER	SPECIFIED FIXTURE	
			K	CRI				MODEL NO.	
S1	POLE MOUNTED TYPE 5 MEDIUM DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSK0 LED P1 35K 80CRI T5M	
S2	POLE MOUNTED TYPE 4 LOW GLARE DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSK0 LED P1 35K 80CRI T4LG	
S3	POLE MOUNTED TYPE 2 MEDIUM DISTRIBUTION WITH GLARE SHIELD	LED	35	80	33	120	LITHONIA	DSK0 LED P1 35K 80CRI T2M EGSR	
S4	POLE MOUNTED TYPE BLC 3 DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSK0 LED P1 35K 80CRI BLC3	
XB	EXTERIOR SQUARE SCONCE	LED	35	80	11	120	BEGA	33891 K35 BLK	
XWPA	SMALL WALL PACK	LED	35	80	11	120	BEGA	22359 K35 BLK	
XWPB	LARGE WALL PACK	LED	35	80	21	120	BEGA	22360 K35 BLK	
Z3	30" WALL MOUNTED UP LIGHT	LED	40	80	16	120	ELLIPTIPAR	S191 R33M H 02 M 00 O 840 00	

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

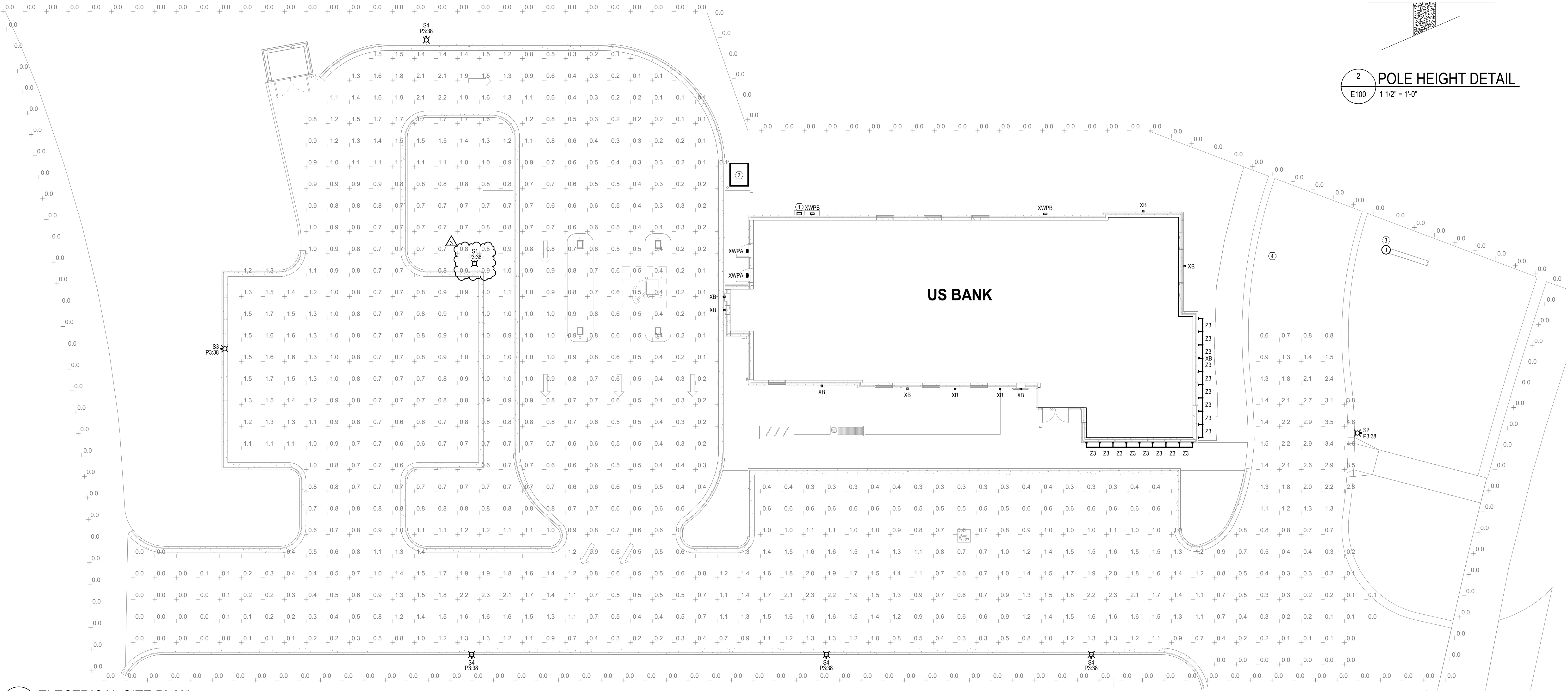
- GENERAL NOTES:**
- REFER TO SYMBOLS LEGEND AND GENERAL NOTES ON SHEET E000.
 - REFER TO ELECTRICAL SPECIFICATIONS ON SHEET E001.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL ELEVATIONS AND MOUNTING HEIGHTS.
 - BUILDING MOUNTED LIGHTING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO SHEET E201 FOR MORE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

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

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



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



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

RSP

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

CONSULTANTS



Engineering Consultants, LLC
5137 Lina Ridge Road | Downers Grove, IL 60515
708.258.0331 | www.ecllc.com

CERTIFICATION



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

PROJECT FOR
us bank

NE Gateway Drive,
Grimes, IA 50111

Project No. 1485488BE1
Drawn By JG
Checked By AM
Date 06/03/2025

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	06/03/2025	ISSUE FOR PERMIT
2	06/09/2025	P&Z SITE PLANNING REVIEW #1
3	07/02/2025	P&Z SITE PLANNING REVIEW #2

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

ELECTRICAL SITE PLAN

E100



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~June 2, 2025~~

~~June 25, 2025~~

July 16, 2025

Kimley-Horn & Associates

Attn: Michael Brandt

767 North Eustis Street

Saint Paul, Minnesota 55114

RE: US Bank Site Plan

Dear Mr. Brandt:

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

General Comments:

1. ~~Note that all plan review fees must be paid prior to Council approval.~~
2. Note that observation fees will be sent after receiving the final signed plan set, if applicable.
3. Note that CAD Files will be required after receiving the final signed plan set. CAD Files to include the following information:
 - a. All new utilities to be installed and any removed.
 - b. Pavement within the project site.
 - c. Finished grade surface of grading area. (XML file)
 - d. All trees that are to be added or removed.
 - e. Survey file of existing conditions with any private utilities located.
 - f. Sign locations and pavement markings.
 - g. Any recorded easements.
4. Note that as-builts are required to be provided after the completion of construction. As-built policy is provided.
5. ~~Please provide lighting fixture cut sheets.~~
6. ~~Include a SWMP that has the information submitted on the Stormwater Management Narrative. Also include drainage map, storm sewer sizing, and intake sizing.~~

7. After review by our Stormwater Department, please submit a SWPPP for the site plan.
8. Provide signed copy of the SWMP.
9. After reviewing the development agreement for the site from when the property was rezoned to C-2, the development agreement states that the site shall follow the Transportation Corridor Mixed Use Overlay zone.
 - a. The site meets the requirements of this overlay zone. The only item that will need to be remedied is the 40% of wall length of the façade facing public ROW will need to have eye-level glazing. Currently the east facade has around 30%. Approximately 5' of glazing will need to be added to the east façade.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	July 23, 2025 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	July 1, 2025, at 5:30 at City Council Chambers in the Grimes Community Complex
COUNCIL MEETING:	July 22, 2025, at 5:30 at City Council Chambers in the Grimes Community Complex

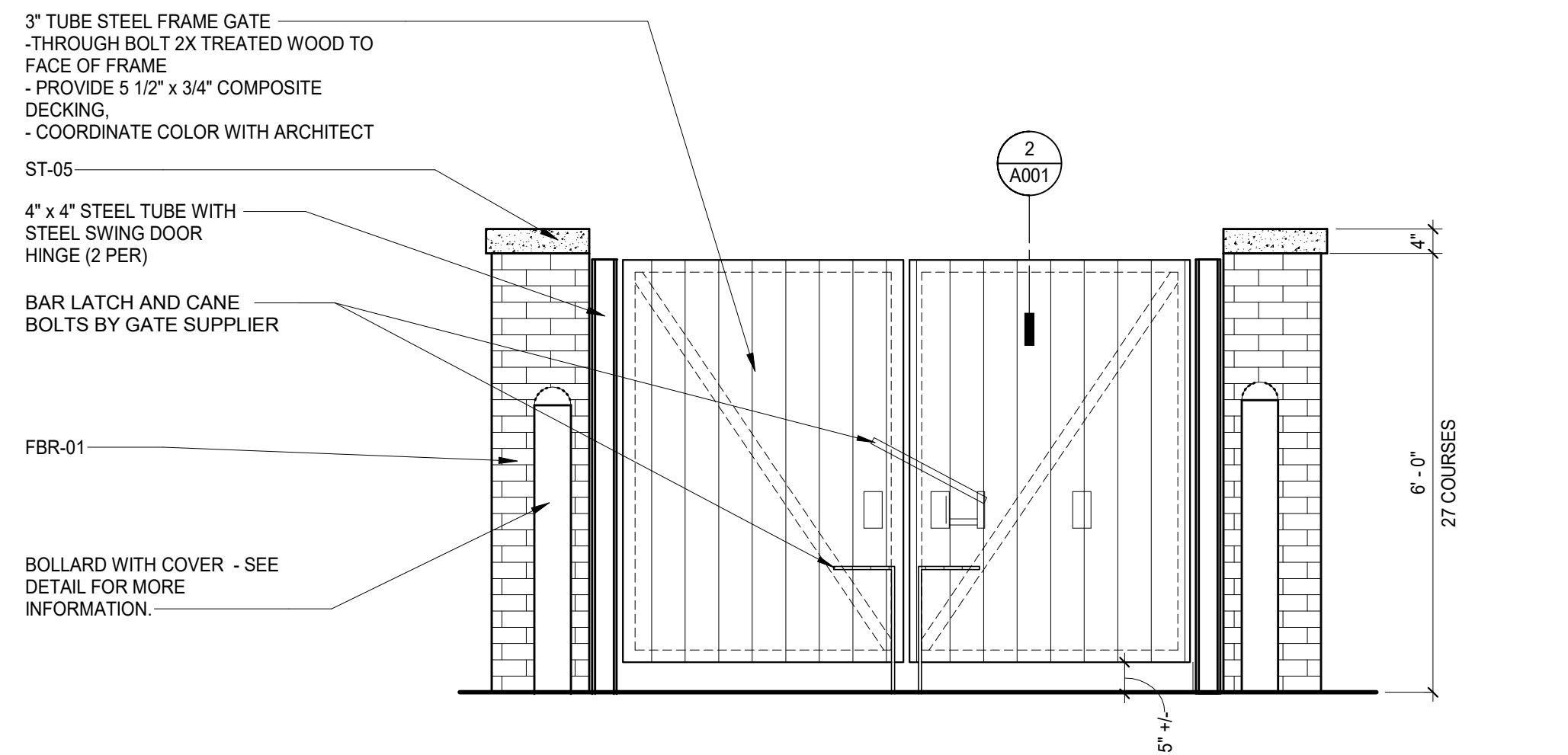
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

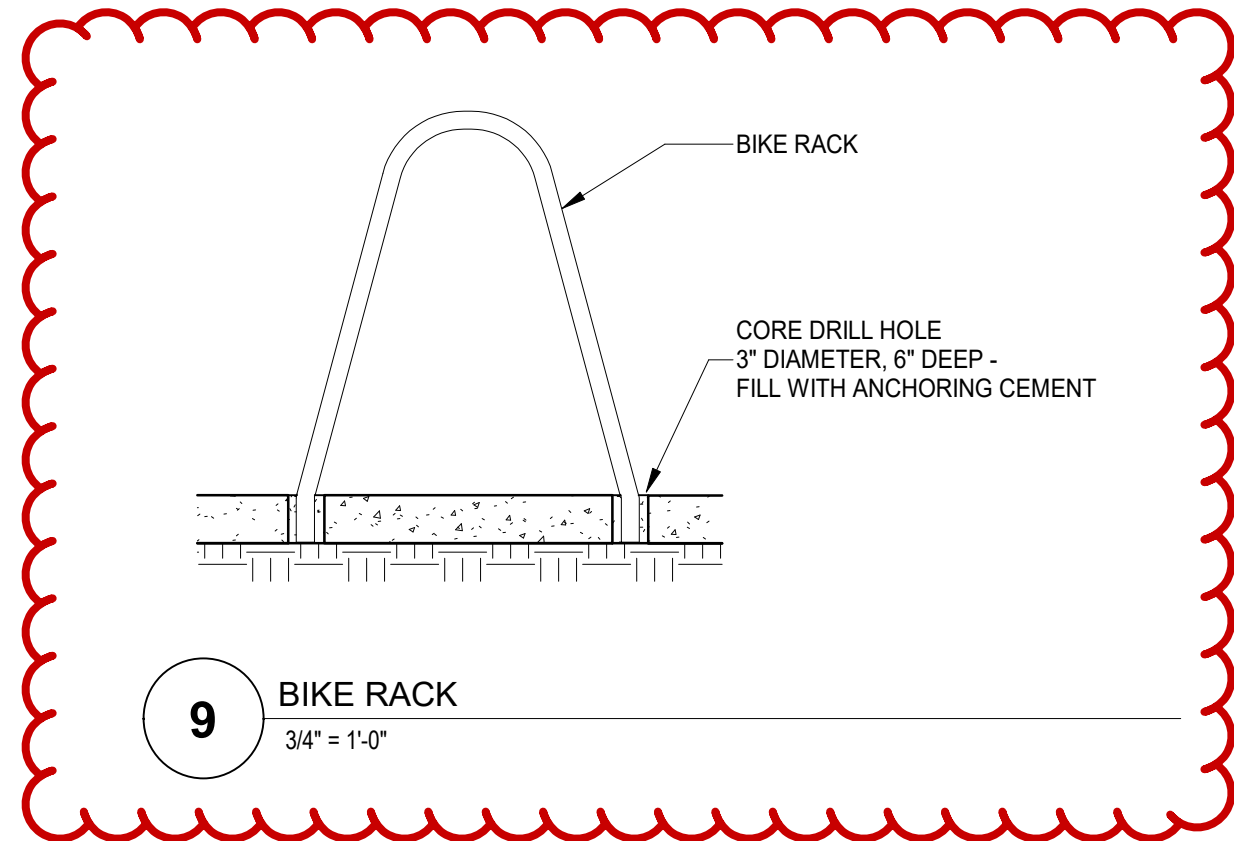


Alivia Hoodjer
Assistant Planner

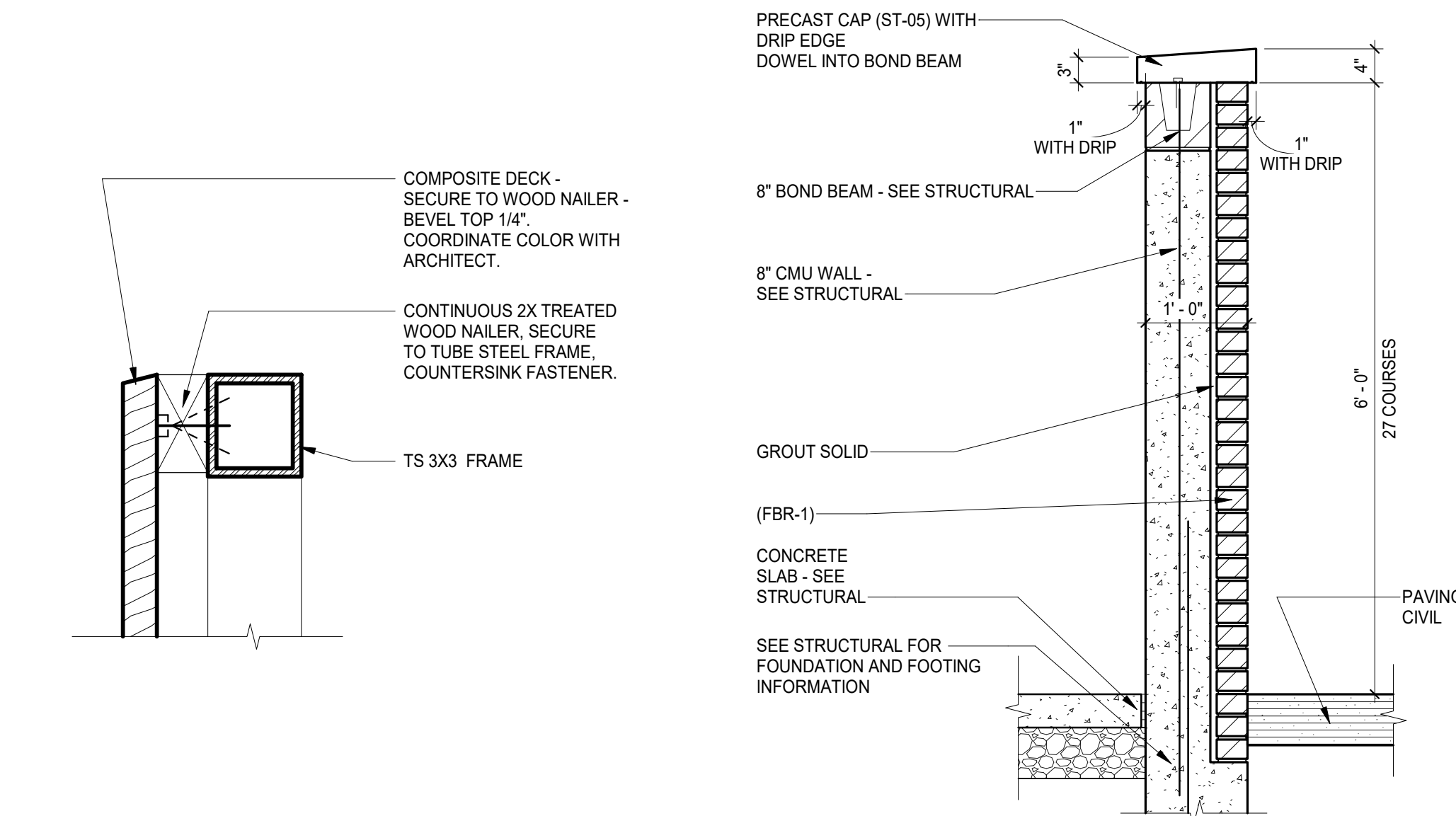
Planner Comments
Complete



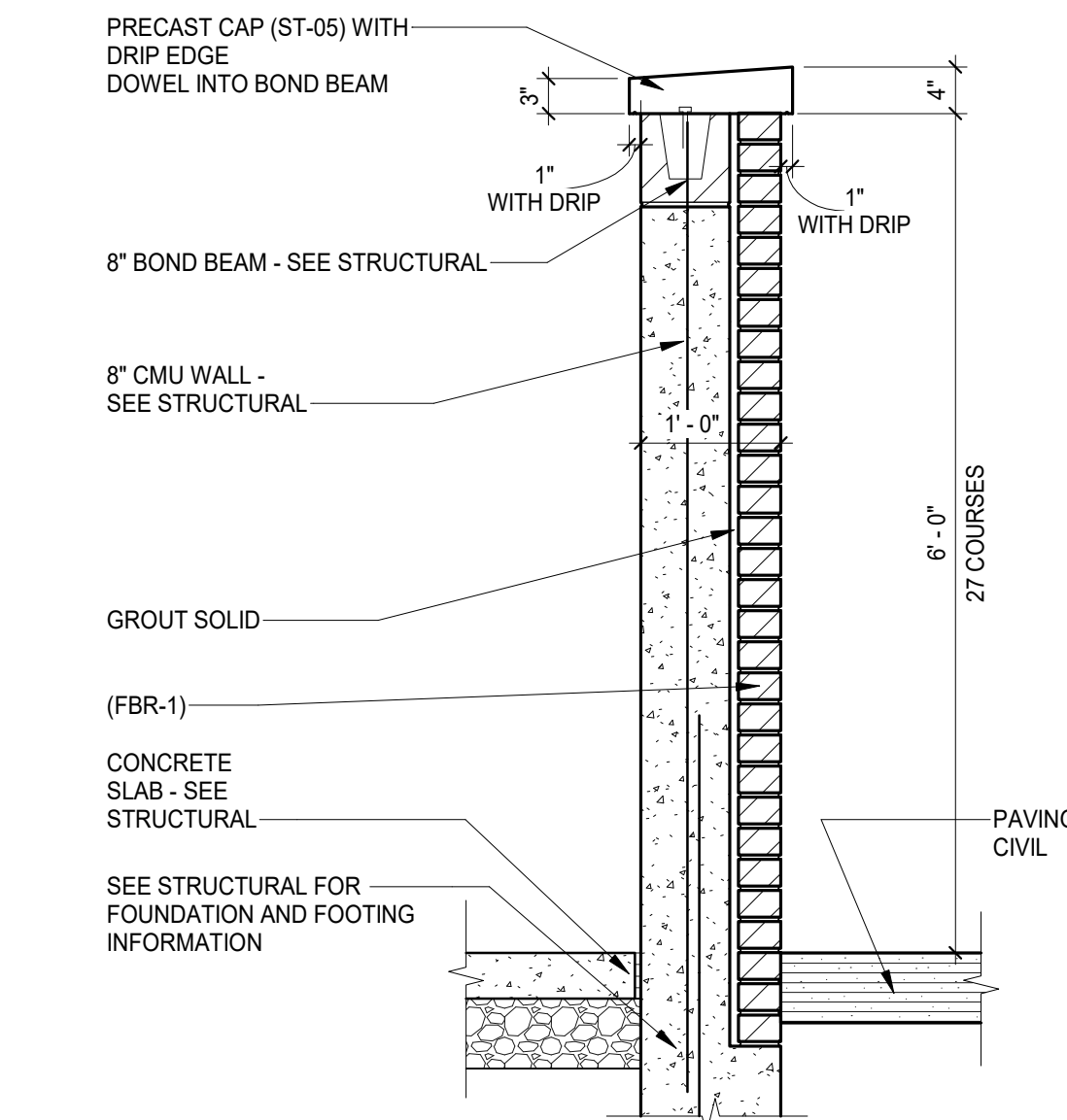
1 ELEVATION AT TRASH & RECYCLING ENCLOSURE
1/2" = 1'-0"



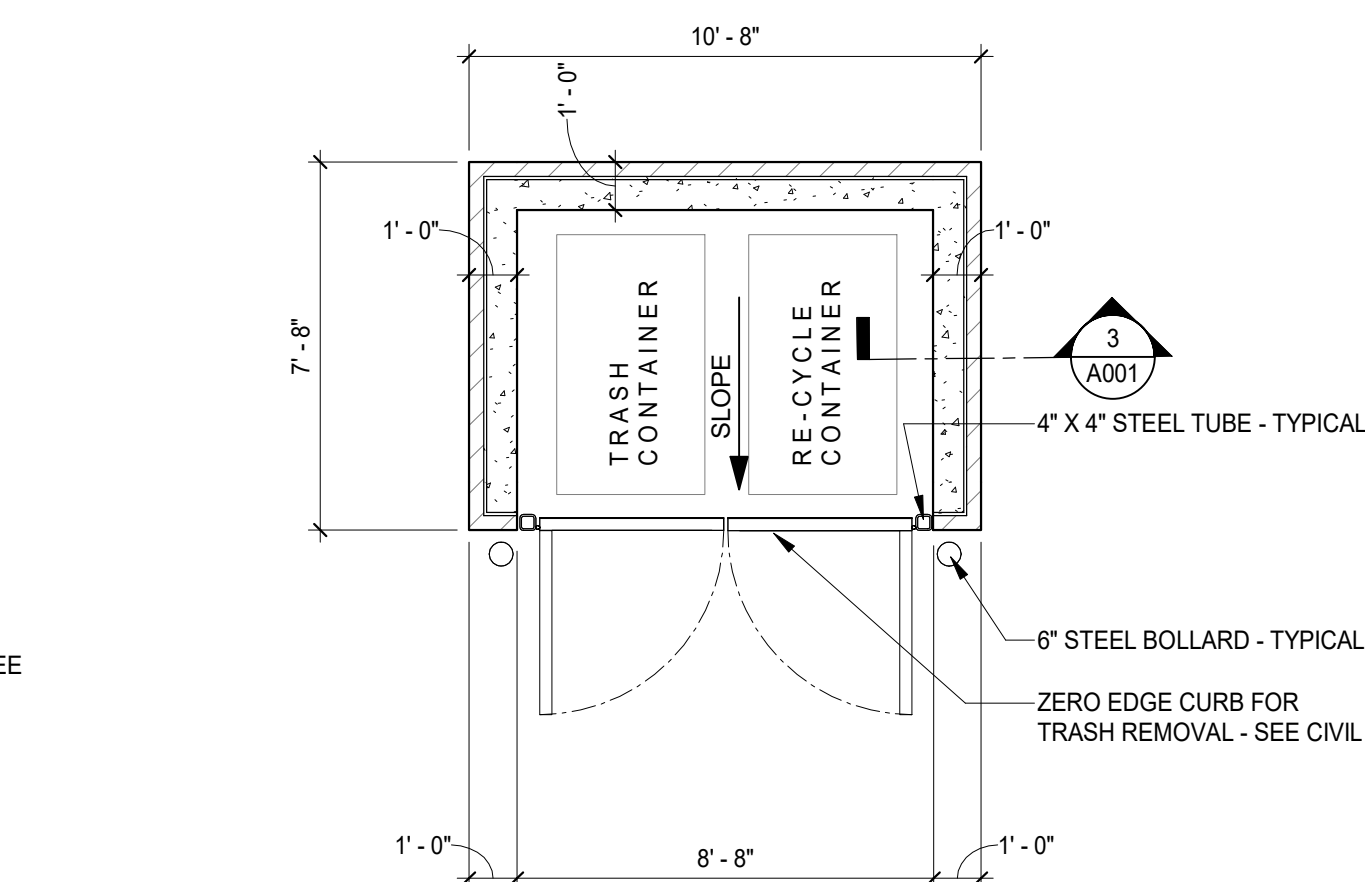
9 BIKE RACK
3/4" = 1'-0"



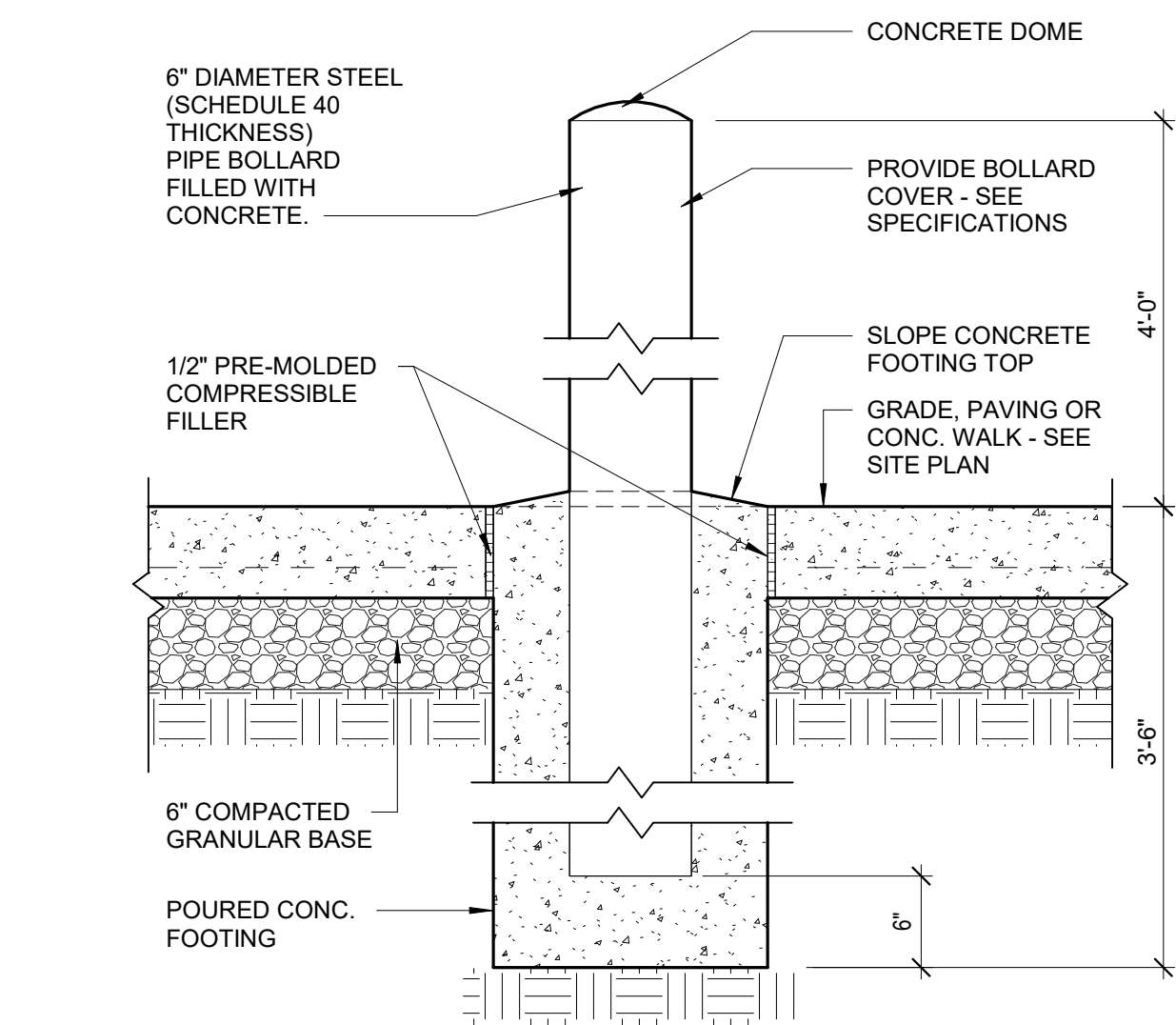
2 TRASH GATE - COMPOSITE DECK ATTACHMENT
3" = 1'-0"



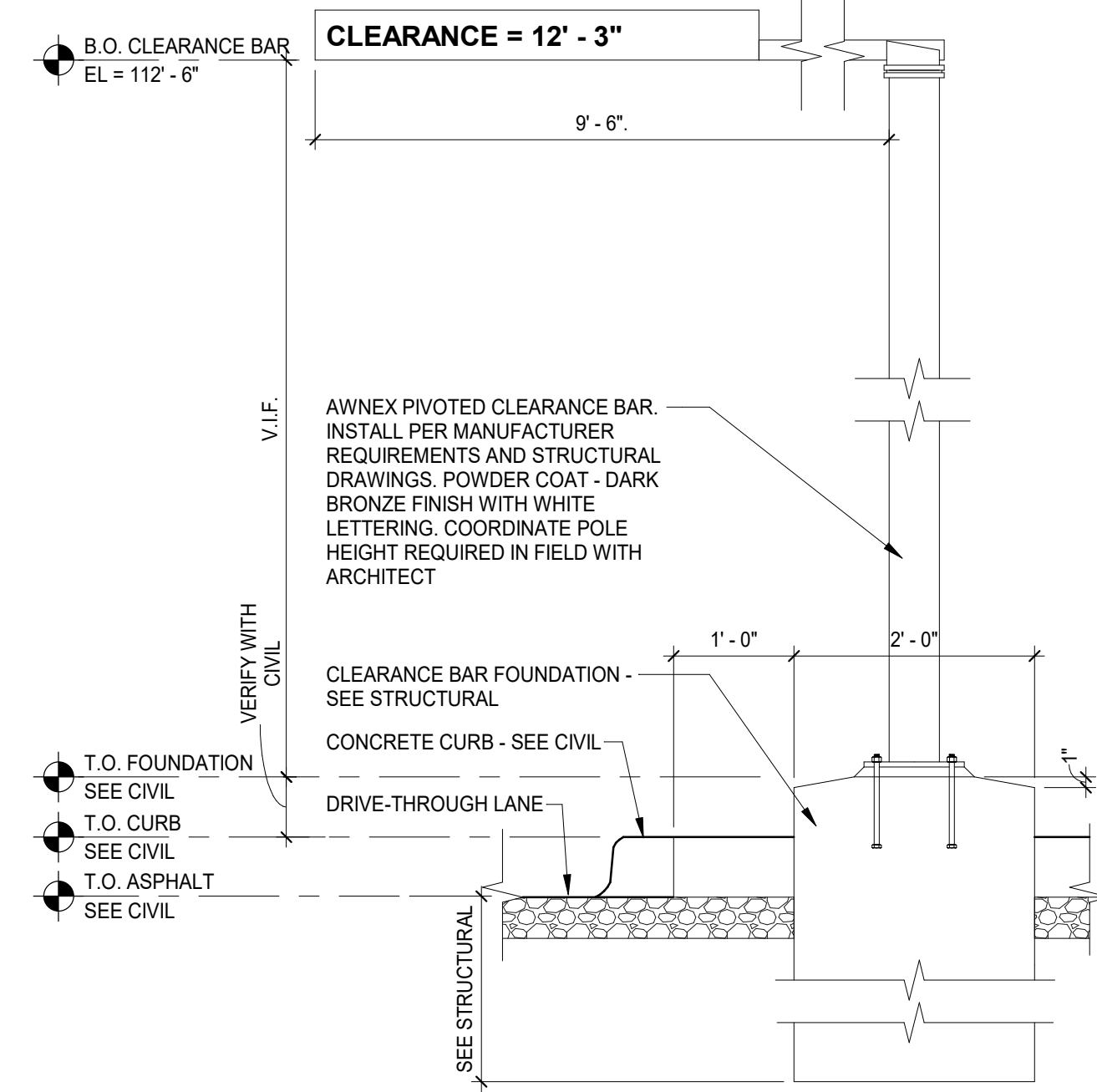
3 WALL SECTION AT TRASH & RECYCLING ENCLOSURE
3/4" = 1'-0"



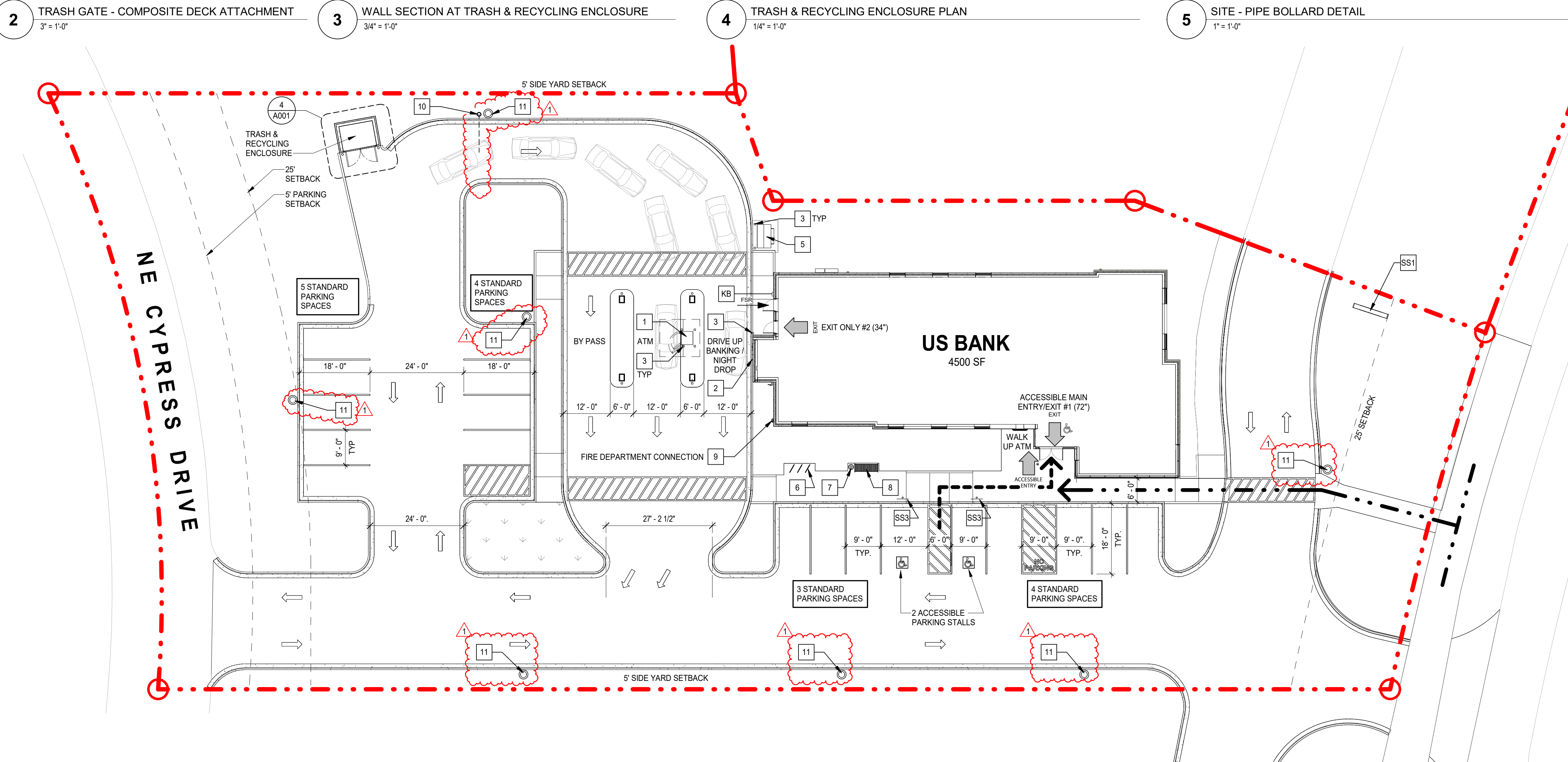
4 TRASH & RECYCLING ENCLOSURE PLAN
1/4" = 1'-0"



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



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



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

PLAN LEGEND	
	ACCESSIBLE ROUTE TO PUBLIC WAY
	ACCESSIBLE ROUTE FROM PARKING TO BUILDING ENTRY
	EXIT ONLY
	BUILDING ENTRY
	ACCESSIBLE BUILDING ENTRY
	KNOX BOX (IF REQUIRED)
	FIRE SPRINKLER ROOM ACCESS (IF REQUIRED)

GENERAL NOTES - SITE PLAN	
A. SEE CIVIL DRAWINGS FOR PARKING LOT, SIDEWALKS, TRAFFIC SIGNAGE, ETC.	
B. SEE LANDSCAPING FOR PLANT MATERIALS AND IRRIGATION.	
C. SEE SEPARATE PACKAGE FOR DIRECTIONAL SIGNAGE. SIGNAGE IS BY OWNER'S VENDOR UNDER SEPARATE PERMIT.	
KEYNOTES - SITE PLAN	
NO.	DESCRIPTION
1	ATM - SEE POWER AND COMMUNICATIONS PLAN. SEE EQUIPMENT CUTSHEET FOR EXACT PLACEMENT OF ATM RELATIVE TO ISLAND CURB.
2	PNEUMATIC TUBE SYSTEM - SEE POWER AND COMMUNICATIONS PLAN.
3	BOLLARD WITH BLUE BOLLARD COVER.
4	BOLLARD WITH YELLOW BOLLARD COVER.
5	ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
6	BIKE RACK - SEE SPECIFICATIONS & DETAIL THIS SHEET.
7	TRASH CAN - SEE SPECIFICATIONS.
8	BENCH - SEE SPECIFICATIONS.
9	FIRE DEPARTMENT CONNECTION.
10	VEHICLE HEIGHT RESTRICTION GATE.
11	LIGHT POLE - SEE ELECTRICAL.
SITE SIGNAGE (BY OWNER'S SIGN VENDOR UNDER SEPARATE PERMIT)	
SS1	SITE MONUMENT SIGN.
SS2	TBD (ANY OTHER SITE SIGNAGE THAT REQUIRES POWER).
SS3	US BANK PARKING SIGN.

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

RSP

1220 Marshall St NE
Minneapolis, MN
55413-1036

612.677.7100
rsparch.com

CONSULTANTS

CERTIFICATION

Name Scott Steinkamp
License No. ARC08087
Expiration Date 06/30/2025
Date Signed 07/02/2025

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

Project No. 1485488BE1
Drawn By MSC
Checked By DC
Date 06/13/2025

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
06/02/2025		PERMIT ISSUE
06/18/2025		SITE PLAN COMMENT RESPONSE 1
07/07/2025		SITE PLAN COMMENT RESPONSE 2

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

ARCHITECTURAL SITE PLAN

A001

THE CITY OF GRIMES / ARCHITECTURAL REQUIREMENTS FOR THIS PROPERTY:

Primary materials shall constitute at least sixty percent of the sum of the total of all wall areas, excluding glass.
A minimum of 25% of primary material shall be on each wall that does not face public ROW.

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

Note that the metal panelling will need the project to have at least a 4/5 Council vote to be approved. This should not be an issue as they have approved other similar designs.

Transportation Overlay Code section:

Other masonry materials, including stone, cast stone, ornamental concrete block, or other similar materials such as concrete panels, may be allowed on the exterior building wall facing adjacent streets of commercial buildings, provided such alternate materials are reviewed by the Planning and Zoning Commission and approved by vote of the City Council.

EXTERIOR ELEVATION NOTES:

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

EXTERIOR MATERIAL BOARD

BRICK - (FBR-1)	STONE - (ST-1 & 12" HIGH x 24" WIDE)	METAL PANELS - (CMP-1D, CMP-1A, CMP-1B)	METAL FASCIA / TRIM - (SMF-C)	ALUMINUM WINDOWS - (ST-1, ST-2 AND ST-4)
ENDICOTT MANHATTAN BROWN	(ST-1A) 8" HIGH x 24" WIDE (ST-1B) 4" HIGH x 24" WIDE (ST-1C) 4" HIGH x 24" WIDE	REYNOLDS / PAC CLAD COMPOSITE PANEL	PAC CLAD SHEET METAL	SEE SPECIFICATIONS AND WINDOW TYPES ON A301 FOR MORE INFORMATION
	INDIANA Limestone COMPANY VAN DYKE LIMITED RANGE	CMP-1D_MIDNIGHT BRONZE	CMP-1A_AWARD BLUE	CMP-1B_BONE WHITE
			SMF-C_CLASSIC BRONZE	ANODIC CLEAR

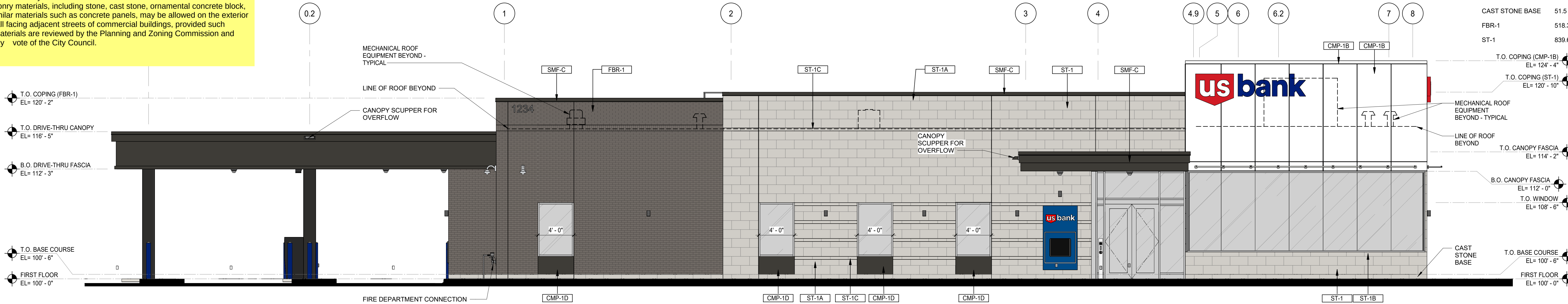
NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

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

SOUTH ELEVATION MATERIAL & CLADDING

2,309.7 SF INCLUDING GLAZING
1,846.6 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON SOUTH ELEVATION	SQUARE FOOTAGE ON SOUTH ELEVATION	PERCENTAGE RATIO FOR SOUTH ELEVATION
CMP-1B	332 SF/1,846.6	18%
CMP-1D	32 SF/1,846.6	1.7%
SMF-C	73.2/1,846.6	4%
SUBTOTAL ALL METAL PANEL CLADDING	437.2/1,846.6	23.7%
CAST STONE BASE	51.5 SF/1,846.6	2.8%
FBR-1	518.3 SF/1,846.6	28.1%
ST-1	839.6 SF/1,846.6	45.4%



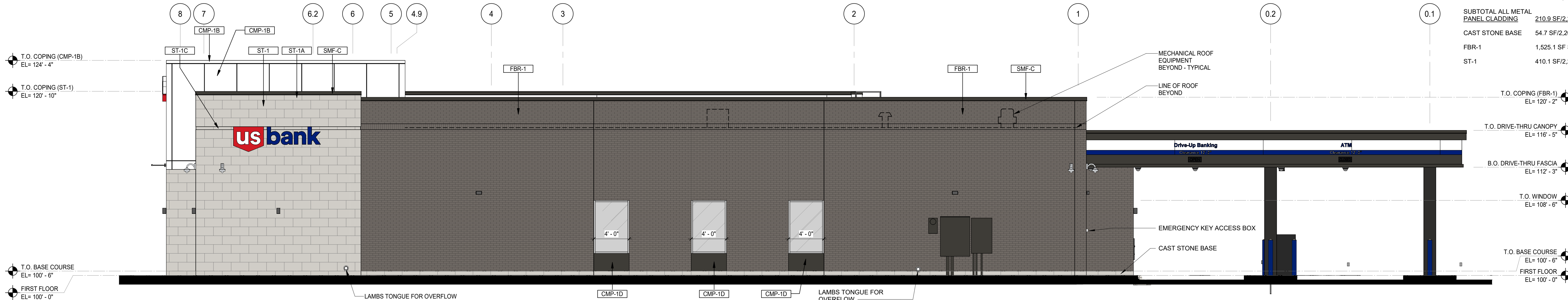
NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

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

NORTH ELEVATION MATERIAL & CLADDING:

2,275.2 SF INCLUDING GLAZING
2,200.8 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON NORTH ELEVATION	SQUARE FOOTAGE ON NORTH ELEVATION	PERCENTAGE RATIO FOR NORTH ELEVATION
CMP-1B	132.2 SF/2,200.8	6.0%
CMP-1D	24 SF/2,200.8	1.1%
SMF-C	54.7 SF/2,200.8	2.5%
SUBTOTAL ALL METAL PANEL CLADDING	210.9 SF/2,200.8	9.6%
CAST STONE BASE	54.7 SF/2,200.8	2.5%
FBR-1	1,525.1 SF SF/2,200.8	69.3%
ST-1	410.1 SF/2,200.8	18.6%



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

NORTH ELEVATION GLAZING LENGTHS:
(4) X 4'-0" = 16'-0"
+ 4'-11"
TOTAL LENGTH: 20'-11"

WEST ELEVATION MATERIAL & CLADDING

1,202.5 SF INCLUDING GLAZING
1,104.9 SF EXCLUDING GLAZING

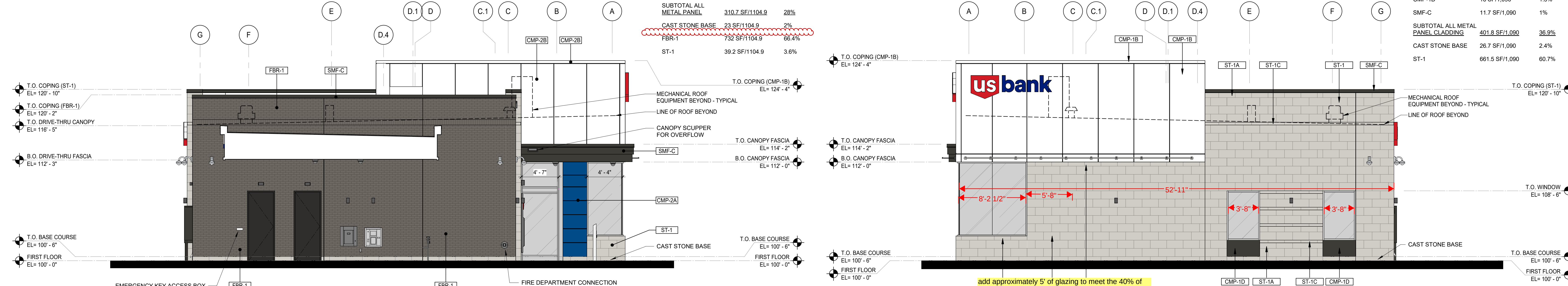
EXTERIOR MATERIALS ON WEST ELEVATION	SQUARE FOOTAGE ON WEST ELEVATION	PERCENTAGE RATIO FOR WEST ELEVATION
CMP-1B	229.5 SF/1,104.9	20.7%
CMP-2A	33.6 SF/1,104.9	3%
SMF-C	47.6 SF/1,104.9	4.3%
SUBTOTAL ALL METAL PANEL	310.7 SF/1,104.9	28%
CAST STONE BASE	23 SF/1,104.9	2%
FBR-1	732 SF/1,104.9	66.4%
ST-1	39.2 SF/1,104.9	3.6%

EAST ELEVATION GLAZING LENGTHS:
(8) X 4'-0" = 32'-0"
+ 4'-0"
TOTAL LENGTH: 36'-0"

EAST ELEVATION SQUARE FOOTAGE:

1,216.6 SF INCLUDING GLAZING
1,090 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON EAST ELEVATION	SQUARE FOOTAGE ON EAST ELEVATION	PERCENTAGE RATIO FOR EAST ELEVATION
CMP-1B	374.1 SF/1,090	34.4%
CMP-1D	16 SF/1,090	1.5%
SMF-C	11.7 SF/1,090	1%
SUBTOTAL ALL METAL PANEL CLADDING	401.8 SF/1,090	36.9%
CAST STONE BASE	26.7 SF/1,090	2.4%
ST-1	661.5 SF/1,090	60.7%



add approximately 5' of glazing to meet the 40% of the wall length with clear glass at eye level requirement for the transportation overlay (from development agreement).

RSP

1220 Marshall St NE
Minneapolis, MN
55413-1036

612.677.7100
rsparch.com

CONSULTANTS

CERTIFICATION

Name Scott Steinkamp
License No. ARC08087
Expiration Date 06/30/2025
Date Signed 07/02/2025

PROJECT FOR
us bank

NE Gateway Drive,
Grimes, IA 50111

Project No. 1485488BE1
Drawn By MSC
Checked By DC
Date 07/02/25

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ISSUES / REVISIONS	NO.	DATE	DESCRIPTION
PERMIT ISSUE	06/02/2025		
SITE PLAN COMMENT RESPONSE 1	06/18/2025		
SITE PLAN COMMENT RESPONSE 2	07/07/2025		

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

ELEVATIONS (PRESENTATION)

001

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

LEGAL DESCRIPTION

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

BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
BM500 ELEV=953.45
SET BENCHMARK ON ARROW ON HYDRANT, WEST SIDE OF NE CYPRESS DRIVE, +/-90' SOUTH OF CONTROL POINT 2, NORTHWEST CORNER OF SITE.

NOTES

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

PRELIMINARY CONSTRUCTION SCHEDULE

TO BE FILLED OUT

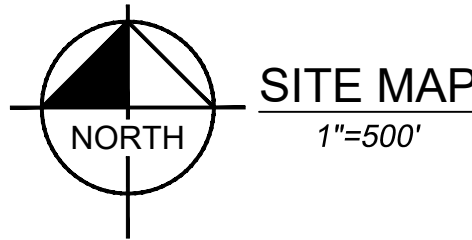
SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
FUTURE LAND USE	MIXED USE - 1
PARKING SETBACKS	ROW : 10' REAR & SIDE: 5'
BUILDING SETBACKS	FRONT: 25' BACK: 25' SIDE: 0', EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET

add "Transportation Corridor Mixed Use Overlay (derived from development agreement)" . Update other sheets that give this info.

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

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

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



OWNER:

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

DEVELOPER:

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

TOPOGRAPHY SOURCE:

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ANKENY, IOWA 50023
CONTACT: ERIC MILLER
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PH: (515)-494-6195

ARCHITECT:

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MICHAEL.LEZ@RSPARCH.COM
PH: (612)-677-7373

GOVERNING AGENCY:

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

APPLICANT:

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US BANCORP CENTER - CRE
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767 NORTH EUSTIS STREET
SAINT PAUL, MINNESOTA 55114
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PH: (651)-645-4197

GEOTECHNICAL ENGINEER:

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

LANDSCAPE ARCHITECT:

KIMLEY-HORN & ASSOCIATES
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SAINT PAUL, MINNESOTA 55114
CONTACT: RYAN A. HYLLESTED
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Engineering Comments
Completed

Building Comments
Complete

Planner Comments
Complete

Sheet List Table	
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C1002	EROSION CONTROL DETAILS
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L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES & DETAILS

UTILITY PROVIDERS:

FIBER OPTIC	LUMEN/CENTURLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
ST-STORM SEWER S-SANITARY SEWER W1-WATER MAIN	CITY OF GRIMES DAVE GUTHRIE 515-986-9636 LOCATES@GRIMESIOWA.GOV
E1-UNDERGROUND ELEC	MIDAMERICA ENERGY JAMIE NEER 515-252-6972 MECDSDDESIGNLOCATES@MIDAMERICAN.COM
G2-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR PER MAP RECEIVED	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
F04-FIBER OPTIC	SEGRA/UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 SEGRAGIS@SEGRAFIBER.COM

ABBREVIATIONS :

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

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

MICHAEL C. BRANDT, PE LIC. No. 42661
7/7/2025
Pages or sheets covered by this seal:

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

RYAN A. HYLLESTED, PLA LIC. No. 53828
7/7/2025
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WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY -
NOT FOR
CONSTRUCTION

Name

License No.

Expiration Date

Date Signed

PROJECT FOR



USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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

Project No. 195517096

Drawn By SM

Checked By MB

Date 07/07/2025

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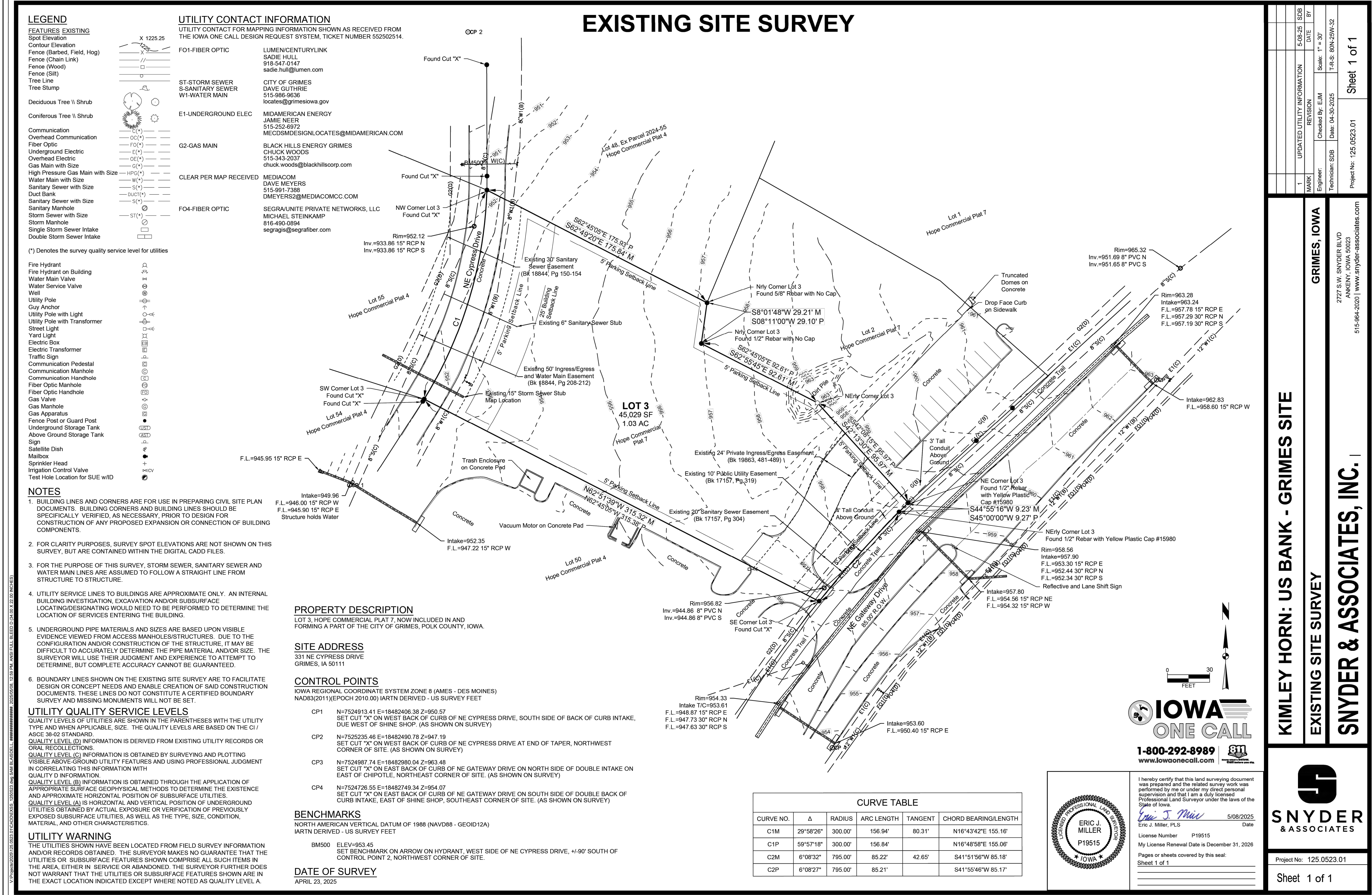
ISSUES / REVISIONS

NO. DATE DESCRIPTION

06/02/2025 PERMIT ISSUE
06/16/2025 SITE PLAN COMMENT
RESPONSE 1
07/07/2025 SITE PLAN COMMENT
RESPONSE 2

TITLE SHEET

C000



GENERAL CONSTRUCTION NOTES

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

THIRD PARTY SUPPLEMENTAL INFORMATION

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

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

CITY OF GRIMES SANITARY SEWER NOTES:

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

EROSION CONTROL NOTES

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

PAVING AND STRIPING NOTES

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

CITY OF GRIMES GENERAL NOTES:

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

GRADING AND DRAINAGE NOTES

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

CITY OF GRIMES WATER MAIN NOTES:

1. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2645. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 8" 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 RECEPACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPACLE MODEL TV-18-2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDEREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SURVEY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND STRUCTURAL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

CITY OF GRIMES STORM SEWER NOTES:

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



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CERTIFICATION

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Name
License No.
Expiration Date
Date Signed
PROJECT FOR



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

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

Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

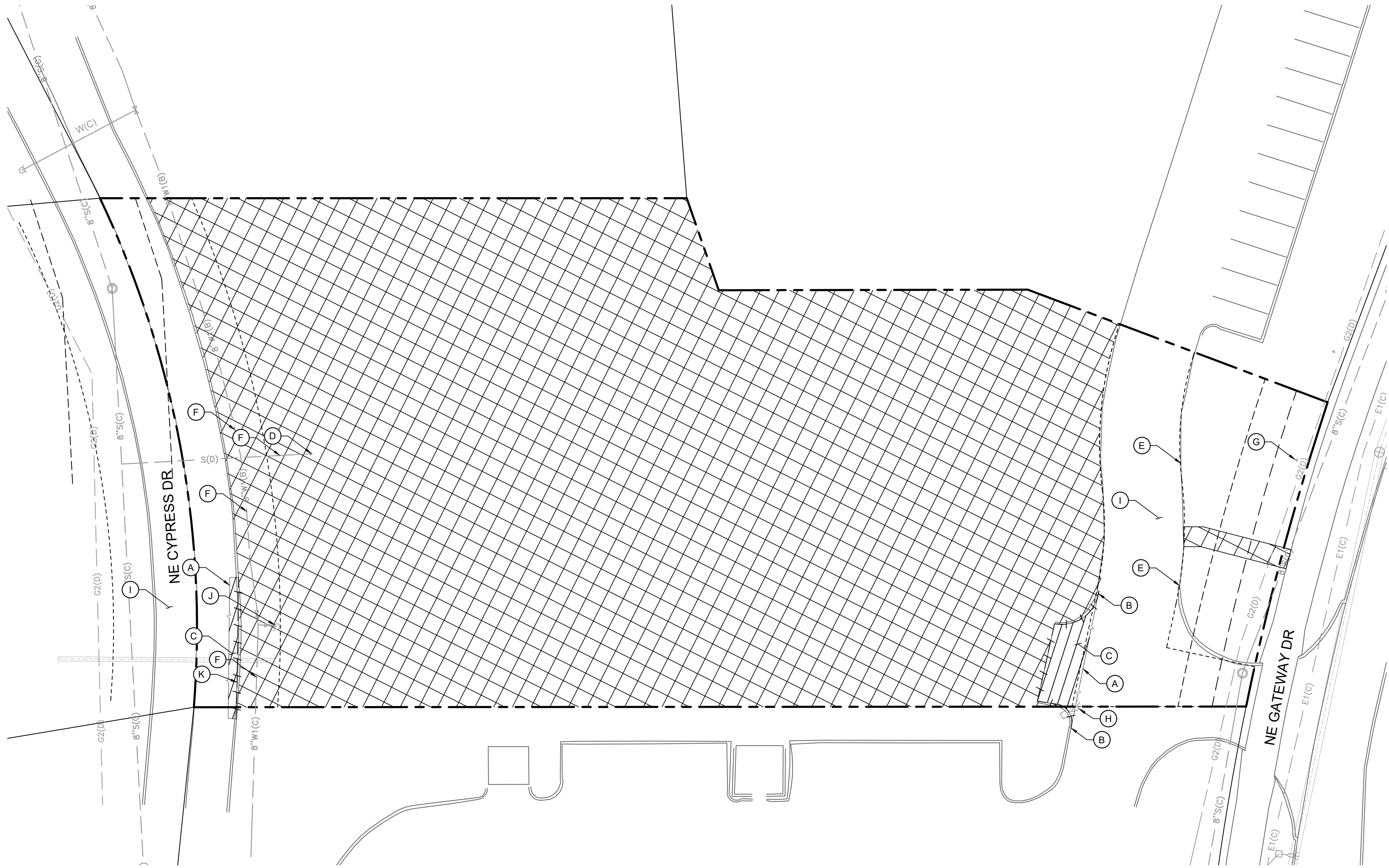
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1
	07/07/2025	SITE PLAN COMMENT RESPONSE 2

GENERAL NOTES

C100



DEMOLITION PLAN NOTES

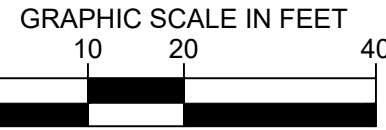
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES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

LEGEND

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

KEYNOTE LEGEND

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



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PROJECT FOR



USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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SHEET G000.

Project No. 195517096

Drawn By SM

Checked By MB

Date 07/07/2025

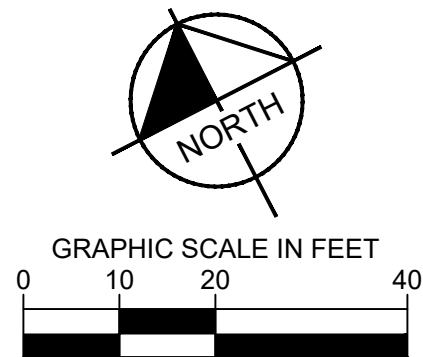
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DEMO PLAN

C200



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENTS.
SEE SHEET C400 - SITE DIMENSION PLAN FOR FURTHER DETAIL.
- 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH
#3 REBAR, 3' O.C., CONCRETE SEALER: TK-26UV
- 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH
#3 REBAR, 3' O.C., CONCRETE SEALER: TK-26UV
- PROPOSED 4" DEPTH CONCRETE SIDEWALK
- PROPOSED LANDSCAPING

CONSTRUCTION NOTES

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

RSP

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CONSULTANTS

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PROJECT FOR

us bank

USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

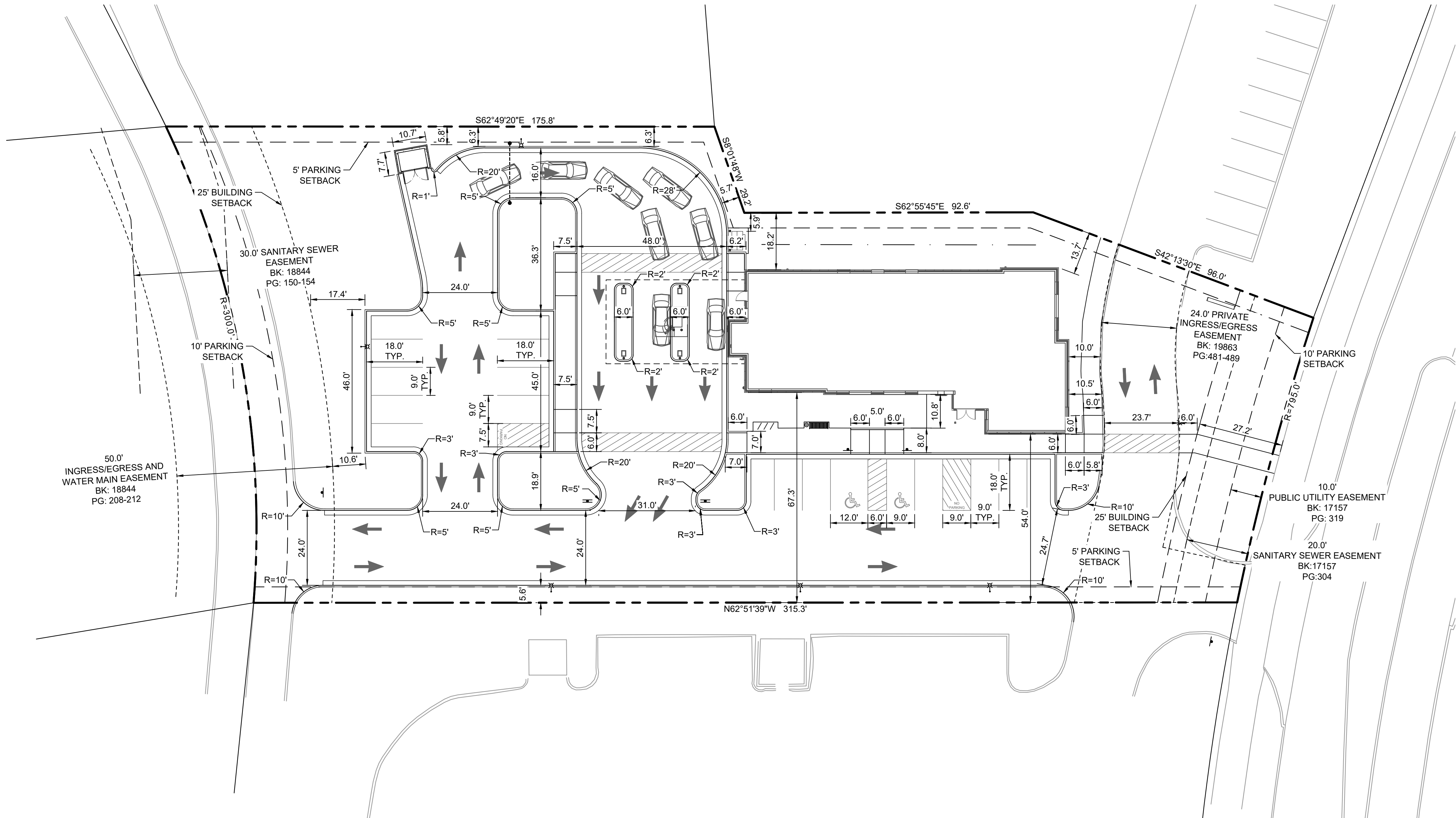
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	07/07/2025	SITE PLAN COMMENT RESPONSE 2

SITE KEYNOTE PLAN

C300



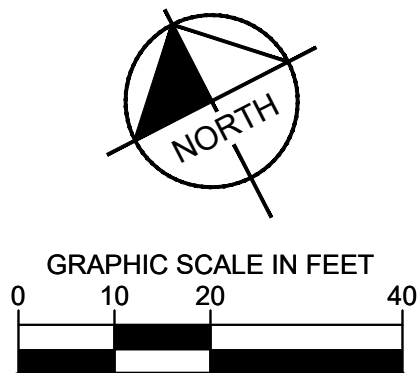
SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
FUTURE LAND USE	MIXED USE - 1
PARKING SETBACKS	ROW : 10' REAR & SIDE: 5'
BUILDING SETBACKS	FRONT: 25' BACK: 25' SIDE: 0', EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET

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

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

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

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



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331 NE CYPRESS DR
GRIMES, IA 50111

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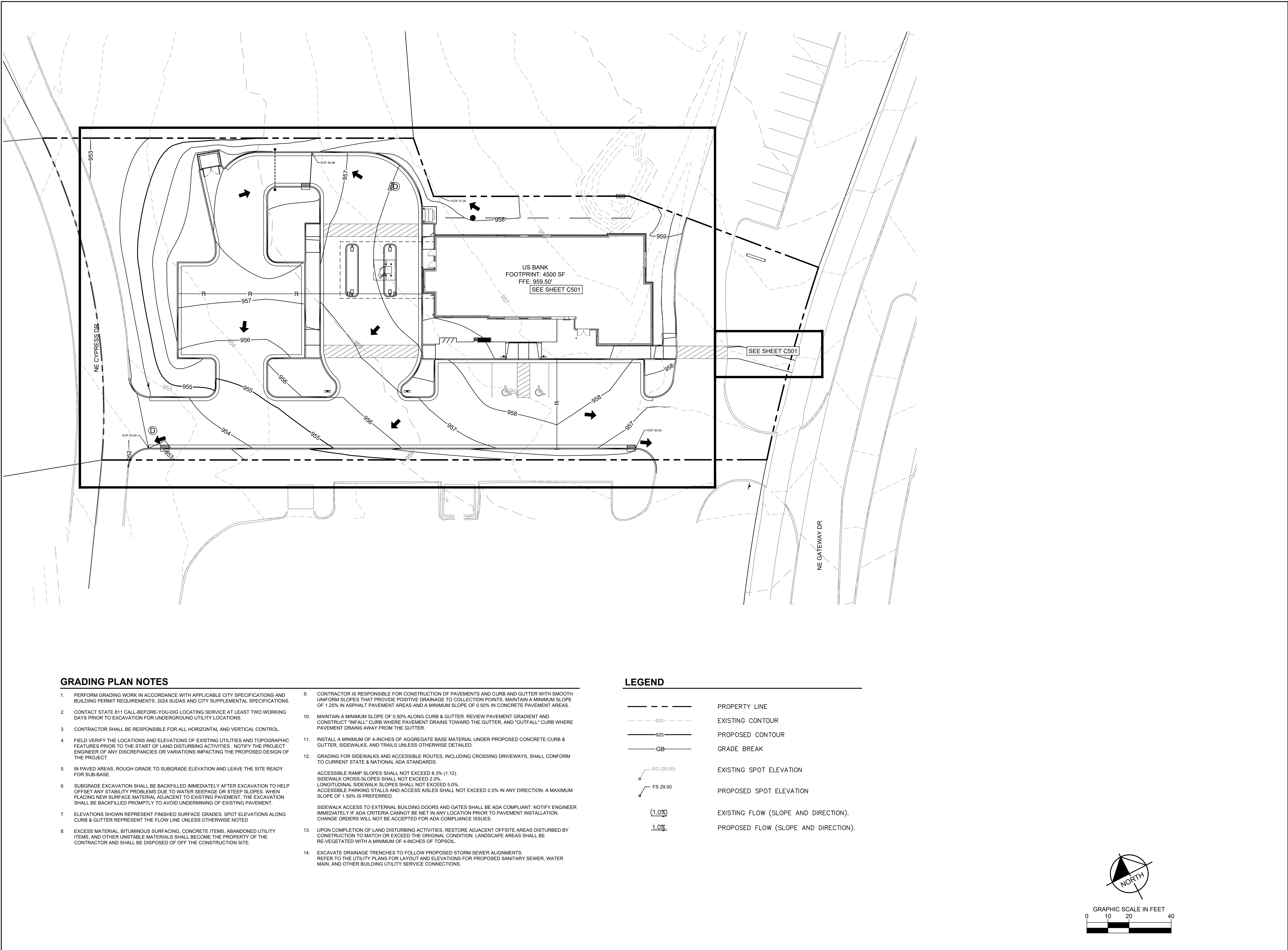
Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

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SITE DIMENSION PLAN

C400



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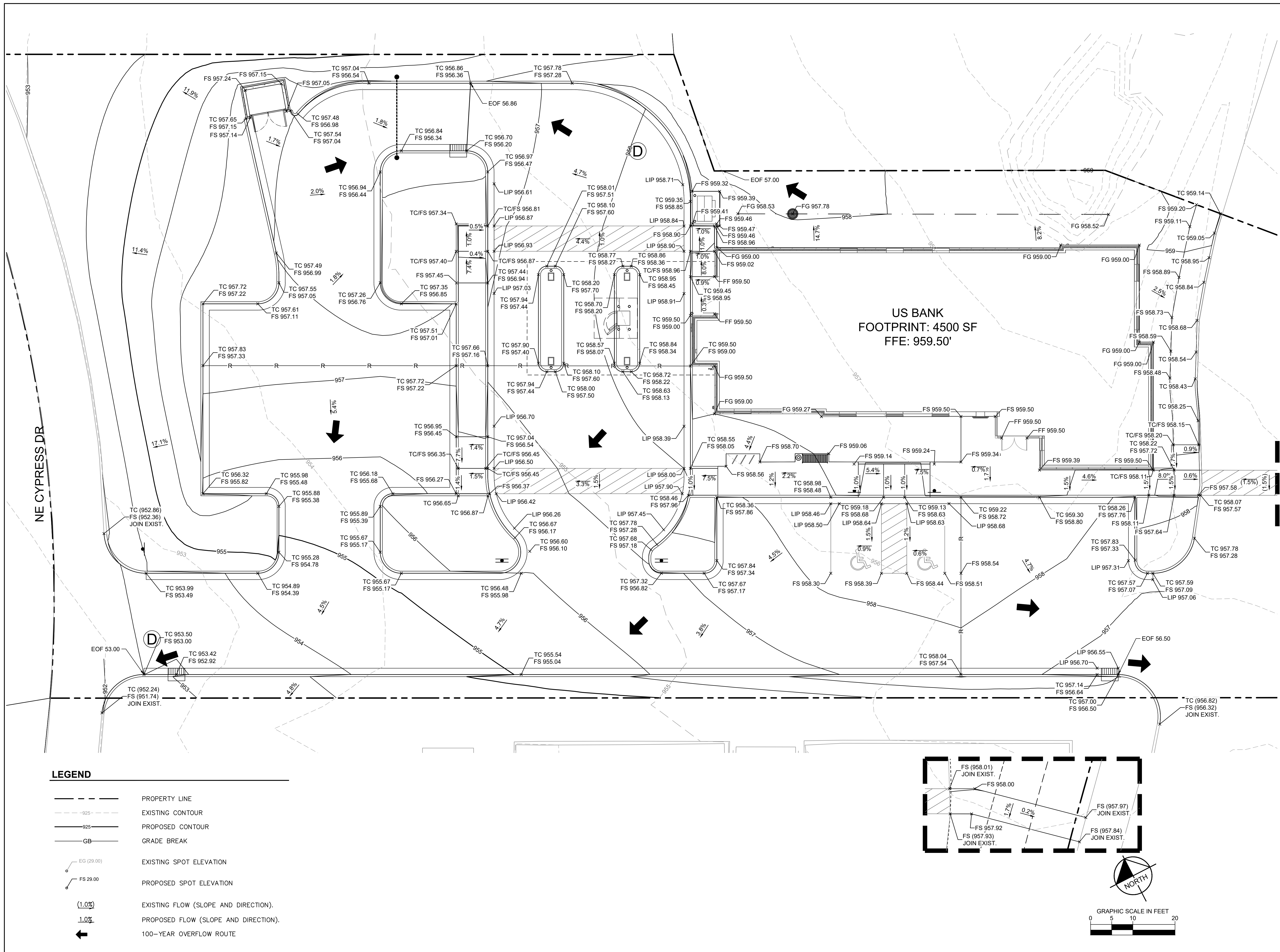
06/02/2025 PERMIT ISSUE

06/16/2025 SITE PLAN COMMENT RESPONSE 1

07/07/2025 SITE PLAN COMMENT RESPONSE 2

OVERALL
GRADING PLAN

C500



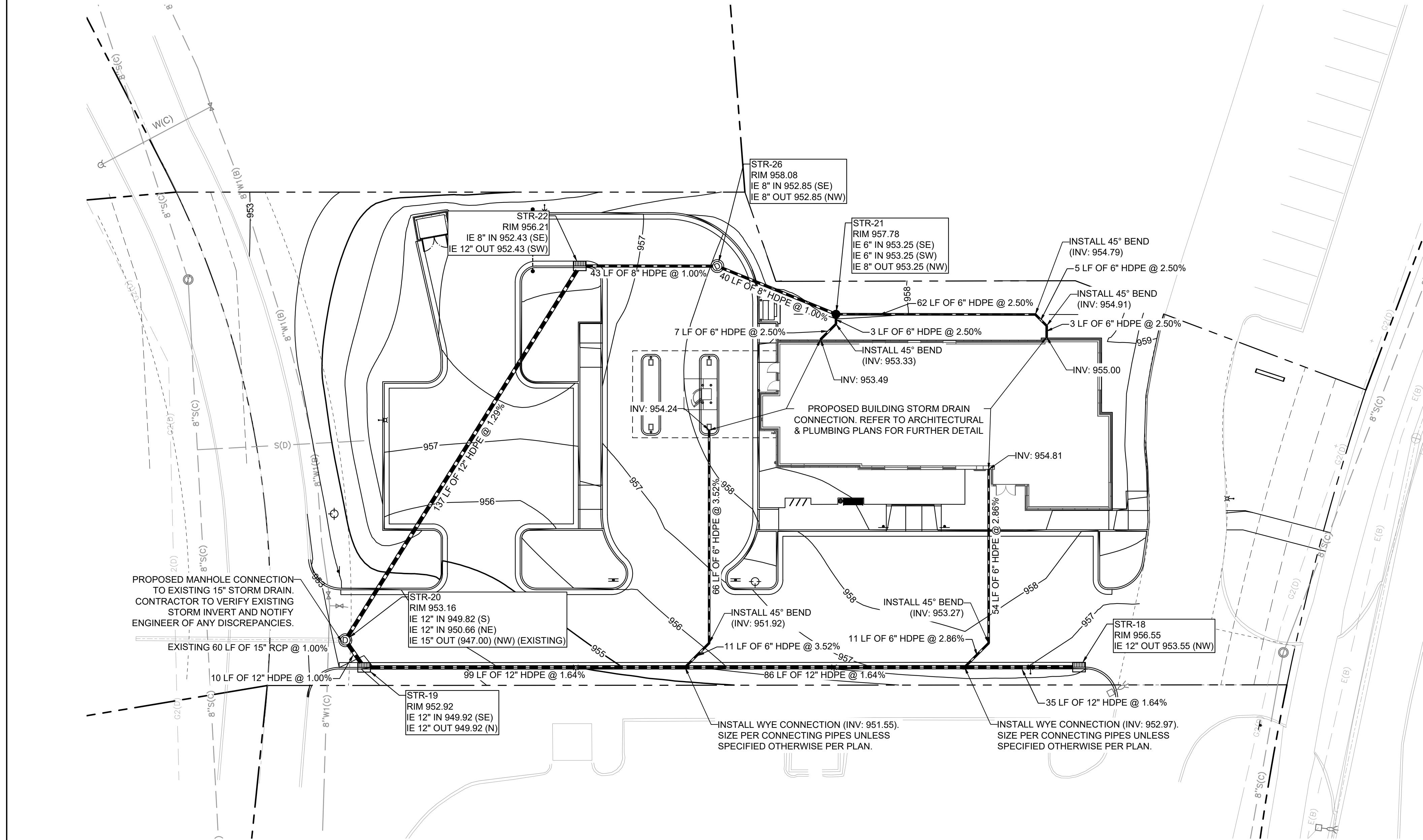
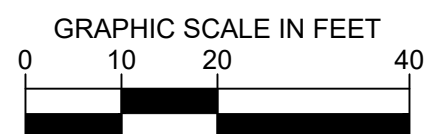
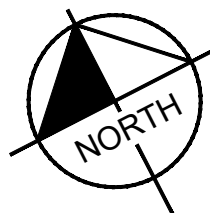
LEGEND

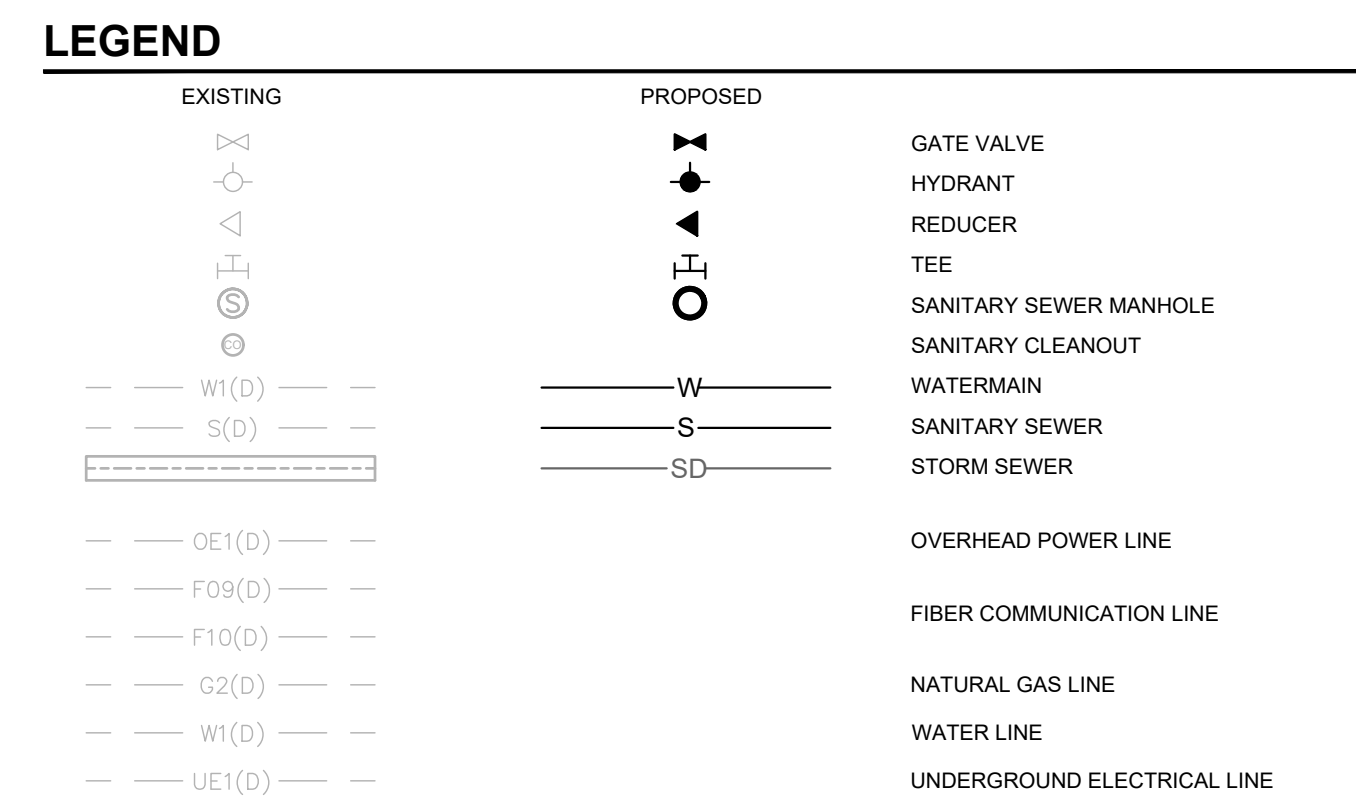
	PROPERTY LINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED STORM SEWER

STORM SEWER NOTES

- INSTALL STORM SEWER IN ACCORDANCE WITH 2025 SUDAS & THE CITY SUPPLEMENTAL.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE:
RCP: ASTM C-78
HDPE: ASTM F-714, F-894
PVC SCH40: ASTM D-1785, D-2665, F-794
FITTINGS SHALL BE:
RCP: ASTM C-78, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE: ASTM D-3212
PVC SCH40: ASTM D-2665, F-794, F-1866
DRAIN TILE SHALL BE:
HDPE: AASHTO M-252 OR M-294, TYPE CP OR TYPE SP.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
- WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
- ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
- CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
- CBMH TO USE SUDAS SW-502 WITH SW-603 TYPE R CASTING. STMH TO USE SUDAS SW-401 WITH SW-602 CASTING UNLESS DETAILED DIFFERENTLY IN PLAN.

DRAINAGE SCHEDULE						
STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STR-18	SW-501	956.55	NW 953.55	12"	1.64%	HDPE
STR-19	SW-501	952.92	N 949.92	12"	1.00%	HDPE
STR-20	SW-401	953.16	NW 947.00	15"	1.00%	RCP
STR-21	SW-512	954.00	NW 953.25	8"	1.00%	HDPE
STR-22	SW-501	956.21	SW 952.43	12"	1.29%	HDPE
STR-26	SW-401	958.08	NW 952.85	8"	1.00%	HDPE





INSTALL UTILITIES IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.

2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.

3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.

4. SANITARY SEWER PIPE SHALL BE:
PVC: ASTM D-2729, D-3034
PVC SCH 40: ASTM D-1785, F-714, F-894
SANITARY SEWER FITTINGS SHALL BE:
PVC: ASTM D-2729, D-3034
PVC SCH 40: ASTM D-2665, F-2794, F-1866

5. WATER MAIN PIPE SHALL BE:
DUCTILE IRON: AWWA C115
WATER MAIN FITTINGS SHALL BE:
DUCTILE IRON: AWWA C-153, C-110, ASME 316.4

6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.

7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

8. MAINTAIN A MINIMUM OF 5'-0" COVER ON ALL WATER LINES.

9. FOR WATER LINES AND SUB-OUTS UTILITY MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.

10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.

11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, POWER LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.

13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.

14. IN PAVEMENT AND GREEN AREAS, INSTALL ALL MANHOLE CASTINGS TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE GRADE.

15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDINGS SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.

16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.

19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.

20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.

21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.

22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4 FEET OF COVER IN PAVED AREAS OR 3 FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5 FEET IN WIDTH, CENTERED ON THE PIPE.

23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.

24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINKING GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.

25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

26. ALL ON-SITE UTILITIES ARE PRIVATE.

27. LOCATIONS WHERE THE SANITARY SEWER HAS LESS THAN 5.5 FEET OF COVER, PROVIDE 4-INCH THICK INSULATION A MINIMUM OF 5 FEET IN WIDTH, CENTERED ON THE PIPE. INSTALL THE INSTALLATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES OR MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL.

28. SANITARY SEWER MANHOLES TO BE SUDAS SW-301 UNLESS DETAILED DIFFERENTLY IN THE PLAN.



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UTILITY PLAN

C700

GENERAL CONSTRUCTION NOTES

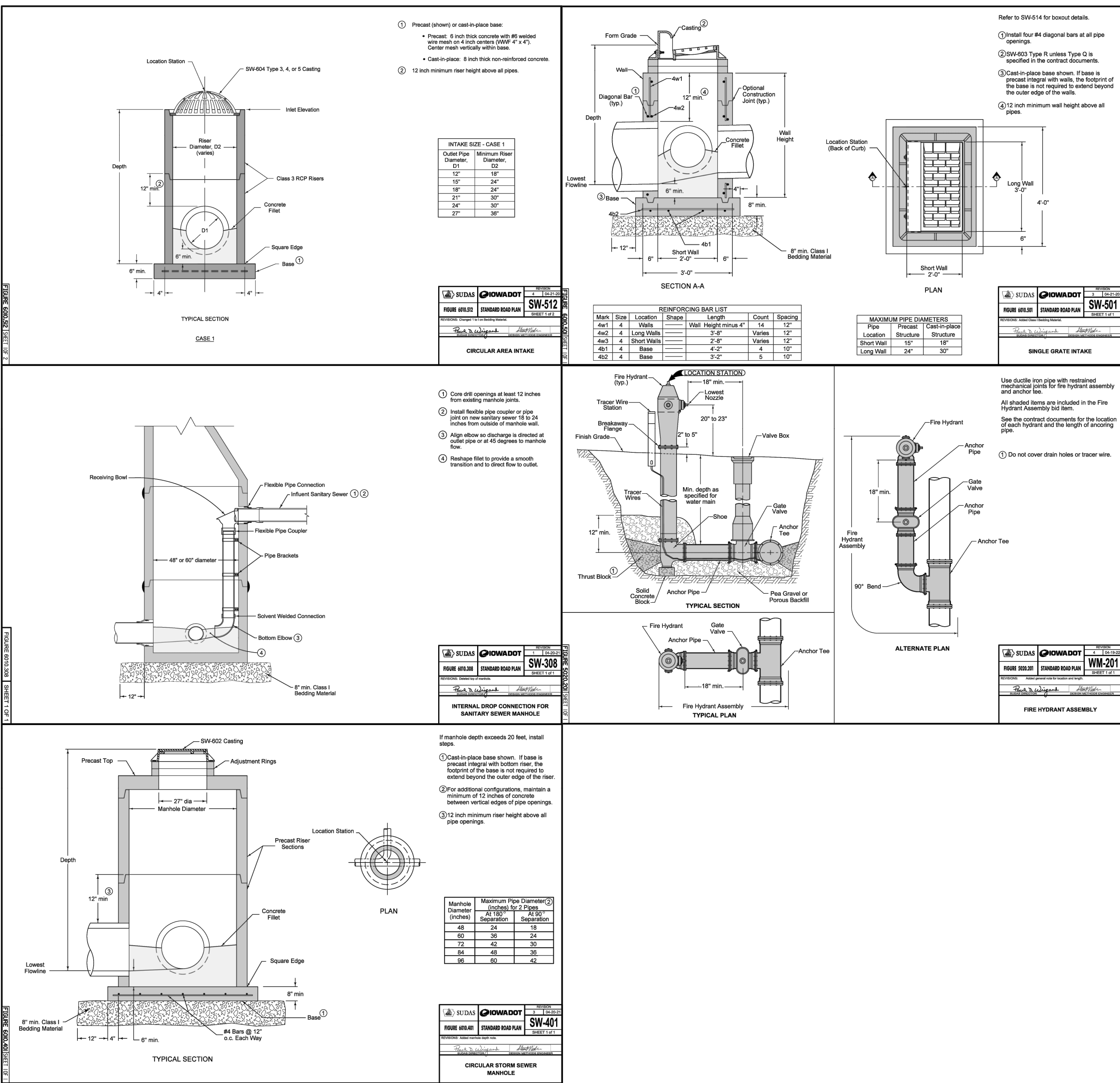
1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FPA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STREETLIGHTS, SIGNS, AND POSTS. IF REGULATORY SIGN MUST BE REMOVED FOR CONSTRUCTION, A TEMPORARY SIGN MUST BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF EXISTING PERMANENT STREETLIGHTS, SIGNS, AND POSTS.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

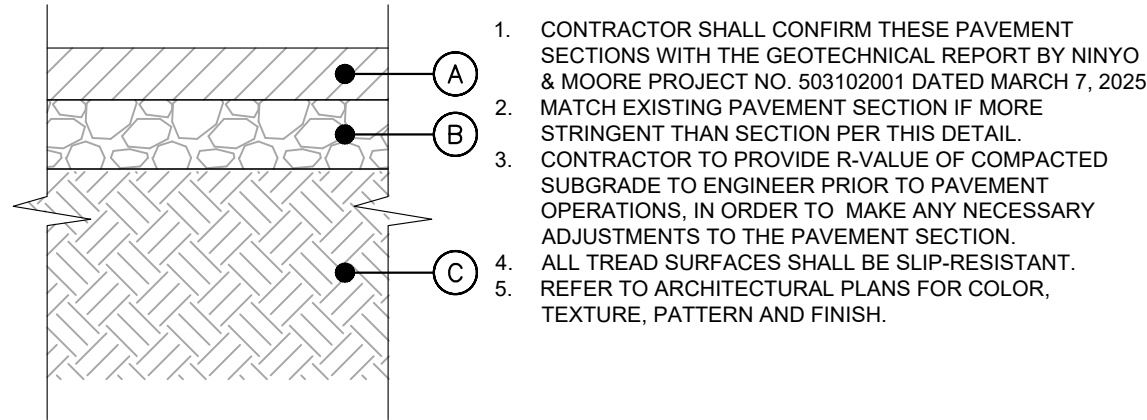
PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDEREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.



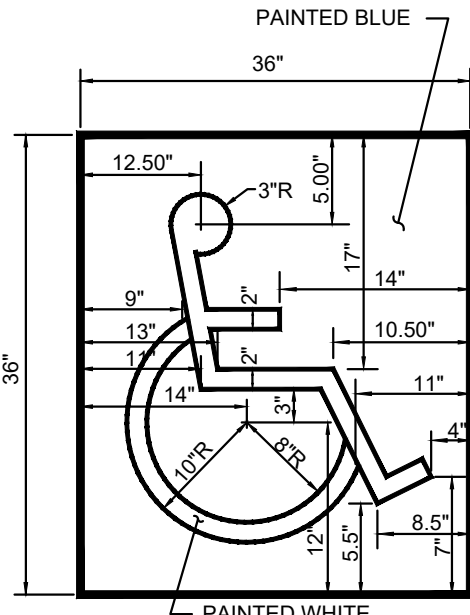


1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY NINYO & MOORE PROJECT NO. 503102001 DATED MARCH 7, 2025.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT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

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

PAVEMENT SECTIONS
N.T.S.

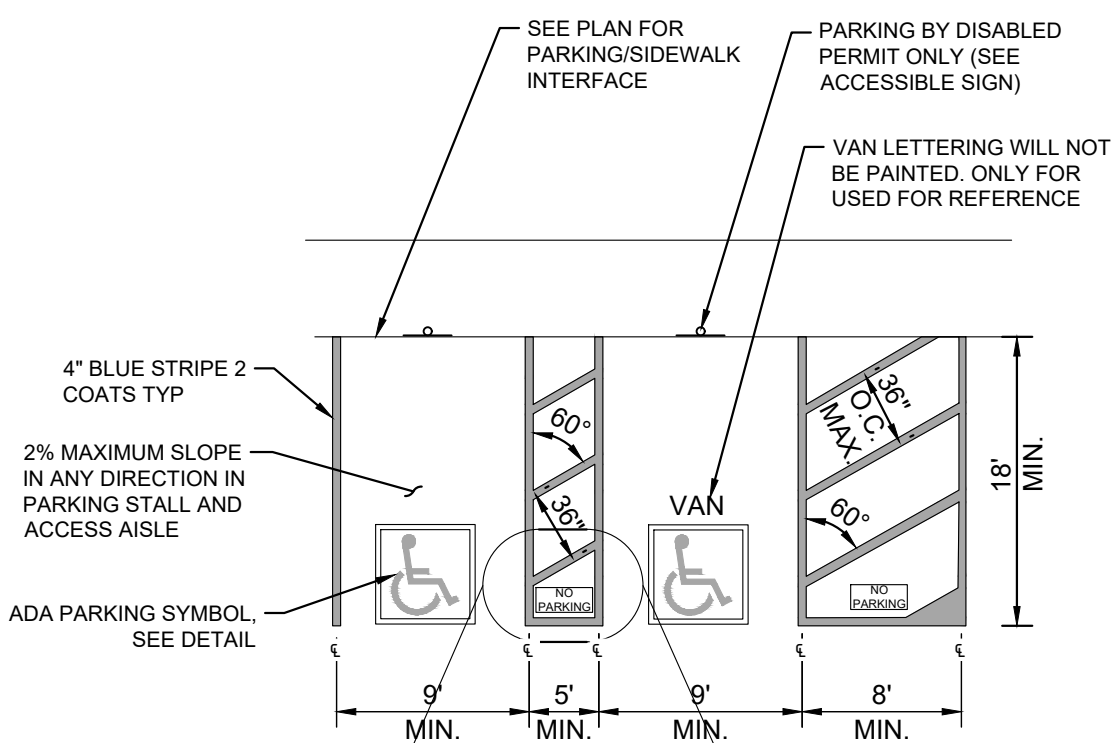
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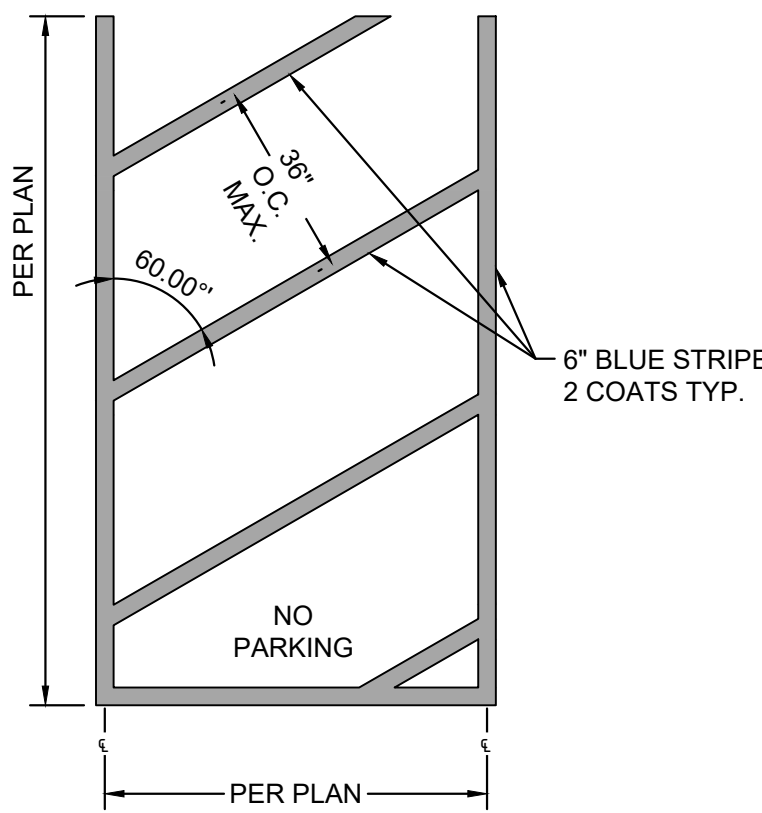
ADA LOGO STRIPING DETAIL
LOCATED AT EDGE OF PARKING SPACE
(PER CBC SECTION 11B-502.6.4)

ACCESSIBLE PARKING STRIPING
N.T.S.

THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.



2

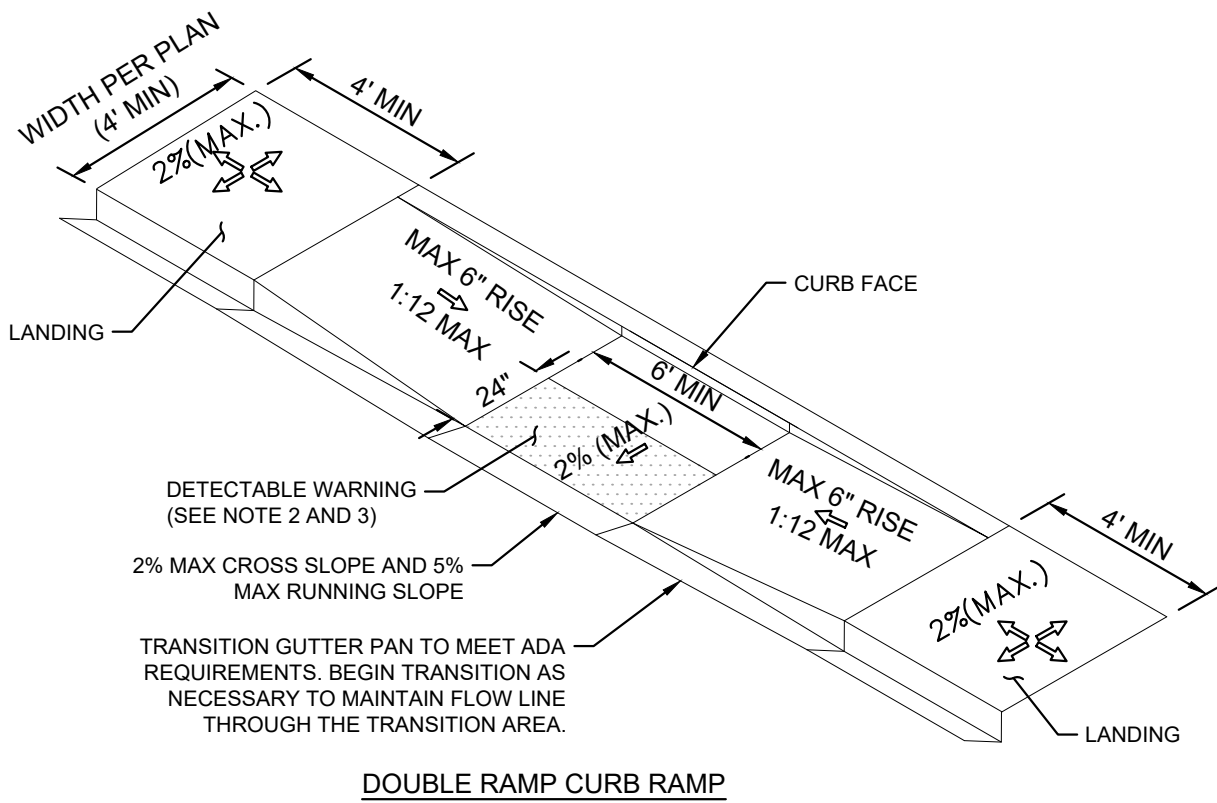


ACCESSIBLE PATH-OF-TRAVEL STRIPING
N.T.S.

3

NOTES:

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

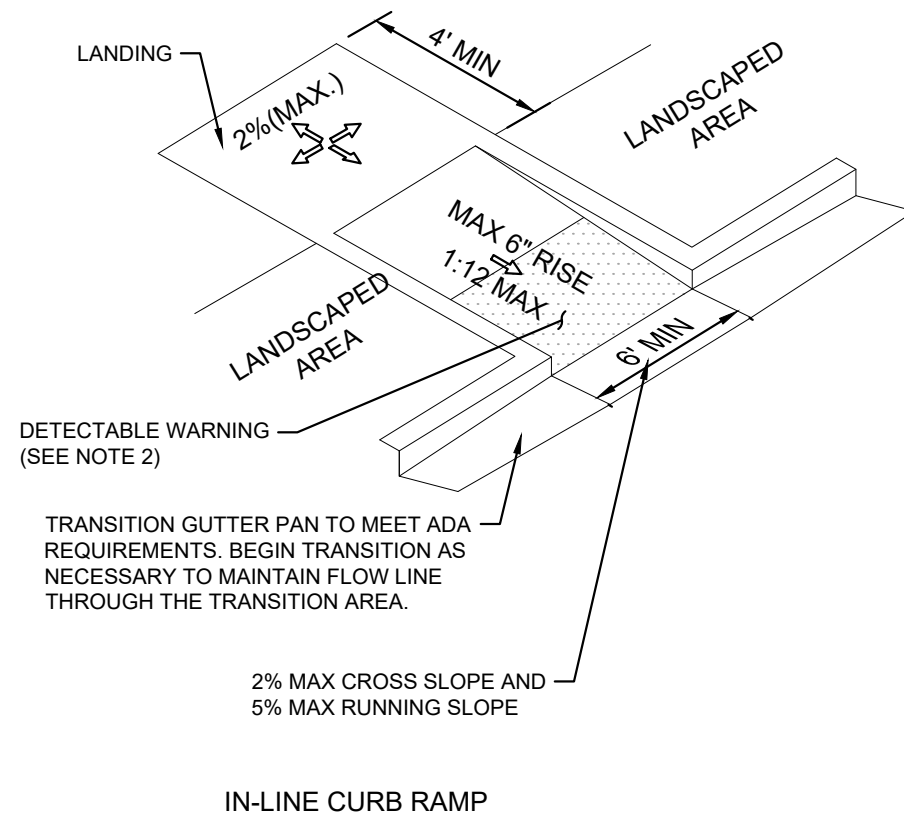


ACCESSIBLE RAMP DETAILS - DOUBLE RAMP CURB RAMP
N.T.S.

6

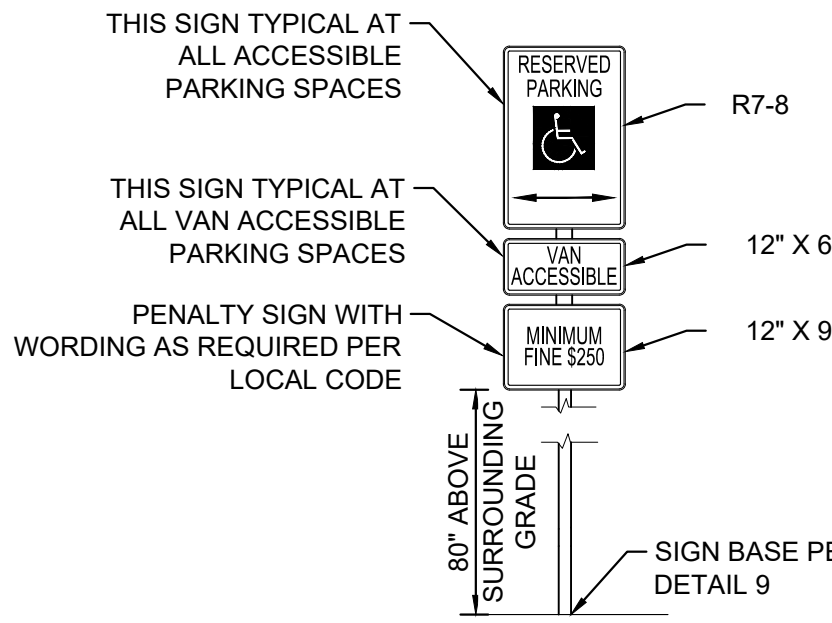
NOTES:

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



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

7

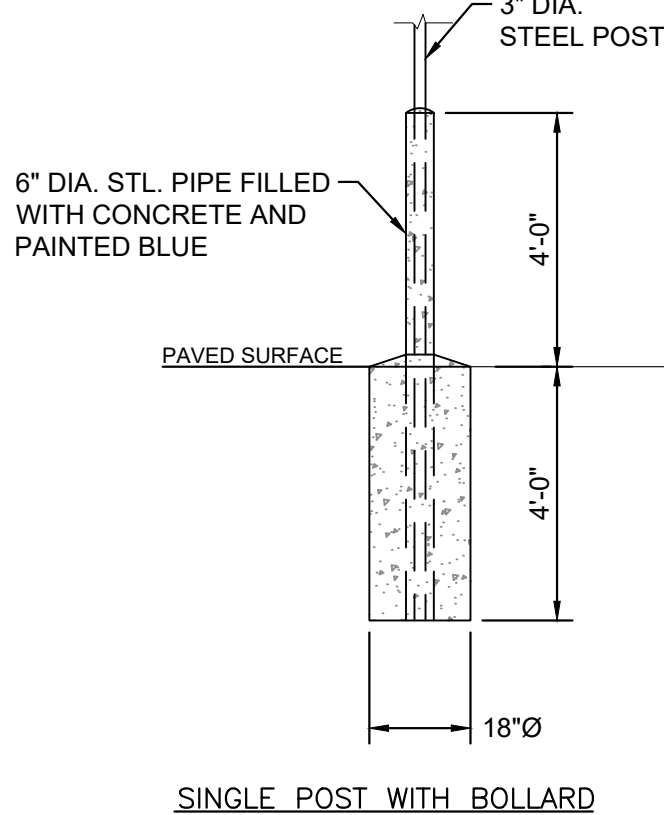


NOTES:

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

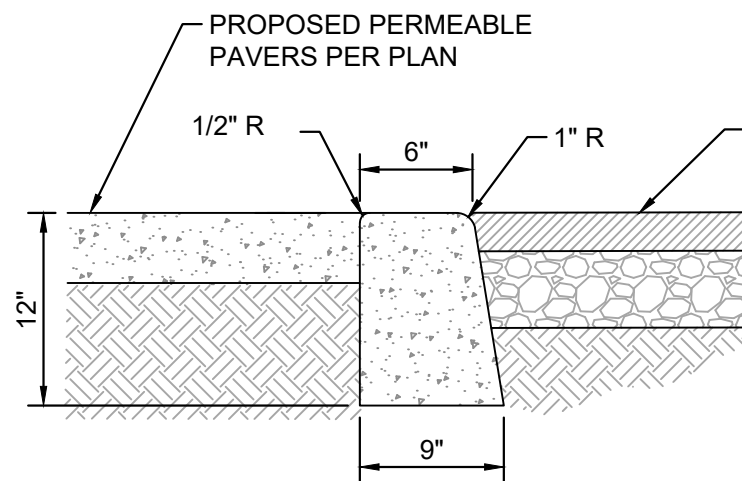
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

8



SIGN BASE DETAIL
N.T.S.

9

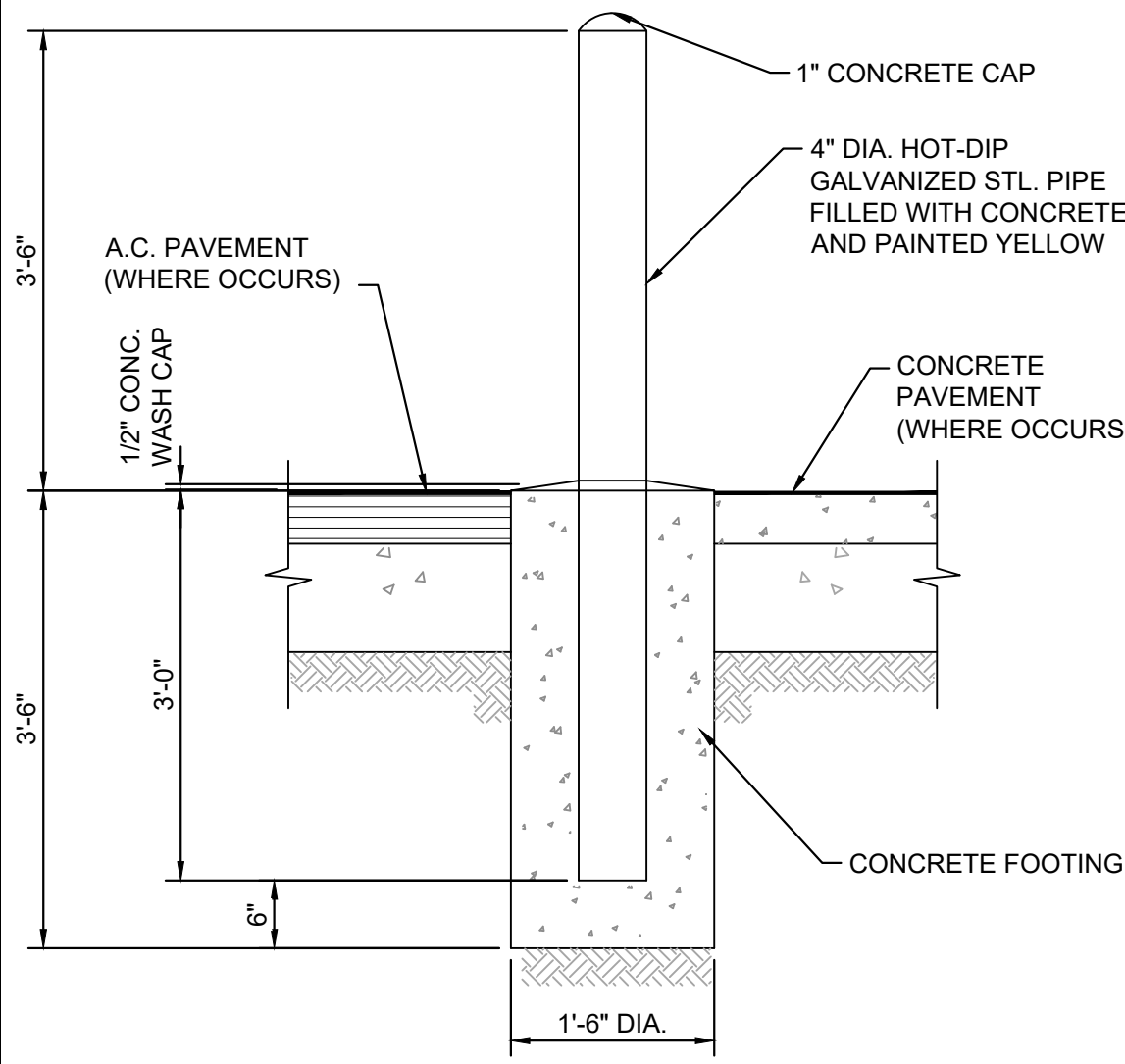


NOTES:

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

0" FLUSH CONCRETE CURB
N.T.S.

10



BOLLARD DETAIL
N.T.S.

11

RSP

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CONSULTANTS

Kimley»Horn

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

CERTIFICATION

PRELIMINARY -
NOT FOR
CONSTRUCTION

Name
License No.
Expiration Date
Date Signed
PROJECT FOR

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

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

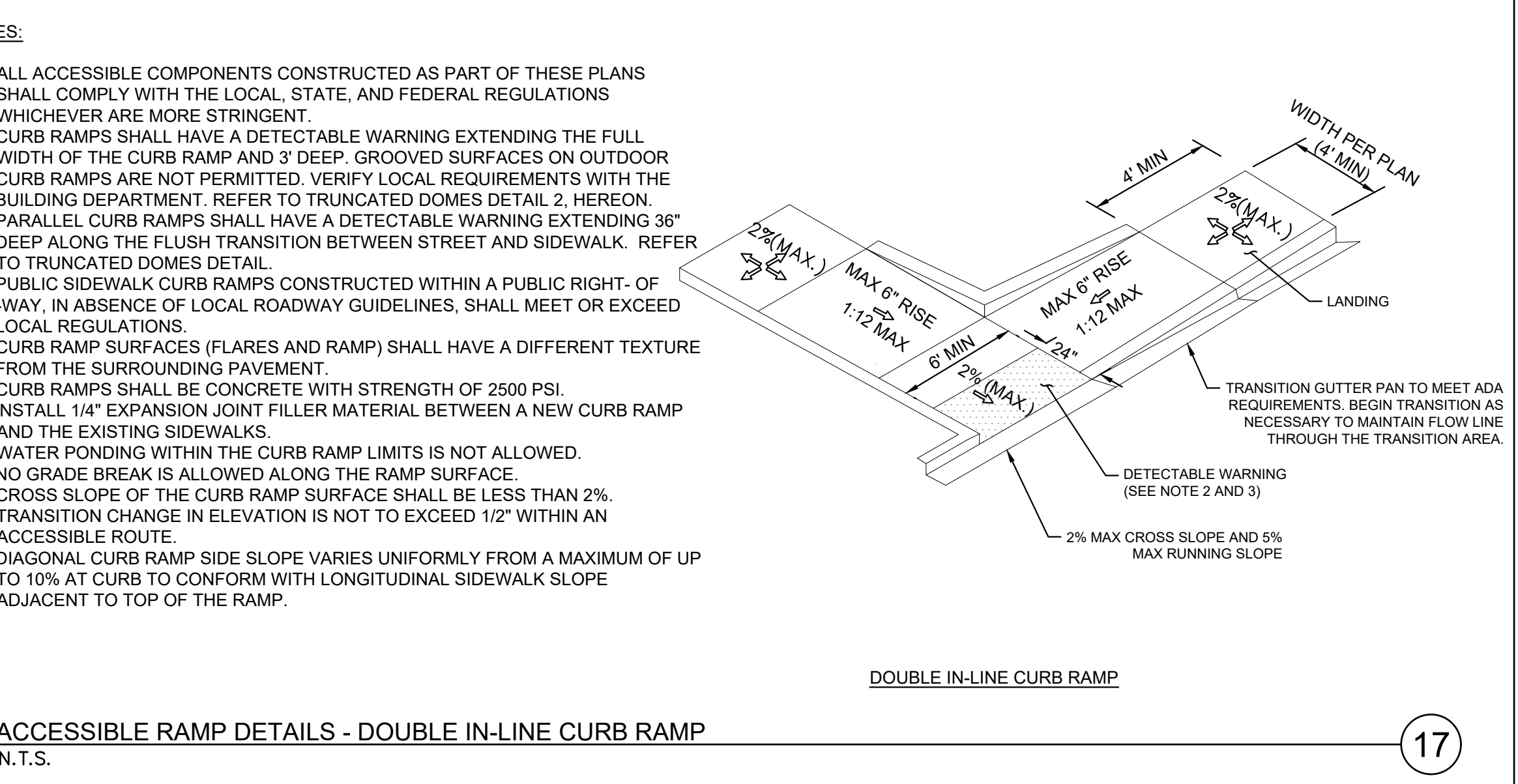
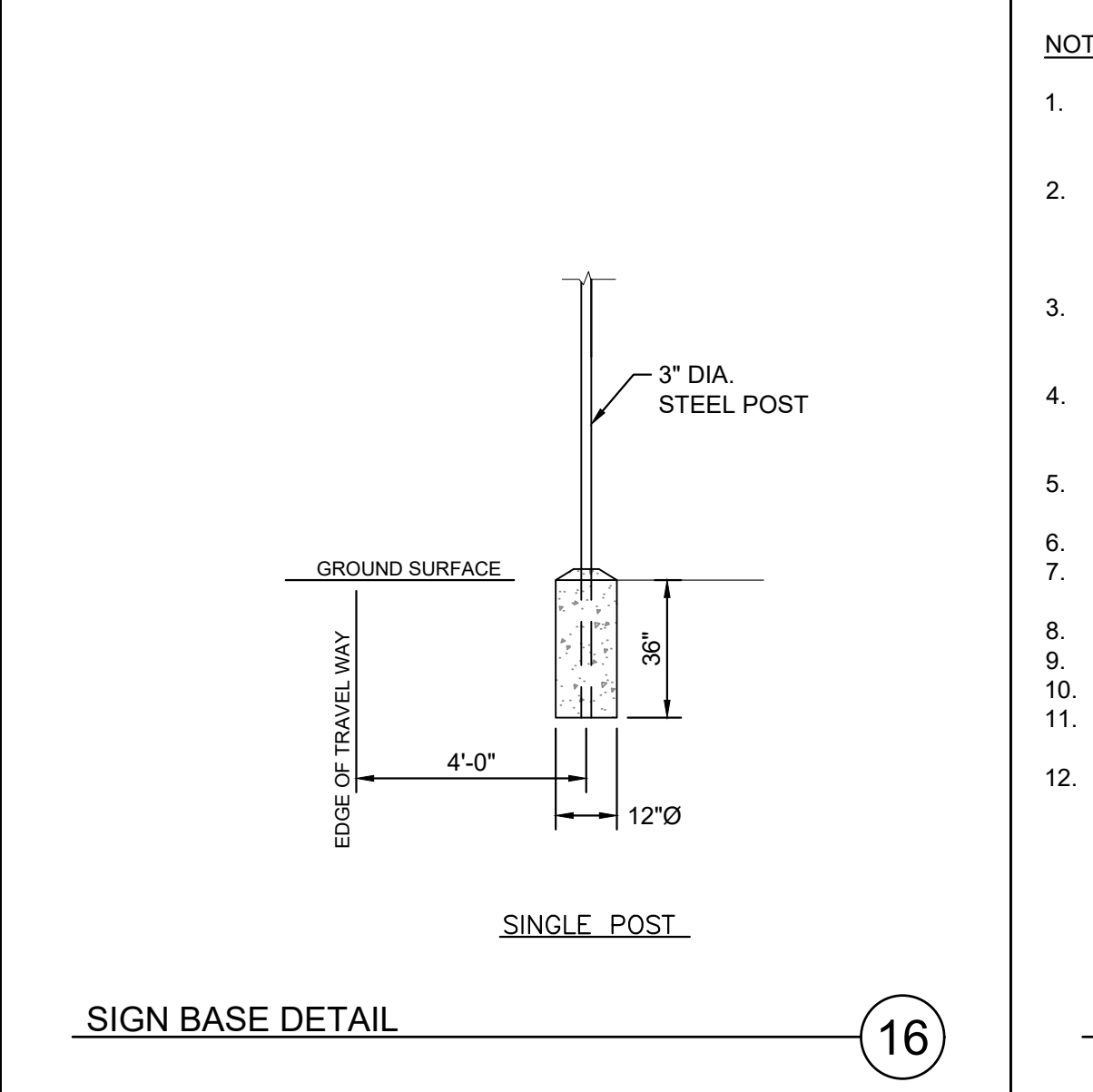
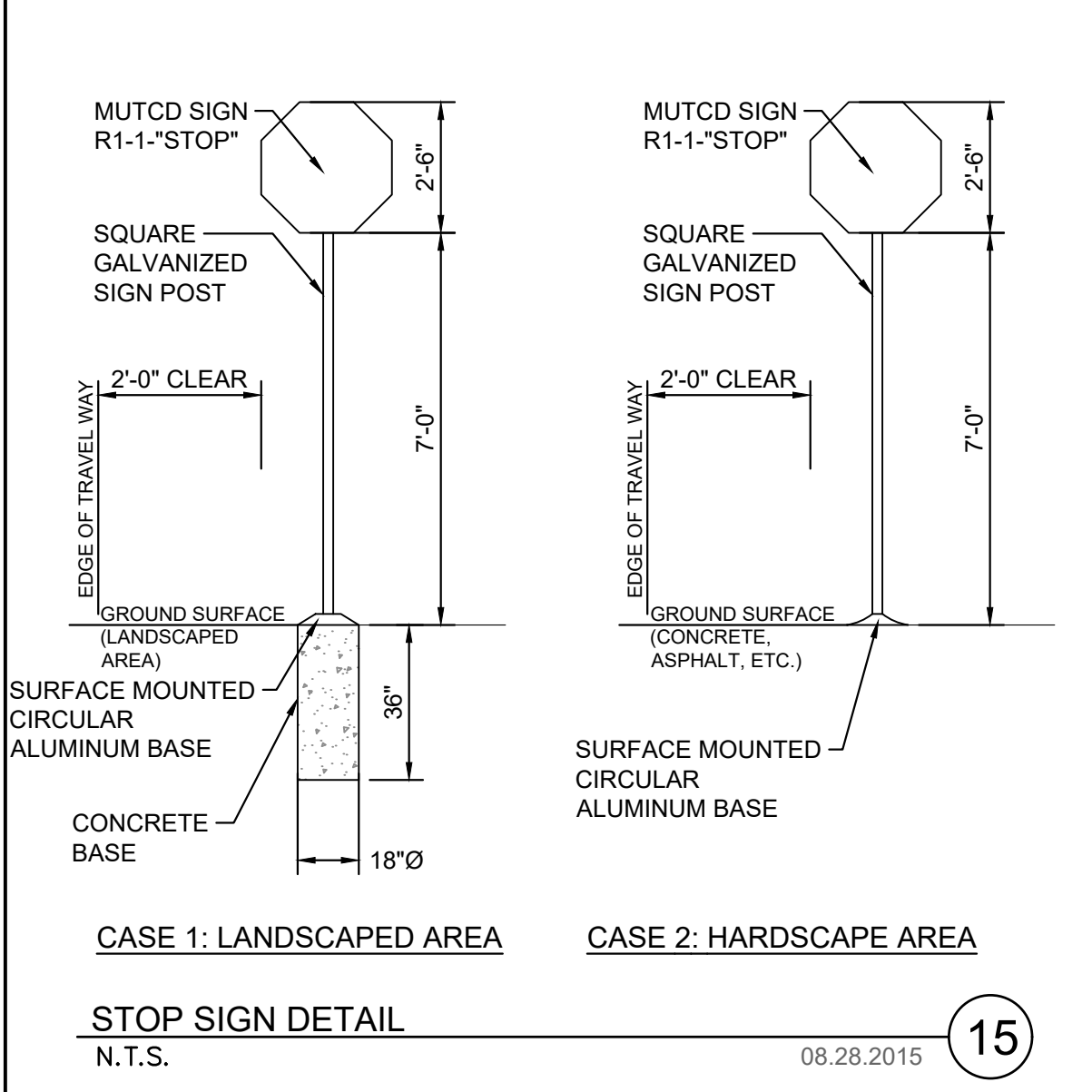
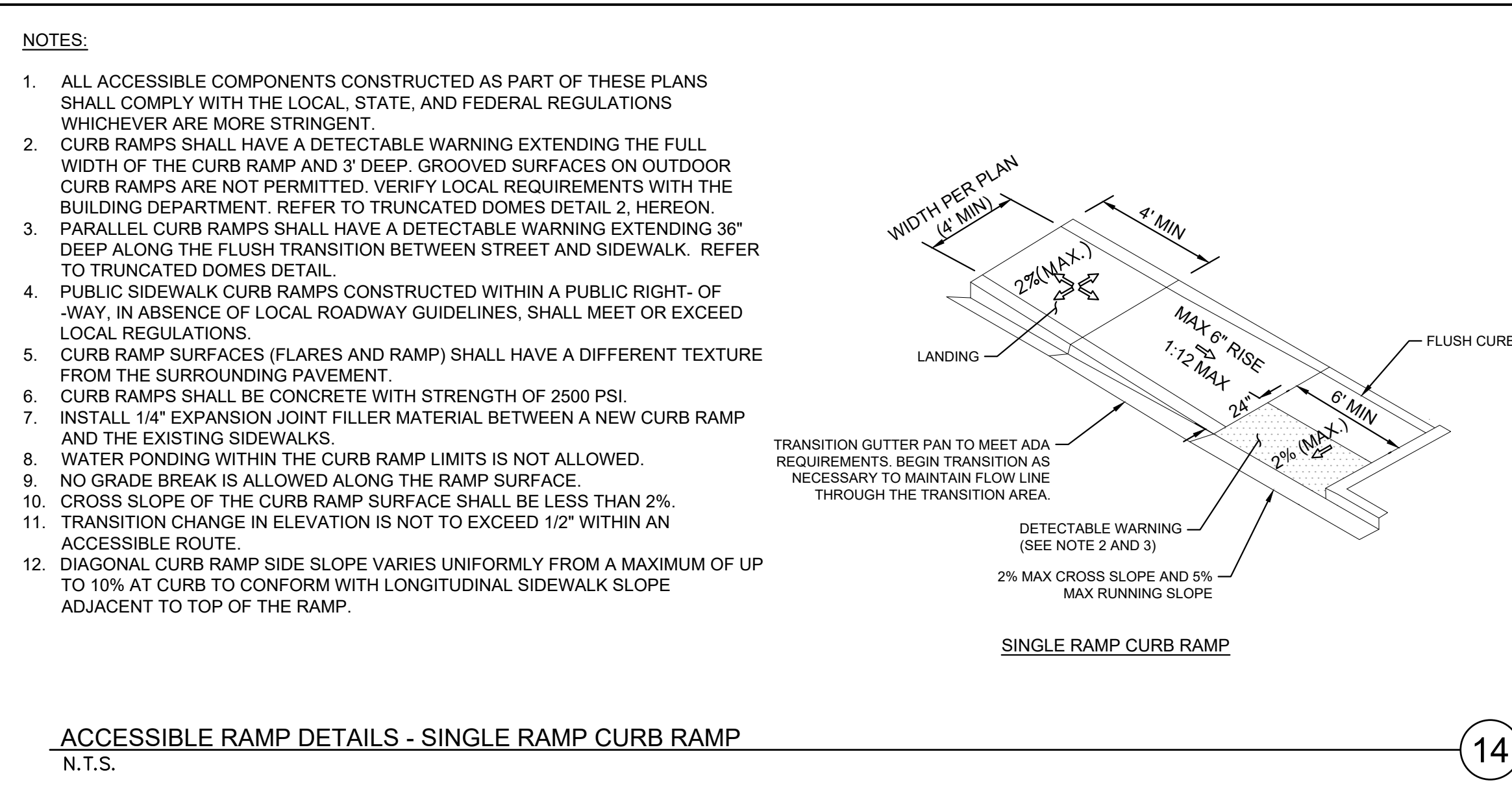
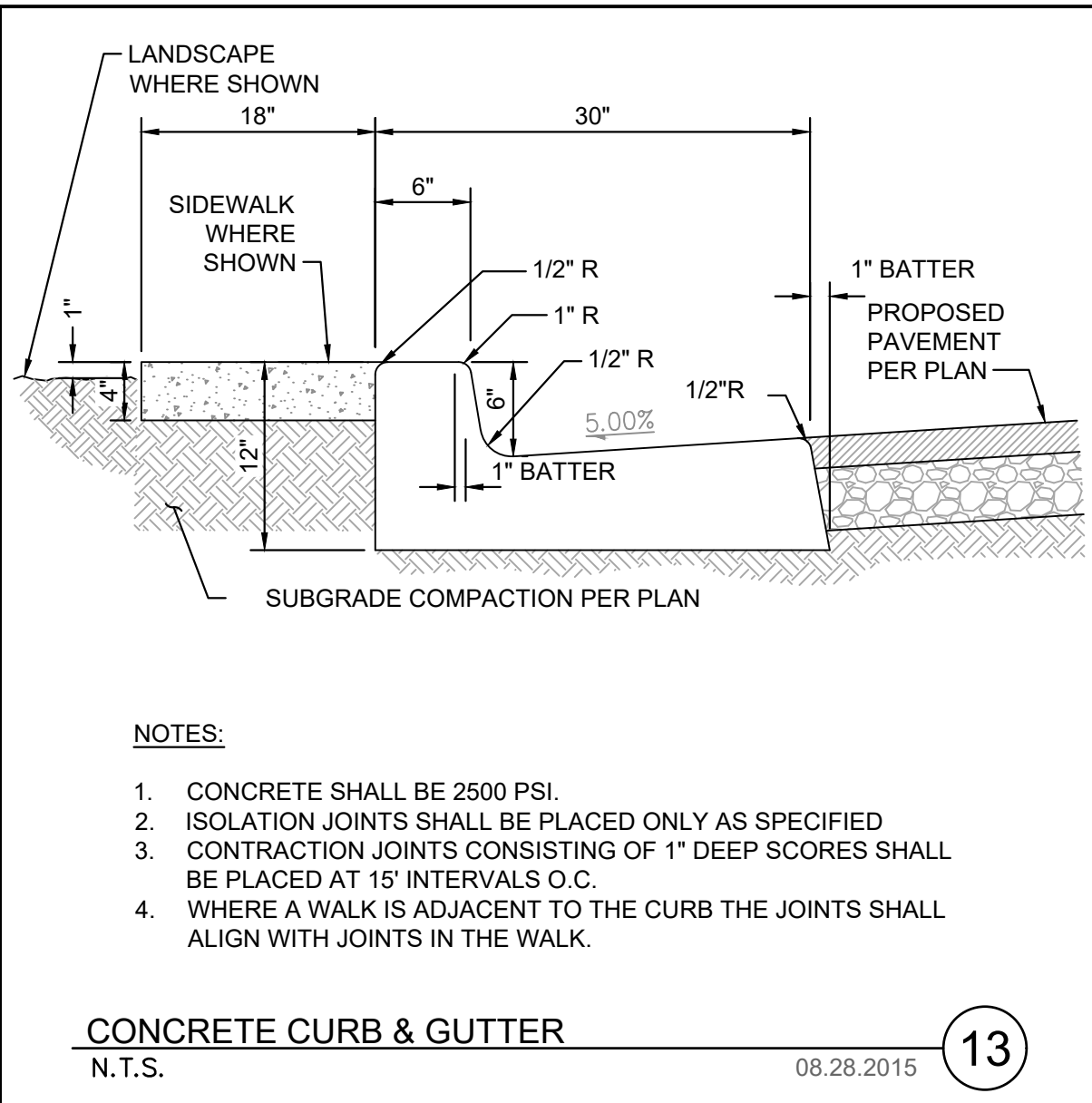
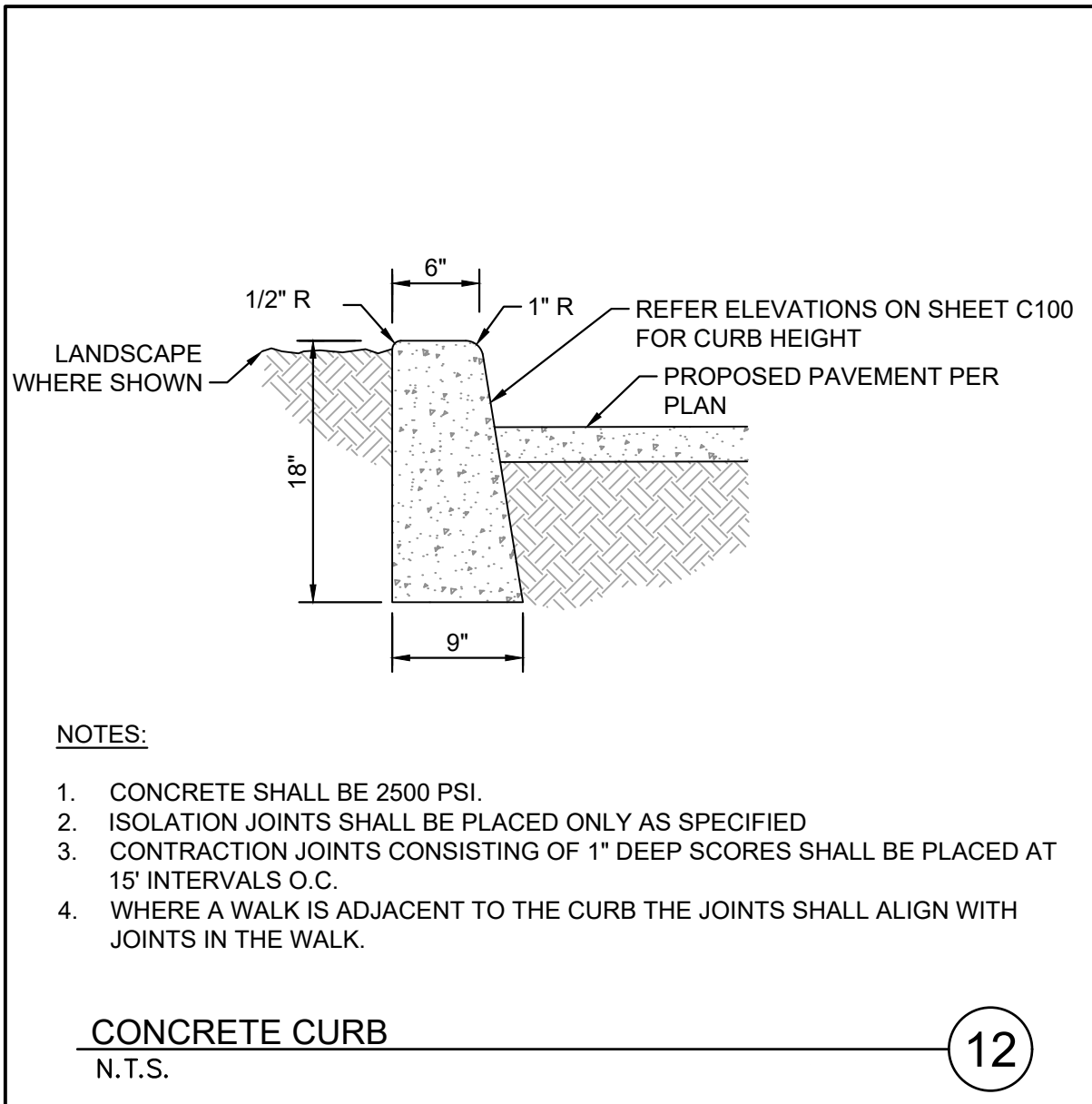
Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

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ISSUES / REVISIONS
NO. DATE DESCRIPTION
06/02/2025 PERMIT ISSUE
06/16/2025 SITE PLAN COMMENT RESPONSE 1
07/07/2025 SITE PLAN COMMENT RESPONSE 2

CONSTRUCTION
DETAILS

C900



RSP

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Minneapolis, MN
55413-1036

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rsparch.com

CONSULTANTS

Kimley»Horn

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CERTIFICATION

PRELIMINARY -
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Name
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USB - 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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

Project No. 195517096
Drawn By SM
Checked By MB
Date 07/07/2025

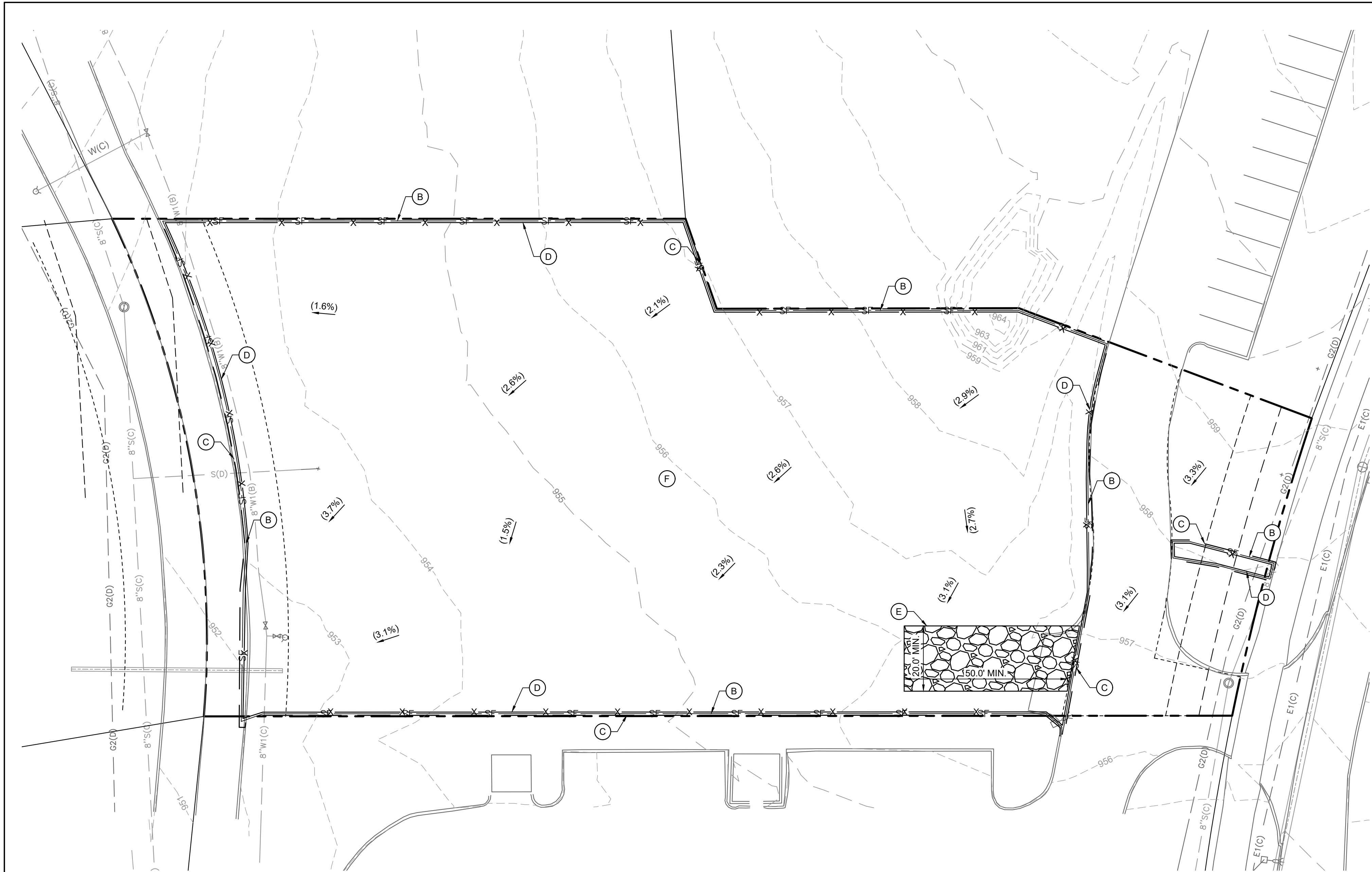
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06/16/2025	SITE PLAN COMMENT RESPONSE 1	
07/07/2025	SITE PLAN COMMENT RESPONSE 2	

CONSTRUCTION
DETAILS

C901



LEGEND

	ROCK ENTRANCE
	INLET PROTECTION
	SILT FENCE
	LIMITS OF DISTURBANCE
	SAFETY FENCE

AREA SUMMARY

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

PHASE I BMP QUANTITIES

SILT FENCE	±920 LF
SAFETY FENCE	±920 LF
ROCK CONSTRUCTION ENTRANCE	1 EA

KEYNOTE LEGEND

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

SWPPP UPDATES & AMENDMENTS

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

PHASE 1 SEQUENCE OF CONSTRUCTION

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

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

NOTE:

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

EROSION CONTROL PLAN NOTES

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

RSP

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CONSULTANTS

Kimley»Horn

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

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us bank

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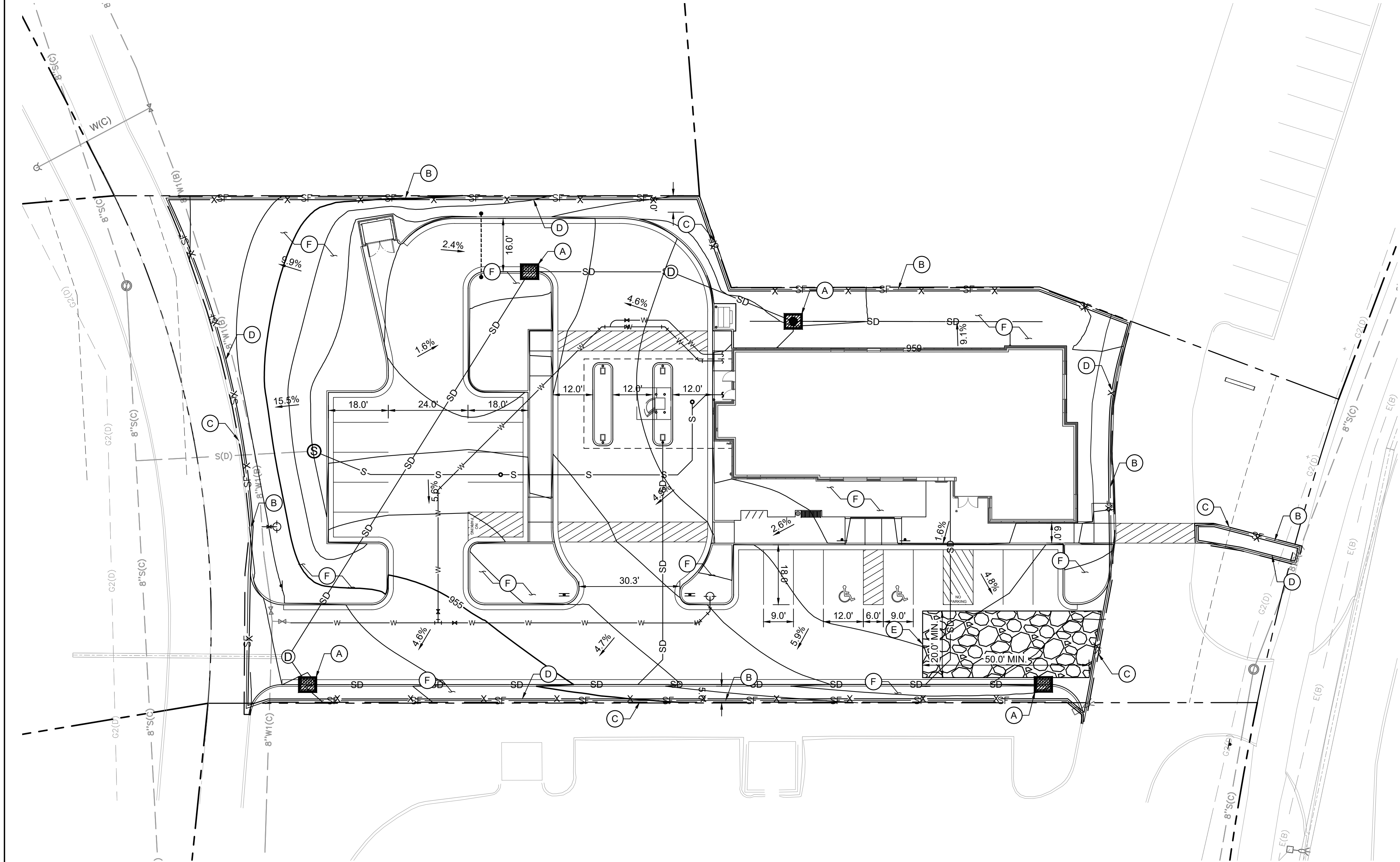
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EROSION CONTROL PLAN

C1000



SWPPP UPDATES & AMENDMENTS

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

PHASE 2 SEQUENCE OF CONSTRUCTION

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

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

EROSION CONTROL PLAN NOTES

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

LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE

AREA SUMMARY

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

PHASE II BMP QUANTITIES

SILT FENCE	±920 LF
SAFETY FENCE	±920 LF
INLET PROTECTION	4 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

KEYNOTE LEGEND

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

RSP

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CONSULTANTS

Kimley»Horn

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EROSION CONTROL PLAN

C1001

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

A	KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C	SPRING OATS 100 LBS/ACRE	*	WATERING NEEDED DURING JUNE AND JULY
		D	WHEAT OR CEREAL RYE 150 LBS/ACRE	**	WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	E	SOD		
		F	STRAW MULCH 2 TONS/ACRE		

SEEDING CHART

SEDIMENT FILTER BAG FOR CIRCULAR GRATE

SEDIMENT FILTER BAG FOR SQUARE OR RECTANGULAR GRATE

SEDIMENT FILTER BAG FOR COMBINATION GRATE WITH CURB OPENING

Use sediment filter bag consisting of woven material meeting the requirements of Table 4195.01-1 of the Standard Specifications, except a maximum apparent opening size of US Sieve No. 10 and a minimum flow rate of 145 gallons per minute per square foot. Sediment filter bags without steel frame and clamping bands will be allowed if overflow is provided.

Remove sediment filter bag upon stabilization of sediment sources.

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

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

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

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

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

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

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

Possible Tabulation:
100-37

	REVISION
	1 04-21-20
	570-7
ROAD DESIGN DETAIL	
SHEET 1 of 1	
REVISIONS: Removed circle note 1 and modified general notes.	
GRATE INTAKE SEDIMENT FILTER BAG	



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EROSION
CONTROL
DETAILS

C1002

PROJECT DESCRIPTION

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

GENERAL NOTES

- A. **PROJECT OFFICE WALL SWPPP POSTINGS:**
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- B. **PERMITTED PROJECT AREA:**
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

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

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

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES

- A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

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

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

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

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

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

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

THE STATE REQUIRES REPORTING WHEN:

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

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

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

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

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

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

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

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

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

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Expiration Date
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PROJECT FOR

us bank

USB – 1A GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	07/07/2025

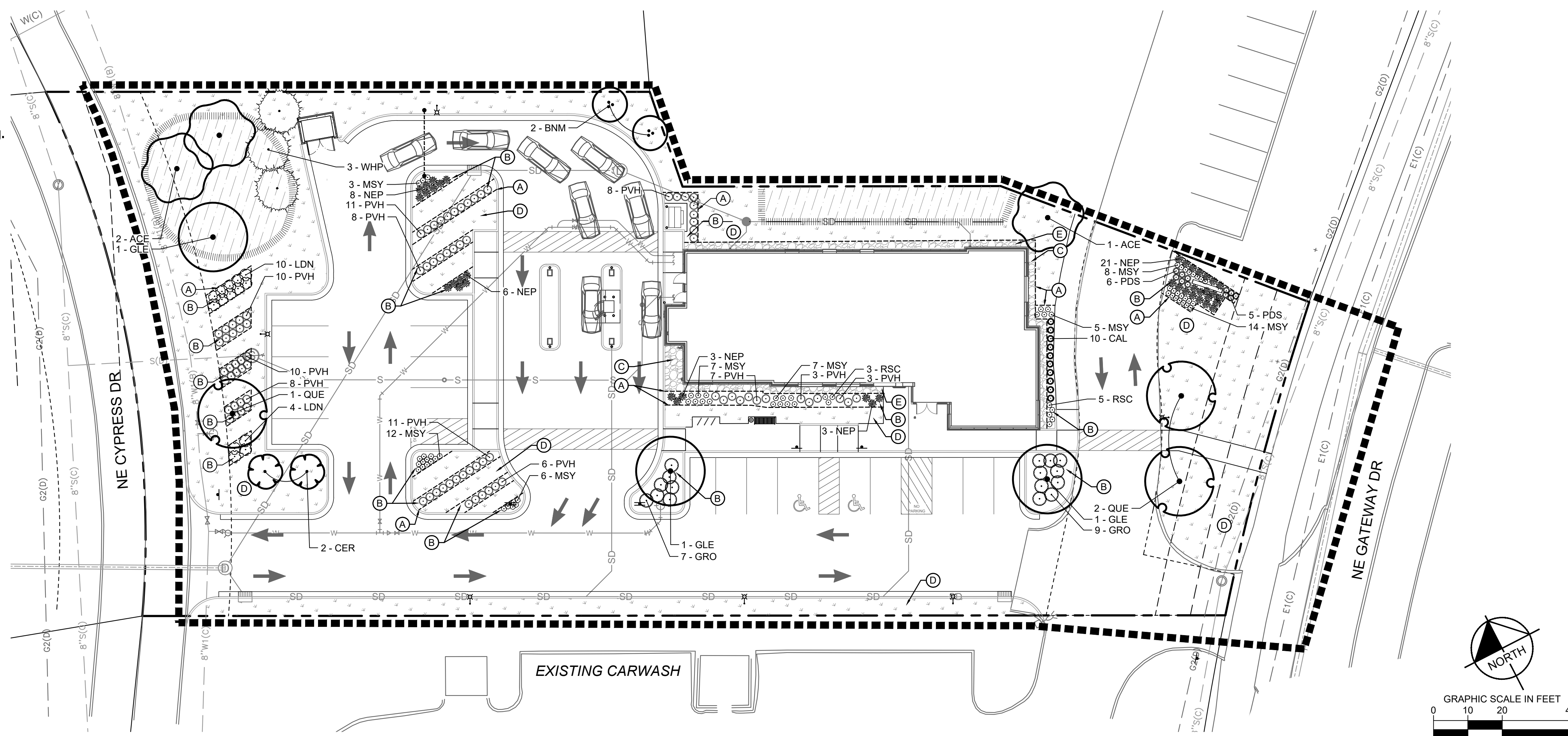
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ISSUES / REVISIONS

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	07/07/2025	SITE PLAN COMMENT RESPONSE 2

EROSION
CONTROL
NOTES

C1003



 EXISTING DECIDUOUS TREE (TYP.)

 EXISTING CONIFEROUS TREE (TYP.)

 EXISTING SHRUB (TYP.)

 EDGER (TYP.)

 APPROXIMATE LIMITS OF IRRIGATION
SOD ALL DISTURBED AREAS (TYP.)

 SEED/SOD EDGE (TYP.)

 ROCK MULCH (TYP.)

 SOD (TYP.)

 SEED WITH IOWA DOT NATIVE
FORBS SEED MIX (TYP.)

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

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

STREET TREE REQUIREMENTS

REQUIRED ALONG GATEWAY DRIVE:	2 TREES = 94 L.F. ROW / 50
PROVIDED ALONG GATEWAY DRIVE:	2 TREES
REQUIRED ALONG CYPRESS STREET:	4 TREES = 157 L.F. ROW / 50
PROVIDED ALONG CYPRESS STREET:	4 TREES

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

NOTE: AT LEAST 7 FT DIAMETER WITHOUT IMPEVIOUS SURFACE MUST EXIST IN THE PARKING AREA, BETWEEN THE CURB AND SIDEWALK, TO PROVIDE ADEQUATE GROWING CONDITIONS FOR ALL TREES.

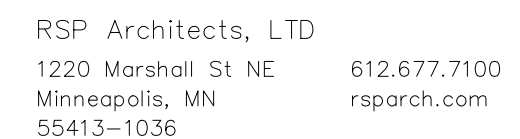
NO TREES MAY BE PLANTED WITHIN 10FT OF ANY LATERAL UTILITY WIRE, WITHIN 5FT OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE, OR OTHER UTILITY.

NO TREES CAN BE PLANTED IN THE PARKING AREA (RIGHT-OF-WAY LIVING BETWEEN THE SIDEWALK LINE/RIGHT-OF-WAY LINE AND THE CURB LINE) OR WITHIN 10FT OF ANY LOT LINE ABUTTING ANY STREET.

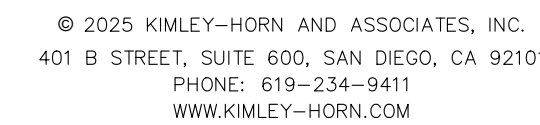
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>N/A</u>	<u>CAL.</u>
<u>CONIFEROUS TREES</u>						
	WHP	3	PINUS ALBA	WHITE PINE	B & B	6' HT.
<u>ORNAMENTAL TREES</u>						
	BNM	2	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH MULTI-TRUNK	B & B	6' HT.
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL
<u>OVERSTORY TREES</u>						
	ACE	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN
	GLE	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN
	QUE	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>SPACING</u>
<u>DECIDUOUS SHRUBS</u>						
	GRO	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.
	LDN	14	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	#5 CONT.	4' O.C.
<u>GRASSES</u>						
	CAL	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	24" O.C.
	PDS	11	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	18" O.C.
	PVH	86	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1 CONT.	24" O.C.
<u>PERENNIALS</u>						
	MSY	62	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	18" O.C.
	NEP	41	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C.
	RSC	8	ECHINACEA PURPUREA 'RUBINSTERN'	RUBY STAR CONEFLOWER	#1 CONT.	18" OC

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

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



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PROJECT FOR



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

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SHEET G000.

Project No. 195517096

Drawn By: FPP

Checked By	BAH
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LANDSCAPE PLAN

L100

PLANTING

- AREA.

- SOIL

- MULCH

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

** Seeding rates for native grass and forb species are given as PLS. Either the germination test or Tetrazolium (TZ) test is acceptable to determine PLS for native species.

EDGER

- SEED/SOD

- ESTABLISHMENT

- ## WARRANTY

- ## IRRIGATION

- NOTES:

- ### 3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

NOTES:

- # RSP

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Checked By	RAH
Date	07/07/2025

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LANDSCAPE
NOTES & DETAILS

L101