

Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
March 4, 2026 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street

Public Comment: If you would like to address the Planning and Zoning Commission during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Planning and Zoning Commission. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. The Home Place Site Plan
2. Founders Glen Plat 2 Final Plat
3. Blue Creek Village Preliminary Plat & Site Plan
4. Blue Creek Village Plat 1 Final Plat
5. Adjournment

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, January 6th, 2026, at 5:30 p.m.

Roll Call: Present: Scott Almeida, Russ Lickteig, Abi Reiland, Adam Bunge, Council Liaison: Andrew Borcherding

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

Absent:

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Bunge, Second by Lickteig, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Reiland, Second by Lickteig, to approve the minutes from the December 2nd, 2025, meeting
Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

1. Rider Logistics Center Plat 2 Final Plat

Staff member, A. Hoodjer, presents. A timeline of the development of the area dating back to 2021 is shown. Staff recommends approval. Trent Smith of ATI Group was present as a representee. The Commission discussed the proposal and asked clarifying questions of staff.

Motion by Lickteig, Second by Bunge to approve.
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

2. Sienna Hills Rezone

Staff member, E. Coffey, presents. This area is to be rezoned as low density residential with approximately 60 lots for new single family homes, a trail connecting to existing greenway will be constructed to the west of the property. Staff recommended approval of the rezone. Lickteig asked clarifying questions regarding the greenway that will lead to 19th street.

Motion by Bunge, Second by Reiland to approve.
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

3. Brookside Village Plat 2 Final Plat

Staff member, E. Coffey, presents. 6.3 acres for development lots. All ROW was previously dedicated to the city and required improvements are complete. Sanitary sewer improvements are expected to be completed soon. Staff recommended approval.

Motion by Lickteig Second by Reiland to approve.
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

4. Brookside Village North Rezone

Staff member, E. Coffey, presents. Area currently C2 commercial requesting rezone to R4 PUD. Improvements to this area will take Destination Dr. to 18th St. and include the DOT decommissioning of 18th St. and improvements to roundabouts along Destination Drive. Applicants will pay fee in lieu for parkland, said fees will go toward improvements at North Pointe Park. The Parks and Rec Board and Development Services Staff Recommend approval. The Commission asked clarifying questions to which Development Services Director Pfaltzgraff answered.

Motion by Lickteig Second by Bunge to approve.
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Next meeting Tuesday, February 3rd, 2026

Meeting is adjourned at 5:57 p.m.

_____
Chairperson Signature

_____
Clerk Signature

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

~~August 26, 2025~~
February 12, 2026

Civil Design Advantage
Attn: Josh Trygstad
4121 NW Urbandale Drive
Urbandale, IA 50322

RE: The Home Place

Dear Mr. Trygstad:

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

General Comments:

1. Ensure all plan review fees are paid prior to Council approval. ($2000 site plan, $1,200 SWMP, $250 SWPPP)

2. Note that observation fees will be sent after receiving the final signed plan set.

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

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

5. Note that as-builts are required to be provided after construction is completed.

6. ~~Provide a photometric plan and lighting cut sheets for review.~~ Noted that Home Place is included in the Allure on 44 PP/SP project. Photometric plan has no remaining comments left on the Allure on 44 PP/SP project.

7. ~~Please provide a SWPPP for review.~~ All further SWPPP comments will be made on the Allure on 44 Preliminary Plat and Site Plan submittal comment letter. Note that if Home Place pulls their own GP2, a separate SWPPP will need to be provided.

8. ~~Please provide a SWMP for review. Current SWMP will need to be updated to reflect Allure on 44 SP and Home Place SP changes.~~ Noted that Home Place is included in the Allure on 44 PP/SP project. SWMP has no remaining comments left on the Allure on 44 PP/SP project.

9. ~~Please provide elevations for the attached garage. Include showing them attached to the building.~~

10. Sign site plan application.

Fire Comments:

1. ~~Please provide a fire truck model that shows the aerial apparatus safely manuevering on site. Please contact Adam Ostert, Fire Marshal (aostert@cityofjohnston.com) for vehicle specifications.~~

2. ~~A 26' wide aerial apparatus access is required to be provided not less than 15' and not more than 30' from the building along one of the building long sides.~~

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: February 19, 2026

PLANNING & ZONING: March 3, 2026, at 5:30 PM; Grimes Council Chambers

COUNCIL MEETING: March 24, 2026, at 5:30 PM; Grimes Council Chambers

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

Sincerely,

Alivia Hoodjer
Assistant Planner

Planner Comments Complete



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

label cardinal directions

total wall area less glazing = 8207.61sf

brick = 2127.55sf

25.9% brick



REAR ELEVATION
SCALE: 1/8" = 1'-0"

add brick here

total wall area less glazing = 8130.49sf

brick = 1865.11sf

22.9% brick

show an elevation of what the apartment building facade will be facing the garage given only a breezeway connecting them and please do the same for the garage facade facing the building

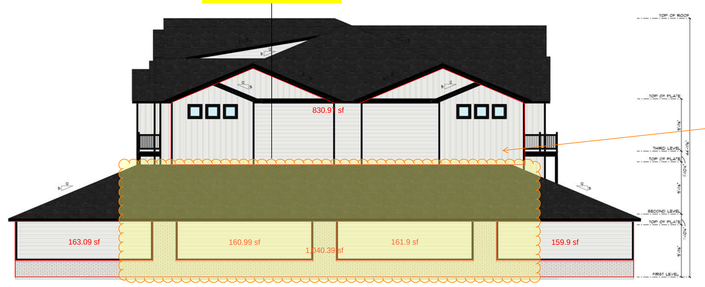


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

total wall area less glazing = 1863.3sf

brick = 691.62sf

33.2% brick

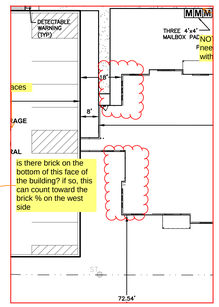


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

total wall area less glazing = 1845.62sf

brick = 394.51sf

21% brick



is there brick on the bottom of this face of the building? if so, this can count toward the brick % on the west side

label lighting locations on the building

provide lighting fixture specs

provide dumpster enclosure design

25% brick required on each building face

label materials and other features (glazing, ventilation, fixtures, etc) on the building. Can use a (typ) for each elevation

total wall area = 20,047.02sf

brick = 5078.79sf

25% brick

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

SCALE: 1/8" = 1'-0"

DATE: Thursday, December 18, 2025

PAGE: 1 / 1

Elevations

kcdesign

DRAWN BY: KAITLYN COX

kcdesign@gmail.com

www.kcdesigngmc.com

TOTAL ENCLOSED FOOTAGE — 4934 sq. ft.
Basement ——— 2572 sq. ft.
First Floor ——— 2362 sq. ft.
Second Floor ——— 2372 sq. ft.
Third Floor ——— 2233 sq. ft.
Fourth Floor ———
1 Bed / 1 Bath ——— 182 sq. ft.
2 Bed / 1 Bath ——— 1,170 sq. ft.
2 Bed / 2 Bath (Corner) ——— 1,001 sq. ft.
3 Bed / 3 Bath ——— 1,464 sq. ft.

HOME PLACE / BUILDING + UNIT DESIGN CONCEPTS

Larson Development

Project Information

KC design

glazing does not count towards total wall area. Please update the % of material for each elevation. The masonry/brick percentages are higher based on this clarification.

Planner Comments Complete

Home Place Material Percentages:

Garage	*Right*	*Left*	*Front*	*Rear*	*Total*
Stone	375.6 (19.6%)	273.2 (14.7%)	203.2 (18.6%)	252.7 (23.2%)	1,104.7 (18.6%)
Lap Siding	604.8 (31.6%)	648.9 (35.0%)	27.5 (2.5%)	320.7 (29.4%)	1,601.9 (26.9%)
B & B Siding	X	X	213.8 (19.6%)	X	213.8 (3.6%)
Roofing	822.0 (42.9%)	818.7 (44.2%)	353.3 (32.4%)	353.3 (32.4%)	2,347.3 (39.4%)
Total Building	1,915.9	1,853.4	1,090.8	1,090.8	5,950.9

Main Building	*Right*	*Left*	*Front*	*Rear*	*Total*
Stone	582.9 (18.4%)	704.5 (22.3%)	1,866.8 (13.1%)	1,567.4 (11.0%)	4,506.1 (13.0%)
Lap Siding	863.4 (27.3%)	782.9 (24.8%)	3,080.6 (21.6%)	3,767.2 (26.4%)	8,381.8 (24.1%)
B & B Siding	504.0 (15.9%)	629.0 (19.9%)	2,500.8 (17.6%)	1,954.0 (13.7%)	5,351.7 (15.4%)
Roofing	726.0 (23.0%)	726.0 (23.0%)	3,059.0 (21.5%)	3,083.8 (21.7%)	7,594.8 (21.8%)
Total Building	3,163.2	3,163.2	14,229.5	14,229.5	34,785.4

SITE PLAN FOR:

THE HOME PLACE

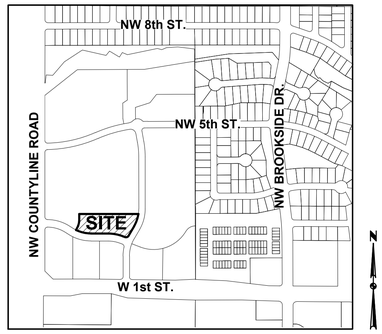
GRIMES, IOWA

Planner Comments Complete

Building Comments Complete

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER OF RECORD

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

APPLICANT

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
PH: (515) 369-4400
FX. (515) 369-4410

SURVEYOR

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = NOVEMBER 2025 — confirm month
ANTICIPATED FINISH DATE = NOVEMBER 2026

SUBMITTAL DATES

FIRST SUBMITTAL: 08/11/2025
SECOND SUBMITTAL: 01/23/2026

PROPERTY DESCRIPTION

LOT 1, THE ALLURE ON 44 PLAT 1, IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING:

2.26 ACRES (98,559 SQUARE FEET).

ZONING

PUD – HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

PROJECT SITE ADDRESS

LOT 1651 NW 2ND STREET

PROPOSED USE

APARTMENTS

FUTURE LAND USE: MIXED USE 1

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 2.26 ACRES (98,559 SF)
LOT 2: 14.43 ACRES (628,417 SF)

ZONING: PUD – HIGH DENSITY RESIDENTIAL DISTRICT (HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:
LOT 1
TOTAL AREA: = 98,559 SF (2.26 AC.)
OPEN SPACE REQUIRED = 39,424 SF (40%)
OPEN SPACE PROVIDED = 46,887 SF (48%)

UNITS:
LOT 1: 40 UNITS (17.70 UNITS PER ACRE)

PARKING:
(1.5) SPACES PER UNIT, PLUS (1) VISITOR SPACE PER (5) UNITS.
25% OF TOTAL UNITS SHALL HAVE COVERED PARKING SPACES.

10 GARAGE SPACES REQUIRED

LOT 1:
TOTAL REQUIRED = 68 SPACES
TOTAL PROVIDED = 70 SPACES — 69 spaces
(51 SURFACE SPACES)
(19 GARAGE SPACES) — 18 spaces

ADA SPACES REQUIRED= 3 SPACES
ADA SPACES PROVIDED= 3 SPACES
(2 SURFACE SPACES)
(1 GARAGE SPACE)

LOT 2:
REFER TO SEPARATE LOT 2 SITE PLAN

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	GENERAL NOTES & DETAILS
C2.1	DIMENSSION PLAN
C3.1	UTILITY PLAN
C4.1	GRADING AND EROSION CONTROL PLAN
L1.1	LANDSCAPE PLAN

DATE OF SURVEY

01/09/2023

BENCHMARKS

1. CITY OF GRIMES STANDARD BM F6M-001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION. ELEV.=1005.57
2. CITY OF GRIMES STNADARD BM F6N-001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION. ELEV.=986.76

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY — R/W —
- BUILDING SETBACK
- PERMANENT EASEMENT — P/E —
- TEMPORARY EASEMENT — T/E —
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE — S — S — S —
- STORM SEWER
- STORM SERVICE — ST — ST —
- WATERMAIN WITH SIZE — 8"W —
- WATER SERVICE — W — W —
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- MINIMUM PROTECTION ELEVATION MPE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE — TV —
- GAS MAIN — G —
- FIBER OPTIC — FO —
- UNDERGROUND TELEPHONE — T —
- OVERHEAD ELECTRIC — OE —
- UNDERGROUND ELECTRIC — E —
- FIELD TILE — TILE —
- SANITARY SEWER W/ SIZE — 8"S —
- STORM SEWER W/ SIZE — 15"ST —
- WATER MAIN W/ SIZE — 8"W —

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2412.980

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
Know what's below. Call before you dig.

REFER TO CONSTRUCTION MATERIALS TESTING REPORT NO. 232072HTH (08/08/2023) FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

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.

JOSHUA A. TRYGSTAD, P.E. — DATE
LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0–C4.1

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
SITE PLAN SUBMITTAL #1	08/11/2025
SITE PLAN SUBMITTAL #2	01/23/2026

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

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

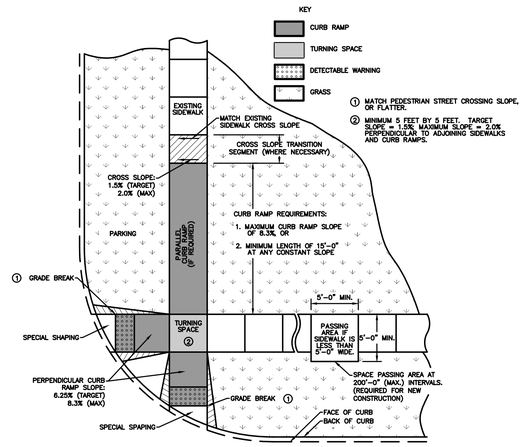
THE HOME PLACE
COVER

DATE: 08/11/2025

SHEET NUMBER: C1.0

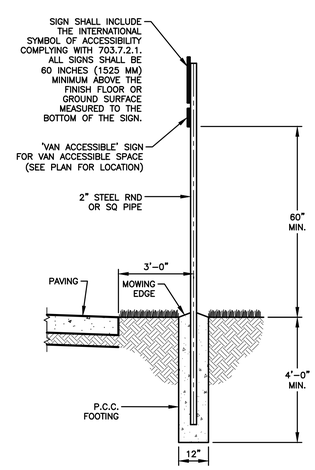
2412.980

FILE: I:\2024\2412980\DWG\24129801-SITE PLAN.DWG
DATE PLOTTED: 1/23/2026 4:35 PM
FILE DATE: 1/23/26
PLOTTED BY: BRANDON HUBER TECH.
COMMENT: ENG



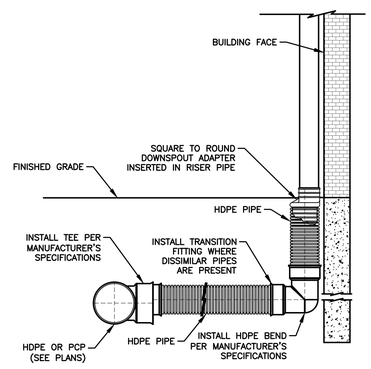
GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK

NOT TO SCALE



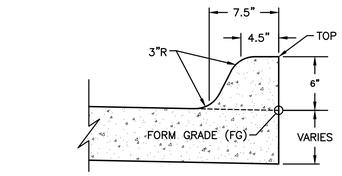
ACCESSIBLE PARKING SIGN

NOT TO SCALE



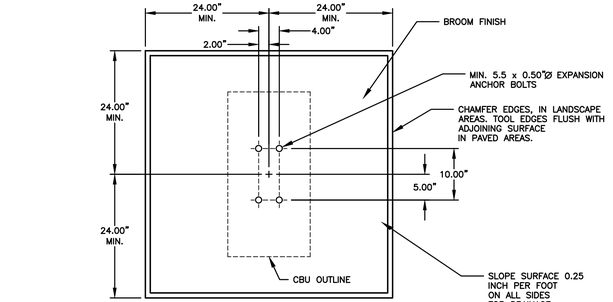
ROOF DRAIN CONNECTION

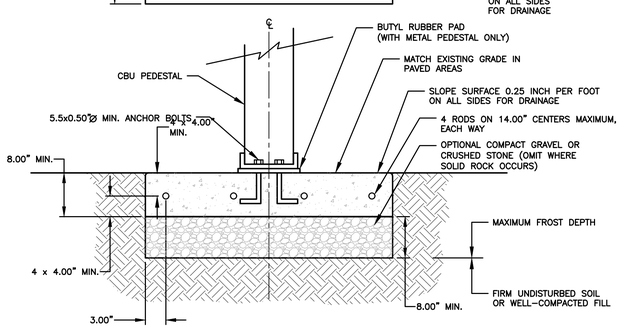
NOT TO SCALE



6" INTEGRAL CURB AND SIDEWALK

NOT TO SCALE

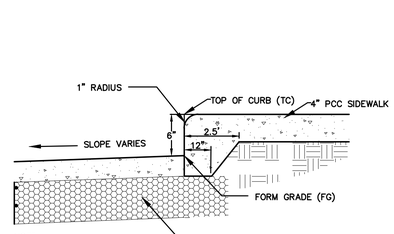




NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" – 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   A. HILTI KWIK BOLT (WWW.USHILTI.COM) II–1/2" DIAMETER X 5–1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000–453–696 KB II 12–512, STAINLESS STEEL: CATALOG # 000–454–744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3–1/2"
   B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET–REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS–1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4–1/8".
   C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5–1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE



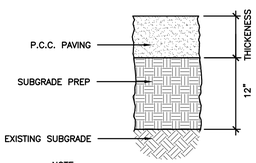
NOTE:
1. TRANSVERSE JOINTS SHALL BE "C" JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L–1 OR KT–1.

INTEGRAL 6" STANDARD CURB

NOT TO SCALE

PAVEMENT THICKNESS

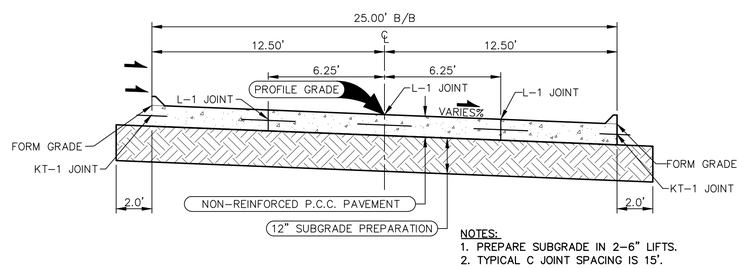
1.	SIDEWALK/PATIOS	= 4" PCC
2.	SIDEWALK RAMPS	= 6" PCC
3.	LIGHT DUTY (PARKING LOT)	= 6" PCC
4.	HEAVY DUTY (DUMPSTER ENCLOSURE)	= 8" PCC



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

PCC PAVEMENT

NOT TO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2–6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - PRIVATE 25' B/B P.C.C. ROADWAY

NOT TO SCALE

GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE–CALL SERVICE AT 800–292–8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL S
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

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

SANITARY SEWER NOTES:

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

WATER MAIN NOTES:

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

STORM SEWER NOTES:

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

DEMOLITION NOTES

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

PAVEMENT NOTES

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH 2025 SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.	
SIDEWALK RAMPS	6" P.C.C.	
PARKING LOT & DRIVE AISLES	6" P.C.C.	
PRIVATE ROADS WITHIN R.O.W	8" P.C.C.	

CIVIL DESIGN ADVANTAGE
ENGINEER:
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:

REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

GRIMES, IOWA

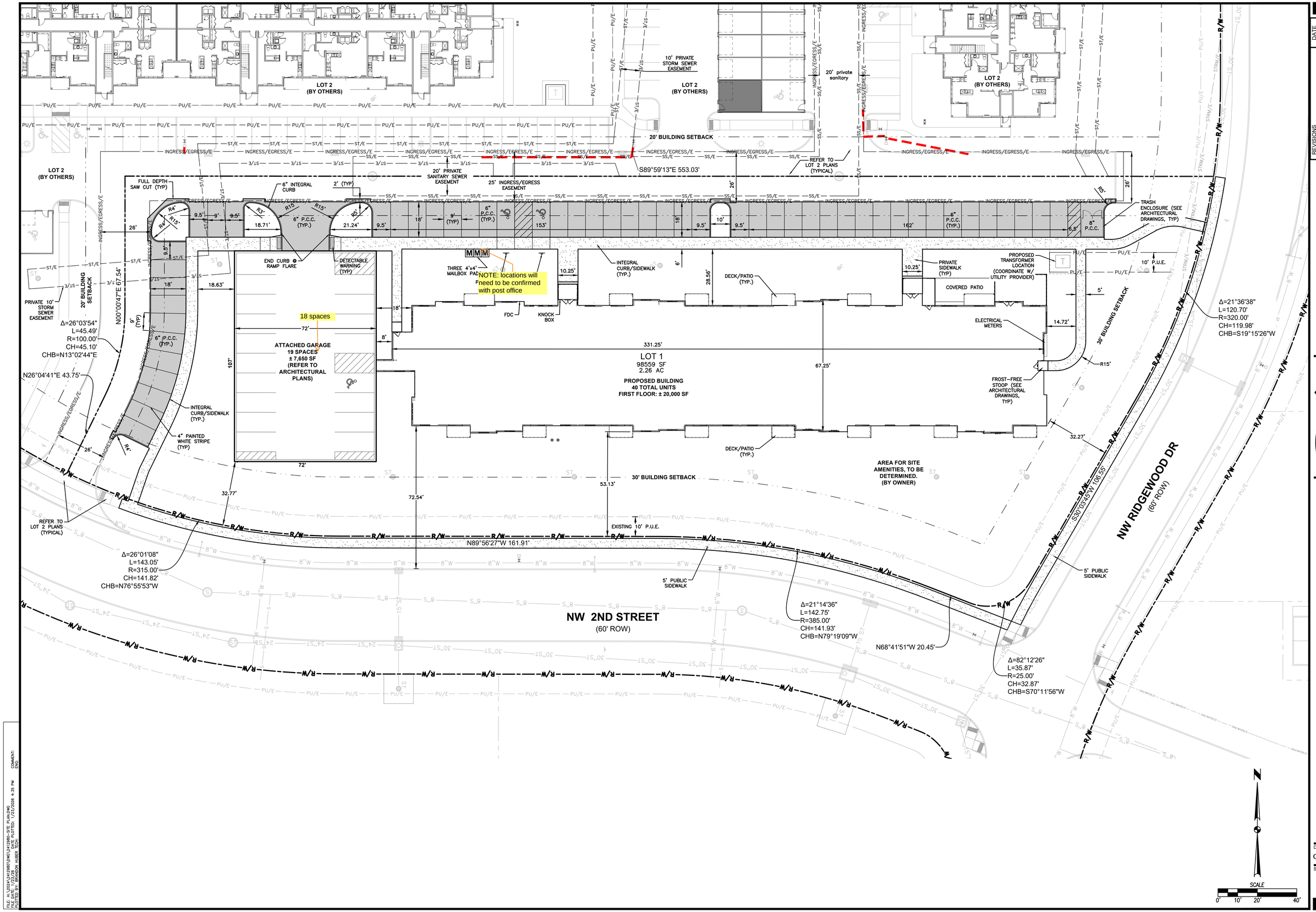
THE HOME PLACE
GENERAL NOTES & DETAILS

DATE: 08/11/2025

SHEET NUMBER: C1.1

2412.980

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DATE PLOTTED: 1/23/2026 4:35 PM
COMMENT:
ENG:



REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

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

ENGINEER:

DRAFTED:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE HOME PLACE
DIMENSION PLAN

DATE:
08/11/2025

SHEET NUMBER:
C2.1
2412.980

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DATE PLOTTED: 1/23/2026 4:35 PM
COMMENT:
ENC:

(BY OTHERS)
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
HIGHWAY INLET GRATE
RIM=989.01
FL 12" (W)=983.35
FL 15" (E)=983.25

(BY OTHERS)
145 LF OF
15" HDPE
@ 0.80%

(BY OTHERS)
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
RIM=988.60
FL 15" (W)=982.09
FL 8" (S)=984.33
FL 15" (N)=981.99

WATER MAIN,
SANITARY/STORM
SEWER BY OTHERS
(TYPICAL)

ST-32 (BY OTHERS)
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=987.40
FL 12" (SE)=982.12
FL 12" (N)=982.02

HYDRANT ASSEMBLY
(BY OTHERS)

L-45 (BY OTHERS)
55 LF OF
8" HDPE
@ 1.80%

HYDRANT ASSEMBLY
(BY OTHERS)

HYDRANT ASSEMBLY
(BY OTHERS)

(BY OTHERS)
SW-301 48" MH
RIM=989.32
FL 8" (N)=978.61
FL 8" (E)=978.51

(BY OTHERS)
234 LF OF
8" PVC
@ 1.00%

BY OTHERS)
L-42A
59 LF OF
8" HDPE
@ 2.00%

100.17'

(BY OTHERS)
L-41A
59 LF OF
8" HDPE
@ 1.00%

(BY OTHERS)
SW-301 48" MH
RIM=988.90
FL 8" (W)=976.17
FL 8" (S)=976.17
FL 8" (N)=976.07

L-33 (BY OTHERS)
66 LF OF
12" PERF. HDPE
@ 1.00%

ST-45 (BY OTHERS)
HDPE INTAKE BASIN 24" DIA.
TC=988.78
FL 8" (W)=985.68
FL 8" (N)=985.58

L-46
(BY OTHERS)
91 LF OF
8" HDPE
@ 0.50%

PRIVATE 10'
STORM SEWER
EASEMENT

(BY OTHERS)
ST-42A
HDPE INTAKE BASIN 24" DIA.
RIM=989.00
FL 8" (N)=984.23

FDC

KNOCK
BOX

(BY OTHERS)
ST-41A
HDPE INTAKE BASIN 24" DIA.
RIM=987.92
FL 8" (N)=984.92

P-5B
47 LF OF
8" PVC
@ 2.00%

S-5B
SW-203 CLEANOUT
RIM=990.12
FL 8" (N)=977.10

ELECTRICAL
TRANSFORMER

ELECTRICAL
METERS

ST-33
HDPE INTAKE BASIN 24" DIA.
RIM=989.02
FL 12" (SW)=982.88
FL 12" (NW)=982.78

L-34
67 LF OF
12" PERF. HDPE
@ 0.90%

EXISTING
HYDRANT

116.68'

ST-34
HDPE INTAKE BASIN 24" DIA.
RIM=989.02
FL 12" (SW)=983.58
FL 12" (NE)=983.48

L-35
52 LF OF
12" PERF. HDPE
@ 0.80%

LOT 1
98559 SF
2.26 AC

WATER SERVICES
4" DOMESTIC
6" FIRE
(BY OTHERS)

ST-35C
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 8" (W)=985.66
FL 8" (E)=985.56

L-35C
91 LF OF
8" PERF. HDPE
@ 0.50%

ST-35B
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 8" (W)=985.11
FL 12" (E)=985.01

L-35B
91 LF OF
12" PERF. HDPE
@ 0.50%

L-35A
45 LF OF
12" PERF. HDPE
@ 0.80%

ST-35A
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 12" (W)=984.56
FL 8" (E)=984.46

ST-35
HDPE INTAKE BASIN 24" DIA.
RIM=989.80
FL 8" (W)=984.10
FL 12" (NE)=984.00

63.08'

ST-35D
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 8" (E)=986.11

L-35D
91 LF OF
8" PERF. HDPE
@ 0.50%

EXISTING
HYDRANT

INSTALL 6"x8"
TAPPING SLEEVE
AND VALVE

NW 2ND STREET
(60' ROW)

NW RIDGEWOOD DR
(60' ROW)

150' HYDRANT RADIUS

9.5'
9'

8"W
6"W
6"W
M
R/W
PU/E
SS/E
ST/E
3/ST
S
24"ST
30"ST
15"ST

SCALE
0' 10' 20' 40'

FILE: H:\2021\21-2980\DWG\21-2980-SITE PLAN.DWG
FILE DATE: 1/23/26
PLOTTED BY: BRANDON HAUER
DATE PLOTTED: 1/23/2026 4:36 PM
COMMENT:
ENG

REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

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

ENGINEER:

DRAFTED:

CIVIL DESIGN ADVANTAGE

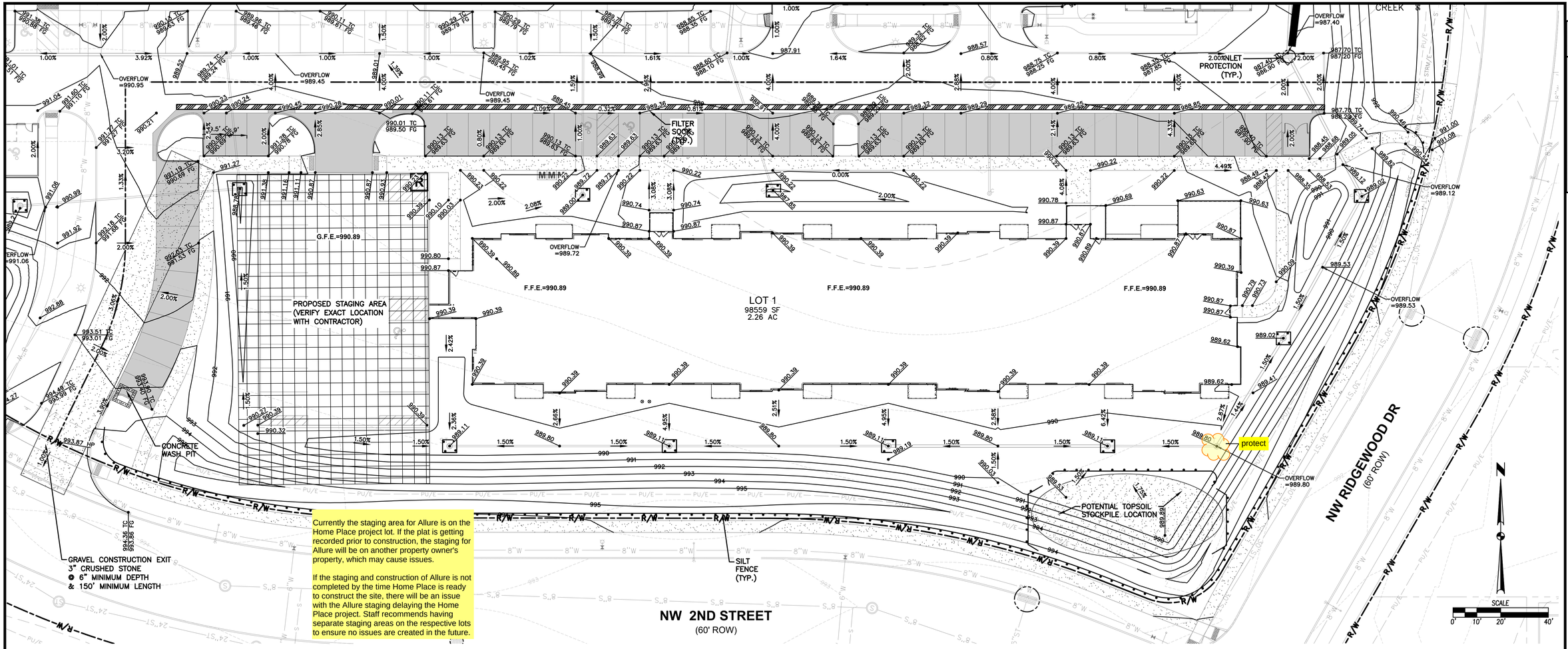
GRIMES, IOWA

THE HOME PLACE
UTILITY PLAN

DATE:
08/11/2025

SHEET NUMBER:
C3.1

2412.980



Currently the staging area for Allure is on the Home Place project lot. If the plat is getting recorded prior to construction, the staging for Allure will be on another property owner's property, which may cause issues.

If the staging and construction of Allure is not completed by the time Home Place is ready to construct the site, there will be an issue with the Allure staging delaying the Home Place project. Staff recommends having separate staging areas on the respective lots to ensure no issues are created in the future.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.26 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,136 CU FT
VOLUME PROVIDED IN SILT FENCE (1,077 LF @ 4.5 CU FT/LF OF FENCE)	4,847 CU FT
VOLUME PROVIDED IN EX TSB #1A	182,044 CU FT
TOTAL VOLUME PROVIDED	186,891 CU FT

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,077
2	DITCH CHECKS	LF	–
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.26
4	INLET PROTECTION DEVICES	EA	6
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	–

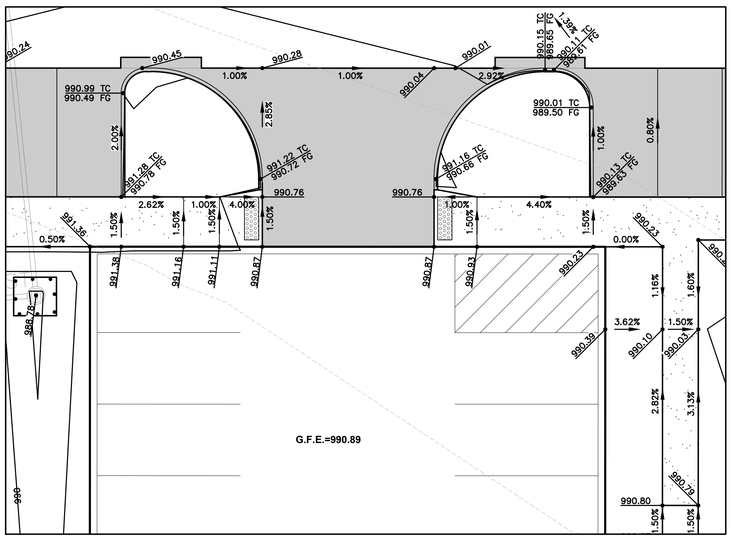
update quantity

NOTES:

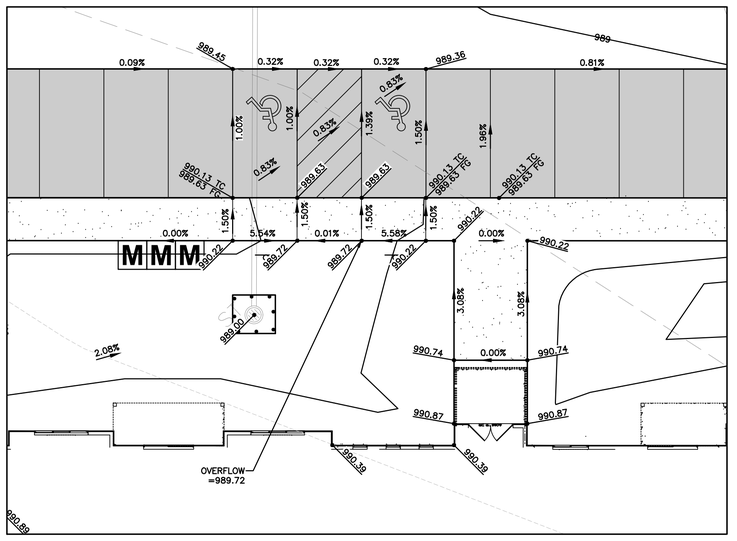
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE [illegible]CED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- EXISTING STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP–RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN (TSB #)



DETAIL 'A'



DETAIL 'B'

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

REVISIONS	DATE
SITE PLAN SUBMITTAL #1	08/11/2025
SITE PLAN SUBMITTAL #2	01/23/2026

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

THE HOME PLACE

GRADING AND EROSION CONTROL PLAN

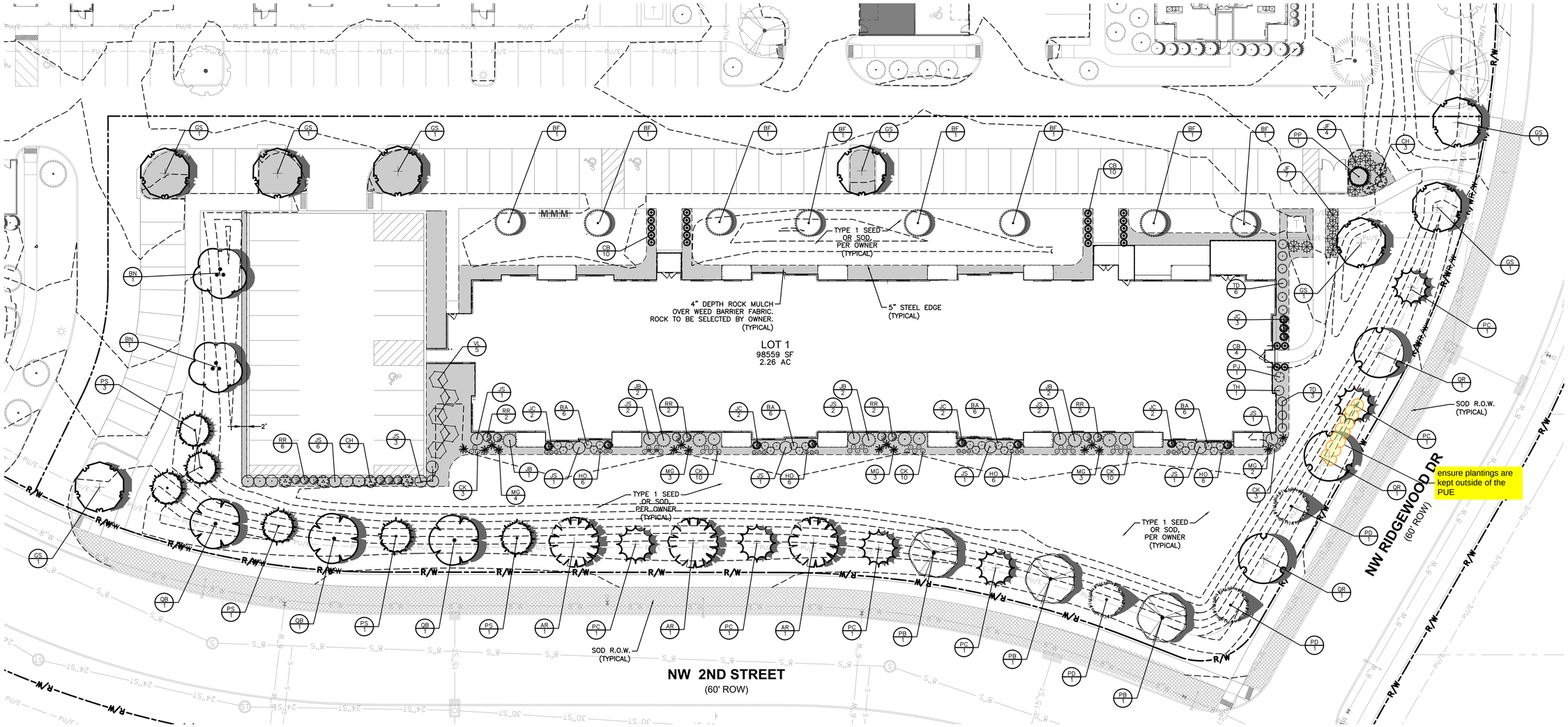
GRIMES, IOWA

DATE: 08/11/2025

SHEET NUMBER: C4.1

2412.980

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FILE DATE: 1/23/26
PLOTTED BY: BRANDON HUDER
DATE PLOTTED: 1/23/2026 4:37 PM
COMMENT:
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PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AR	3	RED MAPLE	ACER RUBRUM	B&B, 8' HEIGHT
BF	8	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 8' HEIGHT
BN	2	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 8' HEIGHT
GS	8	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 8' HEIGHT
PB	3	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 2" CALIPER
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	3	RED OAK	QUERCUS RUBRA	B&B, 12' HEIGHT
	30	SUBTOTAL:		
EVERGREEN TREES				
PC	16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PD	3	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 6' HEIGHT
PP	1	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	6	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	16	SUBTOTAL:		
SHRUBS				
BA	24	JAPANESE BARBERRY	BERBERIS THUNBERGII 'AUREA'	CONT, 3 GAL
CB	24	CHICAGOLAND GREEN®BOXWOOD	BUXUS X 'GLENCOE'	CONT, 3 GAL
CH	7	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
JB	7	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
JC	11	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONT, 3 GAL
JF	10	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JS	21	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
PJ	1	PJM COMPACT RHODODENDRON	RHODODENDRON X 'P.J.M. COMPACT'	CONT, 3 GAL
RR	14	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 3 GAL
TD	9	DENSE YEW	TAXUS X MEDIA	CONT, 3 GAL
TH	1	HICKS ANGLO-JAPANESE YEW	TAXUS X MEDIA 'HICKSII'	CONT, 3 GAL
VL	5	MOHICAN WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'	4' HEIGHT
	134	SUBTOTAL:		
GRASSES				
CK	136	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
MG	15	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 3 GAL
	51	SUBTOTAL:		
PERENNIALS				
HO	24	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	CONT, 1 GAL
	24	SUBTOTAL:		

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS SHOWN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING AROUND ALL TREES AND SHRUBS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. 4" DEPTH ROCK MULCH (TO BE SELECTED BY OWNER) WITH WEED BARRIER FABRIC SHALL BE INSTALLED AS SHOWN TO A MIN. DEPTH OF 4"
10. ALL EDGING SHALL BE 5" STEEL EDGING..
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

LOT 1

SITE AREA: 98,559 SF (2.26 AC.)

OPEN SPACE REQUIRED: 39,424 SF (40%)
OPEN SPACE PROVIDED: 46,887 SF (48%)

OPEN SPACE REQUIREMENTS
A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED: 40 TREES*

PROVIDED:
OPEN SPACE TREES 46 TREES
FOUNDATION PLANTINGS SHRUBS & PERENNIALS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES.

STREET TREES
ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

	STREET TREES
REQUIRED	(716 LF) 15 TREES
PROVIDED	27 TREES

SCALE 0' 10' 20' 40'

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

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

THE HOME PLACE
LANDSCAPE PLAN

DATE: 08/11/2025
SHEET NUMBER: L1.1
2412.980

FILE: H:\2024\2412980\DWG\2412980-L1.1 LANDSCAPE.DWG
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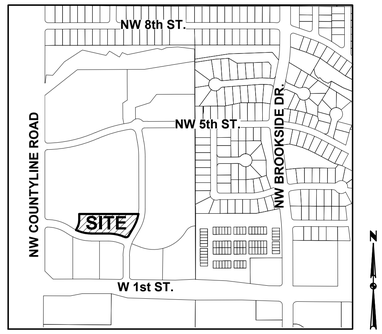
SITE PLAN FOR:

THE HOME PLACE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER OF RECORD

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

APPLICANT

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
PH: (515) 369-4400
FX. (515) 369-4410

SURVEYOR

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = NOVEMBER 2025
ANTICIPATED FINISH DATE = NOVEMBER 2026

SUBMITTAL DATES

FIRST SUBMITTAL: 08/11/2025
SECOND SUBMITTAL: 01/23/2026

PROPERTY DESCRIPTION

LOT 1, THE ALLURE ON 44 PLAT 1, IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING:

2.26 ACRES (98,559 SQUARE FEET).

ZONING

PUD – HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

PROJECT SITE ADDRESS

LOT 1651 NW 2ND STREET

PROPOSED USE

APARTMENTS

FUTURE LAND USE: MIXED USE 1

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 2.26 ACRES (98,559 SF)
LOT 2: 14.43 ACRES (628,417 SF)

ZONING: PUD – HIGH DENSITY RESIDENTIAL DISTRICT (HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:
LOT 1
TOTAL AREA: = 98,559 SF (2.26 AC.)
OPEN SPACE REQUIRED = 39,424 SF (40%)
OPEN SPACE PROVIDED = 46,887 SF (48%)

UNITS:
LOT 1: 40 UNITS (17.70 UNITS PER ACRE)

PARKING:
(1.5) SPACES PER UNIT, PLUS (1) VISITOR SPACE PER (5) UNITS.
25% OF TOTAL UNITS SHALL HAVE COVERED PARKING SPACES.

10 GARAGE SPACES REQUIRED

LOT 1:
TOTAL REQUIRED = 68 SPACES
TOTAL PROVIDED = 70 SPACES
(51 SURFACE SPACES)
(19 GARAGE SPACES)

ADA SPACES REQUIRED= 3 SPACES
ADA SPACES PROVIDED= 3 SPACES
(2 SURFACE SPACES)
(1 GARAGE SPACE)

LOT 2:
REFER TO SEPARATE LOT 2 SITE PLAN

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	GENERAL NOTES & DETAILS
C2.1	DIMENSSION PLAN
C3.1	UTILITY PLAN
C4.1	GRADING AND EROSION CONTROL PLAN
L1.1	LANDSCAPE PLAN

DATE OF SURVEY

01/09/2023

BENCHMARKS

1. CITY OF GRIMES STANDARD BM F6M-001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION. ELEV.=1005.57
2. CITY OF GRIMES STNADARD BM F6N-001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION. ELEV.=986.76

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACK
- PERMANENT EASEMENT (P/E)
- TEMPORARY EASEMENT (T/E)
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE (8"W)
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- MINIMUM PROTECTION ELEVATION MPE

EXISTING

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

REFER TO CONSTRUCTION MATERIALS TESTING REPORT NO. 232072HTH (08/08/2023) FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

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.

JOSHUA A. TRYGSTAD
19228
LICENSED PROFESSIONAL ENGINEER
IOWA

JOSHUA A. TRYGSTAD, P.E. DATE

LICENSE NUMBER: 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0–C4.1

PRELIMINARY
NOT FOR CONSTRUCTION

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2412.980

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

REVISIONS	DATE
SITE PLAN SUBMITTAL #1	08/11/2025
SITE PLAN SUBMITTAL #2	01/23/2026

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

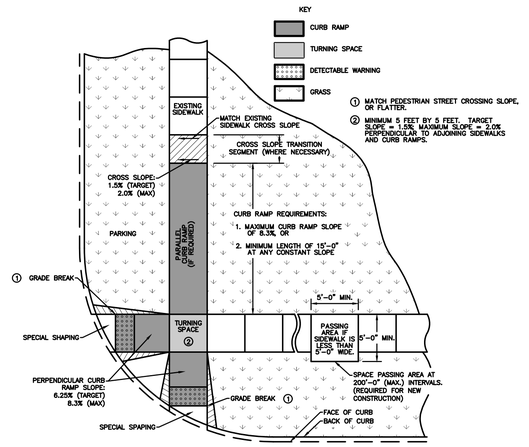
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ENGINEER:

CIVIL DESIGN ADVANTAGE

THE HOME PLACE
COVER
GRIMES, IOWA

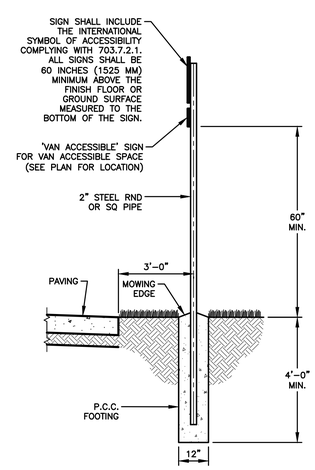
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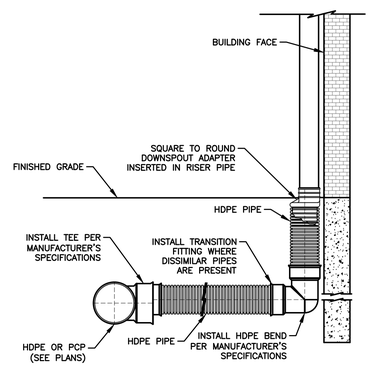
GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK

NOT TO SCALE



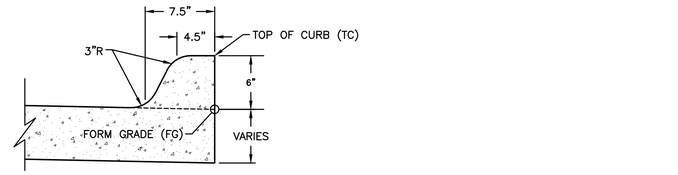
ACCESSIBLE PARKING SIGN

NOT TO SCALE



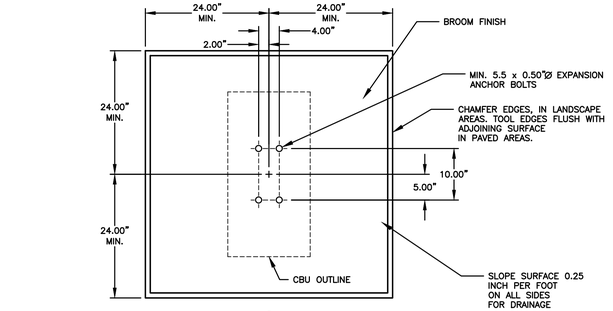
ROOF DRAIN CONNECTION

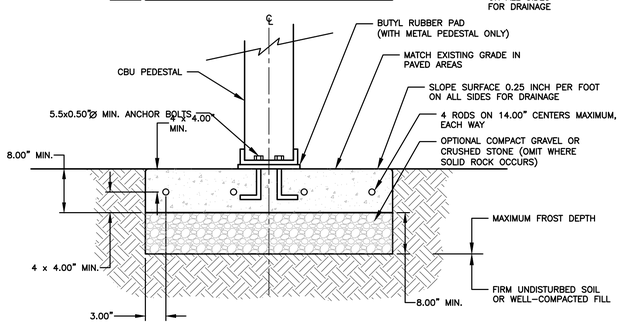
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6" INTEGRAL CURB AND SIDEWALK

NOT TO SCALE

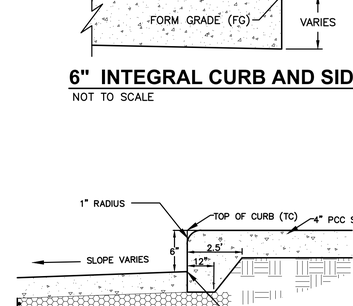




NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" – 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   A. HILTI KWIK BOLT (WWW.USHILTI.COM) II–1/2" DIAMETER X 5–1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000–453–696 KB II 12–512, STAINLESS STEEL: CATALOG # 000–454–744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3–1/2"
   B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET–REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS–1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4–1/8".
   C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5–1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE



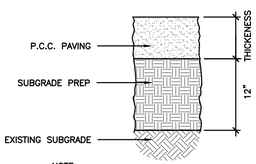
NOTE:
1. TRANSVERSE JOINTS SHALL BE "C" JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L–1 OR KT–1.

INTEGRAL 6" STANDARD CURB

NOT TO SCALE

PAVEMENT THICKNESS

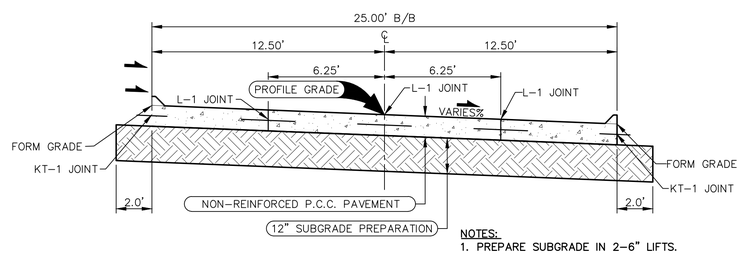
1.	SIDEWALK/PATIOS	= 4" PCC
2.	SIDEWALK RAMPS	= 6" PCC
3.	LIGHT DUTY (PARKING LOT)	= 6" PCC
4.	HEAVY DUTY (DUMPSTER ENCLOSURE)	= 8" PCC



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

PCC PAVEMENT

NOT TO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2–6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - PRIVATE 25' B/B P.C.C. ROADWAY

NOT TO SCALE

GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE–CALL SERVICE AT 800–292–8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL S
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

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

SANITARY SEWER NOTES:

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

WATER MAIN NOTES:

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

STORM SEWER NOTES:

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

DEMOLITION NOTES

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

PAVEMENT NOTES

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH 2025 SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.	
SIDEWALK RAMPS	6" P.C.C.	
PARKING LOT & DRIVE AISLES	6" P.C.C.	
PRIVATE ROADS WITHIN R.O.W	8" P.C.C.	

REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

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

DRAFTED:

ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE HOME PLACE
GENERAL NOTES & DETAILS

DATE: 08/11/2025

SHEET NUMBER: C1.1

2412.980

FILE: I:\2024\24-12980\DWG\24-12980-SITE PLAN.DWG
FILE DATE: 1/23/26
PLOTTED BY: BRANDON HUDER
PLOTTED: 1/23/2026 4:35 PM
COMMENT:
ENG:

LOT 2
(BY OTHERS)

10' PRIVATE STORM SEWER EASEMENT

20' private sanitary

20' BUILDING SETBACK

S89°59'13"E 553.03'

REFER TO LOT 2 PLANS (TYPICAL)

20' PRIVATE SANITARY SEWER EASEMENT

25' INGRESS/EGRESS EASEMENT

FULL DEPTH SAW CUT (TYP)

6" INTEGRAL CURB

2' (TYP)

6" P.C.C. (TYP.)

9' (TYP)

TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWINGS, TYP)

8" P.C.C.

PRIVATE 10' STORM SEWER EASEMENT

Δ=26°03'54"
L=45.49'
R=100.00'
CH=45.10'
CHB=N13°02'44"E

N26°04'41"E 43.75'

N00°00'47"E 67.54'

END CURB RAMP FLARE

DETECTABLE WARNING (TYP)

ATTACHED GARAGE
19 SPACES
± 7,650 SF
(REFER TO ARCHITECTURAL PLANS)

INTEGRAL CURB/SIDEWALK (TYP.)

4" PAINTED WHITE STRIPE (TYP)

THREE 4'x4' MAILBOX PADS

ADA PARKING SIGN

ADA VAN PARKING SIGN

FDC

KNOCK BOX

INTEGRAL CURB/SIDEWALK (TYP.)

DECK/PATIO (TYP.)

PRIVATE SIDEWALK (TYP)

PROPOSED TRANSFORMER LOCATION (COORDINATE W/ UTILITY PROVIDER)

COVERED PATIO

ELECTRICAL METERS

FROST-FREE STOOP (SEE ARCHITECTURAL DRAWINGS, TYP)

LOT 1
98559 SF
2.26 AC

PROPOSED BUILDING
40 TOTAL UNITS
FIRST FLOOR: ± 20,000 SF

AREA FOR SITE AMENITIES, TO BE DETERMINED. (BY OWNER)

30' BUILDING SETBACK

Δ=21°36'38"
L=120.70'
R=320.00'
CH=119.98'
CHB=S19°15'26"W

S30°03'45"W 106.55'

NW RIDGEWOOD DR
(60' ROW)

5' PUBLIC SIDEWALK

EXISTING 10' P.U.E.

N89°56'27"W 161.91'

Δ=26°01'08"
L=143.05'
R=315.00'
CH=141.82'
CHB=N76°55'53"W

NW 2ND STREET
(60' ROW)

Δ=21°14'36"
L=142.75'
R=385.00'
CH=141.93'
CHB=N79°19'09"W

N68°41'51"W 20.45'

Δ=82°12'26"
L=35.87'
R=25.00'
CH=32.87'
CHB=S70°11'56"W

SCALE
0' 10' 20' 40'

REVISIONS	DATE
SITE PLAN SUBMITTAL #1	08/11/2025
SITE PLAN SUBMITTAL #2	01/23/2026

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

ENGINEER:

DRAFTED:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE HOME PLACE
DIMENSION PLAN

DATE: 08/11/2025

SHEET NUMBER: C2.1

2412.980

FILE: H:\2024\2412980\DWG\2412980-SITE PLAN.DWG
FILE DATE: 1/23/26
PLOTTED BY: BRANDON HUBER
DATE PLOTTED: 1/23/2026 4:35 PM
TECH:
COMMENT:
ENG:

(BY OTHERS)
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
HIGHWAY INLET GRATE
RIM=989.01
FL 12" (W)=983.35
FL 15" (E)=983.25

(BY OTHERS)
145 LF OF
15" HDPE
@ 0.80%

(BY OTHERS)
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
RIM=988.60
FL 15" (W)=982.09
FL 8" (S)=984.33
FL 15" (N)=981.99

WATER MAIN, SANITARY/STORM SEWER BY OTHERS (TYPICAL)

ST-32 (BY OTHERS)
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=987.40
FL 12" (SE)=982.12
FL 12" (N)=982.02

HYDRANT ASSEMBLY (BY OTHERS)

L-45 (BY OTHERS)
55 LF OF
8" HDPE
@ 1.80%

(BY OTHERS)
SW-301 48" MH
RIM=989.32
FL 8" (N)=978.61
FL 8" (E)=978.51

(BY OTHERS)
234 LF OF
8" PVC
@ 1.00%

BY OTHERS)
L-42A
59 LF OF
8" HDPE 100.17'
@ 2.00%

(BY OTHERS)
L-41A
59 LF OF
8" HDPE
@ 1.00%

(BY OTHERS)
SW-301 48" MH
RIM=988.90
FL 8" (W)=976.17
FL 8" (S)=976.17
FL 8" (N)=976.07

L-33 (BY OTHERS)
66 LF OF
12" PERF. HDPE
@ 1.00%

ST-45 (BY OTHERS)
HDPE INTAKE BASIN 24" DIA.
TC=988.78
FL 8" (W)=985.68
FL 8" (N)=985.58

L-46
(BY OTHERS)
91 LF OF
8" HDPE
@ 0.58%

PRIVATE 10' STORM SEWER EASEMENT

(BY OTHERS)
ST-42A
HDPE INTAKE BASIN 24" DIA.
RIM=989.00
FL 8" (N)=984.23

FDC

KNOCK BOX

(BY OTHERS)
ST-41A
HDPE INTAKE BASIN 24" DIA.
RIM=987.92
FL 8" (N)=984.92

P-5B
47 LF OF
8" PVC
@ 2.00%

S-5B
SW-203 CLEANOUT
RIM=990.12
FL 8" (N)=977.10

ELECTRICAL TRANSFORMER

ELECTRICAL METERS

ST-33
HDPE INTAKE BASIN 24" DIA.
RIM=989.02
FL 12" (SW)=982.88
FL 12" (NW)=982.78

L-34
67 LF OF
12" PERF. HDPE
@ 0.90%

EXISTING HYDRANT

116.68'

L-35
52 LF OF
12" PERF. HDPE
@ 0.80%

ST-34
HDPE INTAKE BASIN 24" DIA.
RIM=989.02
FL 12" (SW)=983.58
FL 12" (NE)=983.48

LOT 1
98559 SF
2.26 AC

WATER SERVICES
4" DOMESTIC
6" FIRE
(BY OTHERS)

ST-35C
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 8" (W)=985.66
FL 8" (E)=985.56

L-35C
91 LF OF
8" PERF. HDPE
@ 0.50%

ST-35B
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 8" (W)=985.11
FL 12" (E)=985.01

L-35B
91 LF OF
12" PERF. HDPE
@ 0.50%

L-35A
45 LF OF
12" PERF. HDPE
@ 0.80%

ST-35A
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 12" (W)=984.56
FL 8" (E)=984.46

ST-35
HDPE INTAKE BASIN 24" DIA.
RIM=989.80
FL 8" (W)=984.10
FL 12" (NE)=984.00

ST-35D
HDPE INTAKE BASIN 24" DIA.
RIM=989.11
FL 8" (W)=986.11
FL 8" (E)=986.11

L-35D
91 LF OF
8" PERF. HDPE
@ 0.50%

63.08'

EXISTING HYDRANT

INSTALL 6"x8" TAPPING SLEEVE AND VALVE

NW 2ND STREET
(60' ROW)

NW RIDGEWOOD DR
(60' ROW)

150' HYDRANT RADIUS

8"W

6"W

R/W

PU/E

SS/E

ST/E

S/S

3/S

M.B.

SCALE
0' 10' 20' 40'

REVISIONS	DATE
SITE PLAN SUBMITTAL #1	08/11/2025
SITE PLAN SUBMITTAL #2	01/23/2026

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

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

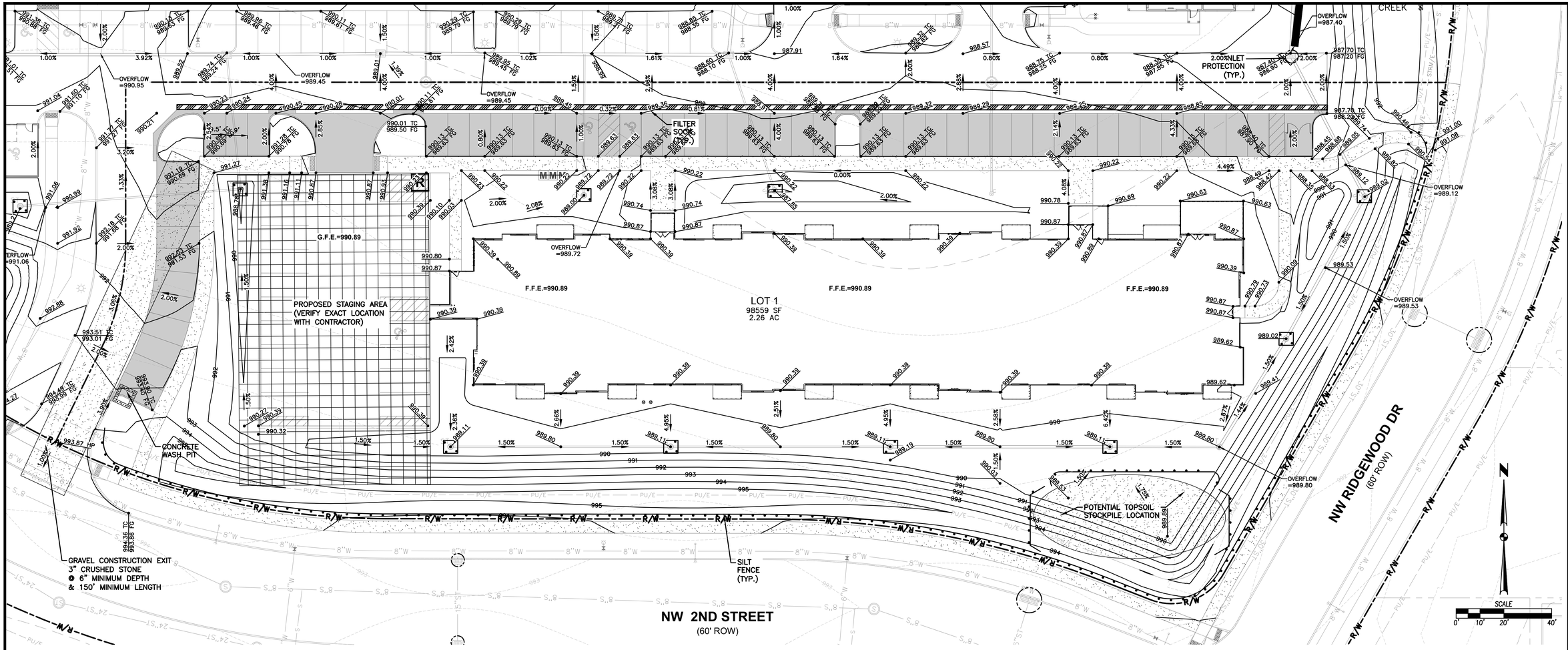
THE HOME PLACE
UTILITY PLAN

DATE:
08/11/2025

SHEET NUMBER:
C3.1

2412.980

FILE: H:\2024\24129800\DWG\24129800-SITE PLAN.DWG
FILE DATE: 1/23/26
PLOTTED BY: BRANDON HAUSER
DATE PLOTTED: 1/23/2026 4:36 PM
COMMENT:
ENC



DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.26 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,136 CU FT
VOLUME PROVIDED IN SILT FENCE (1,077 LF @ 4.5 CU FT/LF OF FENCE)	4,847 CU FT
VOLUME PROVIDED IN EX TSB #1A	182,044 CU FT
TOTAL VOLUME PROVIDED	186,891 CU FT

STABILIZATION QUANTITIES

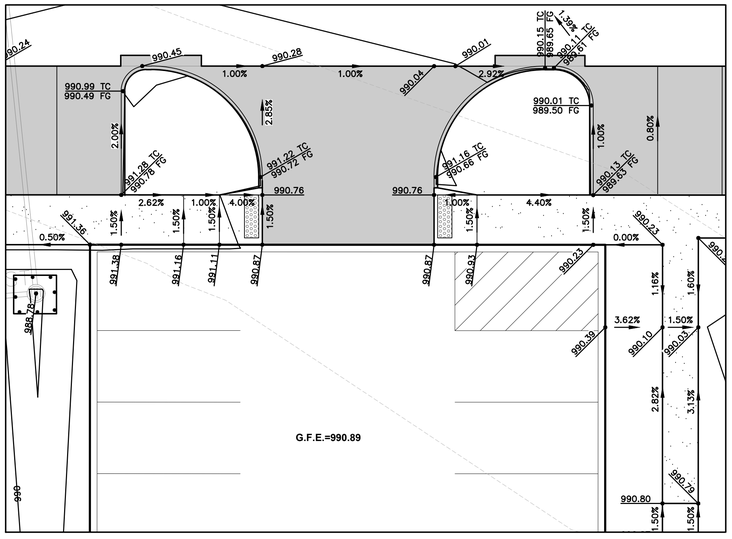
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,077
2	DITCH CHECKS	LF	–
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.26
4	INLET PROTECTION DEVICES	EA	6
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	–

NOTES:

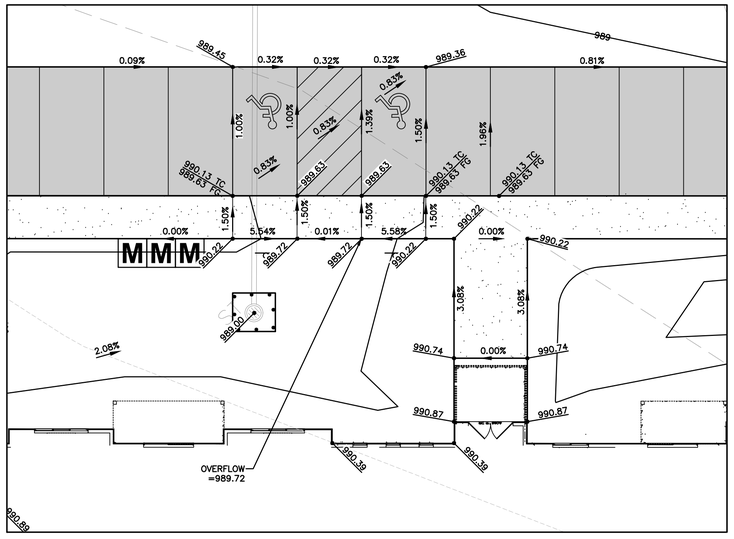
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- EXISTING STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP–RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN (TSB #)



DETAIL 'A'



DETAIL 'B'

REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

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

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

THE HOME PLACE

GRADING AND EROSION CONTROL PLAN

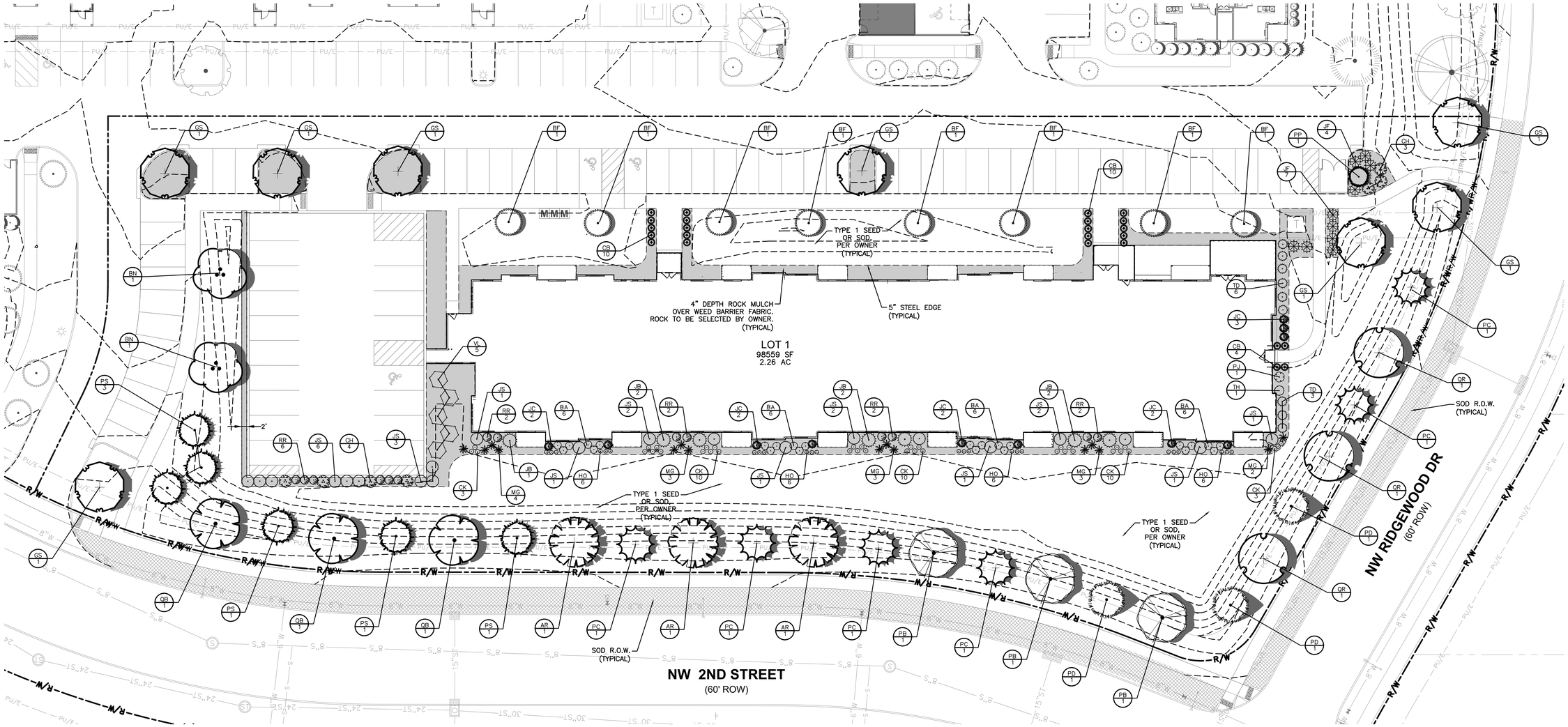
GRIMES, IOWA

DATE: 08/11/2025

SHEET NUMBER: C4.1

2412.980

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PLOTTED BY: BRANDON HUDER
DATE PLOTTED: 1/23/2026 4:37 PM
COMMENT:
DISC:



PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AR	3	RED MAPLE	ACER RUBRUM	B&B, 8' HEIGHT
BF	8	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 8' HEIGHT
BN	2	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 8' HEIGHT
GS	8	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 8' HEIGHT
PB	3	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 2" CALIPER
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	3	RED OAK	QUERCUS RUBRA	B&B, 12' HEIGHT
	30	SUBTOTAL:		
EVERGREEN TREES				
PC	16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PD	3	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 6' HEIGHT
PP	1	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	6	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	16	SUBTOTAL:		
SHRUBS				
BA	24	JAPANESE BARBERRY	BERBERIS THUNBERGII 'AUREA'	CONT, 3 GAL
CB	24	CHICAGOLAND GREEN®BOXWOOD	BUXUS X 'GLENCOE'	CONT, 3 GAL
CH	7	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
JB	7	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
JC	11	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONT, 3 GAL
JF	10	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JS	21	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
PJ	1	PJM COMPACT RHODODENDRON	RHODODENDRON X 'P.J.M. COMPACT'	CONT, 3 GAL
RR	14	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 3 GAL
TD	9	DENSE YEW	TAXUS X MEDIA	CONT, 3 GAL
TH	1	HICKS ANGLO-JAPANESE YEW	TAXUS X MEDIA 'HICKSII'	CONT, 3 GAL
VL	5	MOHICAN WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'	4' HEIGHT
	134	SUBTOTAL:		
GRASSES				
CK	136	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
MG	15	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 3 GAL
	51	SUBTOTAL:		
PERENNIALS				
HO	24	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	CONT, 1 GAL
	24	SUBTOTAL:		

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS SHOWN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING AROUND ALL TREES AND SHRUBS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. 4" DEPTH ROCK MULCH (TO BE SELECTED BY OWNER) WITH WEED BARRIER FABRIC SHALL BE INSTALLED AS SHOWN TO A MIN. DEPTH OF 4"
10. ALL EDGING SHALL BE 5" STEEL EDGING..
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

LOT 1

SITE AREA: 98,559 SF (2.26 AC.)

OPEN SPACE REQUIRED: 39,424 SF (40%)
OPEN SPACE PROVIDED: 46,887 SF (48%)

OPEN SPACE REQUIREMENTS

A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED: 40 TREES*

PROVIDED:
OPEN SPACE TREES 46 TREES
FOUNDATION PLANTINGS SHRUBS & PERENNIALS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES.

STREET TREES

ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

	STREET TREES
REQUIRED	(716 LF) 15 TREES
PROVIDED	27 TREES

SCALE 0' 10' 20' 40'

REVISIONS	DATE
SITE PLAN SUBMITTAL #2	01/23/2026
SITE PLAN SUBMITTAL #1	08/11/2025

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

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

ENGINEER: DRAFTED:

THE HOME PLACE
LANDSCAPE PLAN

DATE: 08/11/2025
SHEET NUMBER: L1.1
2412.980

FILE: H:\2024\2412980\DWG\2412980-L1.1 LANDSCAPE.DWG
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DATE PLOTTED: 1/23/2026 4:37 PM
COMMENT:
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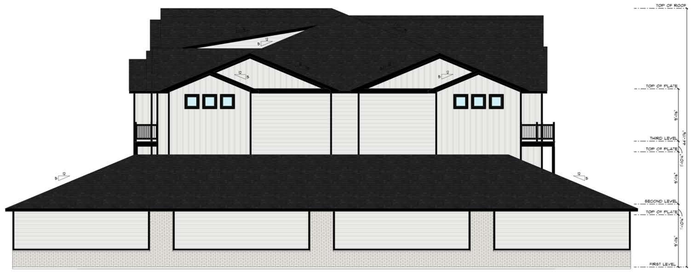
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

SOFTPLAN ARCHITECTURAL SUBCONTRACTORS
ARCHITECTURAL DESIGN LETTER
A1.1
IMAGE NUMBER

SCALE: 1/8" = 1'-0"
DATE: Thursday, December 18, 2025
PAGE: 1 / 1
Elevations

kcdesign
DRAWN BY: KAITLYN COX
403-478-0388
kcdesign@hotmail.com
www.kcdesign.com

TOTAL ENCLOSED FOOTAGE — 4934 sq. ft.
Main Floor — 1709 sq. ft.
Fire Floor — 2036 sq. ft.
Second Floor — 2233 sq. ft.
Third Floor — 956 sq. ft.
Basement — 0 sq. ft.
1 Bed / 1 Bath — 592 sq. ft.
1 Bed / 1 Bath (Corner) — 701 sq. ft.
2 Bed / 2 Bath (Corner) — 1001 sq. ft.
3 Bed / 3 Bath — 1454 sq. ft.

HOME PLACE / BUILDING + UNIT DESIGN CONCEPTS
Larson Development
Project Information

KC design

Home Place Material Percentages:

Garage	*Right*	*Left*	*Front*	*Rear*	*Total*
Stone	375.6 (19.6%)	273.2 (14.7%)	203.2 (18.6%)	252.7 (23.2%)	1,104.7 (18.6%)
Lap Siding	604.8 (31.6%)	648.9 (35.0%)	27.5 (2.5%)	320.7 (29.4%)	1,601.9 (26.9%)
B & B Siding	X	X	213.8 (19.6%)	X	213.8 (3.6%)
Roofing	822.0 (42.9%)	818.7 (44.2%)	353.3 (32.4%)	353.3 (32.4%)	2,347.3 (39.4%)
Total Building	1,915.9	1,853.4	1,090.8	1,090.8	5,950.9

Main Building	*Right*	*Left*	*Front*	*Rear*	*Total*
Stone	582.9 (18.4%)	704.5 (22.3%)	1,866.8 (13.1%)	1,567.4 (11.0%)	4,506.1 (13.0%)
Lap Siding	863.4 (27.3%)	782.9 (24.8%)	3,080.6 (21.6%)	3,767.2 (26.4%)	8,381.8 (24.1%)
B & B Siding	504.0 (15.9%)	629.0 (19.9%)	2,500.8 (17.6%)	1,954.0 (13.7%)	5,351.7 (15.4%)
Roofing	726.0 (23.0%)	726.0 (23.0%)	3,059.0 (21.5%)	3,083.8 (21.7%)	7,594.8 (21.8%)
Total Building	3,163.2	3,163.2	14,229.5	14,229.5	34,785.4

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

March 4, 2026

PROJECT NAME

The Home Place

APPLICANT

J Larson Homes LLC

REQUESTED ACTION

Approval of site plan to construct a 40-unit apartment building with an attached 19-stall garage structure on the 2.26-acre property.

LOCATION

Generally located northwest corner of NW Ridgewood Drive and NW 2nd Street

ZONING

R-4 PUD—High Density Residential District

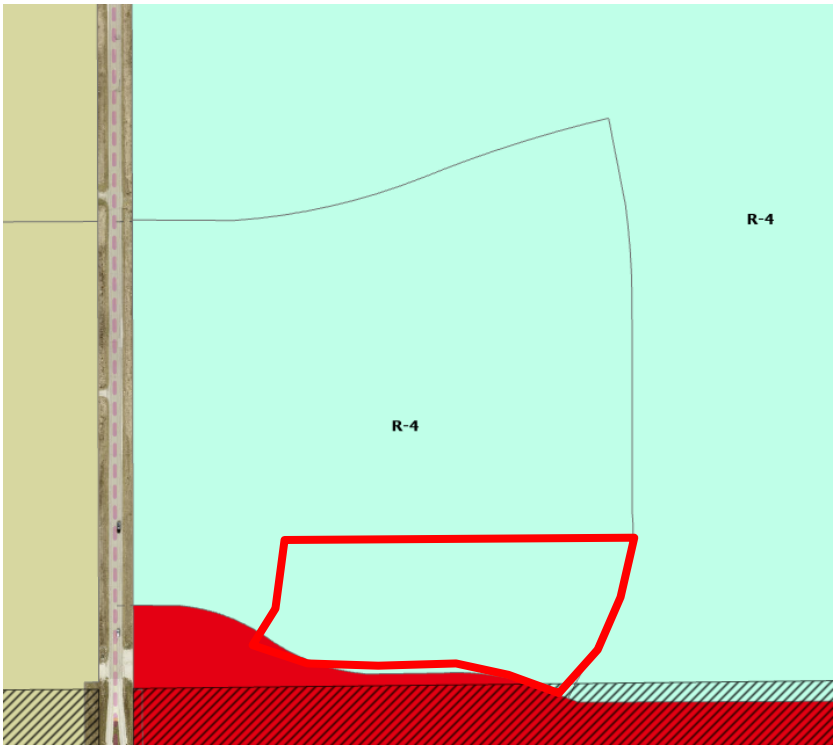
PLANNER

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

Location Map



Zoning Map



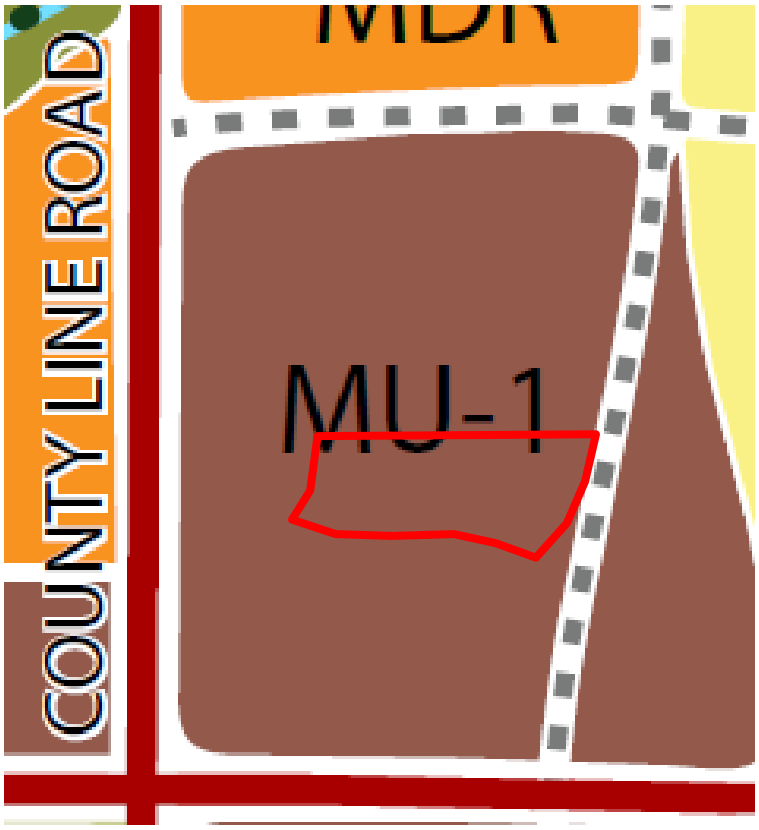
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	MU-1 Mixed Use 1	R-4 PUD
North	Developing Medium Density Residential	MDR Medium Density Residential	R-4 PUD
South	Vacant	MU-1 Mixed Use 1	C-2 and Transportation Corridor Mixed Use Overlay District
East	Developing Medium Density Residential	MDR Medium Density Residential and LDR Light Density Residential	R-4 PUD
West	Agriculture	MDR Medium Density Residential	A-1 Agriculture

PARKS

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.



Future Land Use Map

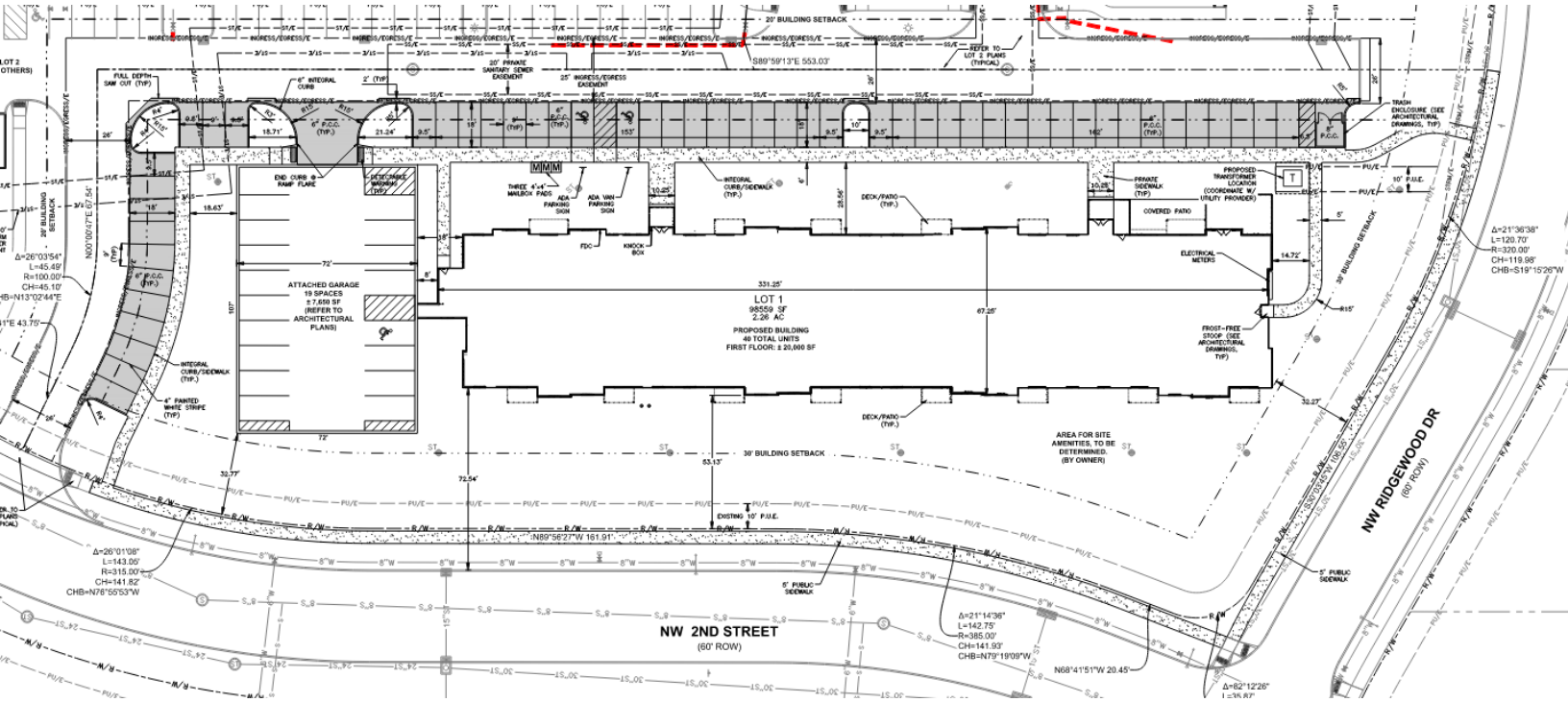
Relation to Legal

Legal

- The site is subject to the Hope Timber development agreement.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.
- The site will have ingress/egress easements on shared access drives between Lot 1 and Lot 2.
- The Lot 1 and Lot 2 will have a private storm sewer agreement in order to convey all stormwater to Pond 1A on the northeast corner of the site.
- The Lot 1 and Lot 2 will have a private sanitary sewer agreement in order to provide sanitary sewer service to Lot 1 through Lot 2.

Site Layout

Site Map



ACCESS

- Full access driveway off of NW 2nd Street

PEDESTRIAN CONNECTIVITY

Private sidewalks will connect to the NW Ridgewood Dr and NW 2nd St public sidewalk networks.

LIGHTING

Parking lot lights are provided throughout the Lot 1. There will also be wall pack lighting on the building. All lighting on site has been approved with the Allure on 44 Preliminary Plat and Site Plan.

BUILDING SETBACKS

Front Setback	30 Feet
Side Setback	20 Feet
Rear Setback	30 Feet
Parking Setback	10 Feet

PARKING:

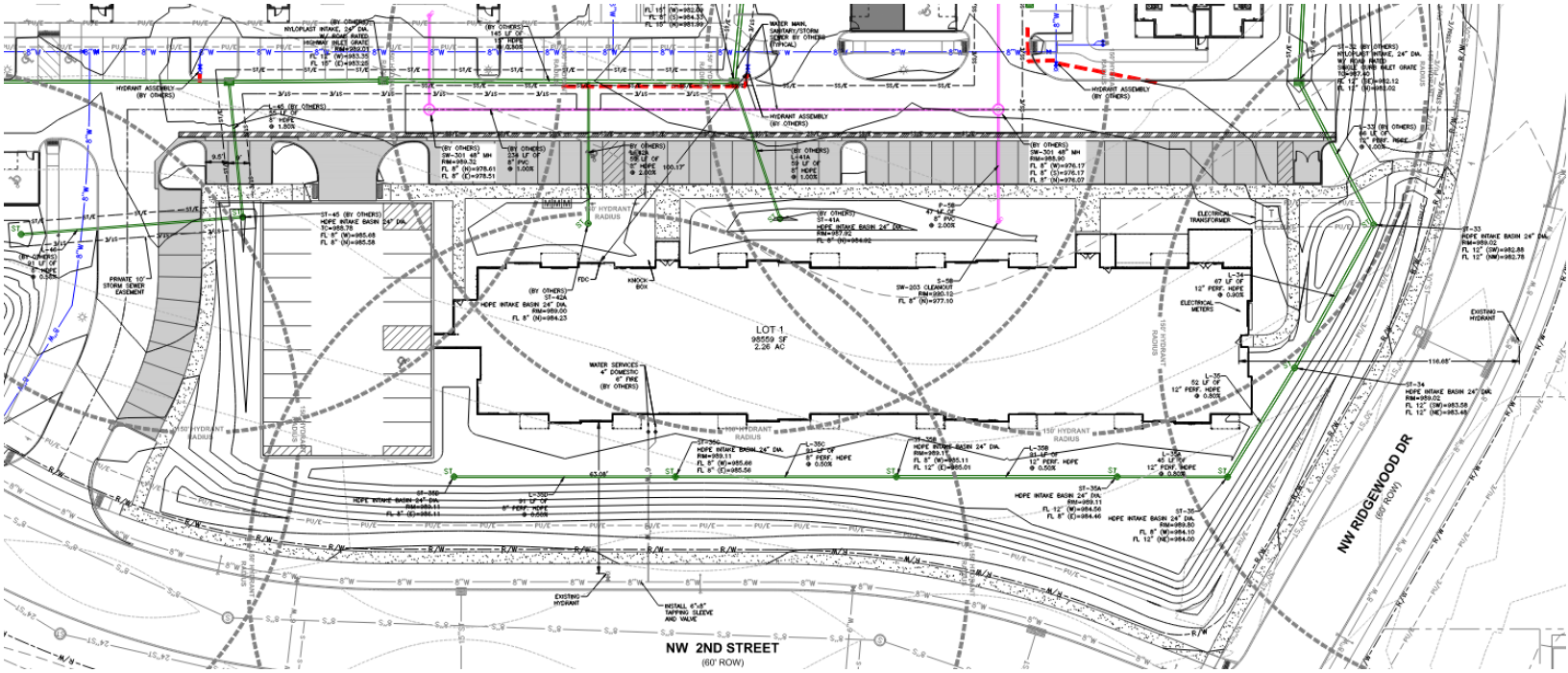
- Provided parking includes both garage and surface parking stalls to meet Hope Timber PUD development agreement requirements.

Parking Calculation Table

Required	Proposed
Lot 1 total: 68 stalls	Lot 1 total: 69 stalls
Lot 1 ADA: 3 stalls	Lot 1 ADA: 3 stalls
Lot 1 Garage: 10 stalls	Lot 1 Garage: 19 stalls

Utilities and Grading Plan

Utilities and Grading Map



SANITARY

Sewer connection for the site will be connected to a private sanitary main shared with the adjacent lot (Lot 2) and ultimately connected to the existing public sanitary sewer at the access drive on NW Ridgewood Drive.

WATER

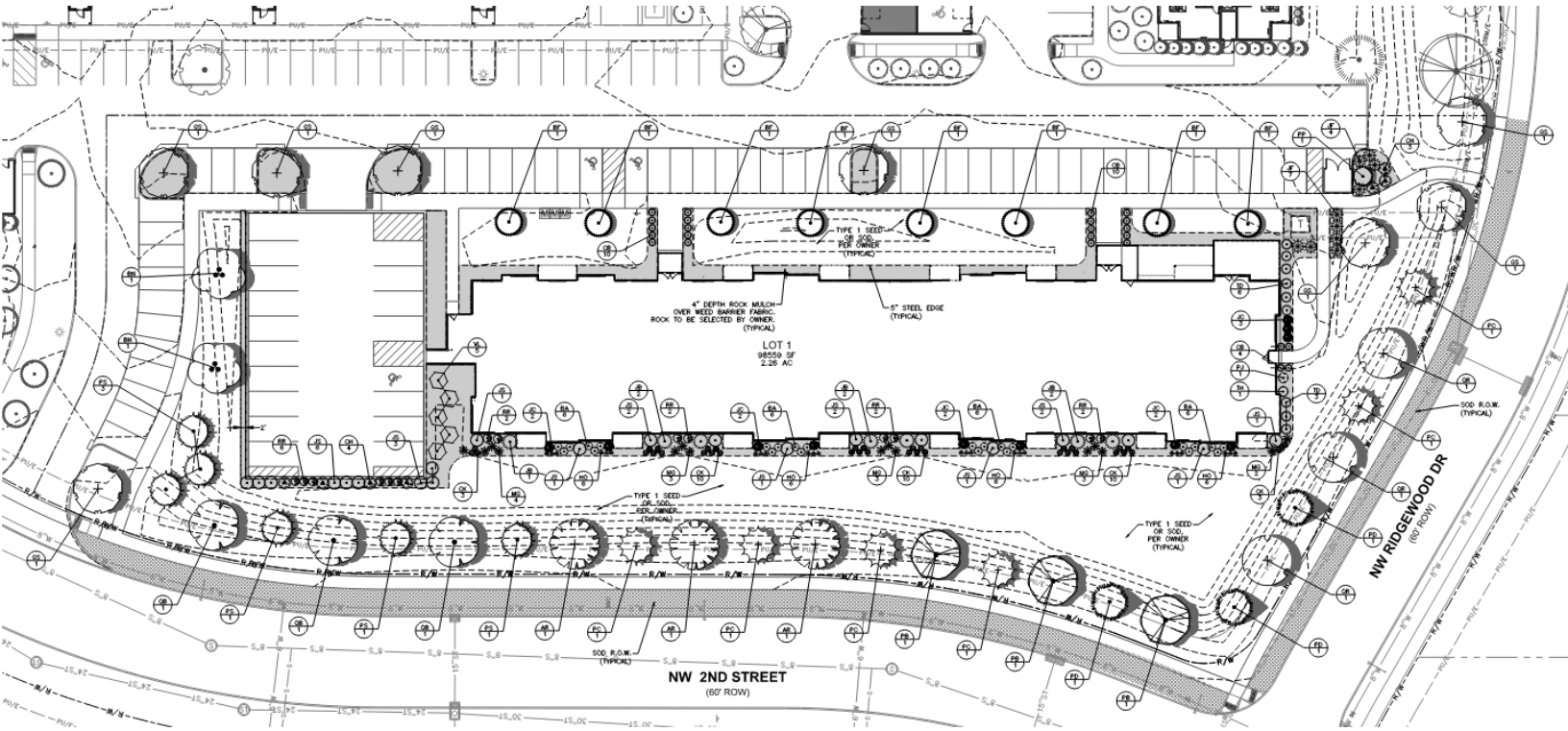
Water service will connect from the existing public water main on the north side of NW 2nd Street.

STORM WATER

Detention will be provided a the NE corner of the adjacent property in the wet bottom pond that will be undisturbed throughout construction. Storm sewer infrastructure will be privately shared between the site and the adjacent property (Lot 2).

Landscaping Plan

Landscaping Map



LANDSCAPING

Landscaping provided meets open space and street tree requirements.

Open space: minimum 1 tree per 1,000 square feet of required open space = 40 trees required
= 46 trees provided

Street trees: 1 overstory tree per 50 feet of lot frontage with no more than 5 similar species in a single group = 15 trees required
= 27 trees provided

Architecture

South Elevation (facing NW 2nd Street)



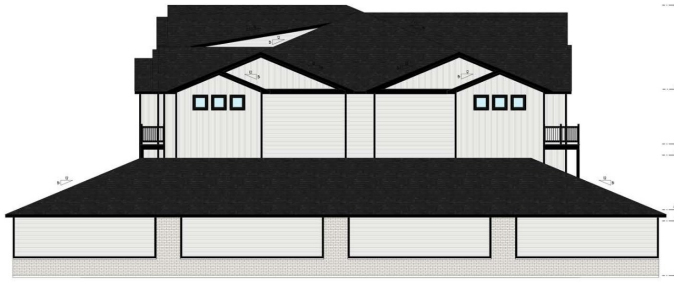
North Elevation



East Elevation (facing NW Ridgewood Drive)



West Elevation



Material Board



Stone



Lap Siding



Board & Batten Siding

BUILDING & ELEVATIONS

The building will consist of stone, lap siding, and board & batten siding materials to meet 25% masonry/brick requirement for all faces of the building.

DUMPSTER ENCLOSURE

The dumpster enclosure will match the primary masonry materials of the building.

LIGHTING

Wall pack lighting is proposed on the all sides of the building. All lighting on site has been approved with the Allure on 44 Preliminary Plat and Site Plan.

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of The Home Place site plan subject to any remaining staff comments.

Conclusion

- Proposed site plan to construct a 40-unit apartment building and 19-stall garage structure on the 2.26-acre Lot 1.
- Proposed building will consist of stone veneer, lap siding, and board & batten siding materials. The building on site will match similarly in colors and aesthetics to the rest of the plat development as required by Hope Timber PUD Development Agreement.
- Proposed site meets all landscaping requirements.
- Fees and parkland dedication has previously been paid for and allocated within the Hope Timber Plat 1 final plat.
- Site is subject to the Hope Timber PUD Development Agreement.
- The site will have ingress/egress easements on shared access drives between Lot 1 and Lot 2.
- The site will have a private storm sewer agreement with Lot 2 in order to convey all stormwater to Pond 1A on the northeast corner of the site.
- All lighting on site has been approved with the Allure on 44 Preliminary Plat and Site Plan.

Lighting Submittal

ELECTRICAL

Exterior Lighting

Allure on 44

Michael Hammer Electrical Services, Inc.

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DATE: | LOCATION:

TYPE: | PROJECT: Allure on 44

CATALOG #:

VIPER Area/Site

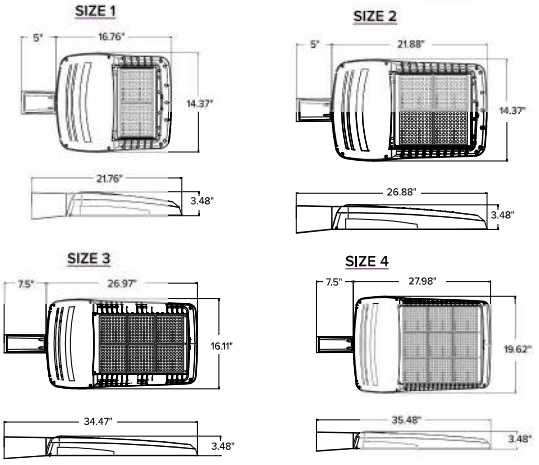
VIPER LUMINAIRE

FEATURES

MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE



- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring three different optical technologies, Strike, Micro Strike and Silicone Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



c UL us IP65 IP66 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- 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).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

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1P2

DATE: LOCATION:

TYPE: PROJECT: Allure on 44

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –	– 1 –	160L-115 –	4K7 –	2 –	–	UNV –
Series	**Size**	**Light Engine**	**CCT/CRI**	**Distribution**	**Optic Rotation**	**Voltage**
VP Viper	1 Size 1	160L-35 [6] 5500 lumens	AP AP-Amber Phosphor Converted	2 Type 2	BLANK No Rotation	UNV 120-277V
		160L-50 [6] 7500 lumens	27K8 2700K, 80 CRI	3 Type 3	L Optic rotation left	120 120V
		160L-75 10000 lumens	3K7 3000K, 70 CRI	4F Type 4 Forward	R Optic rotation right	208 208V
		160L-100 12500 lumens	3K8 3000K, 80 CRI	4W Type 4 Wide		240 240V
		160L-115 15000 lumens	35K8 3500K, 80 CRI	5QW Type 5 Square Wide		277 277V
		160L-135 18000 lumens	3K9 3000K, 90 CRI			347 347V
		160L-160 21000 lumens	4K7 4000K, 70 CRI			480 480V
	2 Size 2	320L-145 21000 lumens	4K8 4000K, 80 CRI			
		320L-170 24000 lumens	4K9 4000K, 90 CRI			
		320L-185 27000 lumens	5K7 5000K, 70 CRI			
		320L-210 30000 lumens	5K8 5000K, 80 CRI			
		320L-235 33000 lumens				
		320L-255 36000 lumens				
		320L-315 [6] 40000 lumens				
	3 Size 3	480L-285 40000 lumens				
		480L-320 44000 lumens				
		480L-340 48000 lumens				
		480L-390 52000 lumens				
		480L-425 55000 lumens				
		480L-470 60000 lumens				
	4 Size 4	720L-435 60000 lumens				
		720L-475 65000 lumens				
		720L-515 70000 lumens				
		720L-565 [6] 75000 lumens				
		720L-600 [6] 80000 lumens				
		CLO Custom Lumen Output [1]				

A –	– DBT –	–	–
Mounting	**Color**	**Options**	**Network Control Options**
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
A_ Arm mount for round pole [2]	BLS Black Gloss Smooth	2PF Dual Power Feed [8]	NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver [8]	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
A_U Universal arm mount for round pole [2]	DBS Dark Bronze Gloss Smooth	TE Tooless Entry	WIR LightGRID+ In-Fixture Module [3,4]
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control	WIRSC LightGRID+ Module and Occupancy Sensor [3,4]
AA_U Adjustable arm mount for round pole [2]	LGS Light Grey Gloss Smooth	TB Terminal Block	**Stand Alone Sensors**
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured	CD Customer Dimming	BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U Decorative upswept arm mount for round pole [2]	PSS Platinum Silver Smooth		BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		7PR 7-Pin Receptacle [4]
T Trunnion	VGT Verde Green Textured		7PR-SC 7-Pin Receptacle with shorting cap [4]
WB Wall Bracket, horizontal tenon with MAF	**Color Option**		7PR-TL 7-Pin PCR with photocontrol
WM Wall mount bracket with decorative upswept arm	CC Custom Color		3PR 3-Pin twist lock [4]
WA Wall mount bracket with adjustable arm			3PR-SC 3-Pin receptacle with shorting cap [4]
			3PR-TL 3-Pin PCR with photocontrol [4]
			Programmed Controls
			SCP-_F Sensor Control Programmable, 8F or 40F [9]
			ADD AutoDim Timer Based Dimming [10]
			ADT AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – 2PF and 2DR available in 50W or higher only
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 10 for AutoDim ordering guide

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DATE: LOCATION:

TYPE: PROJECT: Allure on 44

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+

	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	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

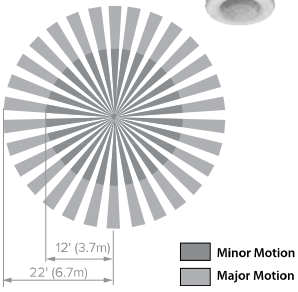
DEFAULT SETTINGS

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

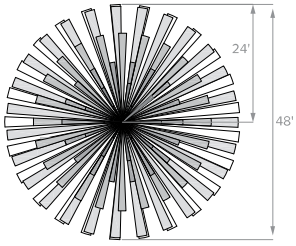
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

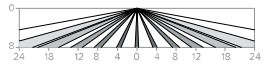
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



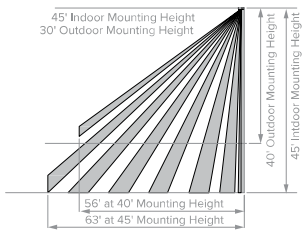
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

TYPE: | PROJECT: Allure on 44

CATALOG #:

NX LIGHTING CONTROLS FREE APP



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 luminiares 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.NXBTR&hl=en_US&gl=US

Apple App

Google Play

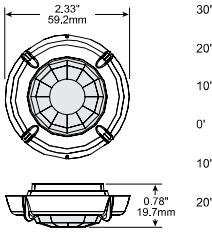
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

OUTDOOR LIGHTING CONTROLS OPTIONS

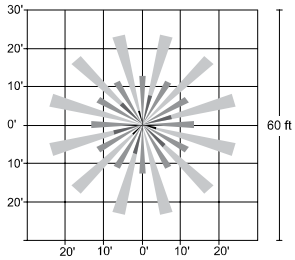
CONTROLS FUNCTIONALITY

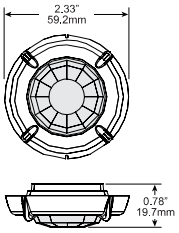
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

COVERAGE PATTERNS FOR SCP_F

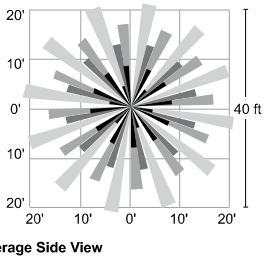


Coverage Top View @ 12ft.

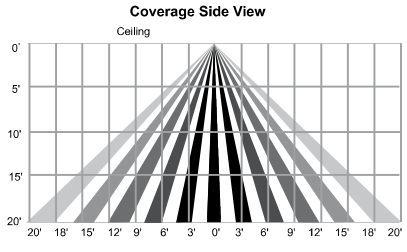




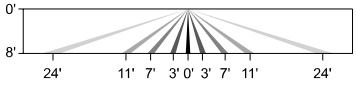
Coverage Top View @ 20 ft.

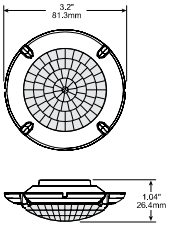


Coverage Side View

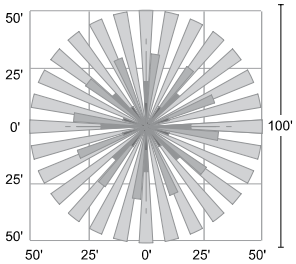


Coverage Side View

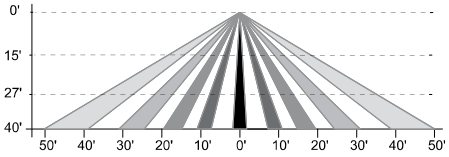




Coverage Top View @40ft



Coverage Side View



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DATE: LOCATION:

TYPE: PROJECT: Allure on 44

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

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

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

Silicone Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2200K	0.811	-	-
2700K	0.906	0.774	-
3000K	0.943	0.868	-
3500K	-	0.868	-
4000K	1	0.906	-
5000K	1	0.906	-
5000K	1	0.9	0.732

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DATE: | LOCATION:

TYPE: | PROJECT: Allure on 44

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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DATE: | LOCATION:

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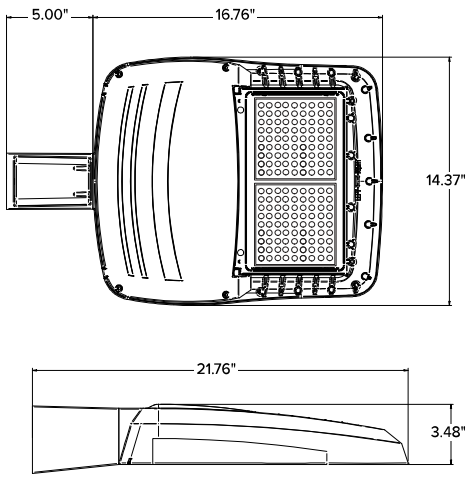
CATALOG #:

VIPER Area/Site

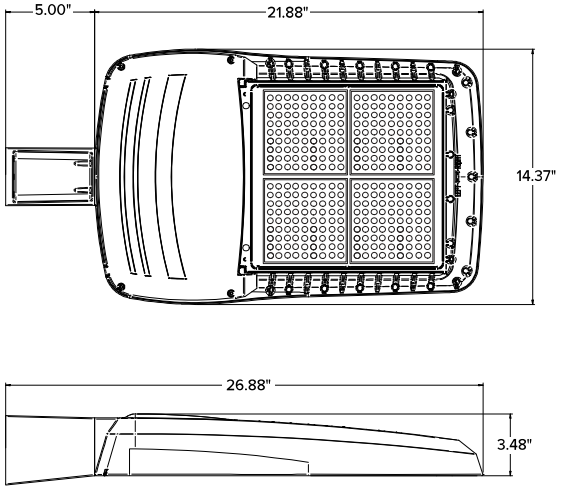
VIPER LUMINAIRE

DIMENSIONS

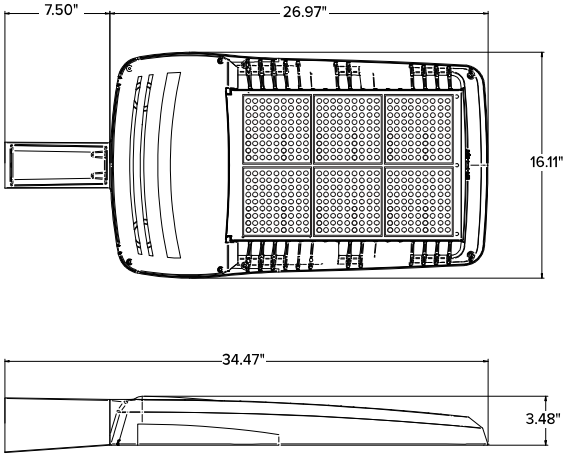
SIZE 1



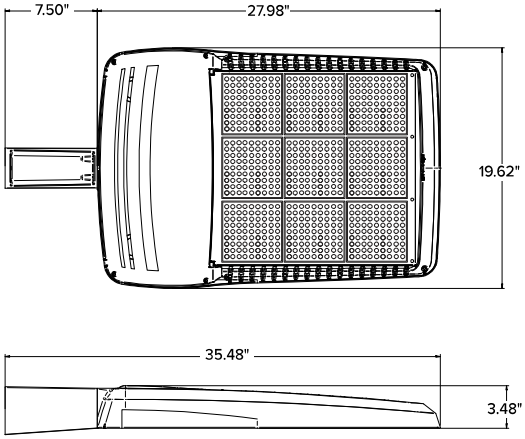
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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CATALOG #:

VIPER Area/Site

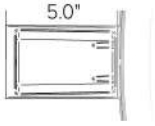
VIPER LUMINAIRE

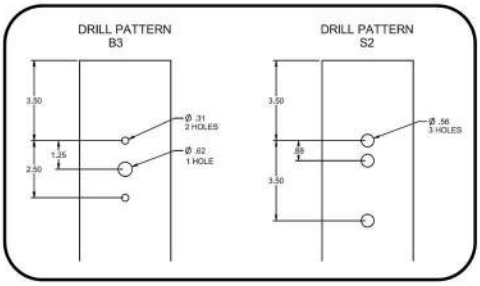
MOUNTING



A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



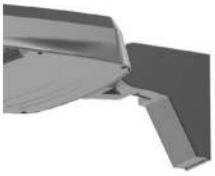




ASQU–UNIVERSAL ARM MOUNT

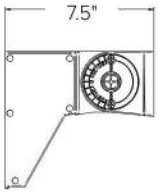
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

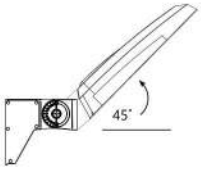




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

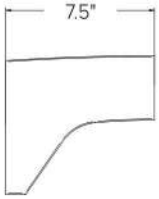






ADU–DECORATIVE UPSWEPT ARM

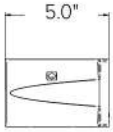
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

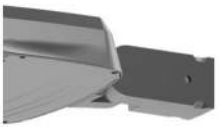




MAF–MAST ARM FITTER

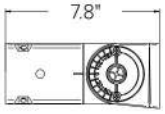
Fits 2-3/8" OD horizontal tenons.

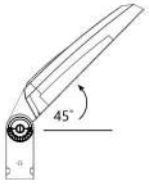




K–KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

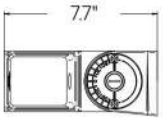


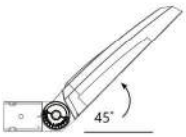




T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

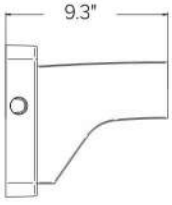






WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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DATE: | LOCATION:

TYPE: | PROJECT: Allure on 44

CATALOG #:

VIPER Area/Site

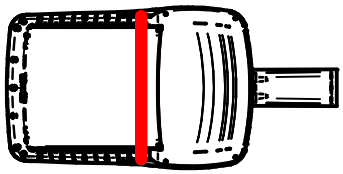
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

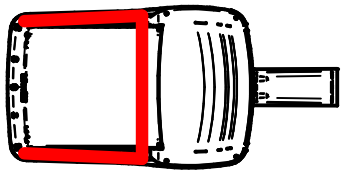
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

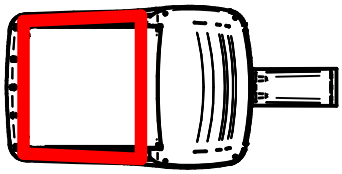
VPR2x HSS-90-B-xx



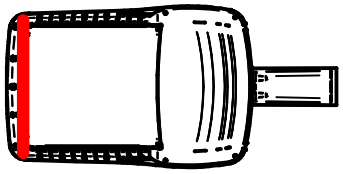
VPR2x HSS-270-BSS-xx



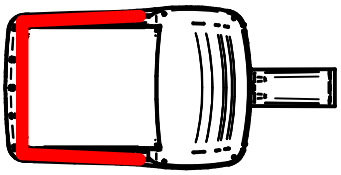
VPR2x HSS-360-xx



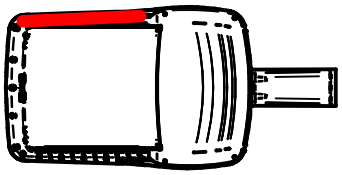
VPR2x HSS-90-F-xx



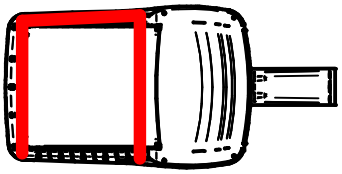
VPR2x HSS-270-FSS-xx



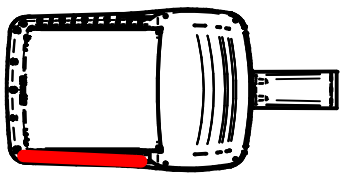
VPR2x HSS-90-S-xx



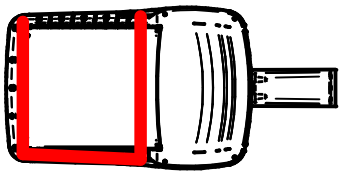
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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1P3

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP	–		–	1	–	160L-115	–	4K7	–	3	–		–	UNV	–
Series		**Optic Platform**		**Size**		**Light Engine**		**CCT/CRI**		**Distribution**		**Optic Rotation**		**Voltage**	
VP Viper		Micro Strike		1 Size 1		160L-35 [6] 5500 lumens		AP AP-Amber Phosphor Converted		2 Type 2		BLANK No Rotation		UNV 120-277V	
						160L-50 [6] 7500 lumens		27K8 2700K, 80 CRI		3 Type 3		L Optic rotation left		120 120V	
						160L-75 10000 lumens		3K7 3000K, 70 CRI		4F Type 4 Forward		R Optic rotation right		208 208V	
						160L-100 12500 lumens		3K8 3000K, 80 CRI		4W Type 4 Wide				240 240V	
						160L-115 15000 lumens		35K8 3500K, 80 CRI		5QW Type 5 Square Wide				277 277V	
						160L-135 18000 lumens		3K9 3000K, 90 CRI						347 347V	
						160L-160 21000 lumens		4K7 4000K, 70 CRI						480 480V	
				2 Size 2		320L-145 21000 lumens		4K8 4000K, 80 CRI							
						320L-170 24000 lumens		4K9 4000K, 90 CRI							
						320L-185 27000 lumens		5K7 5000K, 70 CRI							
						320L-210 30000 lumens		5K8 5000K, 80 CRI							
						320L-235 33000 lumens									
						320L-255 36000 lumens									
						320L-315 [6] 40000 lumens									
				3 Size 3		480L-285 40000 lumens									
						480L-320 44000 lumens									
						480L-340 48000 lumens									
						480L-390 52000 lumens									
						480L-425 55000 lumens									
						480L-470 60000 lumens									
				4 Size 4		720L-435 60000 lumens									
						720L-475 65000 lumens									
						720L-515 70000 lumens									
						720L-565 [6] 75000 lumens									
						720L-600 [6] 80000 lumens									
						CLO Custom Lumen Output [1]									

A	–	DBT	–		–
Mounting		**Color**		**Options**	
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)		BLT Black Matte Textured		F Fusing	
A_ Arm mount for round pole [2]		BLS Black Gloss Smooth		2PF Dual Power Feed [8]	
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern		DBT Dark Bronze Matte Textured		2DR Dual Driver [8]	
A_U Universal arm mount for round pole [2]		DBS Dark Bronze Gloss Smooth		TE Tooless Entry	
AAU Adjustable arm for pole mounting (universal drill pattern)		GTT Graphite Matte Textured		BC Backlight Control	
AA_U Adjustable arm mount for round pole [2]		LGS Light Grey Gloss Smooth		TB Terminal Block	
ADU Decorative upswept Arm (universal drill pattern)		LGT Light Grey Gloss Textured		CD Customer Dimming	
AD_U Decorative upswept arm mount for round pole [2]		PSS Platinum Silver Smooth			
MAF Mast arm fitter for 2-3/8" OD horizontal arm		WHT White Matte Textured			
K Knuckle		WHS White Gloss Smooth			
T Trunnion		VGT Verde Green Textured			
WB Wall Bracket, horizontal tenon with MAF		**Color Option**			
WM Wall mount bracket with decorative upswept arm		CC Custom Color			
WA Wall mount bracket with adjustable arm					

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [10]
ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – 2PF and 2DR available in 50W or higher only
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 10 for AutoDim ordering guide

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1P4W

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # 1 160L-115 4K7 4W UNV

VP –

Series	Optic Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP Viper	Micro Strike	1 Size 1	160L-35 [6]	5500 lumens	AP	AP-Amber Phosphor Converted	2	Type 2	BLANK	No Rotation	UNV	120-277V
			160L-50 [6]	7500 lumens	27K8	2700K, 80 CRI	3	Type 3	L	Optic rotation left	120	120V
			160L-75	10000 lumens	3K7	3000K, 70 CRI	4F	Type 4 Forward	R	Optic rotation right	208	208V
			160L-100	12500 lumens	3K8	3000K, 80 CRI	4W	Type 4 Wide			240	240V
			160L-115	15000 lumens	35K8	3500K, 80 CRI	5QW	Type 5 Square Wide			277	277V
			160L-135	18000 lumens	3K9	3000K, 90 CRI					347	347V
			160L-160	21000 lumens	4K7	4000K, 70 CRI					480	480V
		2 Size 2	320L-145	21000 lumens	4K8	4000K, 80 CRI						
			320L-170	24000 lumens	4K9	4000K, 90 CRI						
			320L-185	27000 lumens	5K7	5000K, 70 CRI						
			320L-210	30000 lumens	5K8	5000K, 80 CRI						
			320L-235	33000 lumens								
			320L-255	36000 lumens								
			320L-315 [6]	40000 lumens								
		3 Size 3	480L-285	40000 lumens								
			480L-320	44000 lumens								
			480L-340	48000 lumens								
			480L-390	52000 lumens								
			480L-425	55000 lumens								
			480L-470	60000 lumens								
		4 Size 4	720L-435	60000 lumens								
			720L-475	65000 lumens								
			720L-515	70000 lumens								
			720L-565 [6]	75000 lumens								
			720L-600 [6]	80000 lumens								
			CLO	Custom Lumen Output [1]								

A – DBT –

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT	Black Matte Textured	F	Fusing	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
A_	Arm mount for round pole [2]	BLS	Black Gloss Smooth	2PF	Dual Power Feed [8]	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT	Dark Bronze Matte Textured	2DR	Dual Driver [8]	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
A_U	Universal arm mount for round pole [2]	DBS	Dark Bronze Gloss Smooth	TE	Tooless Entry	WIR	LightGRID+ In-Fixture Module [3,4]
AAU	Adjustable arm for pole mounting (universal drill pattern)	GTT	Graphite Matte Textured	BC	Backlight Control	WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
AA_U	Adjustable arm mount for round pole [2]	LGS	Light Grey Gloss Smooth	TB	Terminal Block	**Stand Alone Sensors**	
ADU	Decorative upswept Arm (universal drill pattern)	LGT	Light Grey Gloss Textured	CD	Customer Dimming	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U	Decorative upswept arm mount for round pole [2]	PSS	Platinum Silver Smooth			BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	WHT	White Matte Textured			BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K	Knuckle	WHS	White Gloss Smooth			7PR	7-Pin Receptacle [4]
T	Trunnion	VGT	Verde Green Textured			7PR-SC	7-Pin Receptacle with shorting cap [4]
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				7PR-TL	7-Pin PCR with photocontrol
WM	Wall mount bracket with decorative upswept arm	CC	Custom Color			3PR	3-Pin twist lock [4]
WA	Wall mount bracket with adjustable arm					3PR-SC	3-Pin receptacle with shorting cap [4]
						3PR-TL	3-Pin PCR with photocontrol [4]
						Programmed Controls	
						SCP-_F	Sensor Control Programmable, 8F or 40F [9]
						ADD	AutoDim Timer Based Dimming [10]
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10 - Please refer to page 10 for AutoDim ordering guide

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2P5

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP	–		–	1	–	160L-115	–	4K7	–	5QW	–		–	UNV	–
Series		**Optic Platform**		**Size**		**Light Engine**		**CCT/CRI**		**Distribution**		**Optic Rotation**		**Voltage**	
VP Viper		Micro Strike		1 Size 1		160L-35 [6] 5500 lumens		AP AP-Amber Phosphor Converted		2 Type 2		BLANK No Rotation		UNV 120-277V	
						160L-50 [6] 7500 lumens		27K8 2700K, 80 CRI		3 Type 3		L Optic rotation left		120 120V	
						160L-75 10000 lumens		3K7 3000K, 70 CRI		4F Type 4 Forward		R Optic rotation right		208 208V	
						160L-100 12500 lumens		3K8 3000K, 80 CRI		4W Type 4 Wide				240 240V	
						160L-115 15000 lumens		35K8 3500K, 80 CRI		5QW Type 5 Square Wide				277 277V	
						160L-135 18000 lumens		3K9 3000K, 90 CRI						347 347V	
						160L-160 21000 lumens		4K7 4000K, 70 CRI						480 480V	
				2 Size 2		320L-145 21000 lumens		4K8 4000K, 80 CRI							
						320L-170 24000 lumens		4K9 4000K, 90 CRI							
						320L-185 27000 lumens		5K7 5000K, 70 CRI							
						320L-210 30000 lumens		5K8 5000K, 80 CRI							
						320L-235 33000 lumens									
						320L-255 36000 lumens									
						320L-315 [6] 40000 lumens									
				3 Size 3		480L-285 40000 lumens									
						480L-320 44000 lumens									
						480L-340 48000 lumens									
						480L-390 52000 lumens									
						480L-425 55000 lumens									
						480L-470 60000 lumens									
				4 Size 4		720L-435 60000 lumens									
						720L-475 65000 lumens									
						720L-515 70000 lumens									
						720L-565 [6] 75000 lumens									
						720L-600 [6] 80000 lumens									
						CLO Custom Lumen Output [1]									

A	–	DBT	–		–
Mounting		**Color**		**Options**	
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)		BLT Black Matte Textured		F Fusing	
A_ Arm mount for round pole [2]		BLS Black Gloss Smooth		2PF Dual Power Feed [8]	
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern		DBT Dark Bronze Matte Textured		2DR Dual Driver [8]	
A_U Universal arm mount for round pole [2]		DBS Dark Bronze Gloss Smooth		TE Tooless Entry	
AAU Adjustable arm for pole mounting (universal drill pattern)		GTT Graphite Matte Textured		BC Backlight Control	
AA_U Adjustable arm mount for round pole [2]		LGS Light Grey Gloss Smooth		TB Terminal Block	
ADU Decorative upswept Arm (universal drill pattern)		LGT Light Grey Gloss Textured		CD Customer Dimming	
AD_U Decorative upswept arm mount for round pole [2]		PSS Platinum Silver Smooth			
MAF Mast arm fitter for 2-3/8" OD horizontal arm		WHT White Matte Textured			
K Knuckle		WHS White Gloss Smooth			
T Trunnion		VGT Verde Green Textured			
WB Wall Bracket, horizontal tenon with MAF		**Color Option**			
WM Wall mount bracket with decorative upswept arm		CC Custom Color			
WA Wall mount bracket with adjustable arm					

Network Control Options	
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SSSB Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

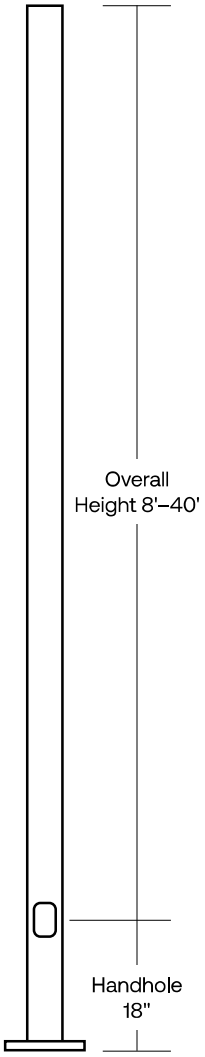
SPECIFICATIONS

CONSTRUCTION

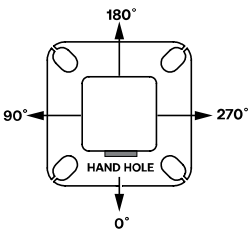
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having 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

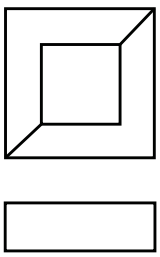
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location



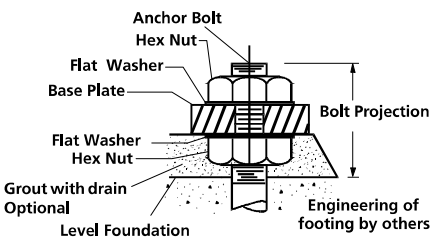
BASE



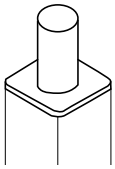
BASE COVER



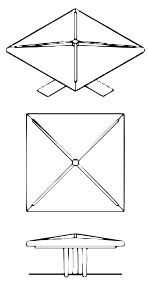
BASE DETAIL



TENON



POLE CAP



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SSSB Series Poles

SQUARE STRAIGHT STEEL

1P2, 1P3, 1P4W

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING INFORMATION

Example: SSSB25-40A-2L-S2-DBT-UL

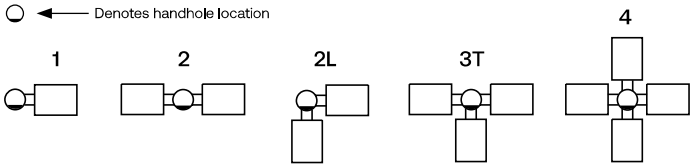
SSSB	–	20	–		–	A	–	1	–	B3	–	DBT	–	
Series		**Height**		**Shaft**		**Thickness**		**Mounting**		**Drill Pattern**		**Finish**		**Options**
SSSB Square Straight Steel Pole Beacon		Reference page 3 Ordering matrix		Reference page 3 Ordering matrix		Reference page 3 Ordering matrix A - .125" Wall B - .188" Wall C - .250" Wall		1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR[1] Removable Tenon (2.375" x 4.25") OT Open Top (includes pole cap)		B1 Cruzer, "AM" arm B3 2 bolt (2-1/2" spacing), Viper "A" arm S2 2 bolt (3-1/2" spacing), Viper "AD" arm UDP Universal Drill Pattern		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** CC Custom Color[2]		GFI[3] 20 Amp GFCI Receptacle and Cover EHH[3] Extra Handhole C05[3] .5" Coupling C07[3] .75" Coupling C20[3] 2" Coupling MPB[3] Mid-pole Luminaire Bracket VM1[4] Mode vibration dampener VM2[5] 2nd mode vibration dampener LAB Less Anchor Bolts UL[6] UL Certified

Accessories (Order Separately)

Part Number	Description
☐ A81999-0001	Field-installed 2nd mode vibration dampener - VM2S08
☐ A81999-0005	Field-installed 2nd mode vibration dampener - VM2S10
☐ A81999-0004	Field-installed 2nd mode vibration dampener - VM2S12
☐ A81999-0003	Field-installed 2nd mode vibration dampener - VM2S14
☐ A81999-0007	Field-installed 2nd mode vibration dampener - VM2S16
☐ A81999-0006	Field-installed 2nd mode vibration dampener - VM2S18
☐ A81999-0002	Field-installed 2nd mode vibration dampener - VM2S20
☐ A81999-0009	Field-installed 2nd mode vibration dampener - VM2S24
☐ A81999-0008	Field-installed 2nd mode vibration dampener - VM2S25

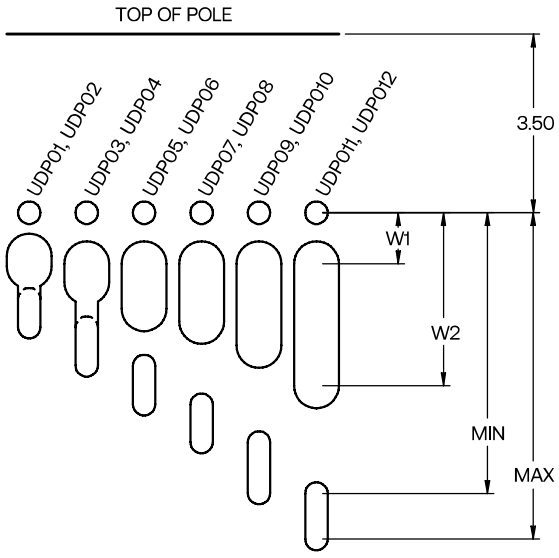
1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBTT.
2 Custom colors available; RAL number preferable
3 Specify option location using logic found on page 3 (Option Orientation).
4 VM1 recommended on poles 20' and taller with EPA of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2
6 UL not available with tenon on pole

MOUNTING ORIENTATION



DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
⅜" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
7/16" to ½"	UDP02	UDP04	UDP06	UDP08	UDP010	UDP012
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

UDP to accommodate 3rd Party Luminaires. Current Brands only utilize exact drill patterns as published.

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SSSB Series Poles

SQUARE STRAIGHT STEEL

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

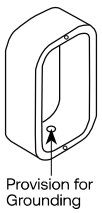
ORDERING INFORMATION (CONTINUED)

CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT (LBS)
	FEET	METERS								
SSSB10-40A	10	3.0	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	77
SSSB12-40A	12	3.7	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	90
SSSB14-40A	14	4.3	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	103
SSSB16-40A	16	4.9	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	116
SSSB18-40A	18	5.5	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	129
SSSB20-40A	20	6.1	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	142
SSSB25-40A	25	7.6	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	175
SSSB14-40B	14	4.3	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	152
SSSB16-40B	16	4.9	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	171
SSSB18-40B	18	5.5	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	190
SSSB20-40B	20	6.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	209
SSSB25-40B	25	7.6	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	257
SSSB30-40B	30	9.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	304
SSSB16-50B	16	4.9	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	219
SSSB18-50B	18	5.5	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	243
SSSB20-50B	20	6.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	267
SSSB25-50B	25	7.6	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	327
SSSB30-50B	30	9.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	387
SSSB25-50C	25	7.6	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	427
SSSB30-50C	30	9.1	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	507
SSSB20-60B	20	6.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	329
SSSB25-60B	25	7.6	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	404
SSSB30-60B	30	9.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	479
SSSB35-60B	35	10.7	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	554
SSSB40-60B	40	12.2	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	4.5	629

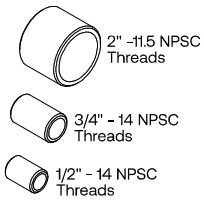
Notes:
- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
- For more information about pole vibration and vibration dampeners, please consult factory.
- 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.

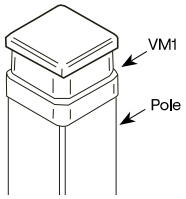
EHH
Extra handhole



C05 / C07 / C20
Coupling

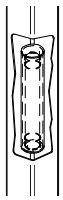


VM1
1st mode vibration dampener



Field Installed Pole Top dampener designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2[1]
2nd mode vibration dampener



Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

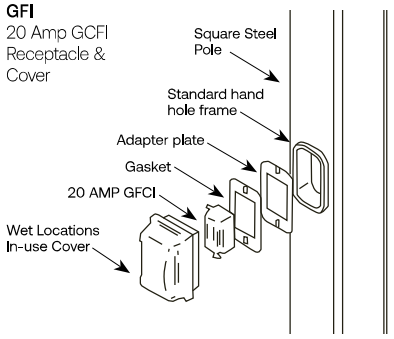
VM2SXX
Field-installed 2nd mode vibration dampener



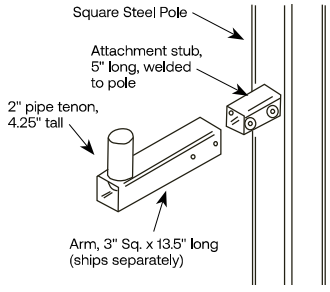
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

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



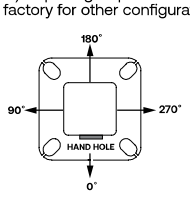
MPB
Mid Pole Bracket

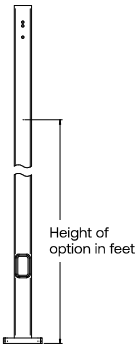


Option Orientation

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: SSSB20-40A-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.





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SSSB Series Poles

SQUARE STRAIGHT STEEL

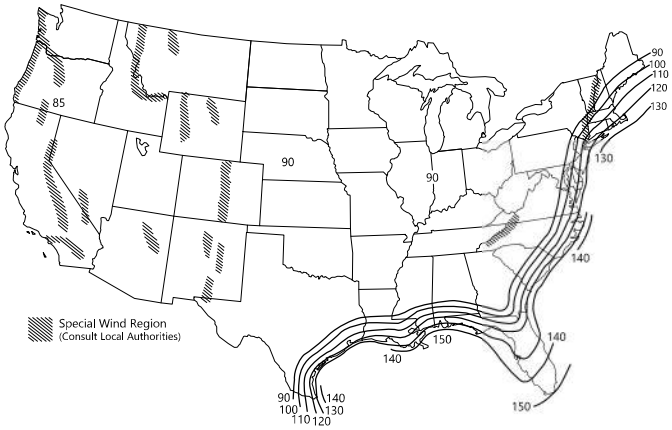
DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

WIND MAPS

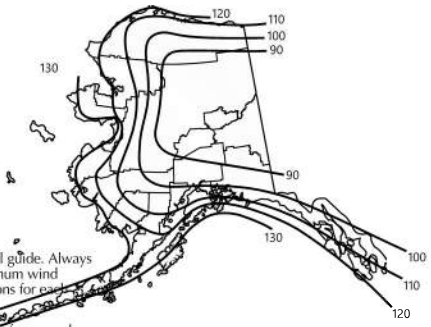
ASCE7-05 WIND MAP



HAWAII – 105 mph
PUERTO RICO – 145 mph

*Printed with permission from ASCE

ALASKA REGION WIND MAP



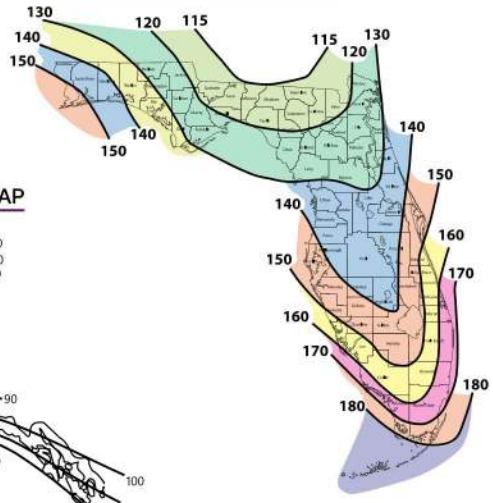
ıap is intended only as a general guide. Always
authorities to determine maximum wind
ısting and unique wind conditions for each
ication.

Wind speeds and listed EPAs are for ground
tallations. Poles mounted on structures (such
d buildings) must consider vibration and
f height factors beyond this general guide.
HTO standards.

ıd Events: Hurricanes, Typhoons, Cyclones, or
xpose poles to flying debris, wind shear, and
lictable aerodynamic forces not indicated by
ocity ratings.

Kim

FLORIDA 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	105	110	120	130	140	145	150
SSSB10-40A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSSB12-40A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSSB14-40A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSSB16-40A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSSB18-40A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSSB20-40A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSSB25-40A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSSB14-40B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSSB16-40B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSSB18-40B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSSB20-40B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSSB25-40B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSSB30-40B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSSB16-50B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSSB18-50B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSSB20-50B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSSB25-50B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSSB30-50B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSSB25-50C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSSB30-50C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSSB20-60B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSSB25-60B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSSB30-60B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSSB35-60B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSSB40-60B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR

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
SSSB10-40A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSSB12-40A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSSB14-40A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSSB16-40A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSSB18-40A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSSB20-40A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSSB25-40A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSSB14-40B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSSB16-40B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSSB18-40B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSSB20-40B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSSB25-40B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSSB30-40B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSSB16-50B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSSB18-50B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSSB20-50B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSSB25-50B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSSB30-50B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSSB25-50C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSSB30-50C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSSB20-60B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSSB25-60B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSSB30-60B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSSB35-60B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSSB40-60B	1.8	NR	NR	NR	NR	NR	NR	NR

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SSSB Series Poles

SQUARE STRAIGHT STEEL

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

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SSSB Series Poles

SQUARE STRAIGHT STEEL

2P5

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING INFORMATION

Example: SSSB25-40A-2L-S2-DBT-UL

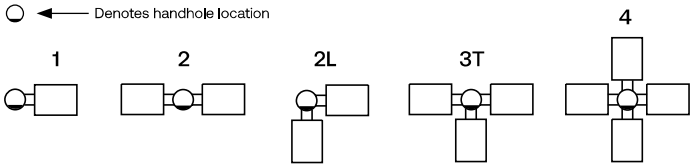
SSSB	–	20	–		–	A	–	2	–	B3	–	DBT	–	
Series		**Height**		**Shaft**		**Thickness**		**Mounting**		**Drill Pattern**		**Finish**		**Options**
SSSB Square Straight Steel Pole Beacon		Reference page 3 Ordering matrix		Reference page 3 Ordering matrix		Reference page 3 Ordering matrix A - .125" Wall B - .188" Wall C - .250" Wall		1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR[1] Removable Tenon (2.375" x 4.25") OT Open Top (includes pole cap)		B1 Cruzer, "AM" arm B3 2 bolt (2-1/2" spacing), Viper "A" arm S2 2 bolt (3-1/2" spacing), Viper "AD" arm UDP Universal Drill Pattern		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** CC Custom Color[2]		GFI[3] 20 Amp GFCI Receptacle and Cover EHH[3] Extra Handhole C05[3] .5" Coupling C07[3] .75" Coupling C20[3] 2" Coupling MPB[3] Mid-pole Luminaire Bracket VM1[4] Mode vibration dampener VM2[5] 2nd mode vibration dampener LAB Less Anchor Bolts UL[6] UL Certified

Accessories (Order Separately)

Part Number	Description
☐ A81999-0001	Field-installed 2nd mode vibration dampener - VM2S08
☐ A81999-0005	Field-installed 2nd mode vibration dampener - VM2S10
☐ A81999-0004	Field-installed 2nd mode vibration dampener - VM2S12
☐ A81999-0003	Field-installed 2nd mode vibration dampener - VM2S14
☐ A81999-0007	Field-installed 2nd mode vibration dampener - VM2S16
☐ A81999-0006	Field-installed 2nd mode vibration dampener - VM2S18
☐ A81999-0002	Field-installed 2nd mode vibration dampener - VM2S20
☐ A81999-0009	Field-installed 2nd mode vibration dampener - VM2S24
☐ A81999-0008	Field-installed 2nd mode vibration dampener - VM2S25

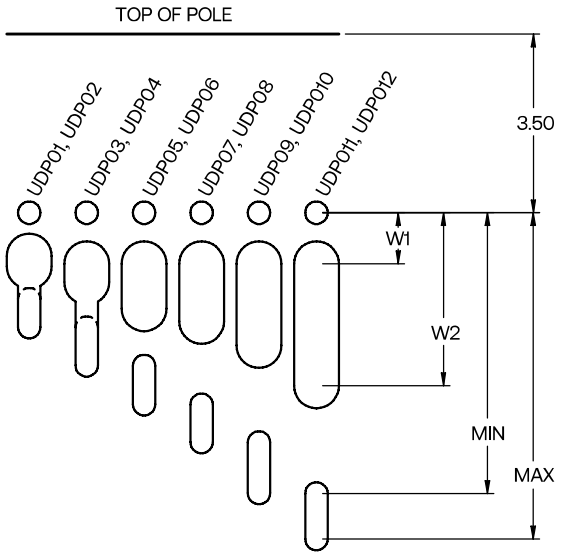
1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-B-25-40-A-1-B1-TR-BBTT.
2 Custom colors available; RAL number preferable
3 Specify option location using logic found on page 3 (Option Orientation).
4 VM1 recommended on poles 20' and taller with EPA of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2
6 UL not available with tenon on pole

MOUNTING ORIENTATION



DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
⅜" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
7/16" to ½"	UDP02	UDP04	UDP06	UDP08	UDP010	UDP012
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

UDP to accommodate 3rd Party Luminaires. Current Brands only utilize exact drill patterns as published.

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Project Name:	Part Number:	Type:

SLIM WALL PACK

LED ADJUSTABLE WALL PACK

W1

407-478-3759
www.ilp-inc.com

FEATURES

- Low profile die-cast aluminum housing
- Bronze polyester powder coat finish (std.)
- Custom and factory select colors available[1]
- Isolated optical compartment with tempered glass lens and silicone gaskets
- 90° adjustable Type IV distribution or Optional IDA fixed model[2]
- Quick mount bracket standard for easy surface mount installation
- Three ½" coin plugs on sides for conduit or electronic photocell
- 120–277V Universal Voltage or 277V–480V High Voltage[3]
- Achieve code compliance with a fixed down PIR sensor with fully adjustable distribution aiming
- 0–10V Dimmable Driver (std.)
- Deep box 10W CEC Title 20 compliant battery backup & cold weather battery[1]
- Optional Field Adjustable Output device (FAO) allows individual luminaire lumen output control
- 3000K, 4000K & 5000K CCT Selectable via Integral selector
- >70 Color Rendering Index (CRI)
- Calculated L_{70} >100,000 hrs @ 25°C per TM-21-11
- IP65 Rated Luminaire
- 5 Year Warranty (std); 10 Year Warranty Optional
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire

[1]Contact factory for pricing and availability [2]Fixed 3000K CCT model only
[3]347–480V available in 5L, 8L, 10L Lumen Packages Only



Small Housing 2L - 3L



Large Housing 5L-10L
Shown with Sensor Box

*With FAO Option

SUITABLE APPLICATIONS

- Pedestrian Walkways
- Building Entrances
- Multi-use Facilities
- Industrial Facilities
- Parking Lots
- Storage Facilities
- Institutions
- Schools
- Loading Docks

ORDERING GUIDE:

SERIES	LUMENS	DRIVER	CCT	FINISH	WARRANTY
☑ **SWP** Slim Wall Pack	☑ **2L** ☐ **3L** ☐ **5L** ☐ **8L** ☐ **10L**	☑ **U** 120-277V ☐ **HV**[1] 277-480V	☑ **CCTS** Selectable CCT (5000K, 4000K, 3000K) ☐ **30**[3]	☑ **BRZ** Bronze ☐ **BLK**[4] Black ☐ **WHT**[4] White ☐ **SLV**[4] Silver	☐ **BLANK** 5 Year ☐ **10YR**[7,8] 10 Year

OPTIONS

Factory Installed		Ship with Accessories	
☐ **SP1**[2,6]	10kA Max Univolt Surge Protection	☐ **FAO10V**	Field Adjustable Output via 0-10V Wires
☐ **SP2**[2,6]	20kA Max 120–277V Surge Protector	☐ **SWP-ARM3-xxx**	Pole Mount Arm Kit, 3" long (xxx=BRZ, BLK, WHT, SLV)
☐ **IDA**[3]	Dark Sky IDA Fixture Seal of Approval	☐ **SWP-BPS-xxx**	18x9 Beauty Plate Kit, Small (xxx=BRZ, BLK, WHT, SLV)
☐ **LEDBB**[1,2]	10W UNIV Battery Backup (32°–100°F)	☐ **SWP-BPL-xxx**	18x9 Beauty Plate Kit, Large (xxx=BRZ, BLK, WHT, SLV)
☐ **LEDBBCT**[1,2]	14W UNIV CT Battery Backup (-4°–122°F)	☐ **+PCU**	Electronic UNIV Photocell (120-277V)
Controls			
☐ **PCU**[2,10]	Electronic UNIV Photocell (120-277V)		
☐ **FAO**[10]	Field Adjustable Output via 0-10V Wires		
☐ **USBD/Lx**[2,5,9,10]	Bluetooth User Select Bi-Level Dim Occ. Sensor; (x= Mounting height; 2=8', 3=20')		

[1]5L, 8L, 10L Lumen Packages Only
[2]Not available with HV option
[3]Fixed to 3000K CCT and no angle adjustability for IDA Compliance. Must choose 30 CCT and IDA option to qualify
[4]Contact Factory for pricing and availability
[5]Does not qualify for DLC
[6]SP1/SP2 specified in combination with battery backups, separate surge protectors are required per electrical line
[7]Contact Factory for more details
[8]Requires additional surge protection (SP1,SP2, SP480V2); For additional details see general terms and conditions
[9]Requires bluetooth enabled device for programming (provided by others)
[10]Only 1 allotted for controls options, Including ship with PCU or FAO options

QUICK SHIP ITEMS:

PART	
☑ **SWP-2L-U-CCTS-BRZ**	Slim Wall Pack Small, 2,200 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ **SWP-3L-U-CCTS-BRZ**	Slim Wall Pack Small, 3,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ **SWP-5L-U-CCTS-BRZ**	Slim Wall Pack Large, 5,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ SWP-8L-U-CCTS-BRZ	Slim Wall Pack Large, 8,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ **SWP-10L-U-CCTS-BRZ**	Slim Wall Pack Large, 10,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ **SWP-5L-U-CCTS-BRZ-LEDBB**	Slim Wall Pack Large, 5,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish, 10W CEC Emergency
☐ **SWP-10L-U-CCTS-BRZ-LEDBB**	Slim Wall Pack Large, 10,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish, 10W CEC Emergency
☐ **+SWP-BPS-BRZ KIT**	Beauty Plate kit for SWP 2L and 3L fixtures, powder coat Bronze
☐ **+SWP-BPL-BRZ KIT**	Beauty Plate kit for SWP 5L, 8L, and 10L fixtures, powder coat Bronze
☐ **FAO10V**	Field Adjustable Output - 7 level selection connected to 0-10V dimming wires
☐ **+PCU**	Electronic UNIV Pencil Photocell (120-277V)

SLIM WALL PACK

LED ADJUSTABLE WALL PACK

LED SYSTEMS INFO[1]	3000K			4000K			5000K					
Part Numbers	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Watts[2]	Replaces	DLC Listing
SWP-2L-U-CCTS	2,445 lm	121 lm/W	B1-U0-G0	2,649 lm	139 lm/W	B1-U0-G0	2,493 lm	125 lm/W	B1-U0-G0	20 W	100W MH	Premium
SWP-3L-U-CCTS	3,125 lm	133 lm/W	B2-U0-G0	3,310 lm	145 lm/W	B2-U0-G0	3,226 lm	136 lm/W	B2-U0-G0	24 W	150W MH	Premium
SWP-5L-U-CCTS	5,323 lm	133 lm/W	B2-U0-G0	5,674 lm	147 lm/W	B2-U0-G0	5,515 lm	137 lm/W	B2-U0-G0	40 W	175W MH	Premium
SWP-8L-U-CCTS	8,173 lm	137 lm/W	B3-U0-G1	8,678 lm	150 lm/W	B3-U0-G1	8,455 lm	141 lm/W	B3-U0-G1	60 W	250W MH	Premium
SWP-10L-U-CCTS	10,092 lm	135 lm/W	B3-U0-G1	10,581 lm	147 lm/W	B3-U0-G1	10,335 lm	138 lm/W	B3-U0-G1	75 W	320W MH	Premium

[1]LED Chips are frequently updated therefore values are nominal
[2]Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

FAO LUMEN OUTPUT SETTINGS

SWP-2L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	20	17	14	12	9	7	4	2
	* Approx Lumens @3000K	2400	2112	1800	1776	1224	912	528	168
	* Approx Lumens @4000K	2700	2376	2025	1998	1377	1026	594	189
	* Approx Lumens @5000K	2500	2200	1875	1850	1275	950	550	175
SWP-3L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	24	20	17	14	11	8	5	2
	* Approx Lumens @3000K	3240	2786	2398	1976	1523	1069	616	107
	* Approx Lumens @4000K	3480	2993	2575	2123	1636	1148	661	115
	* Approx Lumens @5000K	3360	2890	2486	2050	1579	1109	638	111
SWP-5L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	40	33	28	24	19	14	8	3
	* Approx Lumens @3000K	5400	4644	3996	3456	2754	1998	1080	351
	* Approx Lumens @4000K	5800	4988	4292	3712	2958	2146	1160	377
	* Approx Lumens @5000K	5600	4816	4144	3584	2856	2072	1120	364
SWP-8L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	65	57	48	40	33	23	14	6
	* Approx Lumens @3000K	8100	7209	6318	5427	4374	3159	1863	648
	* Approx Lumens @4000K	8700	7743	6786	5829	4698	3393	2001	696
	* Approx Lumens @5000K	8400	7476	6552	5628	4536	3276	1932	672
SWP-10L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	80	74	63	52	40	29	18	7
	* Approx Lumens @3000K	10000	9500	8000	6900	5400	4000	2300	850
	* Approx Lumens @4000K	10875	10331	8700	7504	5873	4350	2501	924
	* Approx Lumens @5000K	10500	9975	8400	7245	5670	4200	2415	893

*FAO device shipped set at maximum setting #0
Values are based on the highest performance package for each fixture size.

SLIM WALL PACK

LED ADJUSTABLE WALL PACK

SPECIFICATIONS

CONSTRUCTION

Slim Wall Pack luminaire features a sleek low-profile die-cast aluminum housing with matching housing styles for both a small and medium size housings. Slim Wall Pack is protected with a durable Bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling (Consult factory for availability of alternate finishes). The Adjustable head pivots up to 90° to allow for more forward throw illumination (IDA option eliminates the adjustability). Universal quick mount bracket eliminates the need to drill through the luminaire housing ensuring reliable IP65 ingress protection and fast hands-free mounting via hanging mechanism. One-piece silicone gasket seals door and back box.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (277-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 Projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 2.5kV surge rating. Optional Field Adjustable Output (FAO) accessory allows for individual lumen output control with 7 adjustable light levels per lumen package. 10W CEC Title 20 compliant battery backup & cold weather battery option available. 120-277V 10W CEC Title 20 compliant battery backup & cold weather battery options provide 90 minutes of constant power to the LED system, ensuring code compliance.

INSTALLATION

The Slim Wall Pack features a universal quick mount bracket, allowing for effortless installation to standard 31/2" to 4" round/octagonal, 4" square, single gang, masonry junction boxes or vertical surface mounting (secured by four lag bolts (supplied by others)). 1/2" NPT conduit entry points allow for surface-conduit or thru-branch wiring. Back box is an authorized electrical wiring compartment. Fixture leads exit the back of the casting through a poke-in water-tight grommet. Integral CCT selector allows for toolless CCT tuning at installation.

OPTICS

The isolated silicone sealed optical chamber utilizes a proprietary high-reflective white molded baffle. Optical assembly features an impact-resistant tempered glass lens and meets IESNA requirements for full cutoff compliance. Available in five lumen packages and CCT selectable via an integral CCT selector switch (3000K, 4000K, & 5000K). The Adjustable head pivots up to 90° to allow for more forward throw illumination. IDA option is fixed 3000K and does not allow for head pivoting (full-cutoff).

THERMAL

The Slim Wall Pack features an array of High-efficacy mid-power LED's on a metal core circuit board. The LED board is mounted directly to a cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +40°C (-40°F to 104°F) Operating temperature for standard battery backup: 0°C to +50°C (+32°F to +122°F), Cold Weather battery backup: -20°C to +50°C (-4°F to +122°F).

CONTROLS

Three 1/2" NPT apertures allow for field or factory installed 120-277V universal electronic photocell.Optional PIR sensors available installed in added sensor housing (see page 3 for more details). Sensors provide optional on/off control, photocell capability, bi-level dimming, and bluetooth configuration allows for on-site modifications. (See page 4 for more information)

CERTIFICATIONS

UL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional (Terms and Conditions apply).

SLIM WALL PACK

LED ADJUSTABLE WALL PACK

ADDITIONAL FEATURES & OPTIONS

Quick Mount Bracket



90° Adjustable Type IV Distribution



Optional Beauty Plate



Optional Battery Pack



CONTROLS OPTIONS



USBD
Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 8' or 20' mounting lenses. See coverage patterns below.

- Default settings:
- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled



PCU
Three 1/2" apertures allow for field or factory installed 120-277V universal electronic pencil photocell.

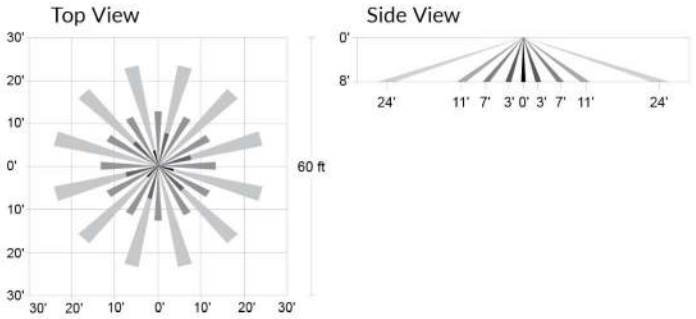


FAO
Field Installable lumen/wattage output selection device. Attaches to the 0-10V dimming wires and provides 8 steps of control for specific site requirements.

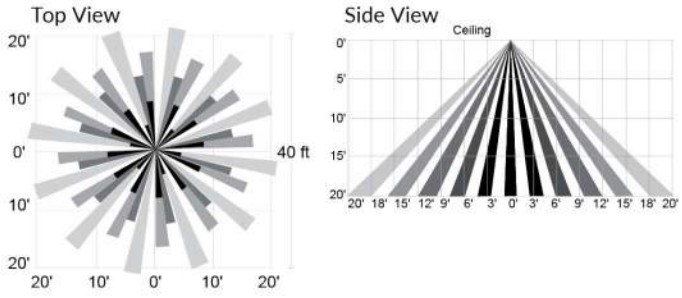
LUMEN SELECTABLE

COVERAGE PATTERN

USBD/L2



USBD/L3

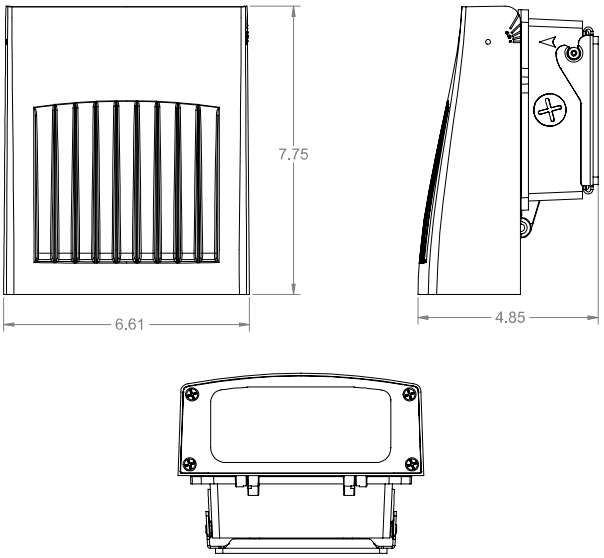


SLIM WALL PACK

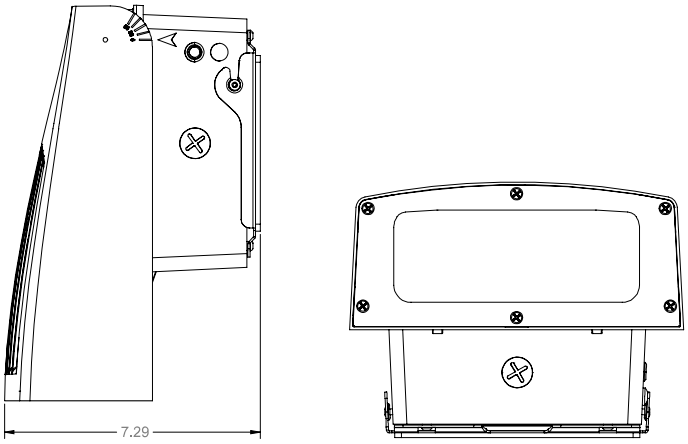
LED ADJUSTABLE WALL PACK

LINE DRAWINGS

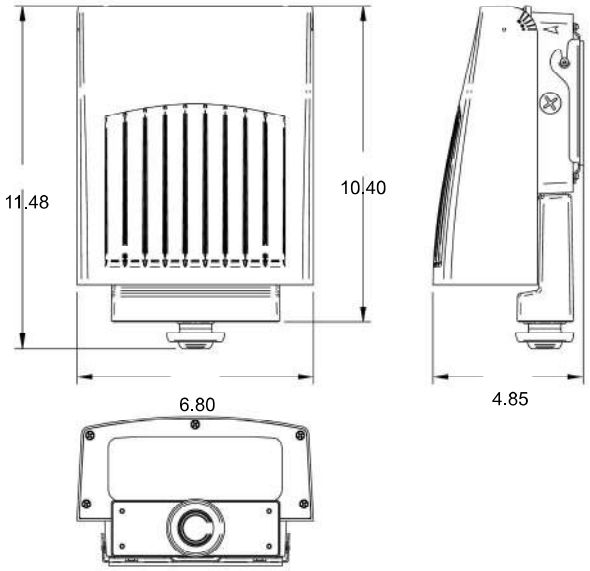
2L & 3L Small Housing



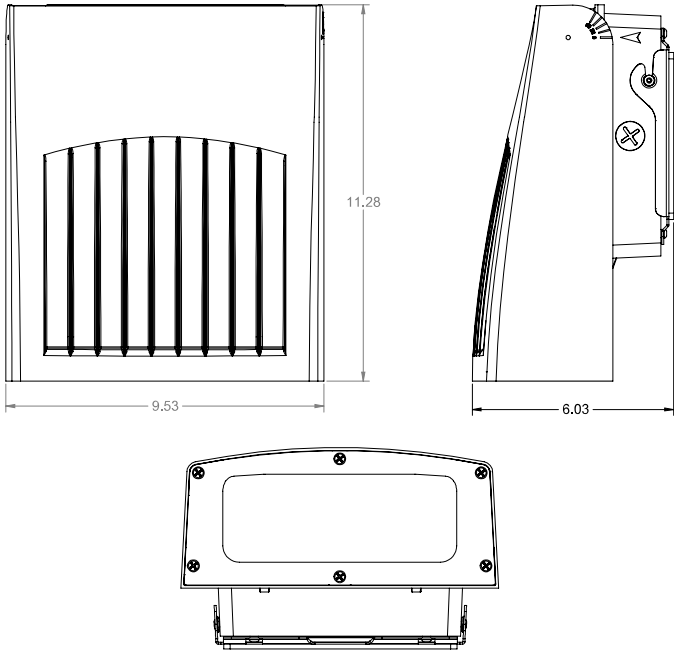
Large with Deep Box Cold Temp Battery Backup



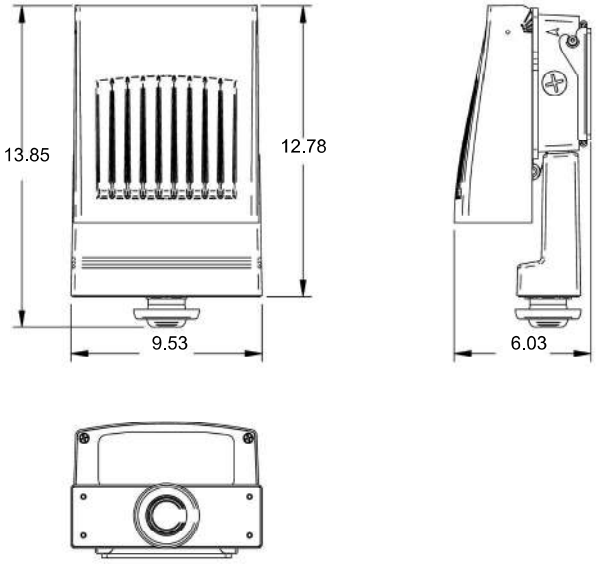
Large with Sensor Box



5L, 8L & 10L Large Housing



Small with Sensor Box



Project Name:	Part Number:	Type:

SLIM WALL PACK

LED ADJUSTABLE WALL PACK

W2

ILP
407-478-3759
www.ilp-inc.com

FEATURES

- Low profile die-cast aluminum housing
- Bronze polyester powder coat finish (std.)
- Custom and factory select colors available[1]
- Isolated optical compartment with tempered glass lens and silicone gaskets
- 90° adjustable Type IV distribution or Optional IDA fixed model[2]
- Quick mount bracket standard for easy surface mount installation
- Three ½" coin plugs on sides for conduit or electronic photocell
- 120–277V Universal Voltage or 277V–480V High Voltage[3]
- Achieve code compliance with a fixed down PIR sensor with fully adjustable distribution aiming
- 0–10V Dimmable Driver (std.)
- Deep box 10W CEC Title 20 compliant battery backup & cold weather battery[1]
- Optional Field Adjustable Output device (FAO) allows individual luminaire lumen output control
- 3000K, 4000K & 5000K CCT Selectable via Integral selector
- >70 Color Rendering Index (CRI)
- Calculated L_{70} >100,000 hrs @ 25°C per TM-21-11
- IP65 Rated Luminaire
- 5 Year Warranty (std); 10 Year Warranty Optional
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire

[1]Contact factory for pricing and availability [2]Fixed 3000K CCT model only
[3]347–480V available in 5L, 8L, 10L Lumen Packages Only



Small Housing 2L - 3L



Large Housing 5L-10L
Shown with Sensor Box

*With FAO Option

SUITABLE APPLICATIONS

- Pedestrian Walkways
- Building Entrances
- Multi-use Facilities
- Industrial Facilities
- Parking Lots
- Storage Facilities
- Institutions
- Schools
- Loading Docks

ORDERING GUIDE:

SERIES	LUMENS	DRIVER	CCT	FINISH	WARRANTY
☑ **SWP** Slim Wall Pack	☐ **2L** ☐ **3L** ☑ **5L** ☐ **8L** ☐ **10L**	☑ **U** 120-277V ☐ **HV**[1] 277-480V	☑ **CCTS** Selectable CCT (5000K, 4000K, 3000K) ☐ **30**[3]	☑ **BRZ** Bronze ☐ **BLK**[4] Black ☐ **WHT**[4] White ☐ **SLV**[4] Silver	☐ **BLANK** 5 Year ☐ **10YR**[7,8] 10 Year

OPTIONS

Factory Installed		Ship with Accessories	
☐ **SP1**[2,6]	10kA Max Univolt Surge Protection	☐ **FAO10V**	Field Adjustable Output via 0-10V Wires
☐ **SP2**[2,6]	20kA Max 120–277V Surge Protector	☑ **SWP-ARM3-xxx**	Pole Mount Arm Kit, 3" long (xxx=BRZ, BLK, WHT, SLV)
☐ **IDA**[3]	Dark Sky IDA Fixture Seal of Approval	☐ **SWP-BPS-xxx**	18x9 Beauty Plate Kit, Small (xxx=BRZ, BLK, WHT, SLV)
☐ **LEDBB**[1,2]	10W UNIV Battery Backup (32°–100°F)	☐ **SWP-BPL-xxx**	18x9 Beauty Plate Kit, Large (xxx=BRZ, BLK, WHT, SLV)
☐ **LEDBBCT**[1,2]	14W UNIV CT Battery Backup (-4°–122°F)	☐ **+PCU**	Electronic UNIV Photocell (120-277V)
Controls			
☐ **PCU**[2,10]	Electronic UNIV Photocell (120-277V)		
☐ **FAO**[10]	Field Adjustable Output via 0-10V Wires		
☐ **USBD/Lx**[2,5,9,10]	Bluetooth User Select Bi-Level Dim Occ. Sensor; (x= Mounting height; 2=8', 3=20')		

[1]5L, 8L, 10L Lumen Packages Only
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[9]Requires bluetooth enabled device for programming (provided by others)
[10]Only 1 allotted for controls options, Including ship with PCU or FAO options

QUICK SHIP ITEMS:

PART	
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☐ SWP-8L-U-CCTS-BRZ	Slim Wall Pack Large, 8,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ **SWP-10L-U-CCTS-BRZ**	Slim Wall Pack Large, 10,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish
☐ **SWP-5L-U-CCTS-BRZ-LEDBB**	Slim Wall Pack Large, 5,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish, 10W CEC Emergency
☐ **SWP-10L-U-CCTS-BRZ-LEDBB**	Slim Wall Pack Large, 10,000 Lumens, 3K/4K/5K CCT Selectable, Bronze Finish, 10W CEC Emergency
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☐ **FAO10V**	Field Adjustable Output - 7 level selection connected to 0-10V dimming wires
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SLIM WALL PACK

LED ADJUSTABLE WALL PACK

LED SYSTEMS INFO[1]	3000K			4000K			5000K					
Part Numbers	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Watts[2]	Replaces	DLC Listing
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SWP-3L-U-CCTS	3,125 lm	133 lm/W	B2-U0-G0	3,310 lm	145 lm/W	B2-U0-G0	3,226 lm	136 lm/W	B2-U0-G0	24 W	150W MH	Premium
SWP-5L-U-CCTS	5,323 lm	133 lm/W	B2-U0-G0	5,674 lm	147 lm/W	B2-U0-G0	5,515 lm	137 lm/W	B2-U0-G0	40 W	175W MH	Premium
SWP-8L-U-CCTS	8,173 lm	137 lm/W	B3-U0-G1	8,678 lm	150 lm/W	B3-U0-G1	8,455 lm	141 lm/W	B3-U0-G1	60 W	250W MH	Premium
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[1]LED Chips are frequently updated therefore values are nominal
[2]Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

FAO LUMEN OUTPUT SETTINGS

SWP-2L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	20	17	14	12	9	7	4	2
	* Approx Lumens @3000K	2400	2112	1800	1776	1224	912	528	168
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SWP-5L-U-CCTS-BRZ	FAO Position	0	1	2	3	4	5	6	7
	Input Power (w)	40	33	28	24	19	14	8	3
	* Approx Lumens @3000K	5400	4644	3996	3456	2754	1998	1080	351
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SLIM WALL PACK

LED ADJUSTABLE WALL PACK

SPECIFICATIONS

CONSTRUCTION

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ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (277-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 Projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 2.5kV surge rating. Optional Field Adjustable Output (FAO) accessory allows for individual lumen output control with 7 adjustable light levels per lumen package. 10W CEC Title 20 compliant battery backup & cold weather battery option available. 120-277V 10W CEC Title 20 compliant battery backup & cold weather battery options provide 90 minutes of constant power to the LED system, ensuring code compliance.

INSTALLATION

The Slim Wall Pack features a universal quick mount bracket, allowing for effortless installation to standard 31/2" to 4" round/octagonal, 4" square, single gang, masonry junction boxes or vertical surface mounting (secured by four lag bolts (supplied by others)). 1/2" NPT conduit entry points allow for surface-conduit or thru-branch wiring. Back box is an authorized electrical wiring compartment. Fixture leads exit the back of the casting through a poke-in water-tight grommet. Integral CCT selector allows for toolless CCT tuning at installation.

OPTICS

The isolated silicone sealed optical chamber utilizes a proprietary high-reflective white molded baffle. Optical assembly features an impact-resistant tempered glass lens and meets IESNA requirements for full cutoff compliance. Available in five lumen packages and CCT selectable via an integral CCT selector switch (3000K, 4000K, & 5000K). The Adjustable head pivots up to 90° to allow for more forward throw illumination. IDA option is fixed 3000K and does not allow for head pivoting (full-cutoff).

THERMAL

The Slim Wall Pack features an array of High-efficacy mid-power LED's on a metal core circuit board. The LED board is mounted directly to a cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +40°C (-40°F to 104°F) Operating temperature for standard battery backup: 0°C to +50°C (+32°F to +122°F), Cold Weather battery backup: -20°C to +50°C (-4°F to +122°F).

CONTROLS

Three 1/2" NPT apertures allow for field or factory installed 120-277V universal electronic photocell.Optional PIR sensors available installed in added sensor housing (see page 3 for more details). Sensors provide optional on/off control, photocell capability, bi-level dimming, and bluetooth configuration allows for on-site modifications. (See page 4 for more information)

CERTIFICATIONS

UL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional (Terms and Conditions apply).

SLIM WALL PACK

LED ADJUSTABLE WALL PACK

ADDITIONAL FEATURES & OPTIONS

Quick Mount Bracket



90° Adjustable Type IV Distribution



Optional Beauty Plate



Optional Battery Pack



CONTROLS OPTIONS



USBD
Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 8' or 20' mounting lenses. See coverage patterns below.

- Default settings:
- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled



PCU
Three 1/2" apertures allow for field or factory installed 120-277V universal electronic pencil photocell.

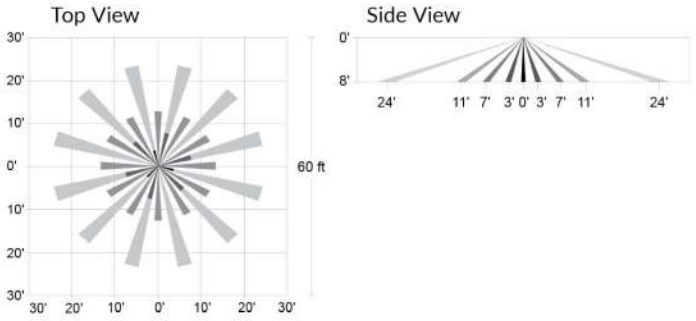


FAO
Field Installable lumen/wattage output selection device. Attaches to the 0-10V dimming wires and provides 8 steps of control for specific site requirements.

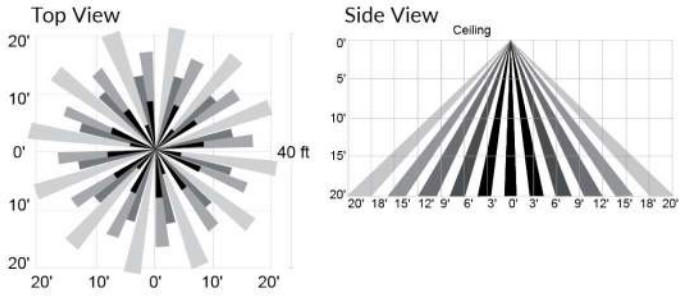
LUMEN SELECTABLE

COVERAGE PATTERN

USBD/L2



USBD/L3

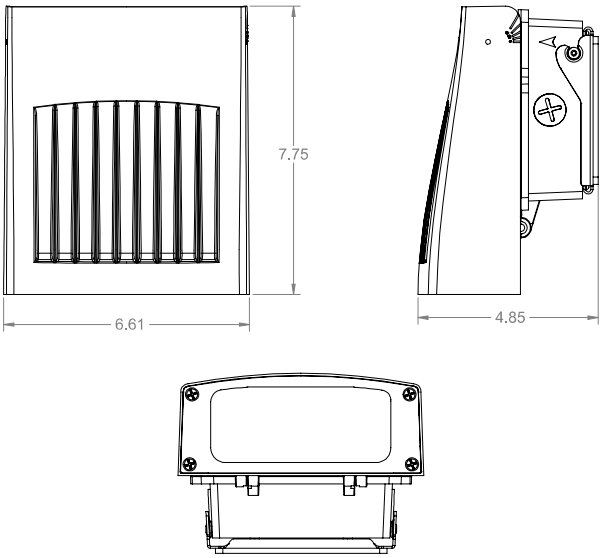


SLIM WALL PACK

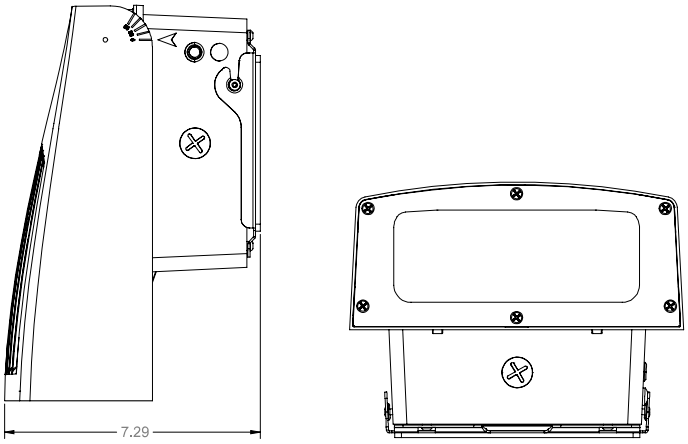
LED ADJUSTABLE WALL PACK

LINE DRAWINGS

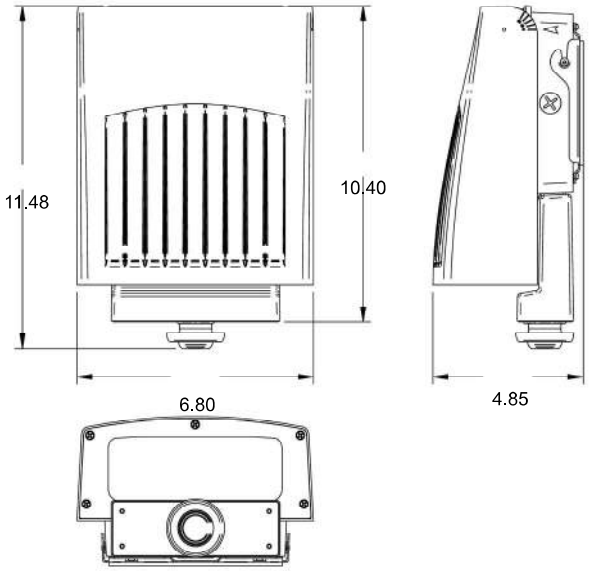
2L & 3L Small Housing



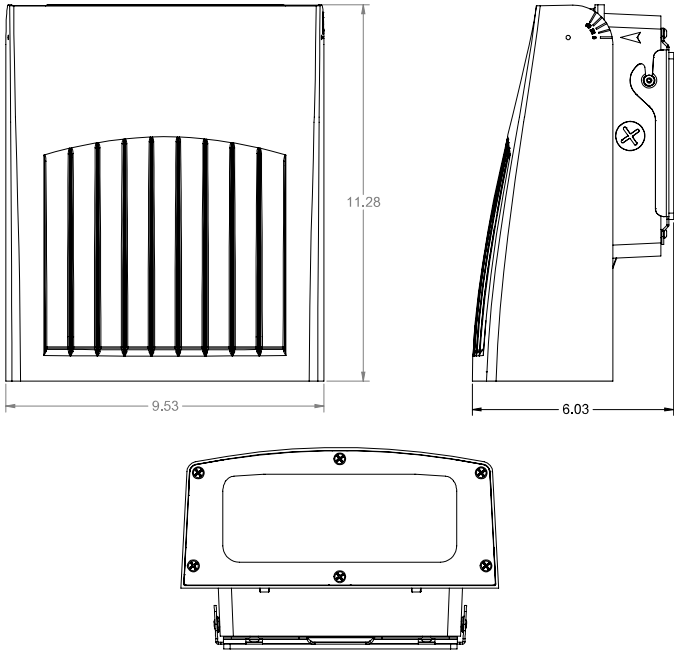
Large with Deep Box Cold Temp Battery Backup



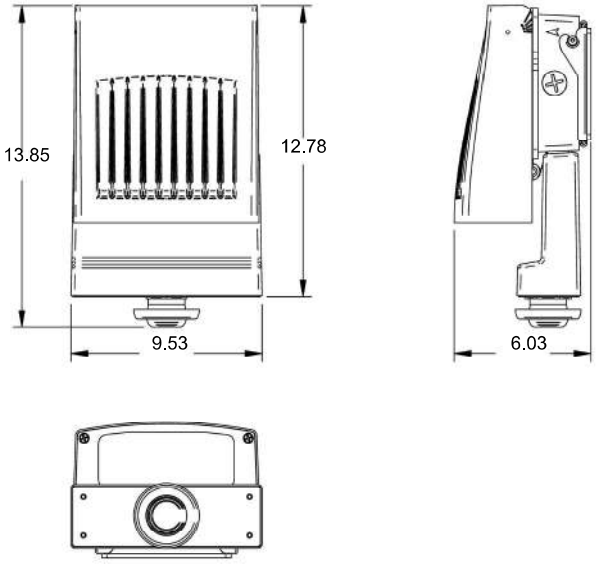
Large with Sensor Box



5L, 8L & 10L Large Housing



Small with Sensor Box



Planning & Zoning Staff Report

DATE

March 4, 2026

PROJECT NAME

Founders Glen Plat 2 Final Plat

APPLICANT

Grimes Square, LLC

REQUESTED ACTION

Approval of the final plat that will allow for the subdivision of 9.56 acres into 34 single-family lots and two public street lots.

LOCATION

North of SW 19th Street between S James Street and SW County Line Road

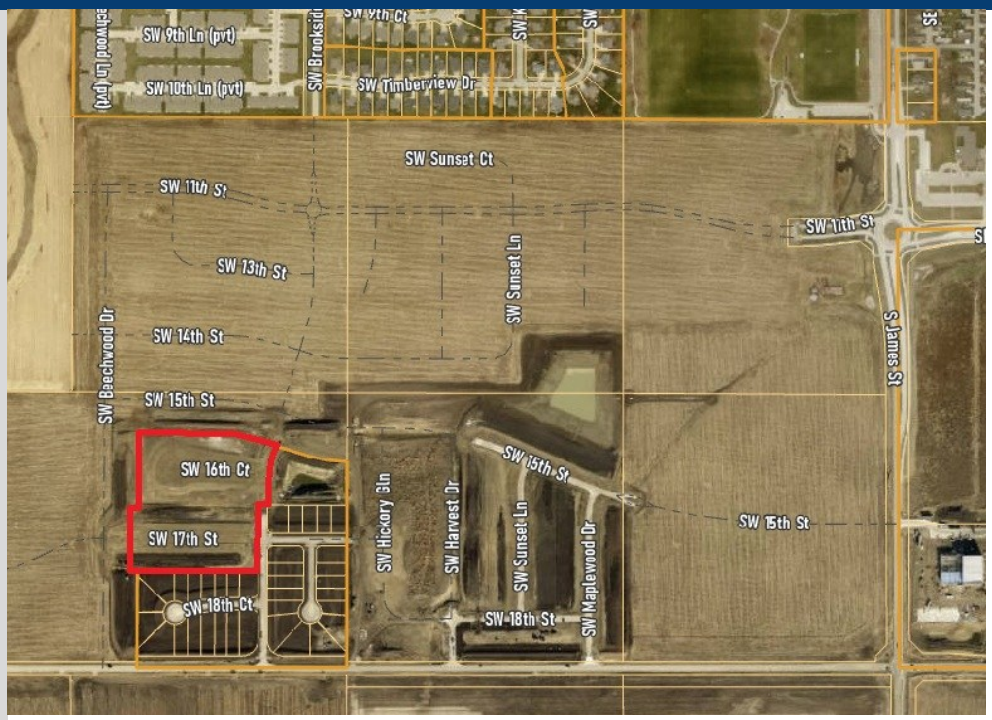
ZONING

R-4 (Founders Glen PUD)

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
(515) 986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Single-Family	Low-Density Residential	R-4
North	Vacant	Low-Density Residential	R-4
South	Single-Family	Low-Density Residential	R-4
East	Single-Family	Low-Density Residential	R-4
West	Vacant	Low-Density Residential	R-4

PARKS

A 10′ trail will be installed along the east side of SW Brookside Drive.

Parkland will be dedicated with a future phase of the development. There are two parks within the Founders Glen development. Plat 1 and 2 will be most conveniently served by the park shown just east of Plat 2 on the Future Land Use Map.

The Parks and Recreation Advisory Board reviewed the Founders Glen rezone and recommended approval of the parkland proposal.

Future Land Use Map



The final plat is consistent with the City of Grimes future land use plan and the zoning standards within the Founders Glen PUD.

Relation to Studies & Legal

RELATION TO STUDIES & PLANS

Grimes Street Design Guide

- 45’ of ROW dedication and 15’ city improvement easements on both sides for SW Brookside Drive (shown in blue).
- 60’ of ROW dedication for local streets

Water Systems Study

The City installed water main along SW 19th Street and SW County Line Road in 2024 consistent with the Water Systems Study.

19th Street Sanitary

Sanitary was constructed by the City in 2024 along SW 19th Street to the eastern boundary of the Founders Glen development.

SW 19th Street

In 2019, the City completed the asphalt overlay on SW 19th Street to convert the gravel road to pavement. The road will remain asphalt until traffic counts warrant the need to improve SW 19th Street with concrete pavement. The ultimate road cross-section for SW 19th Street will consist of four travel lanes with center median/turn lane.

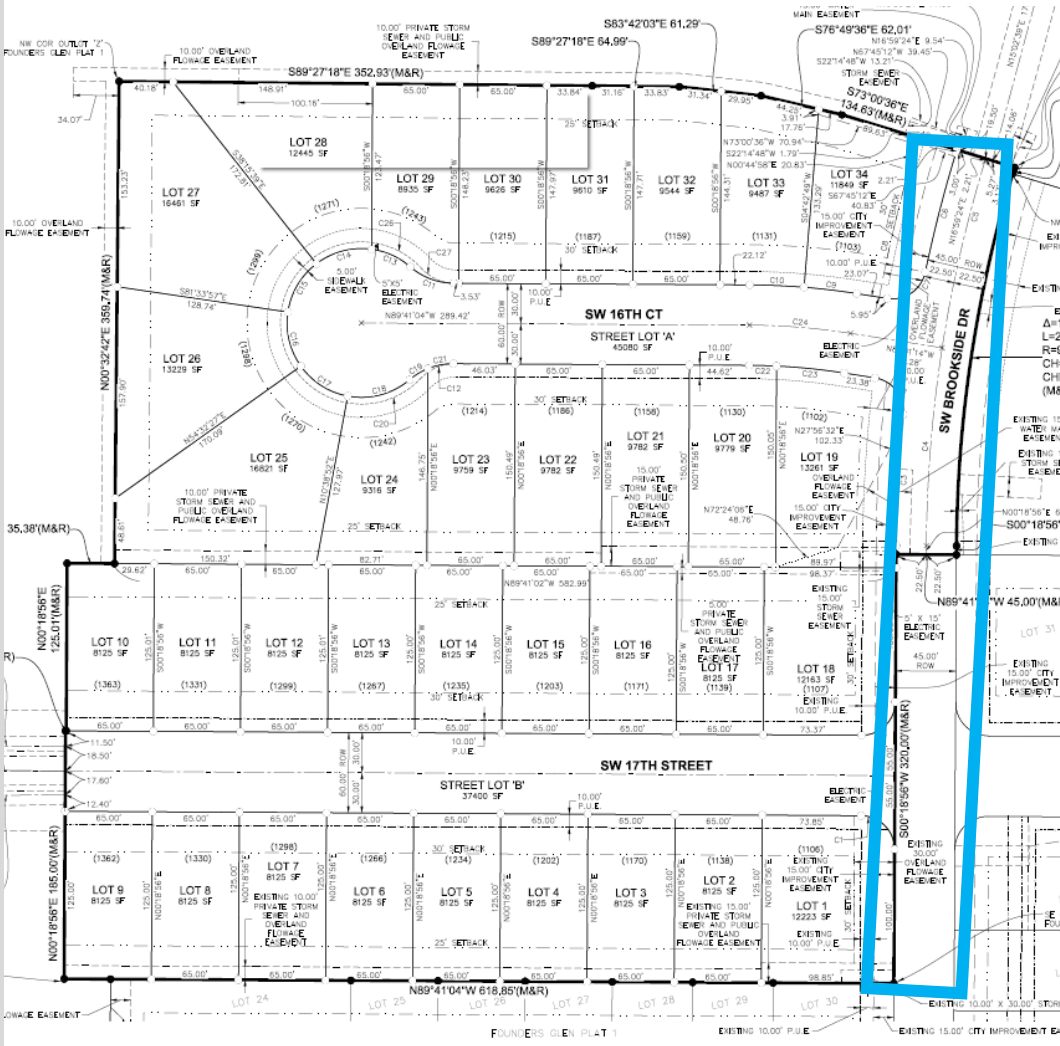
Legal

The site is subject to the Founders Glen PUD Zoning Change and Development Agreement.

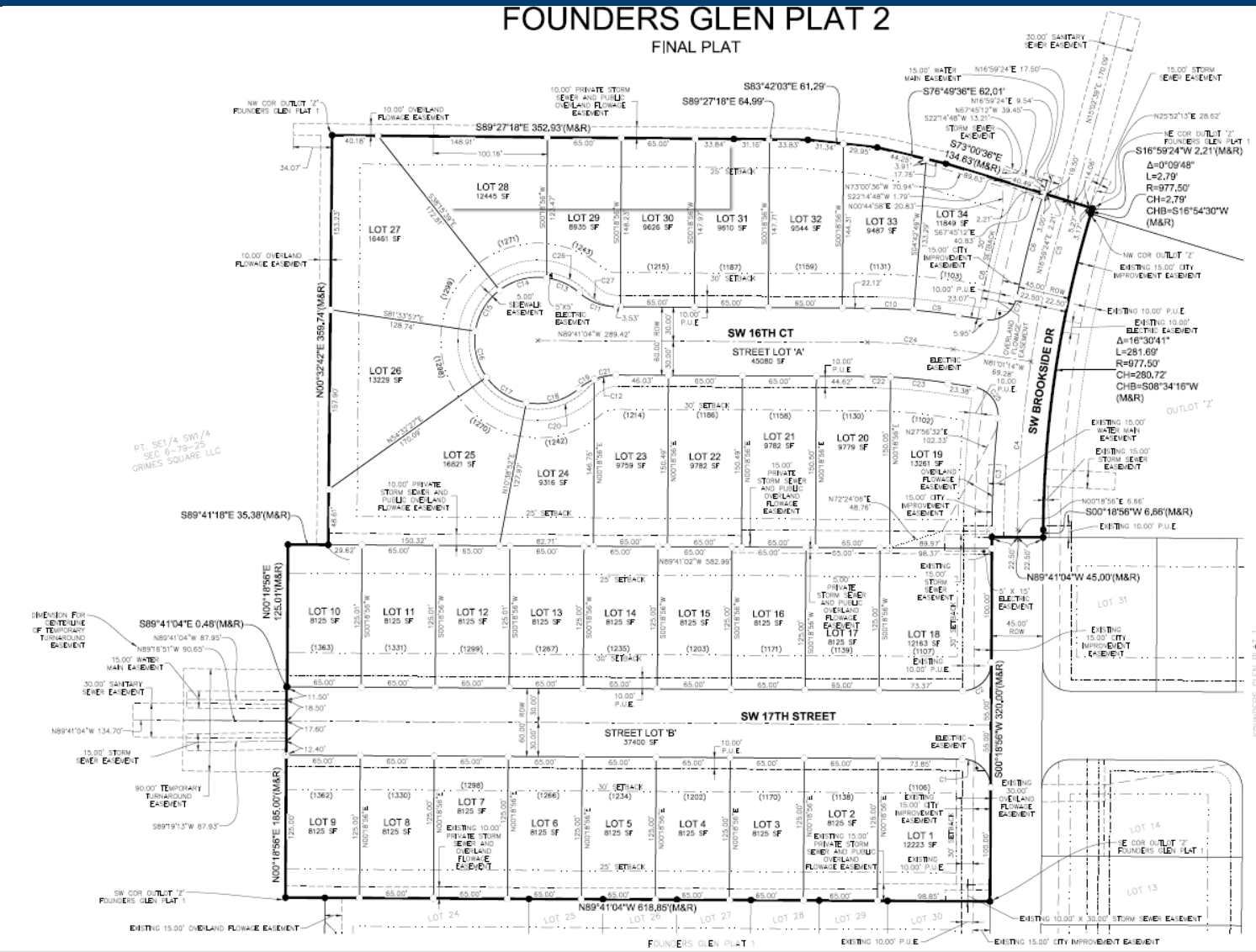
Per the Development Agreement, fees for the 19th St asphalt overlay will be provided to reimburse the City.

The development is subject to the 19th Street Sanitary Sewer Connection Fee District.

Easements will be reserved for all utilities and city improvements easements.



Plat Layout



ACCESS

Access will be provided via SW 19th Street and SW Brookside Drive. Future connections north to the existing dead end of SW Brookside Drive and east/west local streets will be provided with future development phases.

PLAT LAYOUT

The plat consists of 34 single-family lots and two public street lots.

Right-of-way for a portion of SW Brookside Drive will be reserved and dedicated to the City along with the other internal public streets.

SANITARY, WATER, AND STORMWATER

Sanitary sewer and water main connection is provided through Founders Glen Plat 1. The plat is served by the existing private detention basin on the east side of SW Brookside Drive.

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Founders Glen Plat 2 subject to remaining staff comments and legal document review.

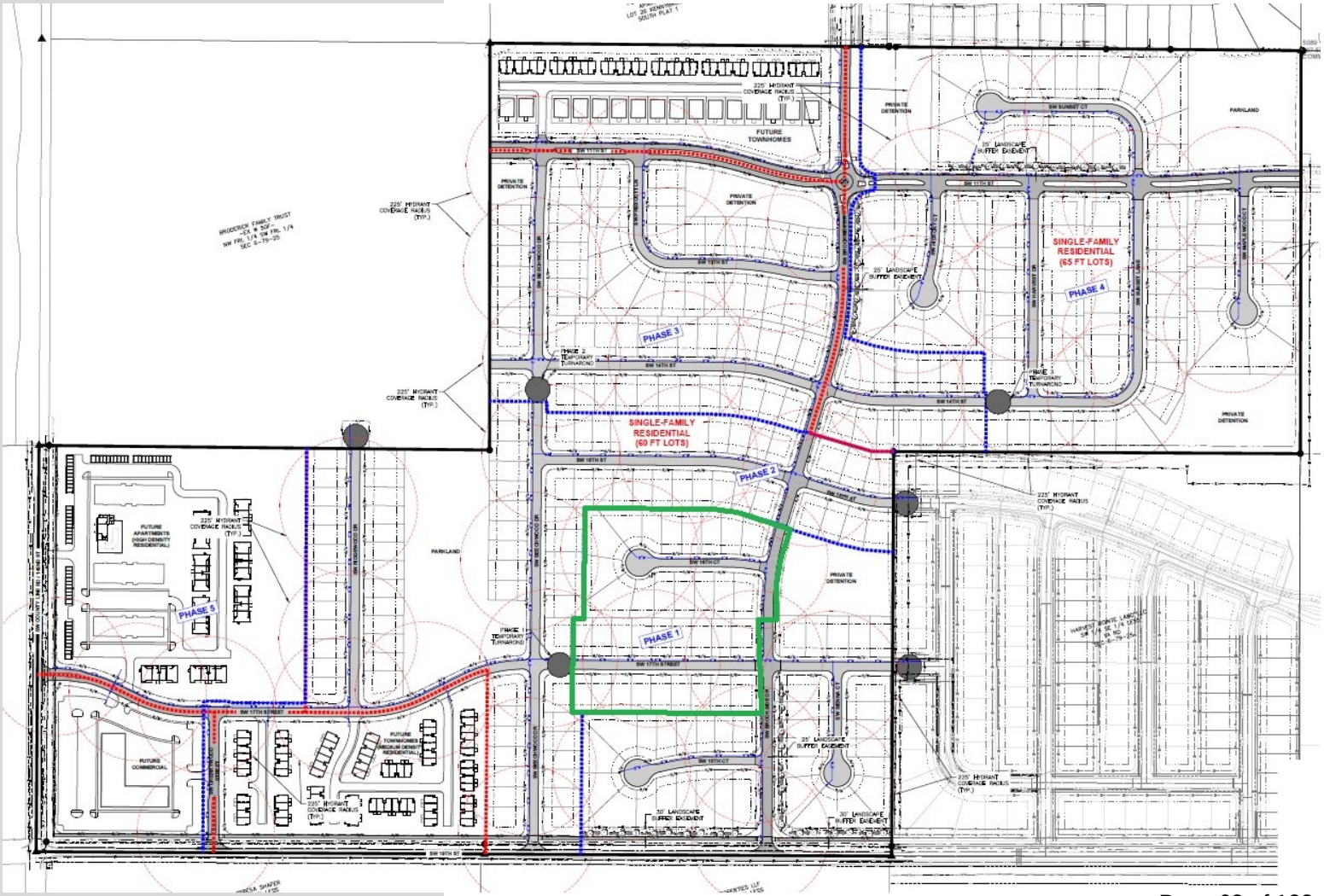
Conclusion

The plat consists of 34 single-family lots and two public street lots, including a portion of SW Brookside Drive.

The final plat is consistent with the future land use plan, Founders Glen PUD Zoning Change and Development Agreement., and preliminary plat.

Parkland will be dedicated to the City with future development phases.

All legal documents will need to be reviewed prior to approval by Council.



~~February 9, 2026~~
~~February 12, 2026~~
~~February 19, 2026~~
February 26, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Founders Glen Plat 2 Final Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Founders Glen Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

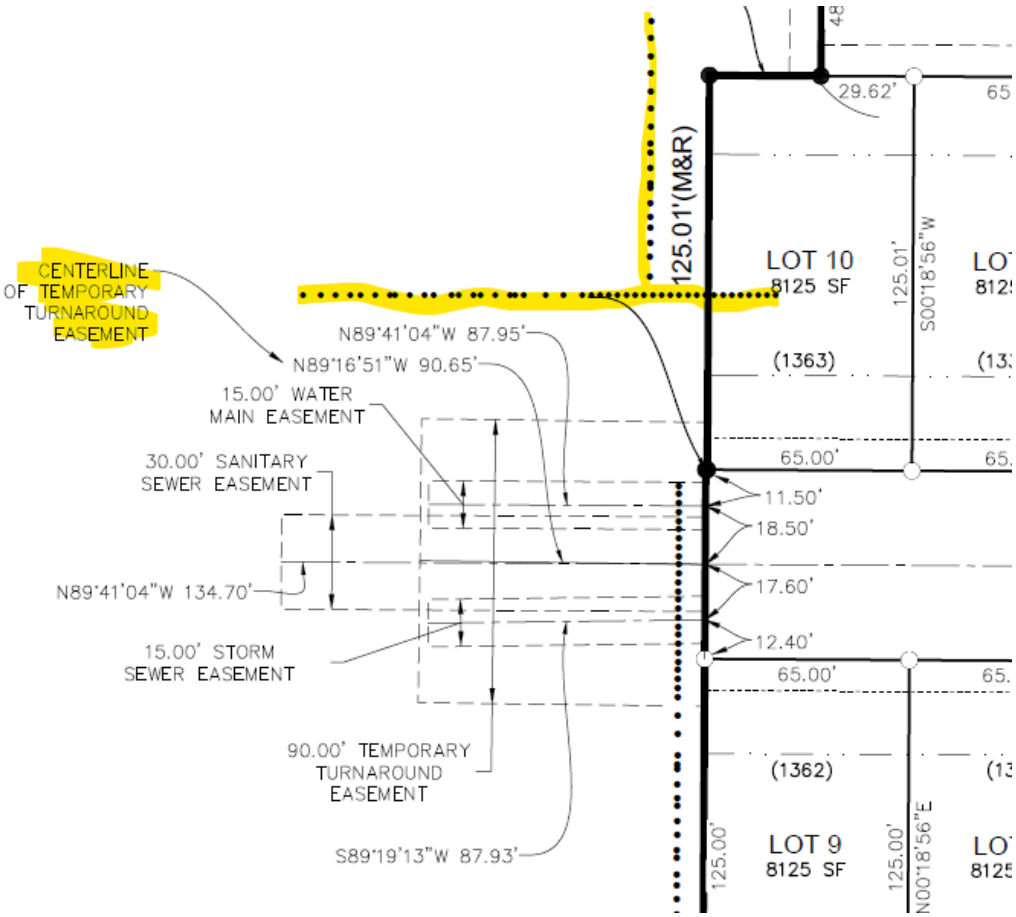
1. ~~Provide signed final plat application.~~

2. ~~Provide $2000 review fee.~~

3. Provide SW 19th St road fee of $90 per linear foot along Plat 1. Developer plans to provide a per acre fee across the entire development. See below for calculations:
    a. SW 19th St total length ft – 2,764 ft
    b. Per length ft cost - $90
    c. Total SW 19th St fee - $248,760
    d. Total development gross acres – 162.37 acres
    e. Per acre fee - $1,532.06
    f. Fee due with Plat 2 - $14,646.49 (9.56 acres * $1,532.06)
    g. Future plat calculation – acres platted (less outlot(s) for future dev) * $1,532.06

4. Provide 19th St Sewer Connection Fee of $2934 per acre of platted area. Plat is 9.56 acres. Total fee due is $28,049.

5. ~~Please adjust the temp turnaround label and ensure the labels throughout the PDF are showing correctly. The final signed PDF can be provided.~~



Legal Comments: Provide all legal documents for review at least 2 weeks prior to the desired Council meeting date.

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.

2. ~~A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.~~

3. ~~A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary. Attached Exhibit page~~

4. ~~A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.~~

~~5. Approval of the subdivision name from the County.~~

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. City staff will provide.

~~7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable. Templates are provided for the public easements. All easements need a mortgage release page or the plat mortgage release needs to include the easements.~~

~~a. Private Storm Sewer Easement~~
~~b. Overland Flowage Easement move "Grantor" on page 3 to the signature page~~
~~c. City Improvement Easement~~
~~d. Electric Easement~~
~~e. Public Utility Easement~~
~~f. Sanitary Sewer Easement~~
~~g. Storm Sewer Easement~~
~~h. Water Main Easement~~
~~i. Temporary Turnaround Easement update street name to SW 17th St~~
~~j. Sidewalk Easement~~

~~8. Declaration and Covenants, Restrictions, and Easements. Should Exhibit B be updated to list Plat 2?~~

~~9. Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable.~~

10. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat. The recorder may have an issue with the digital signature on the MPE sheet. May want to provide an original signature.

11. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable. Attached is the draft agreement. The date of completion can be adjusted based on the construction schedule so feel free to provide a different date. However, the date should be in 2026. The bond amount needs to be added to the agreement. The agreement is not required if all improvements have been inspected and completed prior to placing the project on the Council agenda.

12. Four (4) year maintenance bonds for public improvements. Must be provided prior to City acceptance of the public improvements.

13. Executed electric and gas distribution agreements.

14. ~~Signed paper copies of the final draft of the plat as required by the appropriate County. Polk County – 3 - 24" x 36" copies with original signature~~

15. Add Exhibit A to Partial Release of Mortgage

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.

FINAL PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 27, 2026 **(1 PDF of Final Plat and supporting documents)**
PLANNING & ZONING:	March 3, 2026, at 5:30 PM
COUNCIL MEETING:	March 24, 2026, at 5:30 PM

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

Sincerely,

Evann Coffey
Senior Planner

City of Grimes | 410 SE Main Street, Suite 102 | Grimes, IA 50111
(515) 220-8822 | www.grimesiowa.gov

INDEX LEGEND

LOCATION: OUTLOT 'Y', FOUNDERS GLEN PLAT 1

REQUESTOR: GRIMES SQUARE LLC

PROPRIETOR: GRIMES SQUARE LLC

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

FOUNDERS GLEN PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER / DEVELOPER

GRIMES SQUARE LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266-2520

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S44°41'04"E	35.36'
C2	90°00'00"	25.00'	39.27'	S45°18'56"W	35.36'
C3	5°29'29"	1022.50'	98.00'	S03°03'40"W	97.96'
C4	8°29'37"	1000.00'	148.24'	N04°33'44"E	148.11'
C5	8°10'52"	1000.00'	142.79'	N12°53'58"E	142.67'
C6	5°09'50"	1022.50'	92.15'	S14°24'30"W	92.12'
C7	87°09'12"	25.00'	38.03'	S55°24'11"W	34.47'
C8	5°17'55"	1052.50'	97.33'	N13°06'00"E	97.30'
C9	4°16'22"	530.00'	39.52'	N83°09'25"W	39.52'
C10	4°23'29"	530.00'	40.62'	N87°29'20"W	40.61'
C11	40°41'10"	50.00'	35.51'	N69°20'30"W	34.76'
C12	45°38'10"	34.50'	27.48'	N65°51'47"E	26.76'
C13	33°07'20"	55.50'	32.08'	N65°33'35"W	31.64'
C14	45°08'24"	55.50'	43.73'	S75°18'33"W	42.60'
C15	44°18'18"	55.50'	42.92'	S30°35'12"W	41.86'
C16	43°53'36"	55.50'	42.52'	S13°30'45"E	41.49'
C17	43°53'36"	55.50'	42.52'	S57°24'20"E	41.49'
C18	51°01'06"	55.50'	49.42'	N75°08'19"E	47.80'
C19	18°23'05"	50.00'	16.04'	N58°49'19"E	15.98'
C20	57°34'15"	60.50'	60.79'	N71°51'44"E	58.27'
C21	22°18'04"	50.00'	19.46'	N79°09'53"E	19.34'
C22	2°29'06"	470.00'	20.39'	S88°26'31"E	20.38'
C23	6°10'45"	470.00'	50.69'	S84°06'36"E	50.66'
C24	8°39'51"	500.00'	75.61'	N85°21'09"W	75.54'
C25	86°49'38"	25.00'	37.89'	S37°36'25"E	34.36'
C26	40°18'11"	60.50'	42.56'	N62°35'51"W	41.69'
C27	44°56'53"	35.00'	27.46'	N65°13'56"W	26.76'

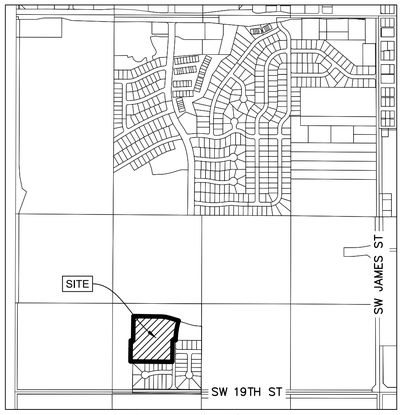
PLAT DESCRIPTION

OUTLOT 'Y', FOUNDERS GLEN PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. THE PROPERTY CONTAINS 9.56 ACRES (416,554 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.

VICINITY MAP



GRIMES, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

DATE OF SURVEY

SEPTEMBER 10, 2025

ZONING

R-4 (FOUNDERS GLEN PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. 20165, PG. 368)

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL (60 FT LOTS):
SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN LOT WIDTH = 60 FT (+20 FT CORNER LOTS)
MIN LOT AREA = 7,500 SF
MIN DWELLING SIZE = 1,200 SF (RANCH), 1,400 SF (2 STORY)
MAX BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM)
= 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

IOWA LICENSED PROFESSIONAL LAND SURVEYOR
JONATHAN A. ERDAHL
28686
IOWA

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.

JONATHAN A. ERDAHL, P.L.S. — DATE 02/12/2026

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

DATE	REVISIONS
02/11/26	2ND SUBMITTAL
01/16/26	1ST SUBMITTAL

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

REVIEW:
TECH:
ENGINEER:

CIVIL DESIGN ADVANTAGE

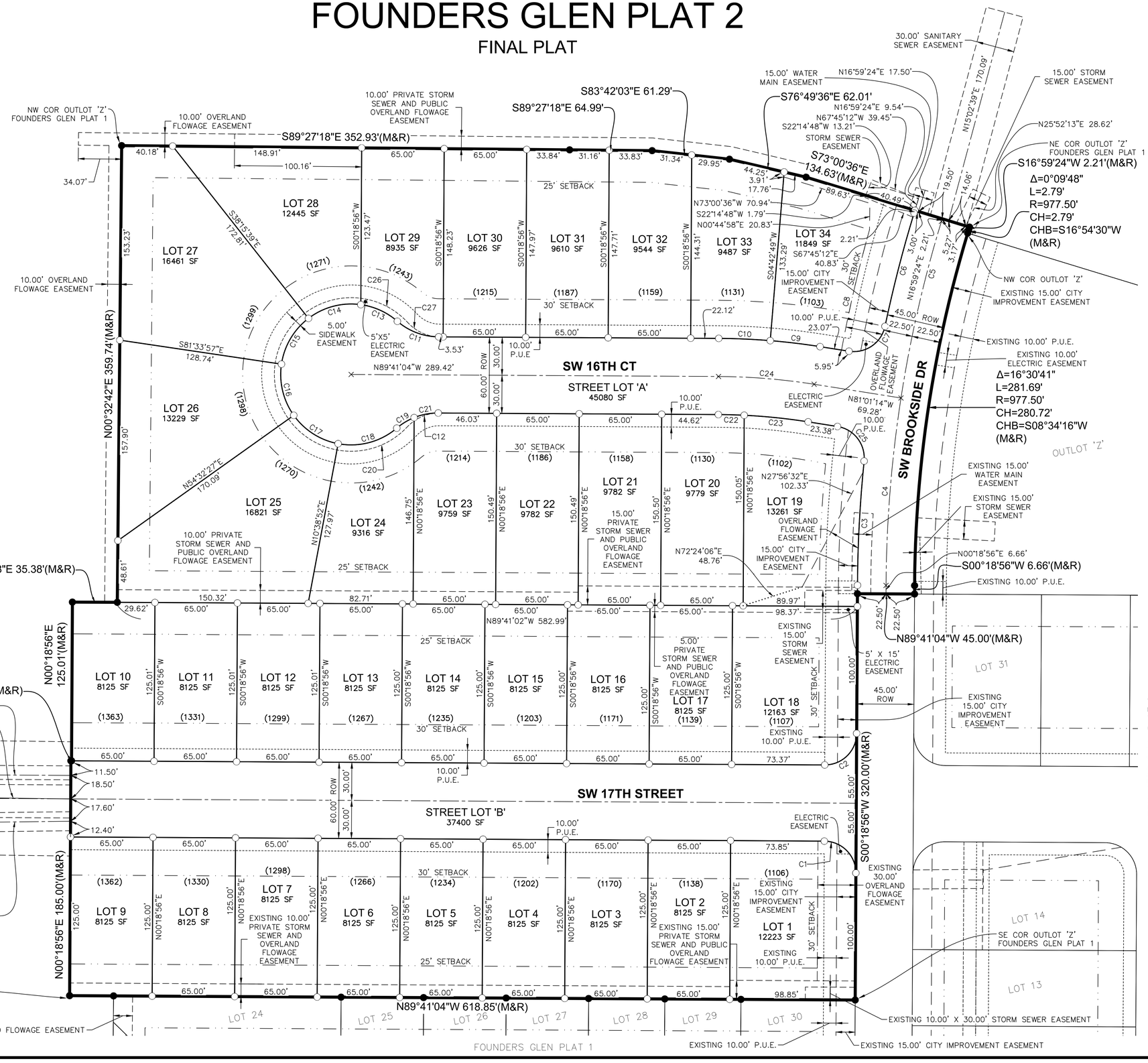
FOUNDERS GLEN PLAT 2
FINAL PLAT
GRIMES, IOWA

1/2
2501.053

FILE: I:\2025\2501053\DWG\2501053-FINAL PLAT 2.DWG
PLOTTED: 2/12/2026 11:08 AM
PLOTTED BY: JON ERDAHL
COMMENT:
ENG:
TECH:

FOUNDERS GLEN PLAT 2

FINAL PLAT



REVISIONS	DATE
1ST SUBMITTAL	01/16/26
2ND SUBMITTAL	02/11/26

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

FOUNDERS GLEN PLAT 2

FINAL PLAT

2 / 2

2501.053

FILE: H:\2025\2501053\DWG\2501053-FINAL PLAT 2.DWG
REF. XREF: 2501053-XREF.DWG LAST EDITED: 2/12/2026 11:08 AM COMMENT:
PLOTTED BY: JON ERDAHL TECH: ENG:

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

March 4, 2026

PROJECT NAME

Blue Creek Village

Preliminary Plat & Site Plan

APPLICANT

CA Five, LLC

REQUESTED ACTION

Approval of a preliminary plat and site plan for 164 range-style townhomes and clubhouse with private recreation amenities.

LOCATION

South of SW 11th Street and west of Oak View Middle School

ZONING

R-3 Medium

PLANNER

Evann Coffey

ecoffey@grimesiowa.gov

(515) 986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Medium-Density Residential	R-3 Medium
North	Single-Family	Low-Density Residential/Park	R-4
South	Vacant	Low-Density Residential	A-1
East	Civic	Civic	A-1
West	Vacant	Low-Density Residential	R-2

PARKS

A 10' trail will be installed along the south side of SW 11th Street.

This plat is part of the Hope Meadows Phase 2 rezone. The development agreement established the parkland requirements, which divided the parkland between the R-2 and R-3 Medium areas. The Blue Creek Village development is located within the R-3 Medium area and is required to provide fee in lieu of land dedication. The funds will be used for improvements to Meadows Park to the north. The R-2 single-family area will provide fee in lieu of land dedication as well as dedication of the two greenways that run through the development. The greenways will be dedicated to the City with future development phases.

In addition, Blue Creek Village will provide private recreation opportunities onsite for their residents.

The Parks and Recreation Advisory Board reviewed the rezone for Hope Meadows Phase 2 and recommended approval of the parkland proposal.

Future Land Use Map



The preliminary plat and site plan are consistent with the City of Grimes future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Site Layout

ACCESS

Two driveways will be provided off SW 11th Street. A temporary access will be provided to the west until such time the future development to the west has a second access point out to SW Mustang Road. The temporary access is necessary to provide proper fire access for the development to the west. All internal streets will be private.

CLUBHOUSE

The development will have a clubhouse with private amenities, including pool, pickle ball court, and dog park.

LIGHTING

Street lighting is proposed along the private streets.

PARKING

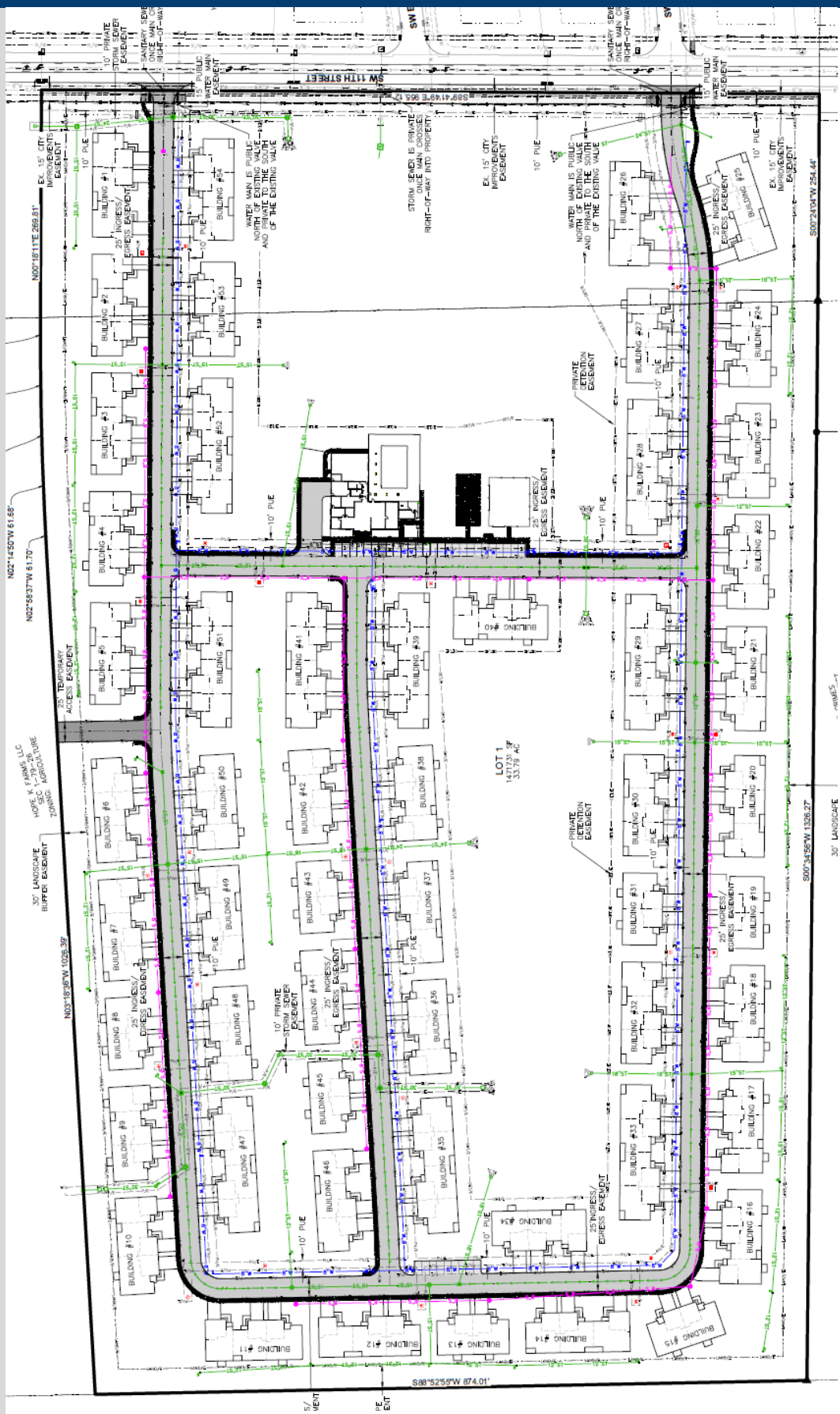
Each unit has two garage stalls and two driveway spaces. Visitor parking is available on the south end of the development and at the clubhouse.

WASTE COLLECTION

Each unit and the clubhouse will have their own totes for waste collection. The totes for the clubhouse will be stored in the maintenance garage.

UTILITIES

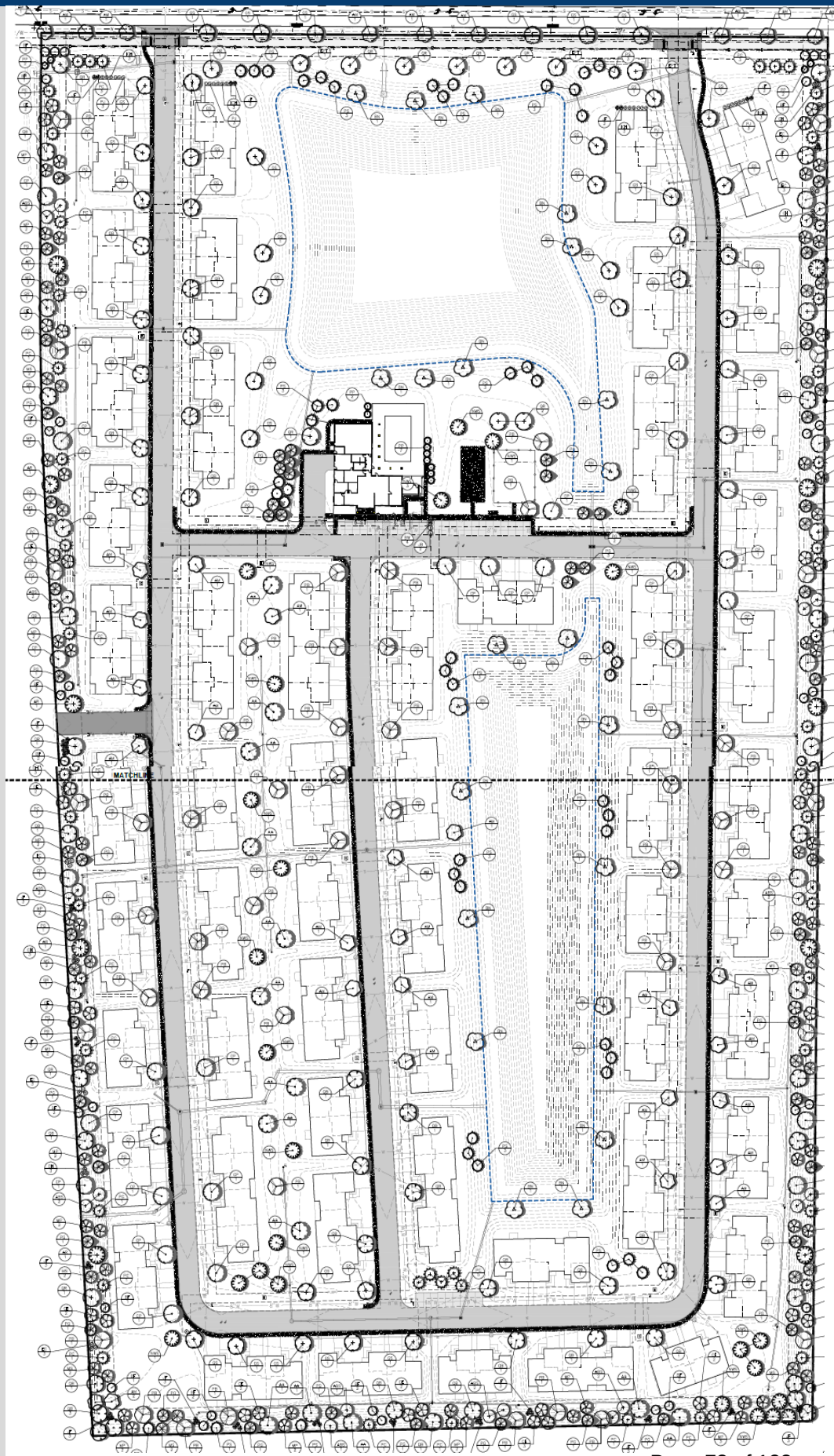
Water and sanitary sewer within the development will be private and extend from the existing stubs from SW 11th Street. Two private detention basins will provide the required stormwater management.



Landscaping

LANDSCAPING

A 30’ landscape buffer with 3’ berm will be provided along the east, west, and south property lines. Street frontage trees will be provided every 50’ along SW 11th Street. Additional landscaping is proposed throughout the site, including in front of the townhome buildings and around the clubhouse and detention basins.



ities Map

Architecture

TOWNHOME ELEVATIONS

There are five building types for the townhomes with varying facades designs, colors, and unit counts ranging from two to four units. The buildings will consist of horizontal and vertical vinyl siding and stone veneer with pitched asphalt shingle roofs. Each building type will be scattered throughout the site to avoid repetition along the street.

The units that abut SW 11th Street will have covered porches and windows with shutters to provide a street-oriented design along the development's frontage.

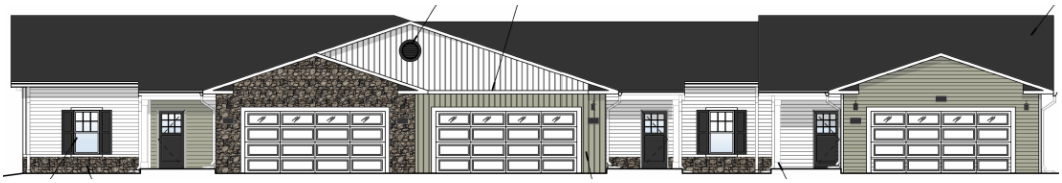
LIGHTING

Decorative coach lighting will be provided on the units.













Architecture



1 EL-CH CLUB HOUSE NORTH ELEVATION 1/8" = 1'-0"



2 EL-CH CLUB HOUSE WEST ELEVATION 1/8" = 1'-0"



3 EL-CH CLUB HOUSE EAST ELEVATION 1/8" = 1'-0"



4 EL-CH CLUB HOUSE SOUTH ELEVATION 1/8" = 1'-0"



CLUBHOUSE ELEVATIONS

The clubhouse will consist of vertical vinyl siding and brick veneer with pitched asphalt shingle roof. There is an overhead door on the west side of the building that will be used for the maintenance operations of the development. The pool side of the building will include a covered walkway with columns.

LIGHTING

Decorative fixtures are proposed on all sides of the building and under-canopy lights are proposed at the front entrance and pool area.

Preliminary Plat, Legal & Conclusion

PRELIMINARY PLAT

Bulk Regulations
Minimum Lot Size—80,000sf, 200′ width, Postage stamps lots permitted

Setbacks—
Front & Rear Yard (external property line) - 30′
Side Yard (external property lines)—15′

The proposed lot meets the minimum lot size and setback requirements.

Easements
The necessary easements for ingress-egress, utilities, detention, and landscape buffer are shown on the plat.

Utilities
All required utilities are provided to serve the development.

Legal

The property is subject to the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Right– of-way for SW 11th Street was previously dedicated to the City with Hope Meadows Plat 4.

Conclusion

The applicant is requesting approval of a preliminary plat and site plan for 164 range-style townhome units and clubhouse.

The preliminary plat and site plan is consistent with the future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Fee in lieu of parkland dedication will be provided to be used for improvements to Meadows Park. The clubhouse will include private recreation amenities for the residents.

Internal streets, utilities, and detention will be private.

Landscaping buffers will be provided along the external boundaries of the site.

The townhome buildings range from two to four units and will vary in design and color, with five different designs. Units along SW 11th Street will include covered porches to provide street-oriented design along the corridor.

Staff recommend approval of the preliminary plat and site plan for Blue Creek Village subject to remaining staff comments.

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

~~December 23, 2025~~
~~January 26, 2026~~
~~February 6, 2026~~
February 27, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Blue Creek Village Preliminary Plat & Site Plan

Dear Jared:

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

General Comments:

1. ~~Provide a preliminary plat along with the site plan to establish the parcel boundaries, easements, etc.~~

2. ~~Ensure all plan review fees are paid prior to Council approval. ($2000 site plan, $2000 preliminary plat, $1,200 SWMP, $250 SWPPP).~~

3. Note that observation fees will be sent after receiving the final signed plan set.

4. Note that a preconstruction packet and contact list is requried and will be sent after receivng the final signed plan set.

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

6. ~~Note that as-builts are required to be provided after construction is completed.~~

7. Provide fee in lieu for parkland ($79,950). Fee can be provided with the site plan or final plat. Will provide with final plat.

~~8. Will there be any phasing associated with the site plan? If so, please provide a phasing plan in regards to construction.~~

~~9. Please provide a photometric plan and lighting cut sheets for the site plan. Ensure that the footcandles are an average of 0 at the property line to ensure no light spillage.~~

~~10. Will there be any street lights? If so, please show on plan and also provide cut sheets and location on photometric plan. Maximum 25' height permitted. Provide lighting fixture specs for streets and buildings. Provide light spec for building lighting.~~

~~11. How will trash be handle for the units? Will each unit have trash and recycling totes? Or shared dumpsters?~~

12. Provide a street signage plan showing at a minimum the street name sign locations. Public Works will use the plan to print the street name signs. Public Works does not print signage for private streets other than street name signs. The street sign blades are required to be designed like the black public street sign blades with PVT. It's recommended to have Public Works print those signs to match the spec but it is not required for private signs to be printed through the City if the template is followed.

13. A street name sign invoice will be provided along with the observation fees.

~~14. Staff are confirming with Public Works that there are no issues with the utility set up. As currently shown our understanding is that everything is private. Please confirm.~~

~~15. Please provide a map labeling which units on the site plan will be which elevation package.~~

~~16. Label transformer locations on the site plan.~~

~~17. Staff strongly encourage the applicant to provide a sidewalk connection from the development to the east to the school to provide their future residents with access to the school. The school was interested in having a connection near the athletic field. If a connection is not provided, Stark residents on the south and west side of the development will have to walk an extra 0.6 miles to get to school.~~





18. Grimes standard notes have been provided via email.
    a. The service order is fine for this site.

b. Knox box is only required on the clubhouse.

19. Staff will provide addressing with the next submittal. Addresses and street names are noted on the site plan.

20. Since the buildings have one water service, a water meter room is needed on each building so Public Works can access the meters from the outside of the units. It doesn't look like the current building designs include a meter room.

SWPPP

1. Please review, fill out, and sign the SWPPP review checklist
2. Keep maps in SWPPP up to date with each plan submittal
3. ~~The total area disturbed cannot be greater than total area of the site~~
4. ~~Include a signed affidavit of publication~~
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
6. ~~Include a signed copy of the owner's certification statement.~~
7. Include a site supervisor contact once known.
8. Include a swppp monitoring contact once known
9. ~~Include a notification to City of Grimes Public Works in spill reporting~~
10. ~~Include signature on NOI~~
11. ~~Include affidavit of publication for public notice~~
12. ~~Include IDNR letter of authorization once available~~
13. ~~Include signature on City of Grimes SWPPP certification~~
14. Provide updated construction schedule once known
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. ~~Include blank inspection report from company responsible for SWPPP monitoring~~

Stormwater Management Plan (SWMP)

1. ~~Recommend adding sediment forebays. This will help reduce the areas of dredging in the future.~~
2. ~~Storm sewer sizing: Storm sewer stubs for future single-family subdivision seem undersized for the 100-yr event. Recommend increasing size of storm sewer to reduce inundation of the network.~~
3. ~~Please add intake sizing spreadsheets/calculations.~~
4. ~~Please add MPE calculations.~~
5. Storm sewer sizing: Storm sewer stubs for future single-family subdivision seem undersized for the 100-yr event. Recommend increasing size of storm sewer to reduce inundation of the network. Additionally, culvert design calculations indicate flooding behind Buildings #1-#10.
6. Please add MPE calculations. Townhomes still require MPEs.

Site Plan (SP)

1. ~~Sheet 5.0 and 5.6: Storm sewer stubs are not at the low point for the offsite areas. How are these areas intended to drain?~~

2. ~~Sheet 7.0: Appears that ST-1 should be extended further out into the pond. The grade of the slopes are higher than the 9" X 33" openings on the structure.~~
3. Sheet 7.0-7.2: Please provide elevations on all critical crossings.

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: March 9, 2026
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: March 4, 2026 at 5:30

COUNCIL MEETING: March 24, 2026 at 5:30

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

Sincerely,

Evann Coffey
Senior Planner

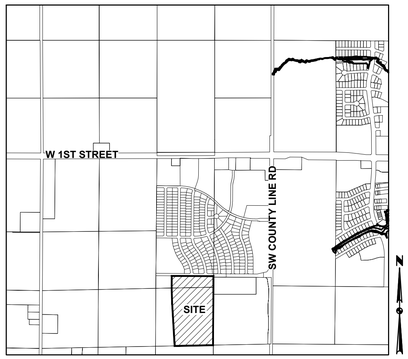
PRELIMINARY PLAT / SITE PLAN FOR:

BLUE CREEK VILLAGE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

CA FIVE, LLC
CONTACT: JASON KULIK
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (330) 283-8187
EMAIL: JKULIK@STARKENTERPRISES.COM

ENGINEER/SURVEYOR

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

ARCHITECT

STARK ENTERPRISES
CONTACT: JULIANNE GRECO
629 EUCLID AVENUE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (216) 292-0432
EMAIL: JGRECO@STARKENTERPRISES.COM

BENCHMARKS

DALLAS COUNTY GPS MONUMENT #136
NW COR OF THE INTERSECTION OF Y AVENUE WITH 240TH STREET (HWY. 44) AT THE WEST COUNTY LINE
5/8" ALUM. ROD W/CAP #G136
ELEVATION=999.673

CITY OF GRIMES BENCHMARK F7B-001
BURY BOLT ON HYDRANT LOCATED ON THE SW CORNER OF 1ST. ST. (HWY #44) AND SW BROOKSIDE DRIVE INTERSECTION.
ELEVATIO=986.82

DATE OF SURVEY

JULY 2, 2025

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2026
ANTICIPATED FINISH DATE = SPRING 2029

SUBMITTAL DATES

FIRST SUBMITTAL:	12/08/2025
SECOND SUBMITTAL:	01/21/2026
THIRD SUBMITTAL:	02/18/2026

ZONING

R-3: MED (MULTIPLE-FAMILY DISTRICT)

DEVELOPMENT AGREEMENT: BK. 2026, PG. 01528

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT SUMMARY

BULK REGULATIONS:
R-3: MED (MULTIPLE-FAMILY DISTRICT)

MINIMUM LOT AREA
NO MINIMUM LOT DIMENSIONS APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1-1½ STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 15 FT EACH SIDE / 30 FEET TOTAL
MAX BUILDING HEIGHT	= 3 STORIES (40 FT)
BUILDING SEPARATION	= 16 FT
DENSITY	= 164 UNITS/33.79 AC = 4.85 UNITS/AC (5.0 UNITS/AC MAX)

OPEN SPACE:	
TOTAL AREA	= 33.79 ACRES (1,471,731 SF)
OPEN SPACE REQUIRED	= 588,692 SF (40%)
OPEN SPACE PROVIDED	= 673,865 SF (46%)
PARKING REQUIRED:	
2 SPACES/UNIT +	= 328 SPACES
1 GUEST SPACE/5 UNITS	= 33 SPACES
TOTAL REQUIRED	= 361 SPACES
PARKING PROVIDED:	= 689 SPACES

LEGAL DESCRIPTION

PARCEL '25-86' AS SHOWN ON THE PLAT SURVEY RECORDED IN INSTRUMENT NUMBER 2025-16330 IN GRIMES, DALLAS COUNTY, IOWA.

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	PRELIMINARY PLAT
4.0	SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE / PHASING PLAN
5.0-5.2	DIMENSION PLAN
6.0-6.10	GRADING PLAN
7.0-7.1	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.9	UTILITY PLAN
9.0-9.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

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

EXISTING

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

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2506.564

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

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

JARED M. MURRAY, P.E. — DATE

LICENSE NUMBER: 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

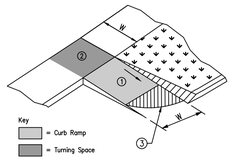
FILE: N:\2025\2506564\CMP\SITE PLAN\2506564-CON-SHEET-LYR.DWG
DATE PLOTTED: 2/18/2026 6:24 PM
FILE DATE: 2/18/26
PLOTTED BY: JOSHUA STONEBERG
COMMENT: PRELIM

① Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%.

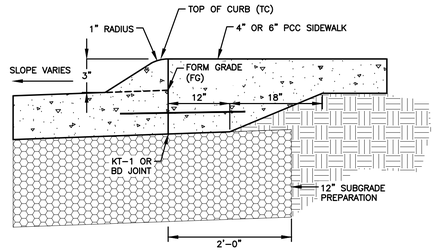
② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Min. 5'x5'.

③ Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.

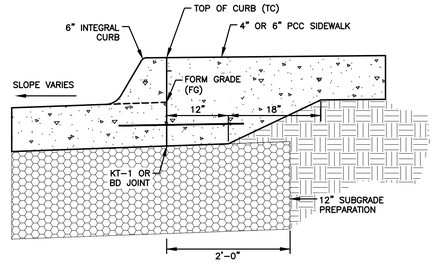
④ The minimum pavement depth for ramps and landings shall be 6-inches.



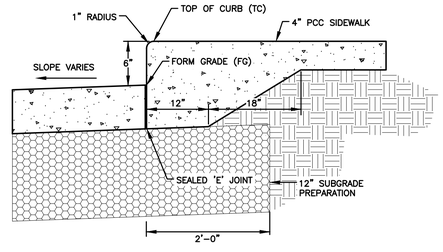
PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB
NOT TO SCALE



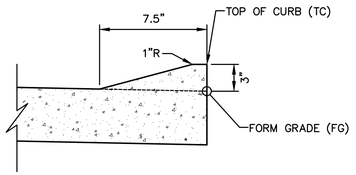
3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



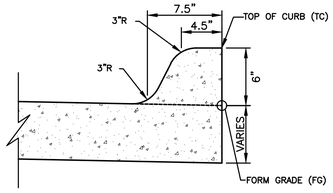
6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



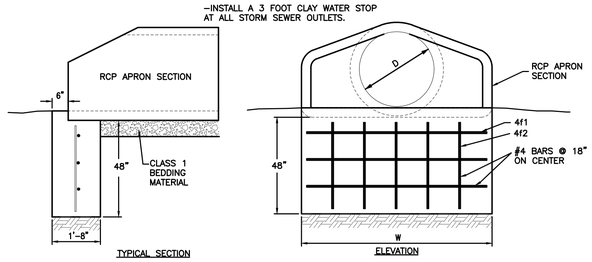
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



INTEGRAL 3" ROLLED CURB
NOT TO SCALE



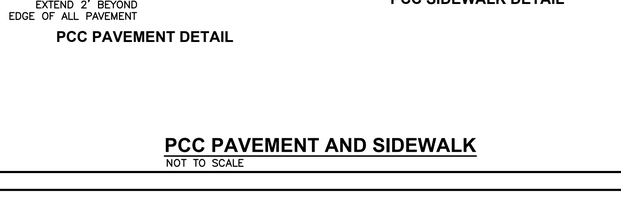
6" PCC INTEGRAL CURB
NOT TO SCALE



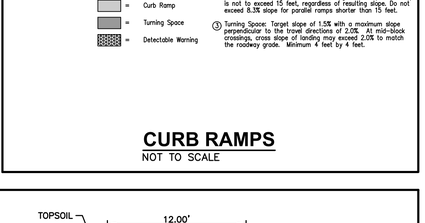
REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL
NOT TO SCALE

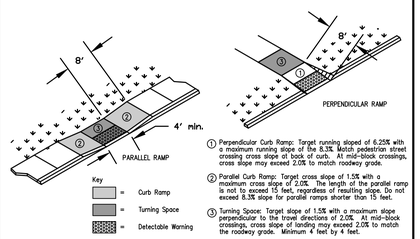


PCC PAVEMENT DETAIL



PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

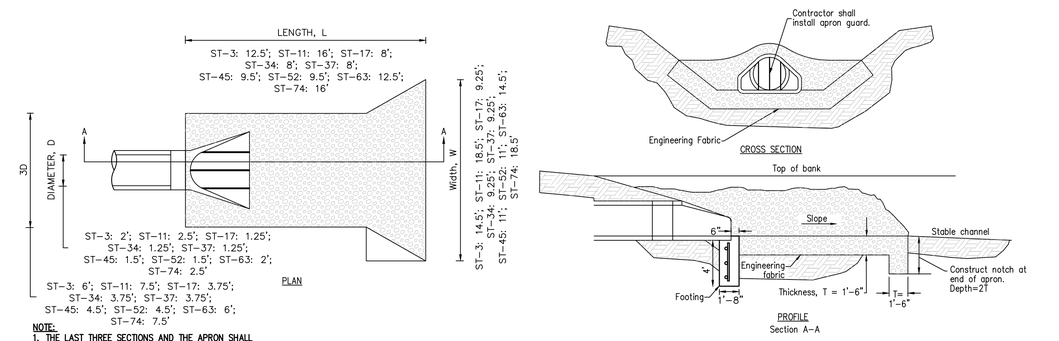


① Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

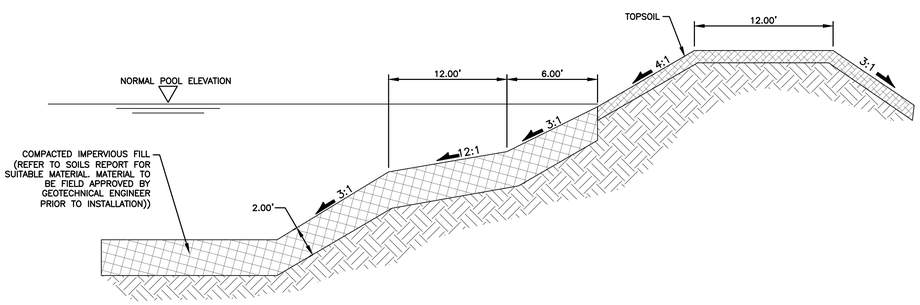
③ Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

CURB RAMPS
NOT TO SCALE

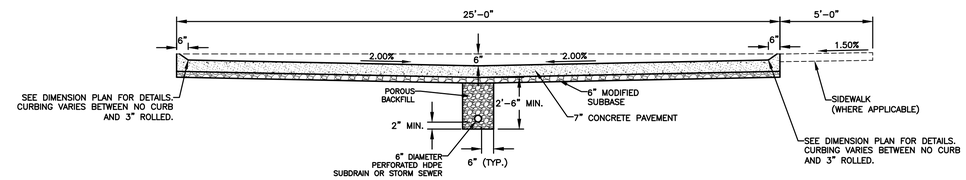


NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



TYPICAL WET BOTTOM POND SECTION
NOT TO SCALE



TYPICAL SECTION - 25' B/B P.C.C. ROADWAY
NOT TO SCALE

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

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

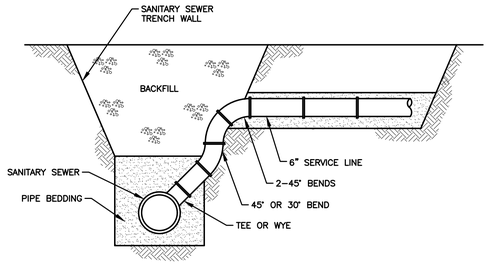
BLUE CREEK VILLAGE

DETAILS

2.0

2506.564

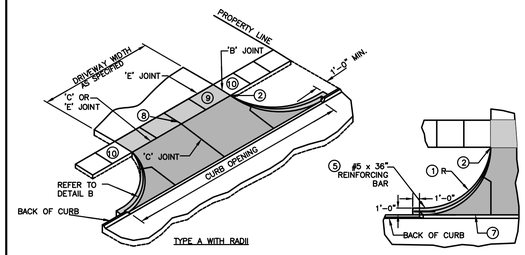
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PLOTTED BY: JOSHUA STOKEBERG
DATE PLOTTED: 2/19/2026 6:24 PM
COMMENT:
TECH:
ENG:



SANITARY SEWER SERVICE RISER DETAIL

NOT TO SCALE

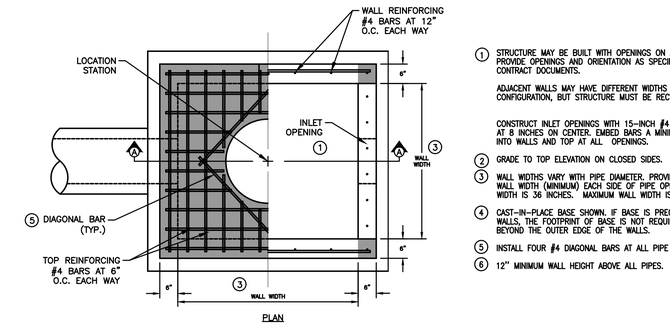
1. DRIVEWAY RADIUS (R).
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
3. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY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



CONCRETE DRIVEWAY TYPE A

SUDAS TYPE A DRIVEWAY DETAIL

NOT TO SCALE

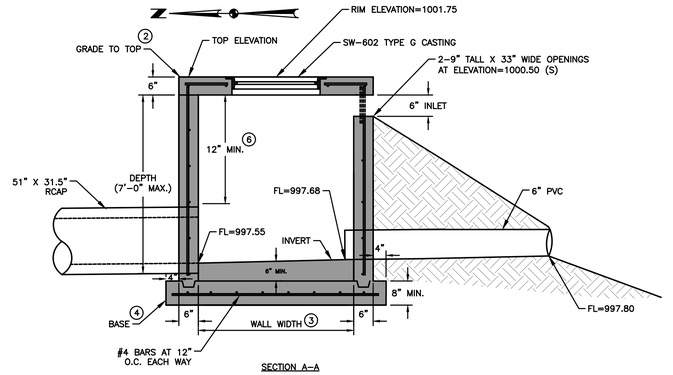


PLAN

1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

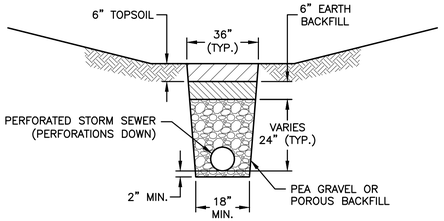
   CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER, EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



SECTION A-A

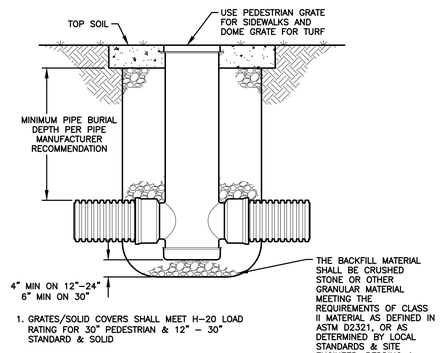
6'X6' SW-513 INTAKE (ST-1)

NOT TO SCALE



SWALE & PERFORATED STORM SEWER DETAIL

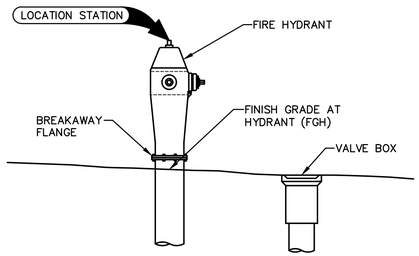
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1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" – 30" STANDARD & SOLID

HDPE INTAKE

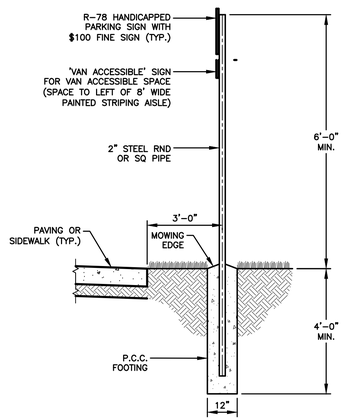
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE

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SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

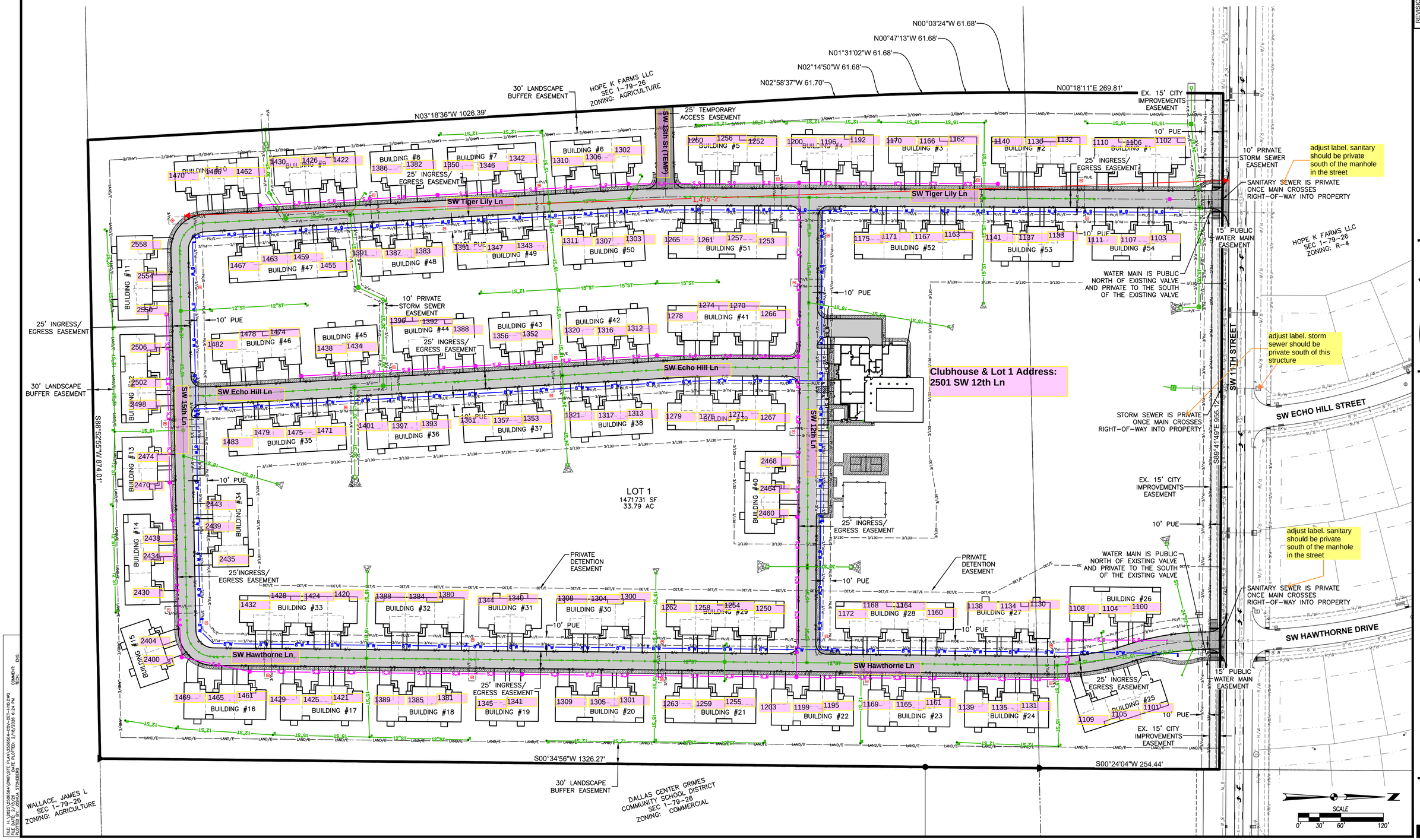
BLUE CREEK VILLAGE

DETAILS

2.1

2506.564

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PLOTTED BY: JDSHOLMES COMMENT: ENG:
TECH:



REVISIONS	DATE
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URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

PRELIMINARY PLAT

3.0

2506.564

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PLOTTED BY: JOSHUA STONEBRO
DATE PLOTTED: 2/18/2026 6:24 PM
COMMENT: ENG
TEXT:

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

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

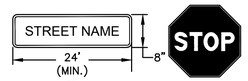
Add valves, hydrants, clean outs or manholes as needed for sanitary and water main testing between phases

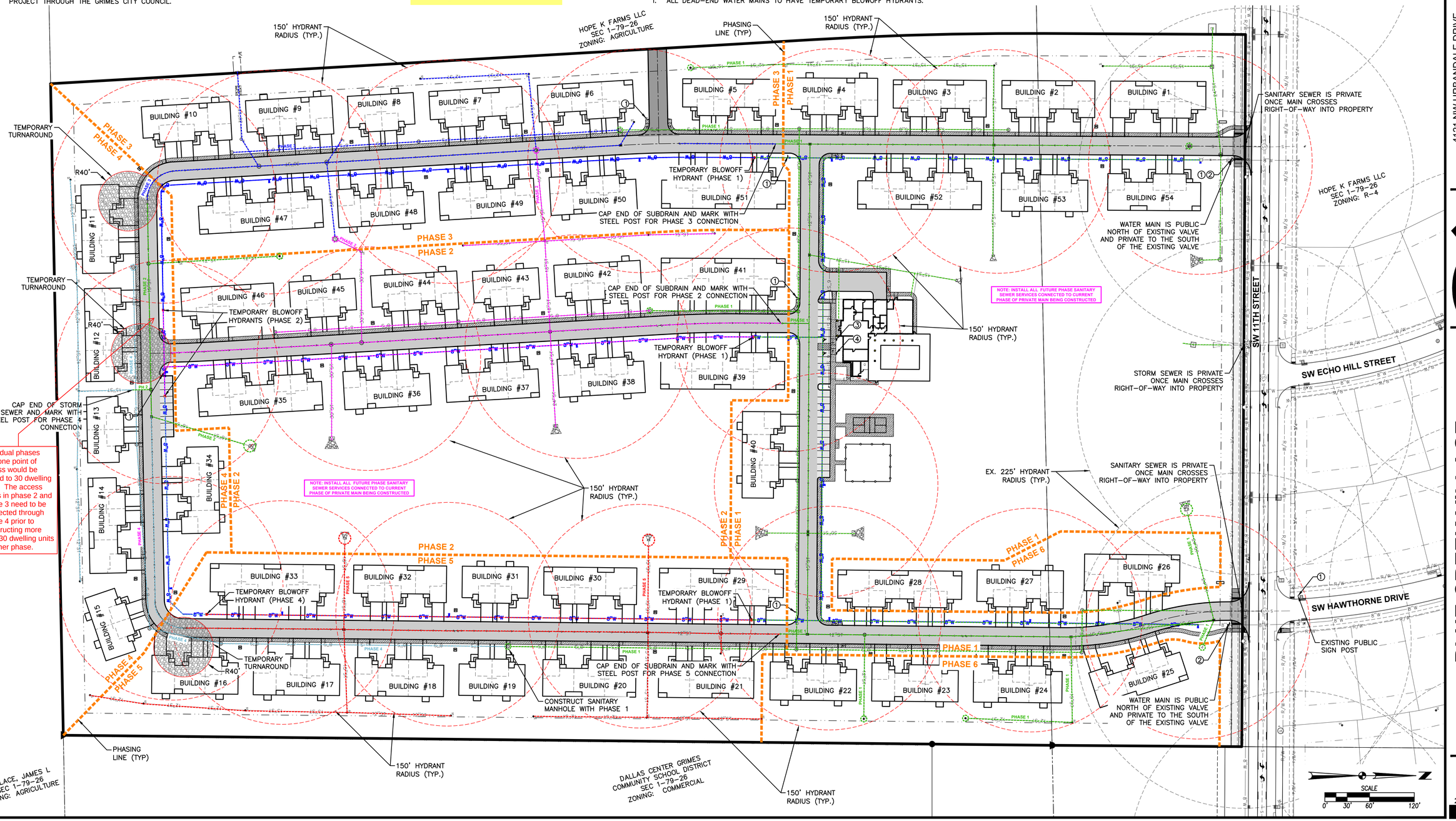
3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT,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

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

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

SIGN LEGEND





Individual phases with one point of access would be limited to 30 dwelling units. The access roads in phase 2 and phase 3 need to be connected through phase 4 prior to constructing more than 30 dwelling units in either phase.

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DATE PLOTTED: 2/19/2026 6:24 PM
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TECH:
DISC:

REVISIONS	DATE
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PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
SITE LAYOUT, HYDRANT COVERAGE, SIGNAGE AND PHASING PLAN

4.0

2506.564

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. ALL DEVELOPMENT SIGNAGE WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

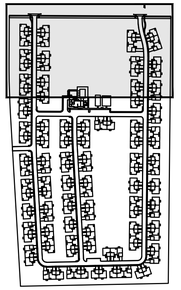
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. DRIVEWAYS	5" P.C.C.
3. SIDEWALK RAMPS	6" P.C.C.
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
5. PARKING STALLS	6" P.C.C.
6. PRIVATE ROADS	7" P.C.C.
7. PAVEMENT WITHIN RIGHT-OF-WAY	8" P.C.C.
8. DUMPSTER ENCLOSURE	8" P.C.C.

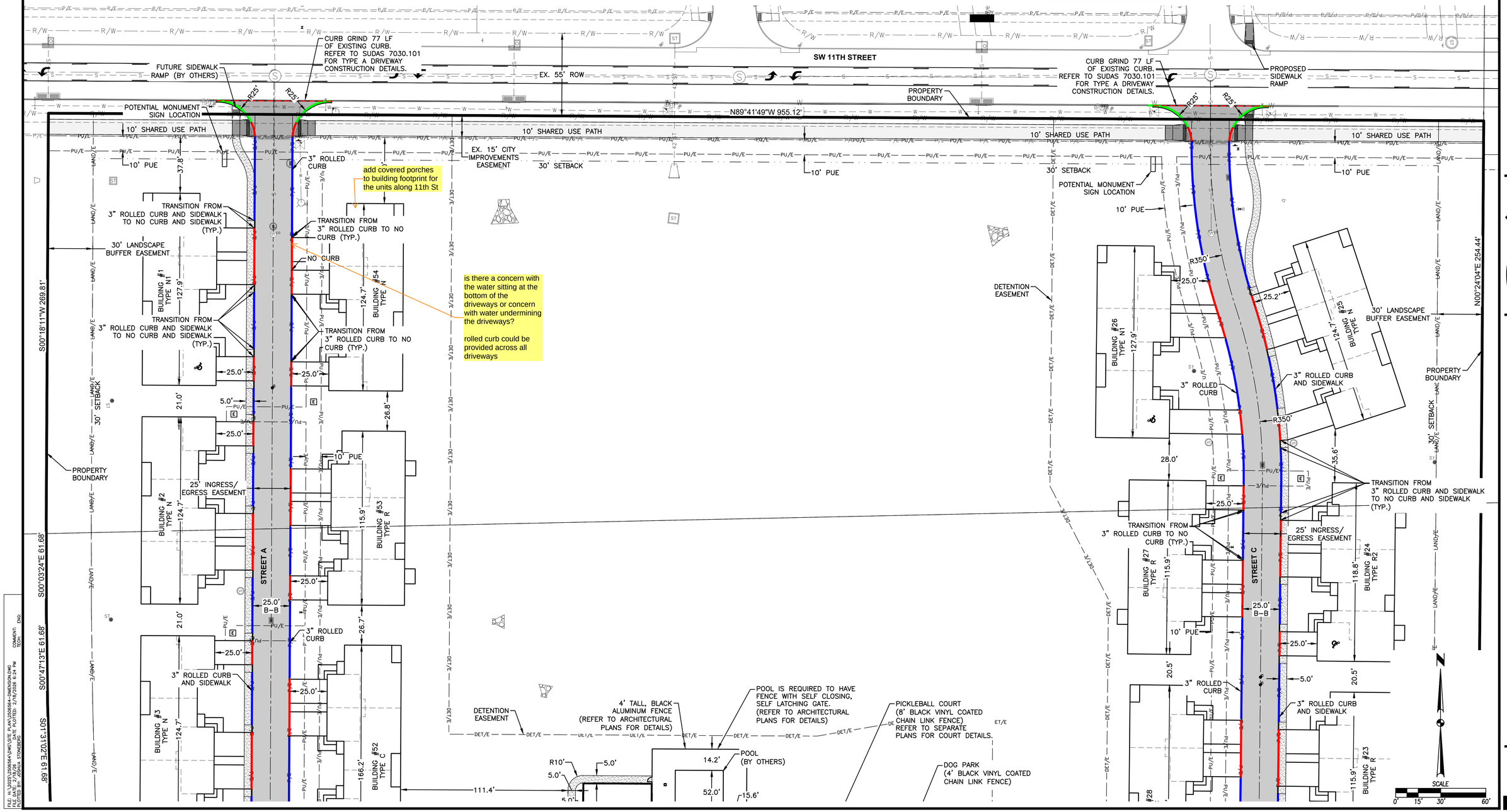
CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

* * * NOTE * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



SHEET INDEX



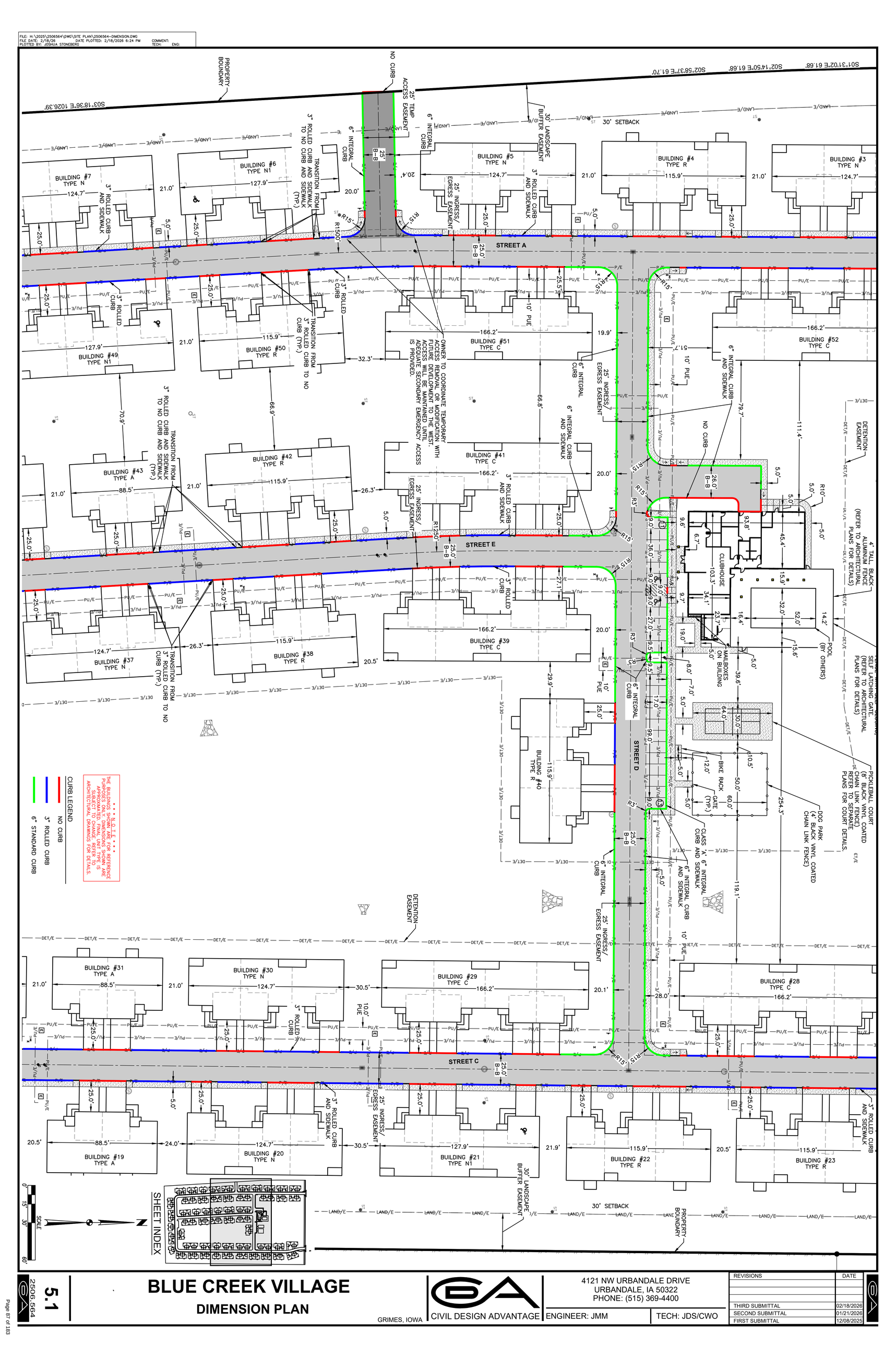
GA
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

BLUE CREEK VILLAGE
DIMENSION PLAN

5.0
2506.564

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FILE DATE: 2/19/26 DATE PLOTTED: 2/19/2026 6:24 PM
PLOTTED BY: JORDAN A. STANBERRY
COMMENT: TECH: ENG:



BLUE CREEK VILLAGE

DIMENSION PLAN

GRIMES, IOWA

5.1

2506.564

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM

TECH: JDS/CWO

REVISIONS	DATE
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S03°18'36"E 1026.39'

PROPERTY BOUNDARY

30' LANDSCAPE BUFFER EASEMENT

TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)

TRANSITION FROM 3" ROLLED TO NO CURB (TYP.)

TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

TRANSITION FROM 3" ROLLED CURB TO NO CURB (TYP.)

TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)

DETENTION EASEMENT

STREET A

STREET B

STREET C

STREET E

25' INGRESS/ EGRESS EASEMENT

27' INGRESS/ EGRESS EASEMENT

30' SETBACK

30' LANDSCAPE BUFFER EASEMENT

PROPERTY BOUNDARY

BUILDING #7 TYPE N 124.7'

BUILDING #8 TYPE A 88.5'

BUILDING #9 TYPE R 115.9'

BUILDING #10 TYPE R1 118.9'

BUILDING #11 TYPE R2 118.8'

BUILDING #12 TYPE N 124.7'

BUILDING #13 TYPE A 88.5'

BUILDING #14 TYPE N1 127.9'

BUILDING #15 TYPE A 88.5'

BUILDING #16 TYPE R 115.9'

BUILDING #17 TYPE R 115.9'

BUILDING #18 TYPE R1 118.9'

BUILDING #19 TYPE A 88.5'

BUILDING #31 TYPE A 88.5'

BUILDING #32 TYPE N 124.7'

BUILDING #33 TYPE C 166.2'

BUILDING #34 TYPE R 115.9'

BUILDING #35 TYPE C 166.2'

BUILDING #36 TYPE R 115.9'

BUILDING #37 TYPE N 124.7'

BUILDING #43 TYPE A 88.5'

BUILDING #44 TYPE R 115.9'

BUILDING #45 TYPE A 88.5'

BUILDING #46 TYPE N 124.7'

BUILDING #47 TYPE C 166.2'

BUILDING #48 TYPE R 115.9'

BUILDING #49 TYPE N1 127.9'

N88°52'55"E 874.01'

PROPERTY BOUNDARY

30' LANDSCAPE BUFFER EASEMENT

SHEET INDEX

CURB LEGEND

NO CURB

3" ROLLED CURB

6" STANDARD CURB

* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SCALE 0' 15' 30' 60'

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DATE PLOTTED: 2/18/2026 6:24 PM
COMMENT:
TECH:
ENG:

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

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
DIMENSION PLAN

5.2

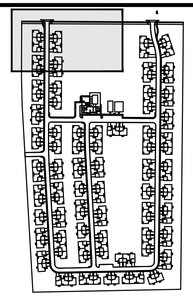
2506.564

GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES STANDARD NOTES, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1.0% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

* * * NOTE * * *

G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF THE GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.



SHEET INDEX

temporary construction easement will be required if stark has purchased the blue creek village property. easement may not be necessary if hope owns both properties

REFER TO DETAIL 'A' ON SHEET 6.10

SW 11TH STREET

GRADING LIMITS (TYP.)

80' WIDE OVERFLOW - ELEVATION=1002.50

OVERFLOW ELEVATION =1005.05

OVERFLOW ELEVATION =1003.84

OVERFLOW PATH (TYP.)

OVERFLOW ELEVATION =1003.25

OVERFLOW ELEVATION =1003.70

CURRENT 100-YEAR ELEVATION =1001.32

NORMAL POOL ELEVATION =997.80

BUILDING #1 FFE=1005.04 MPE=1004.43 GFE=1004.34

BUILDING #2 FFE=1005.06 MPE=1004.37 GFE=1004.37

BUILDING #53 FFE=1004.99 MPE=1004.38 GFE=1004.88

BUILDING #54 FFE=1005.26 MPE=1004.57 GFE=1004.57

GFE=1004.93

GFE=1004.95

GFE=1005.15

STREET A

POND 1A
NORMAL POOL=997.80
CURRENT 100-YR ELEVATION=1001.32
FUTURE 100-YR ELEVATION=1001.13

SCALE 0' 10' 20' 40'

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

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

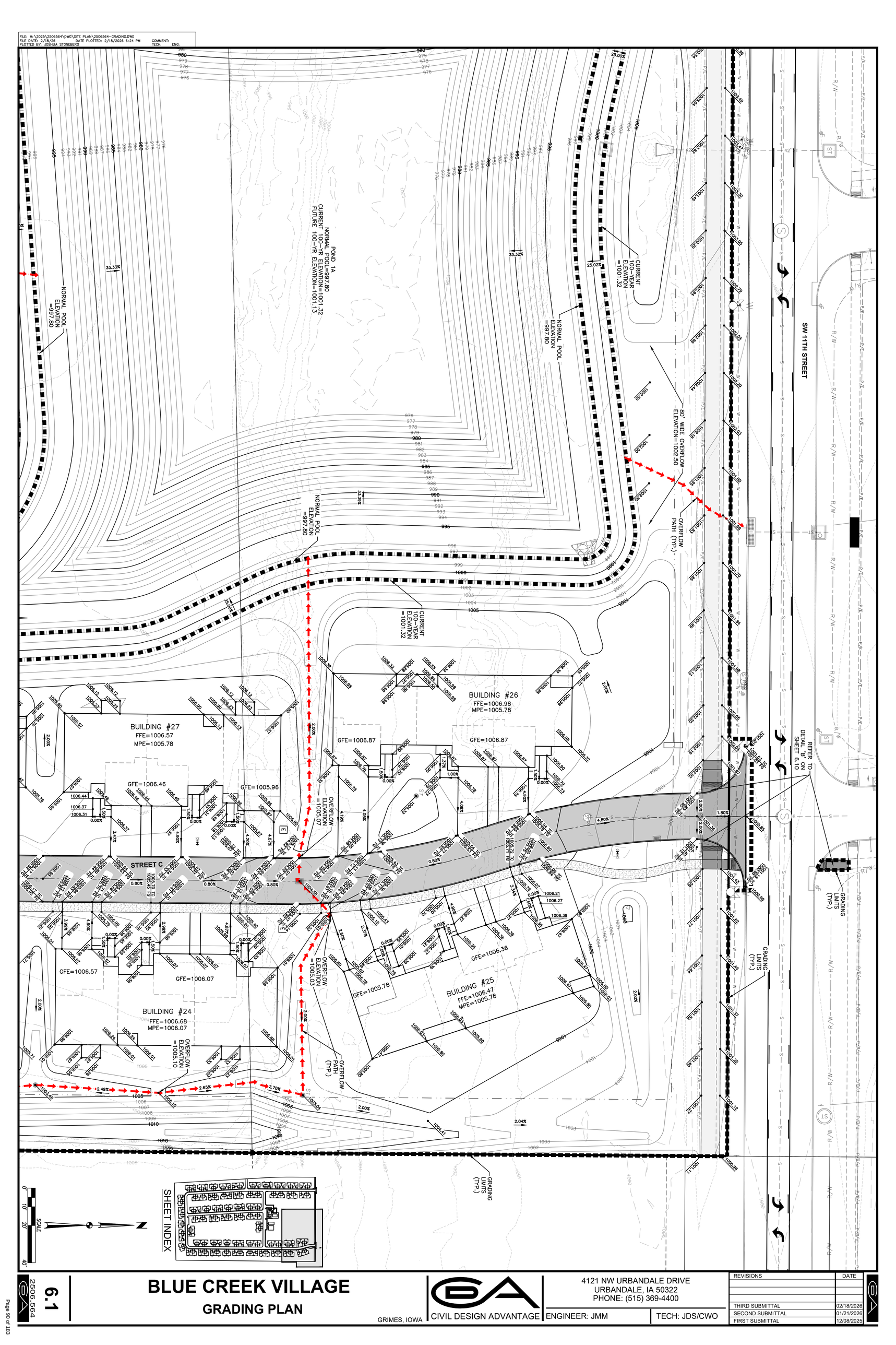
BLUE CREEK VILLAGE

GRADING PLAN

6.0

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TECH:
ENG:



BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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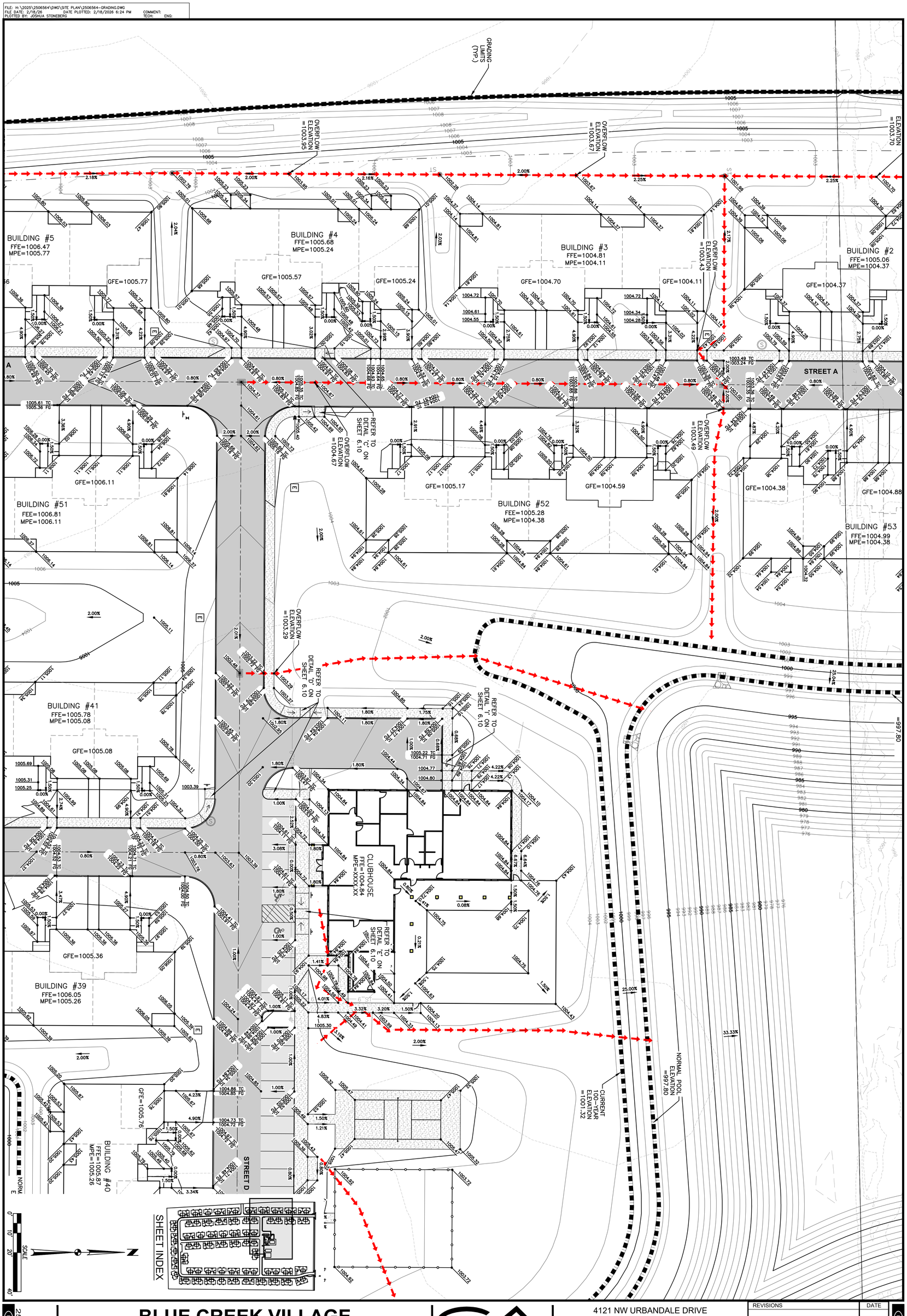
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6.1



BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

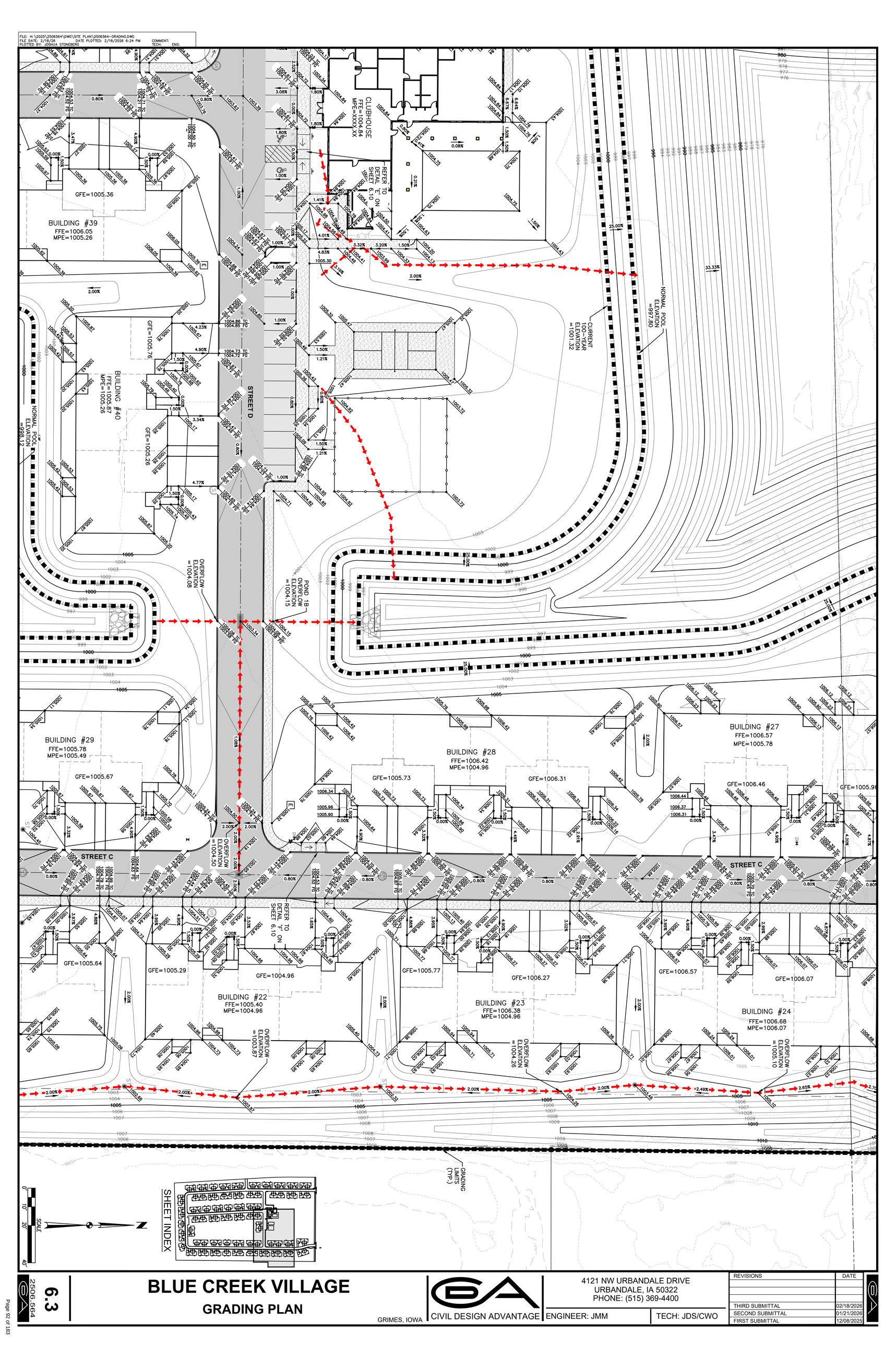
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6.2



BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

2506.564

6.3

CIVIL DESIGN ADVANTAGE

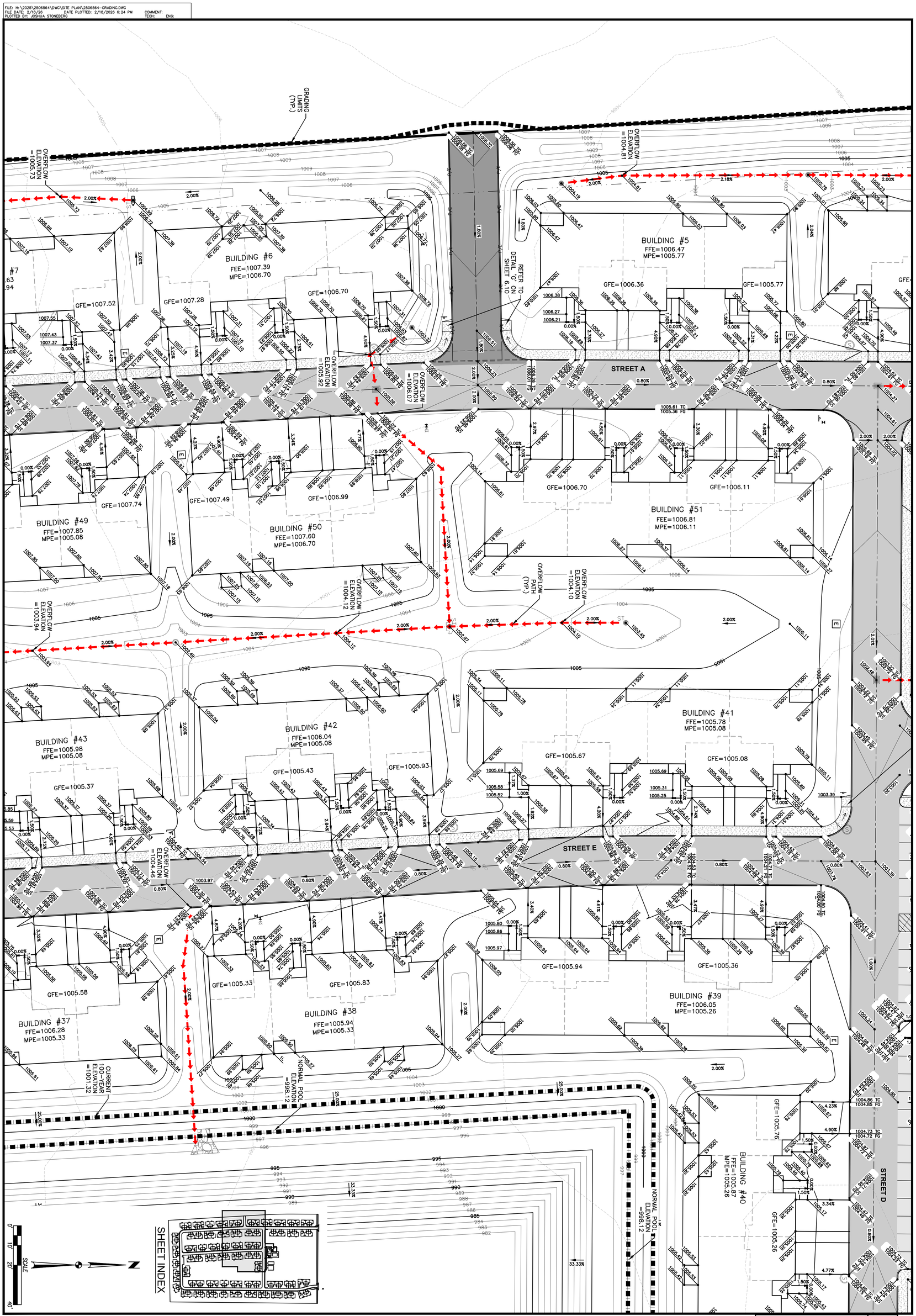
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BLUE CREEK VILLAGE

GRADING PLAN

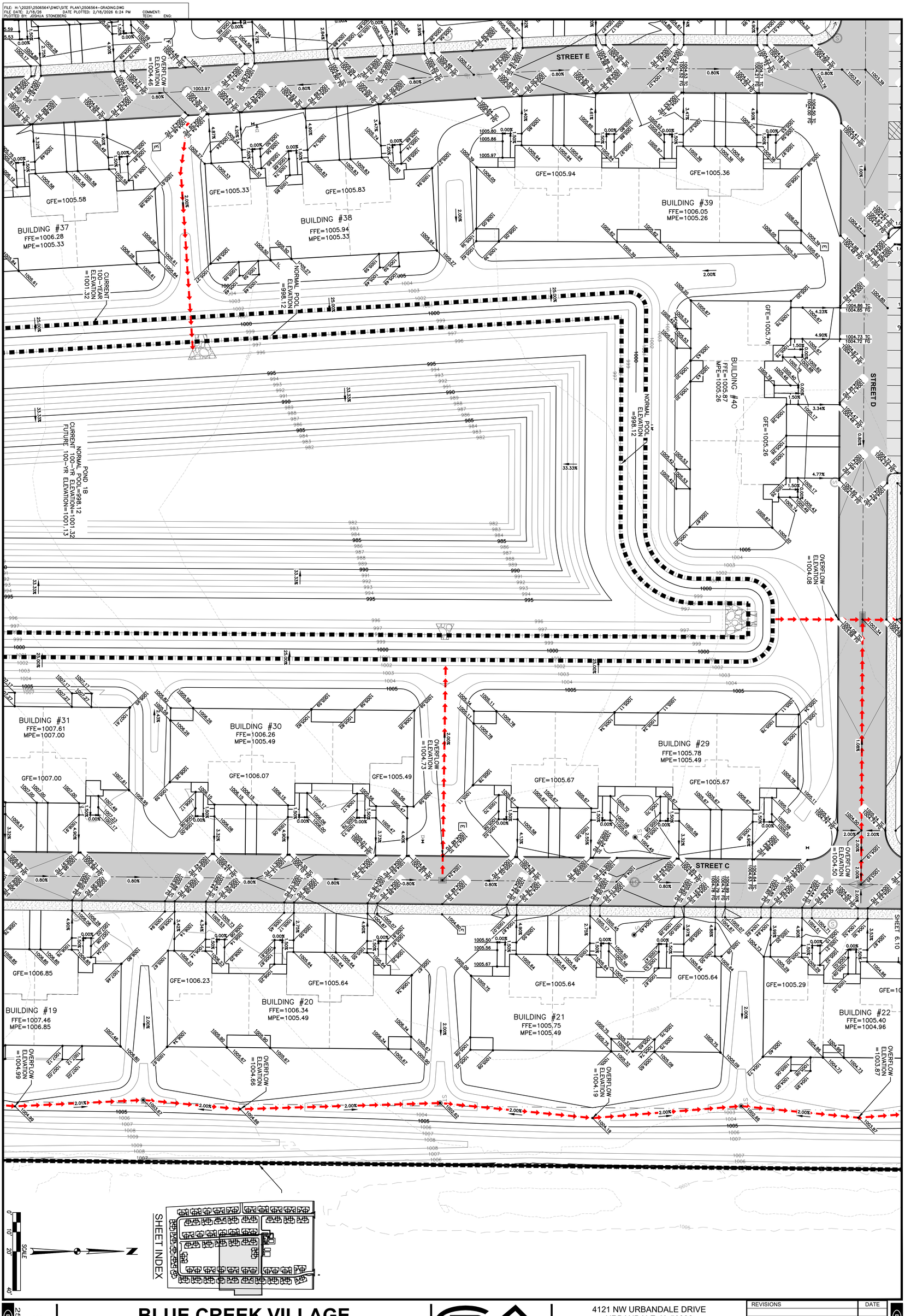
GRIMES, IOWA

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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

6.5

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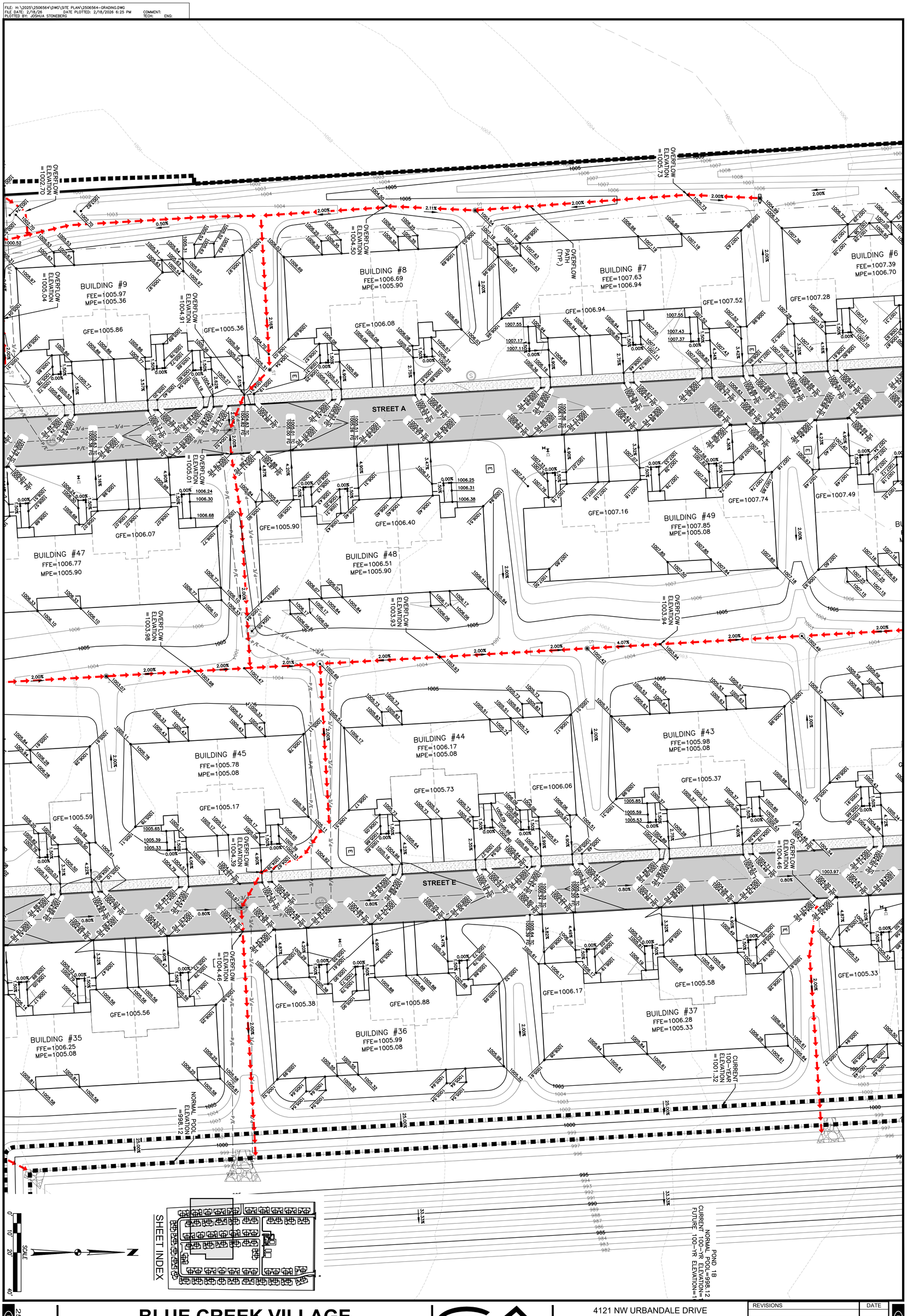
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

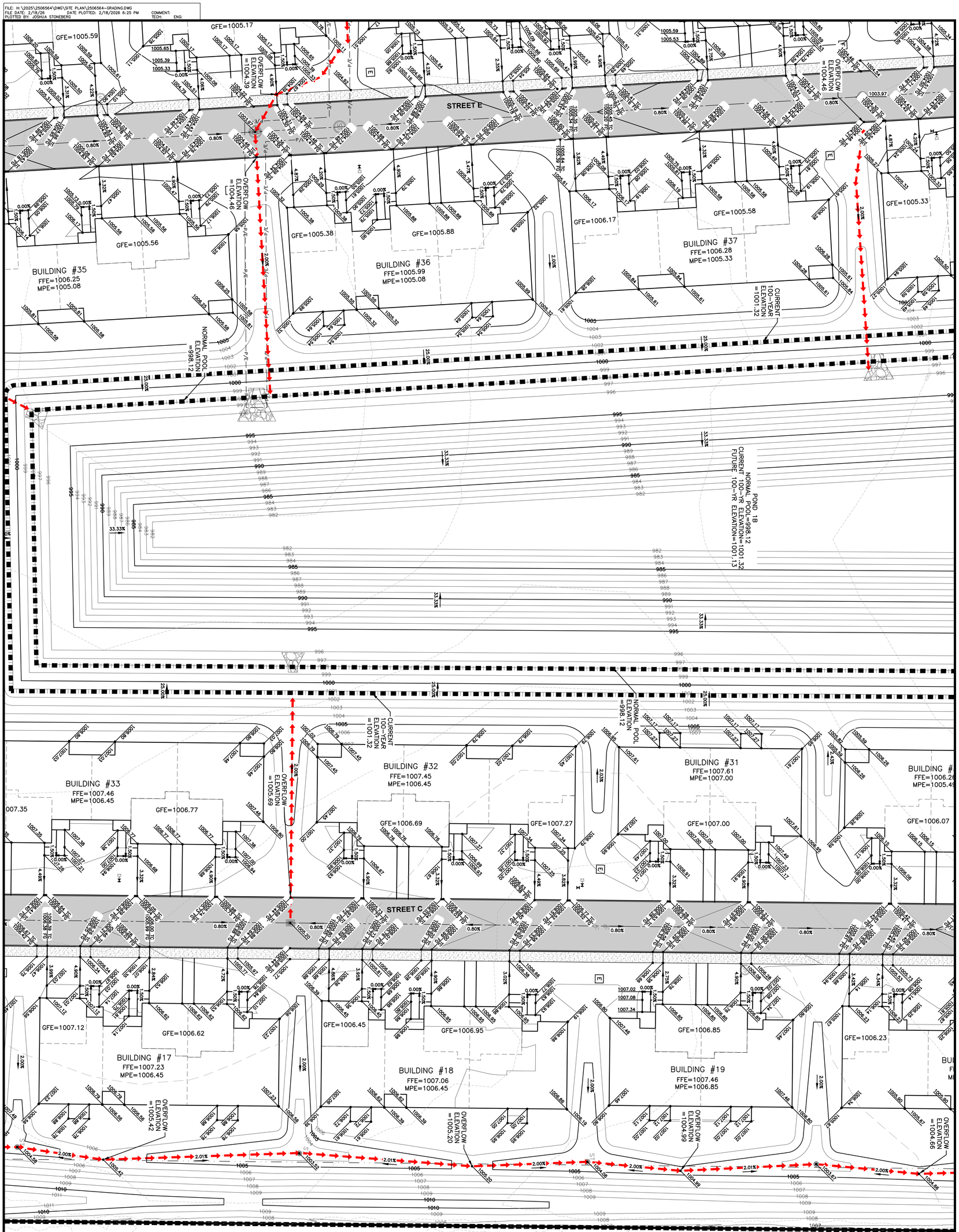
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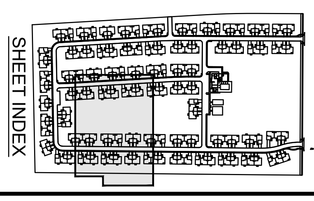
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6.6

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PLOTTED BY: JOSHUA STONEBERG TECH: ENG:





SHEET INDEX

SCALE: 0 10 20 40

BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

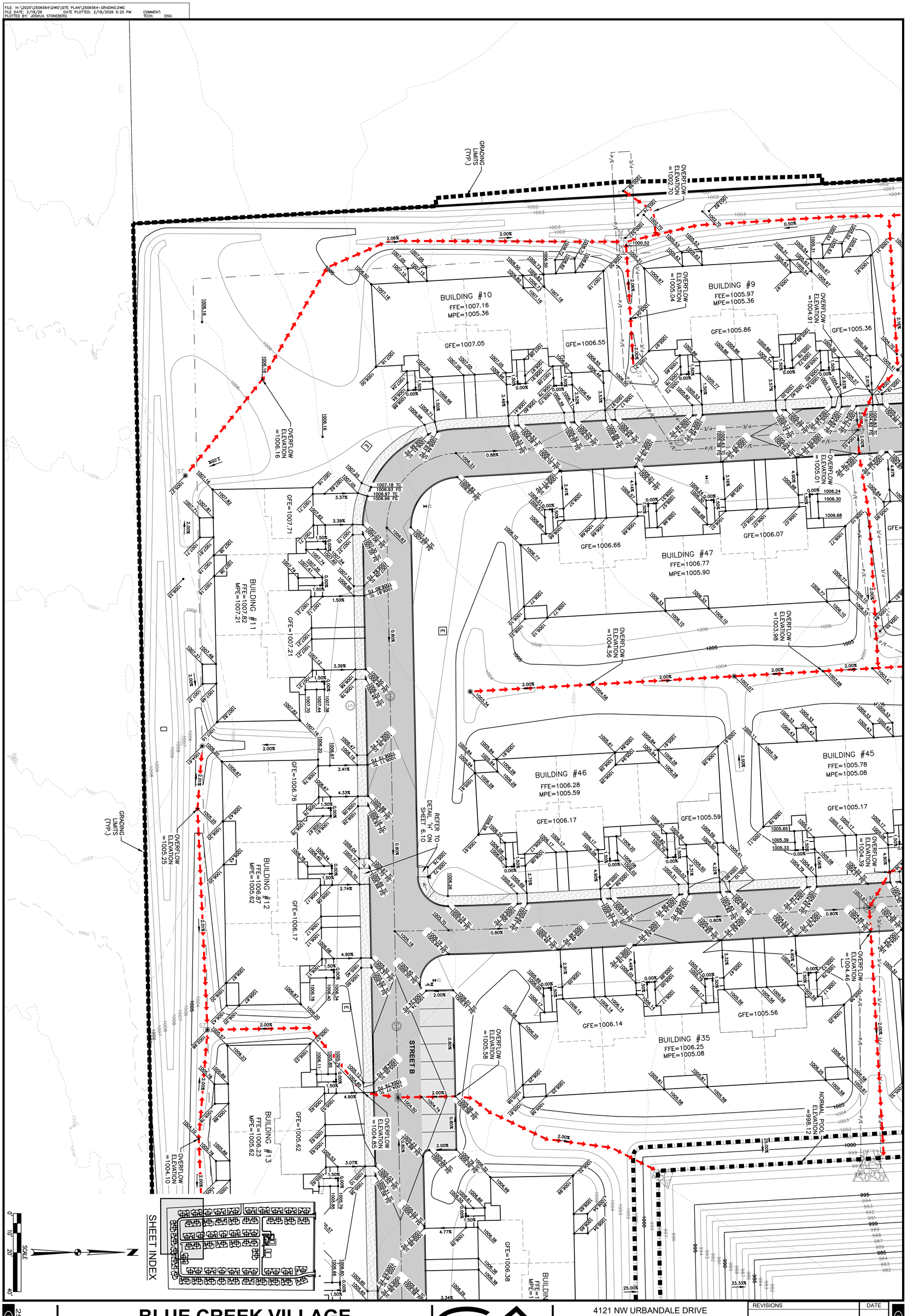
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BLUE CREEK VILLAGE

GRADING PLAN

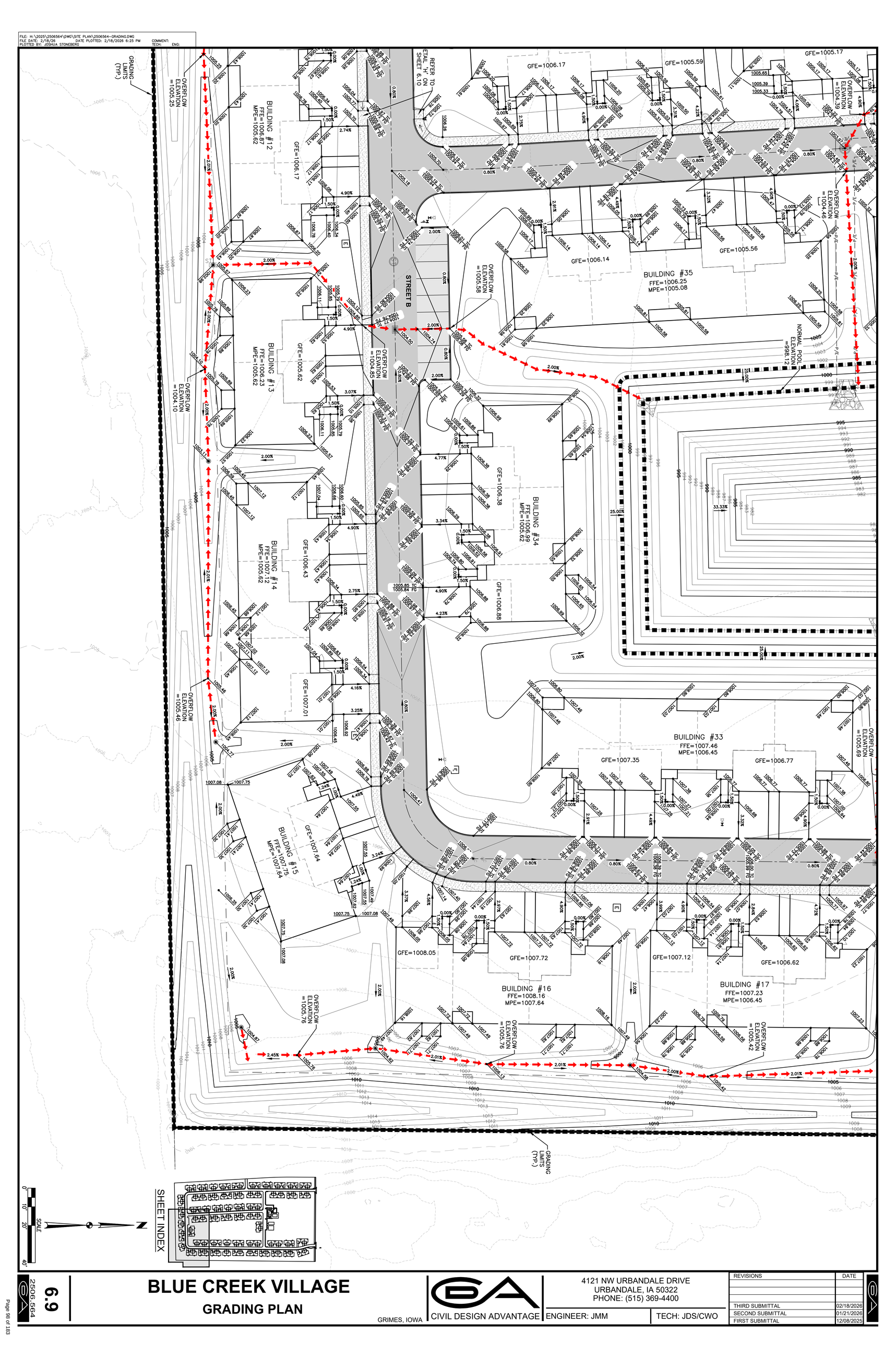
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

2506.564

6.9

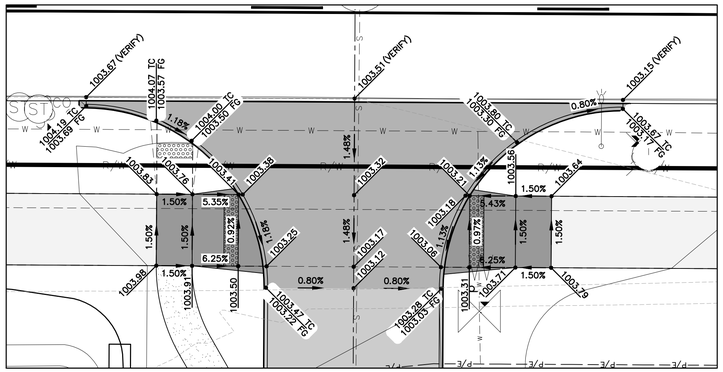
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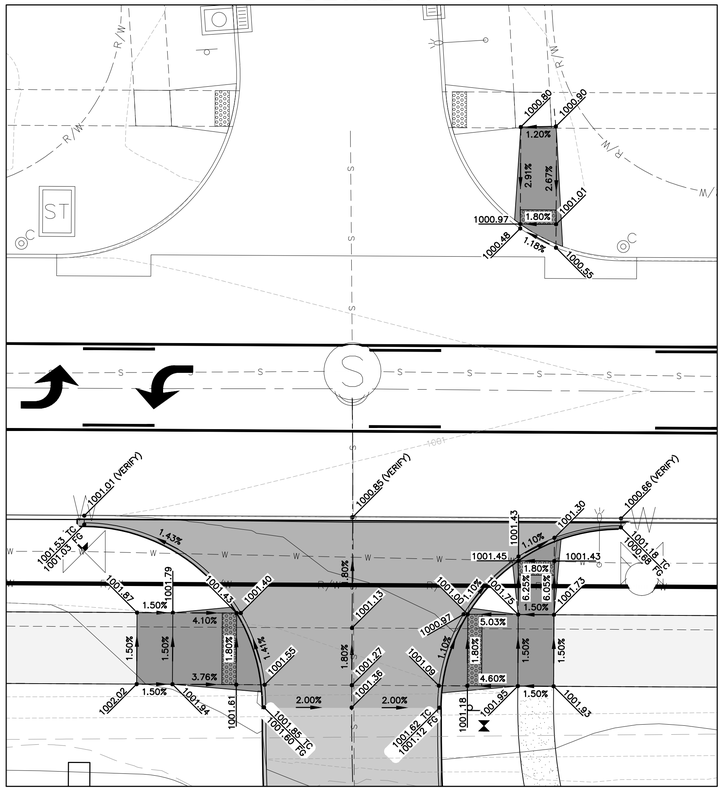
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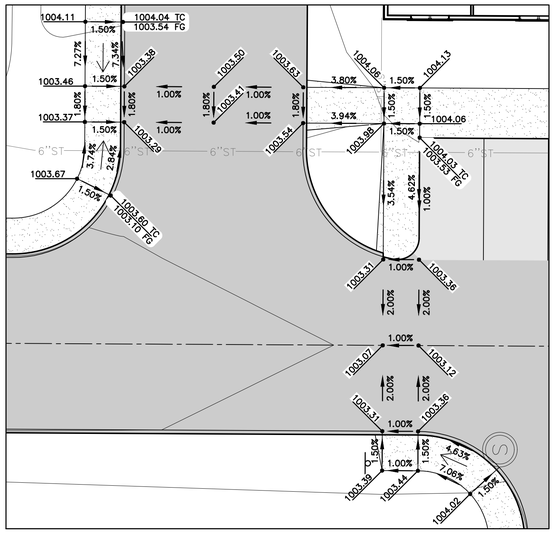
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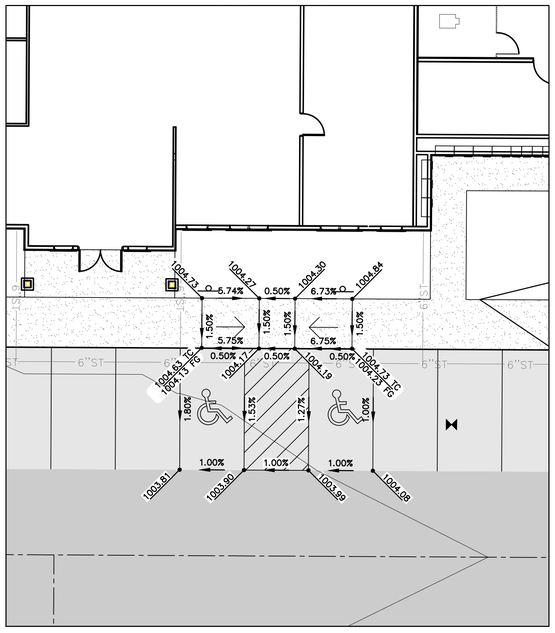
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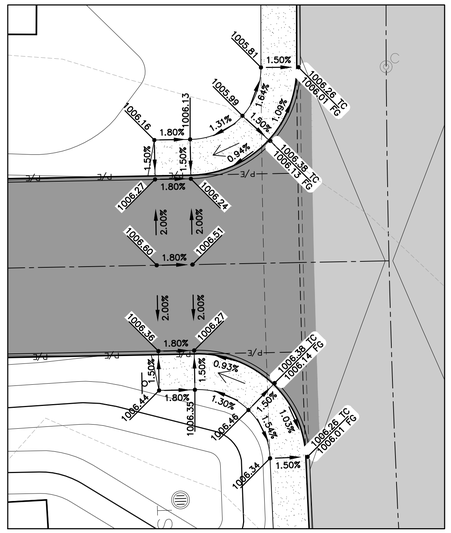
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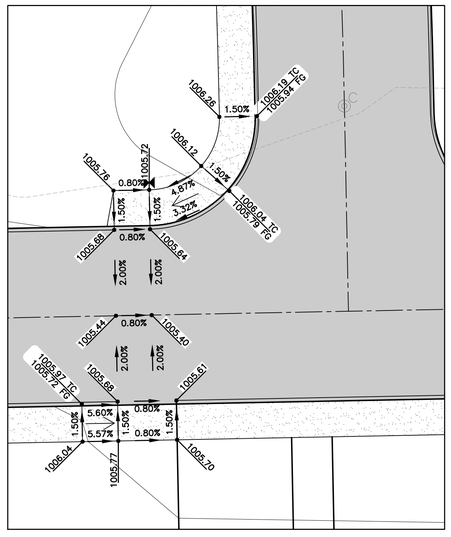
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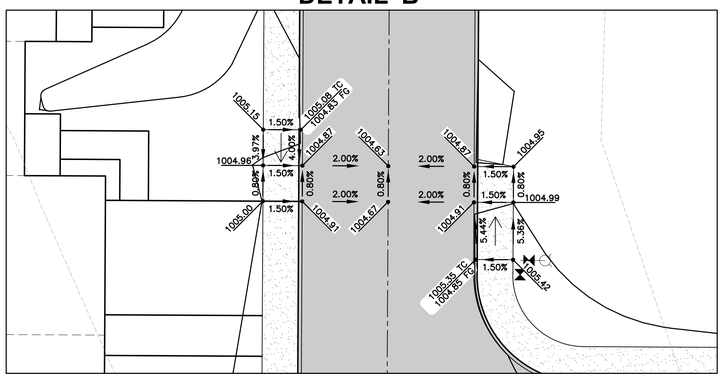
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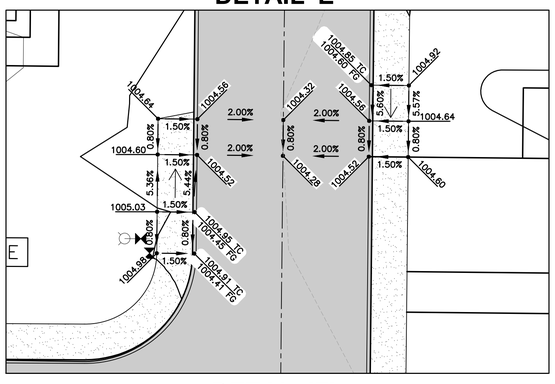
DETAIL 'G'



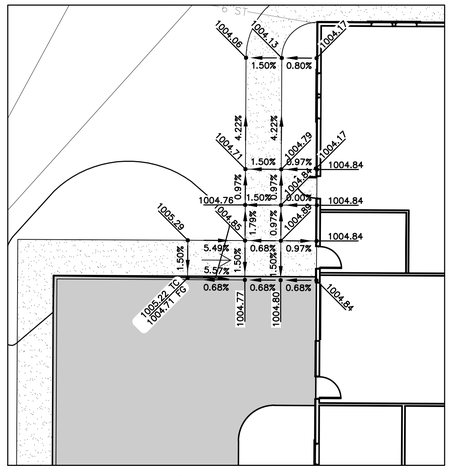
DETAIL 'H'



DETAIL 'C'



DETAIL 'F'



DETAIL 'I'

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FILE DATE: 2/18/26
PLOTTED BY: JESSICA STONEBERG
DATE PLOTTED: 2/19/2026 6:25 PM
COMMENT:
TECH: DSG

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

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

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE

GRADING PLAN

SCALE
0' 5' 10' 20'

6.10

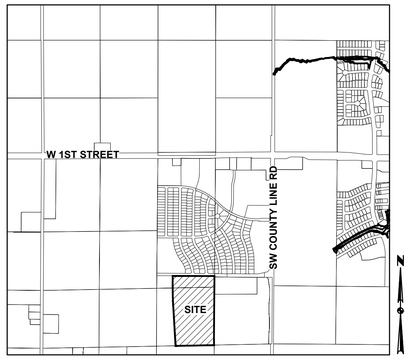
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BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	9,970
2	FILTER SOCK	LF	76
3	SEEDING, FERTILIZING, AND MULCHING	AC	16.19
4	INLET PROTECTION DEVICES	EA	15
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

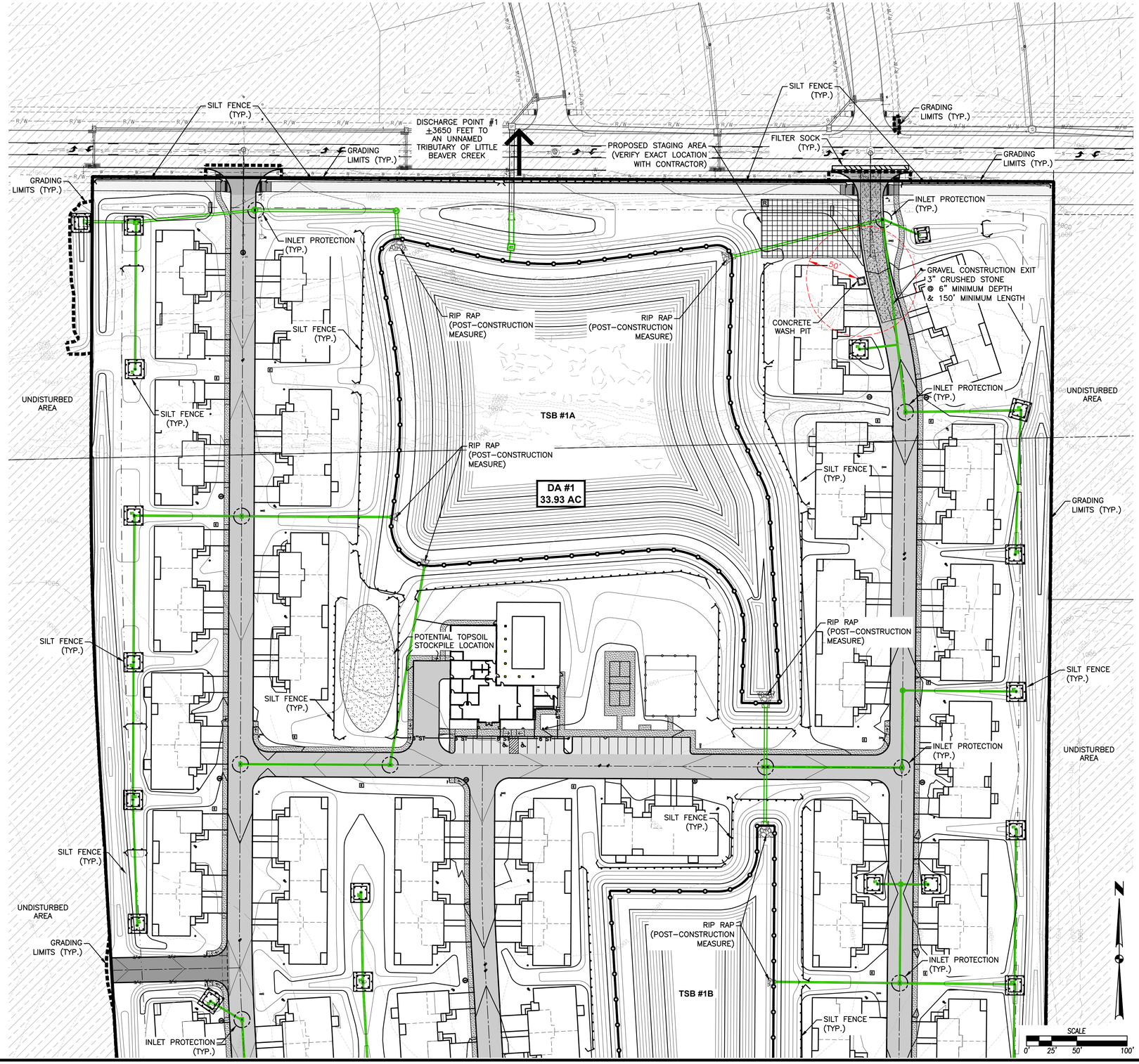
DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±3650 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	33.93 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	122,148 CU FT
VOLUME PROVIDED IN SILT FENCE (9,970 LF @ 4.5 CU FT/LF OF FENCE)	44,865 CU FT
VOLUME PROVIDED IN FILTER SOCK (76 LF @ 2.0 CU FT/LF OF SOCK)	152 CU FT
VOLUME PROVIDED IN TSB #1A & TSB #1B COMBINED	1,001,345 CU FT
TOTAL VOLUME PROVIDED	1,046,362 CU FT

SWPPP LEGEND

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

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



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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
EROSION AND SEDIMENT CONTROL PLAN

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PLOTTED BY: JOSHUA STONEBERG
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COMMENT: ENG.
TECH.

BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN



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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN

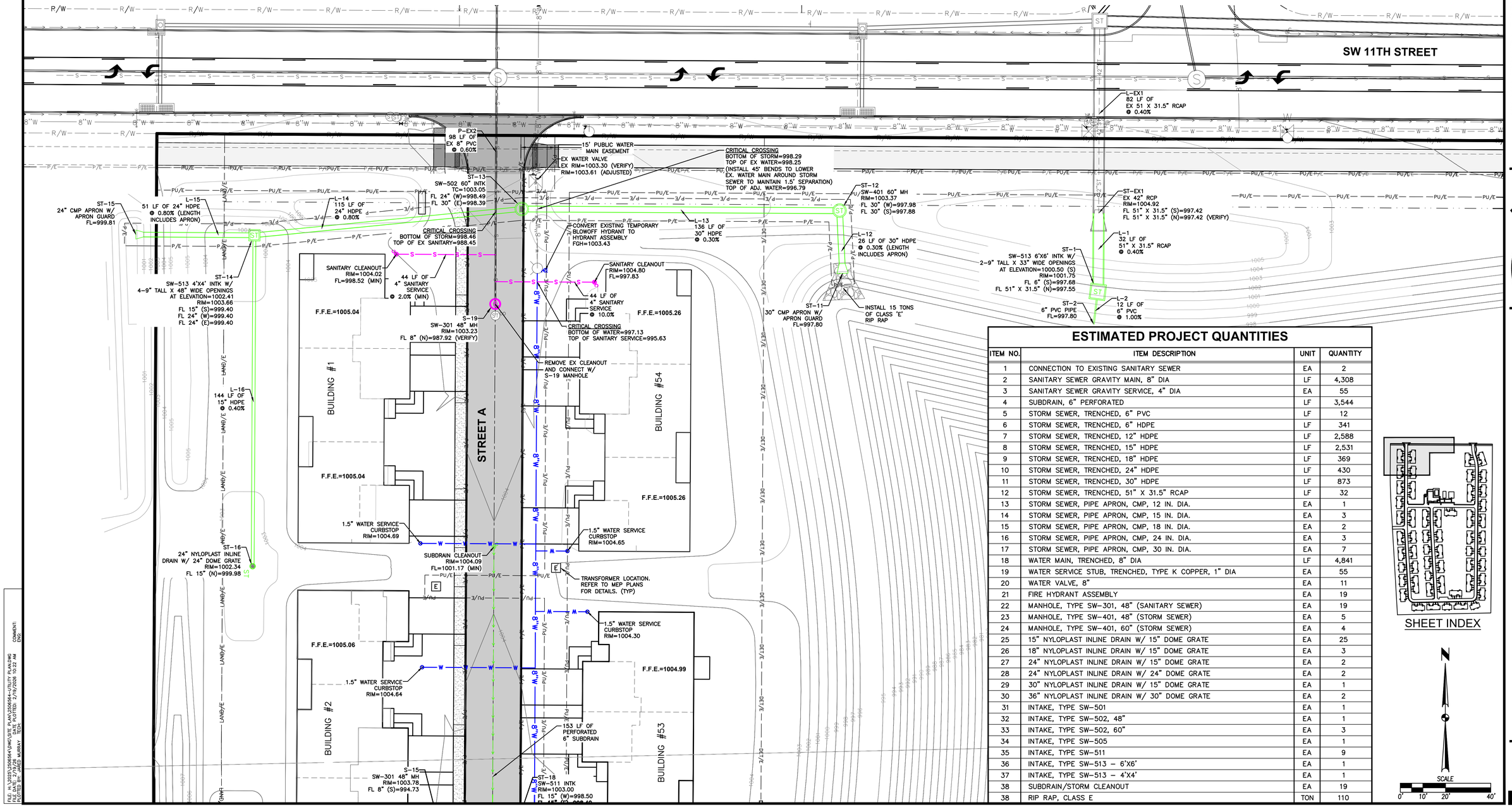
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FILE DATE: 2/18/26
PLOTTED BY: JOSHUA STONEBERG
DATE PLOTTED: 2/18/2026 6:25 PM
COMMENT:
TECH: DNS

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL PROPOSED WATERMAIN AND SANITARY SEWER WILL BE PUBLIC, SEE PLAN AND PROFILE PLANS FOR SANITARY SEWER, WATERMAIN AND CRITICAL CROSSING INFORMATION.
17. 4" WATER METERS WILL BE REQUIRED FOR ALL BUILDINGS.
18. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
19. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.



ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CONNECTION TO EXISTING SANITARY SEWER	EA	2
2	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	4,308
3	SANITARY SEWER GRAVITY SERVICE, 4" DIA	EA	55
4	SUBDRAIN, 6" PERFORATED	LF	3,544
5	STORM SEWER, TRENCHED, 6" PVC	LF	12
6	STORM SEWER, TRENCHED, 6" HDPE	LF	341
7	STORM SEWER, TRENCHED, 12" HDPE	LF	2,588
8	STORM SEWER, TRENCHED, 15" HDPE	LF	2,531
9	STORM SEWER, TRENCHED, 18" HDPE	LF	369
10	STORM SEWER, TRENCHED, 24" HDPE	LF	430
11	STORM SEWER, TRENCHED, 30" HDPE	LF	873
12	STORM SEWER, TRENCHED, 51" X 31.5" RCAP	LF	32
13	STORM SEWER, PIPE APRON, CMP, 12 IN. DIA.	EA	1
14	STORM SEWER, PIPE APRON, CMP, 15 IN. DIA.	EA	3
15	STORM SEWER, PIPE APRON, CMP, 18 IN. DIA.	EA	2
16	STORM SEWER, PIPE APRON, CMP, 24 IN. DIA.	EA	3
17	STORM SEWER, PIPE APRON, CMP, 30 IN. DIA.	EA	7
18	WATER MAIN, TRENCHED, 8" DIA	LF	4,841
19	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 1" DIA	EA	55
20	WATER VALVE, 8"	EA	11
21	FIRE HYDRANT ASSEMBLY	EA	19
22	MANHOLE, TYPE SW-301, 48" (SANITARY SEWER)	EA	19
23	MANHOLE, TYPE SW-401, 48" (STORM SEWER)	EA	5
24	MANHOLE, TYPE SW-401, 60" (STORM SEWER)	EA	4
25	15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	25
26	18" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	3
27	24" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	2
28	24" NYLOPLAST INLINE DRAIN W/ 24" DOME GRATE	EA	2
29	30" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	1
30	36" NYLOPLAST INLINE DRAIN W/ 30" DOME GRATE	EA	2
31	INTAKE, TYPE SW-501	EA	1
32	INTAKE, TYPE SW-502, 48"	EA	1
33	INTAKE, TYPE SW-502, 60"	EA	3
34	INTAKE, TYPE SW-505	EA	1
35	INTAKE, TYPE SW-511	EA	9
36	INTAKE, TYPE SW-513 - 6'X6'	EA	1
37	INTAKE, TYPE SW-513 - 4'X4'	EA	1
38	SUBDRAIN/STORM CLEANOUT	EA	19
38	RIP RAP, CLASS E	TON	110

SHEET INDEX

SCALE
0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

REVISIONS	DATE
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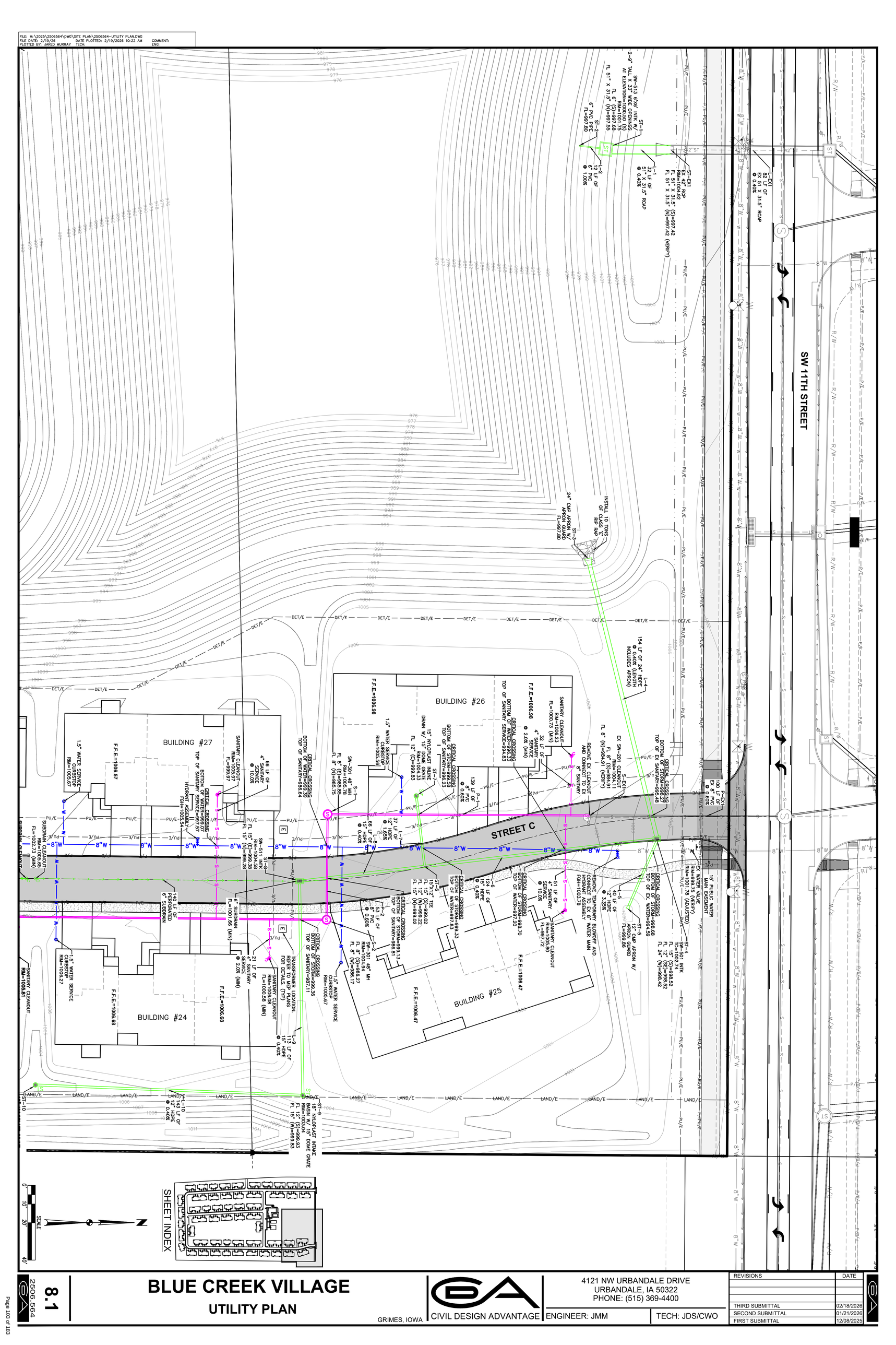
BLUE CREEK VILLAGE

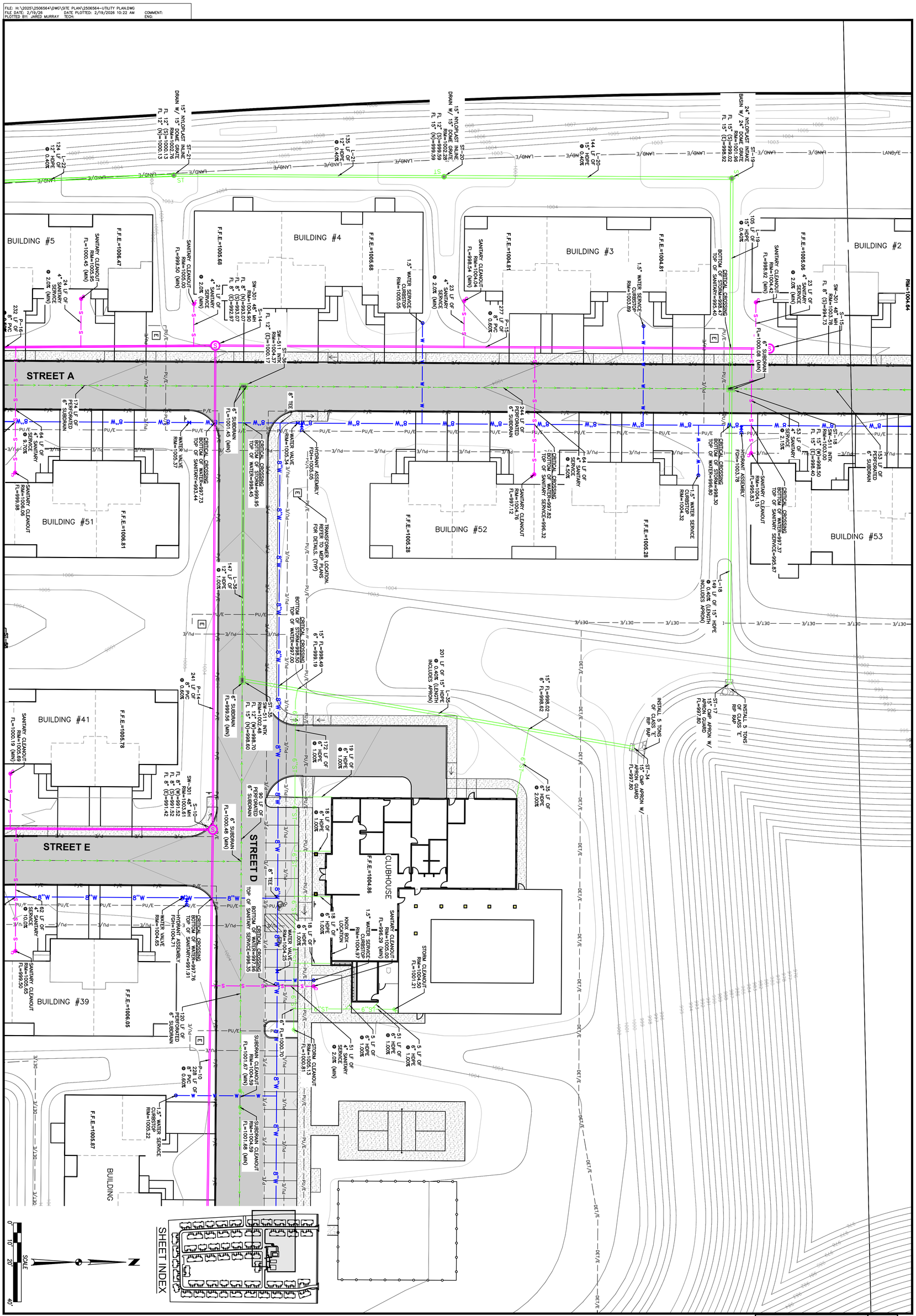
UTILITY PLAN

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PLOTTED BY: JAMES MURRAY
DATE PLOTTED: 2/19/2026 10:22 AM
COMMENT:
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PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:
SW 11TH STREET
STREET C
BUILDING #24
BUILDING #25
BUILDING #26
BUILDING #27
SHEET INDEX
SCALE
0'
10'
20'
40'
BLUE CREEK VILLAGE
UTILITY PLAN
GRIMES, IOWA
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

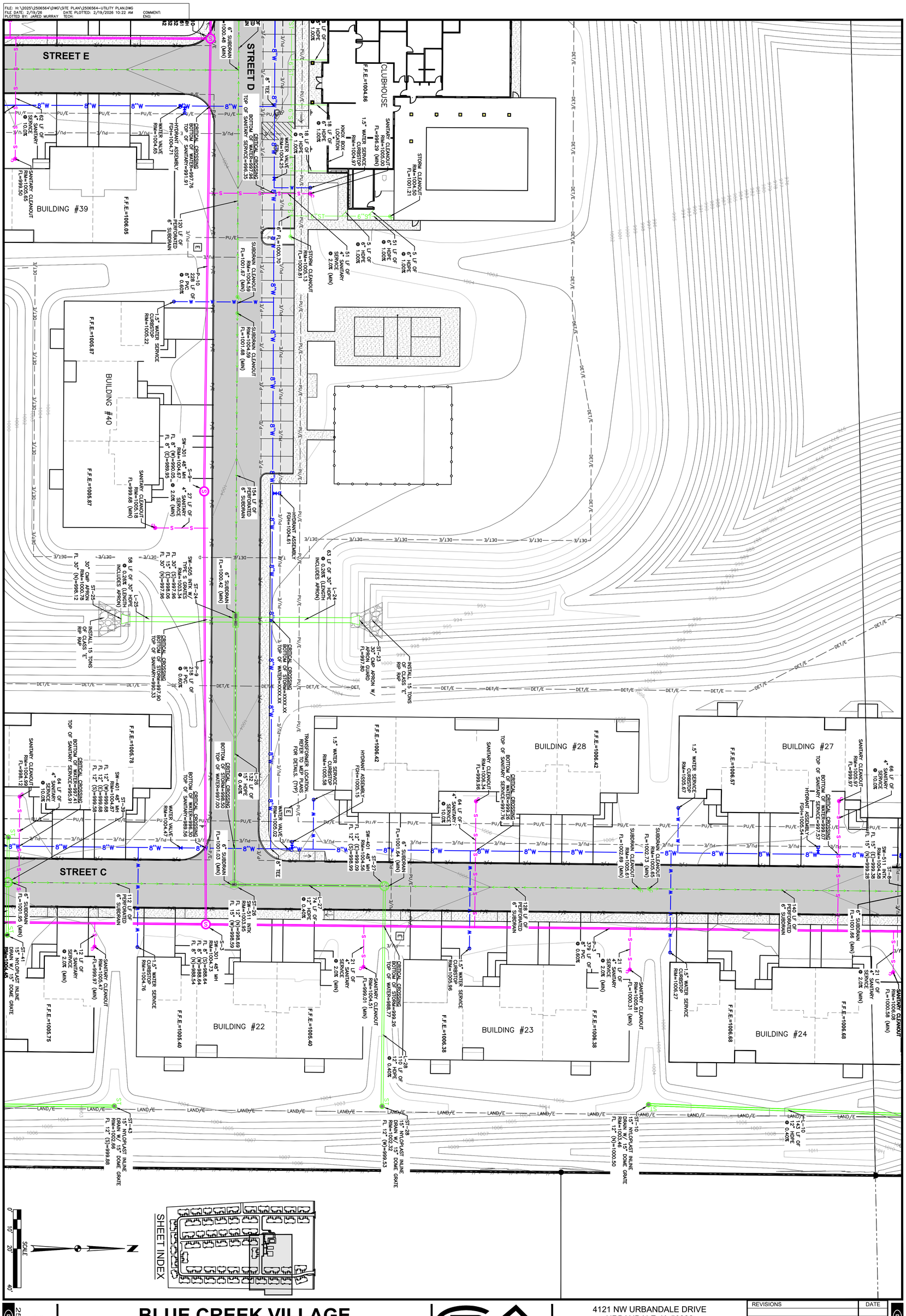
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BLUE CREEK VILLAGE

UTILITY PLAN

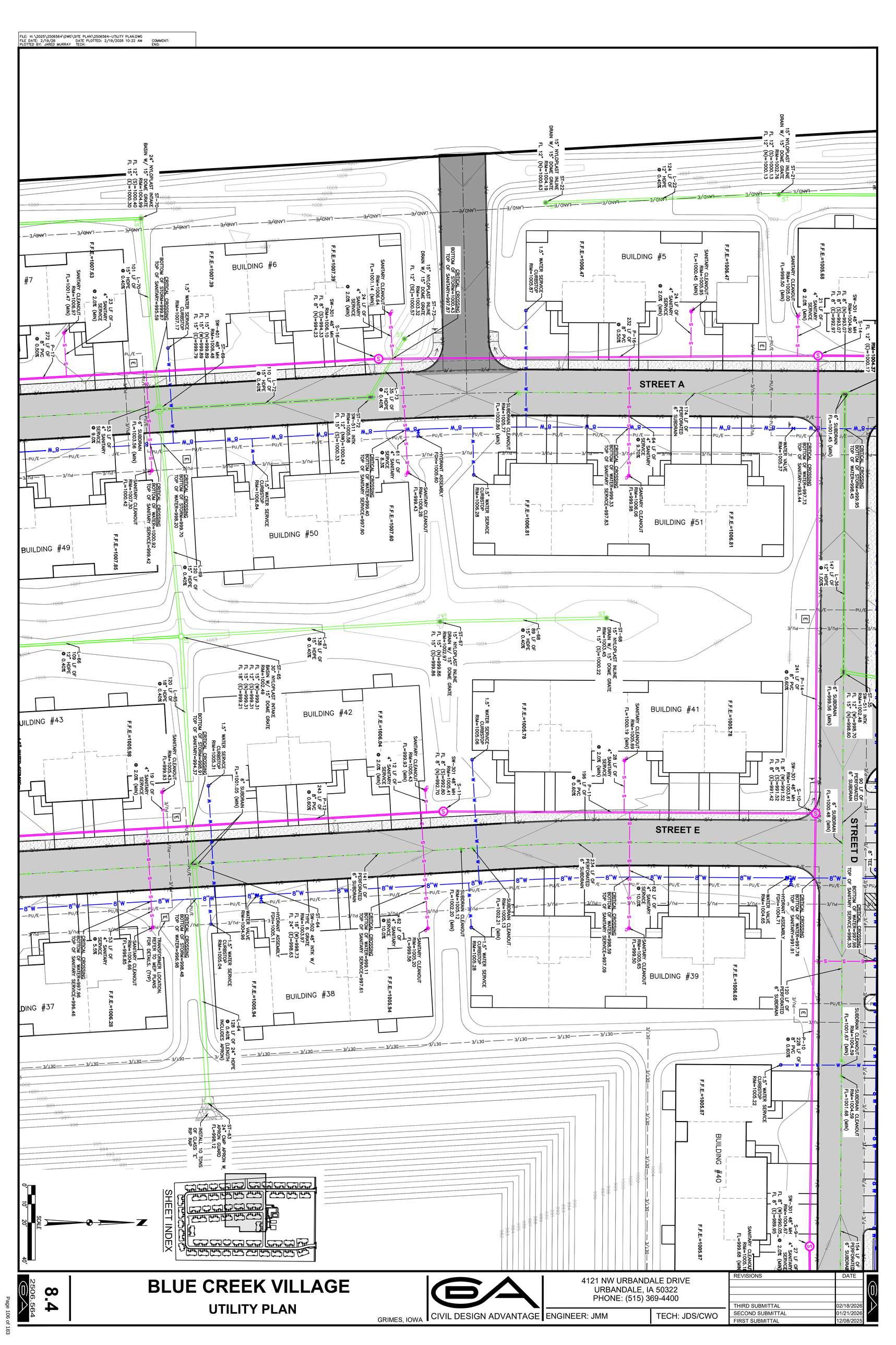
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

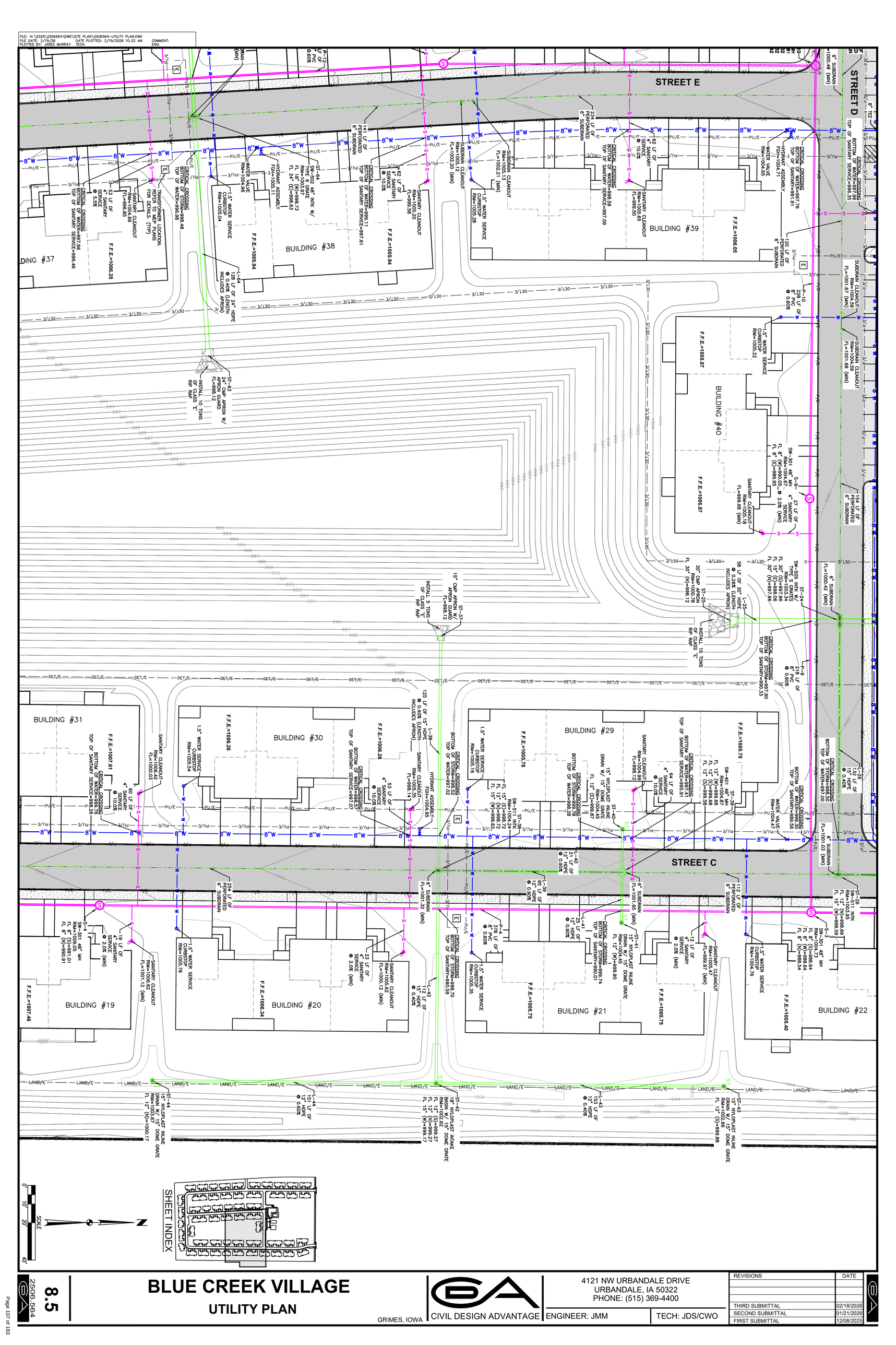
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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

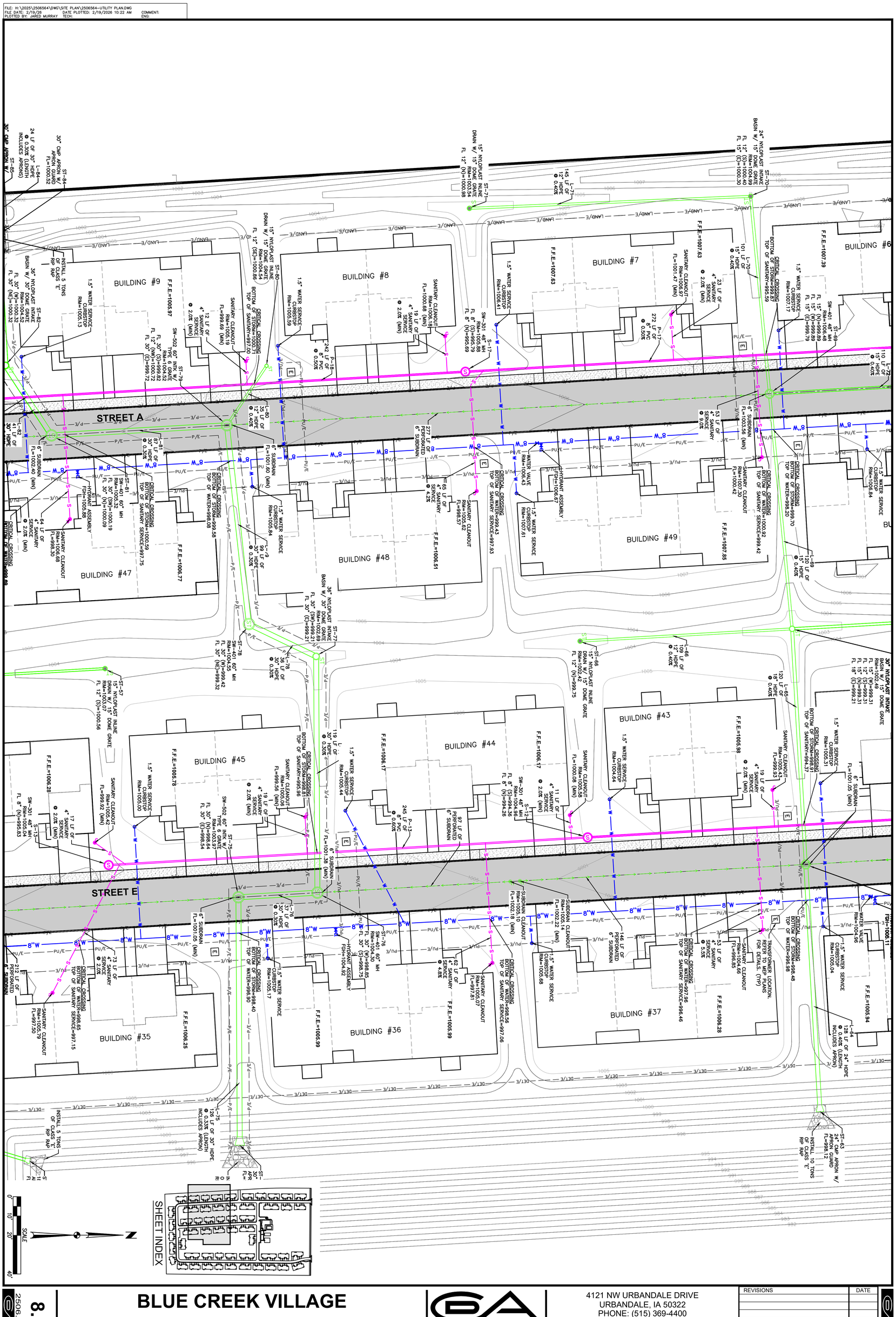
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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

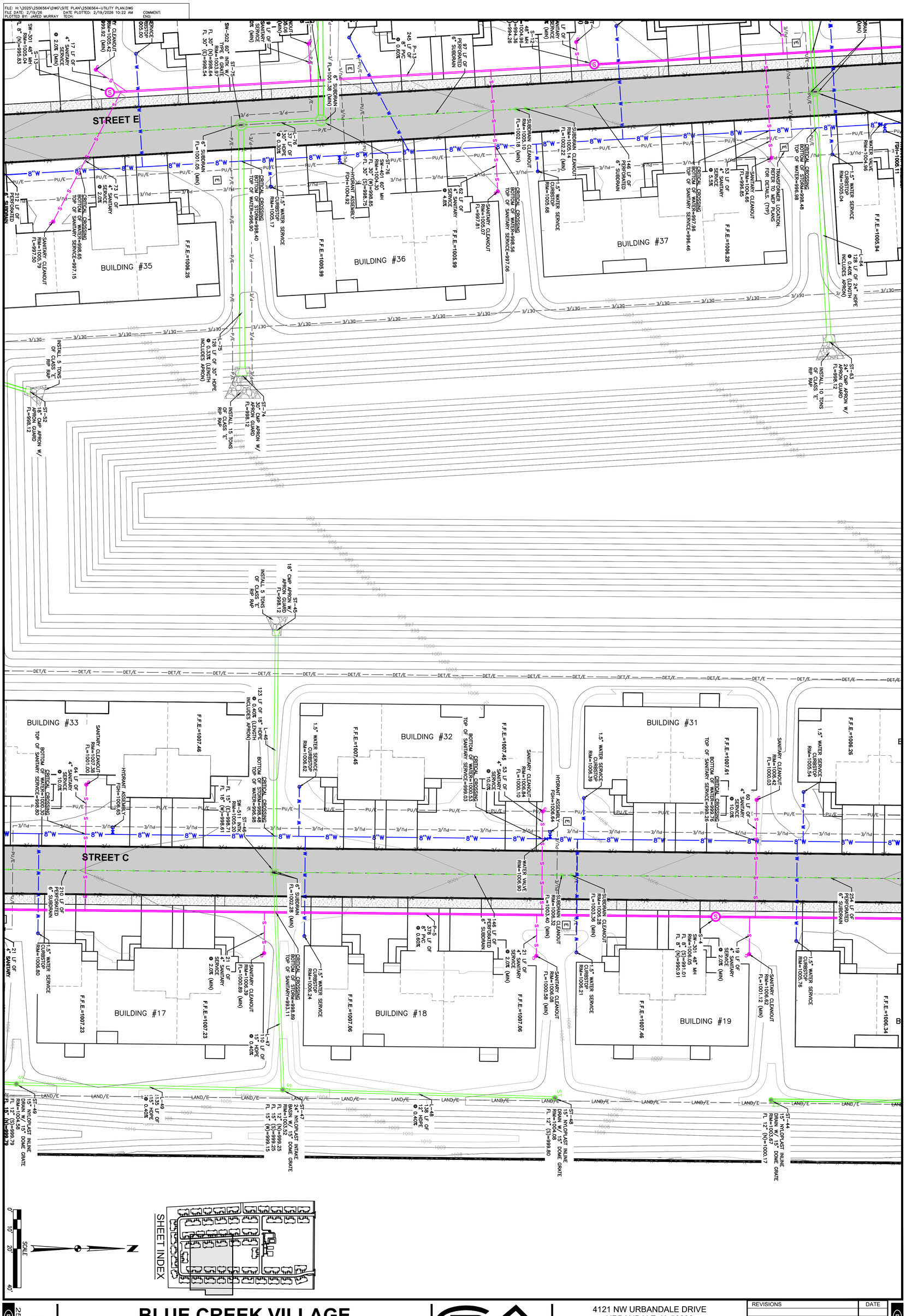
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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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2506.564

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STREET A

STREET B

STREET E

BUILDING #9

BUILDING #10

BUILDING #11

BUILDING #12

BUILDING #13

BUILDING #45

BUILDING #46

BUILDING #47

BUILDING #35

F.F.E.=1005.97

F.F.E.=1007.16

F.F.E.=1007.82

F.F.E.=1006.87

F.F.E.=1006.23

F.F.E.=1005.78

F.F.E.=1006.28

F.F.E.=1006.25

F.F.E.=1006.99

F.F.E.=1006.77

ST-84
30" CMP APRON W/ APRON GUARD
FL=1000.52

L-84
24 LF OF 30" HDPE
@ 0.30% (LENGTH INCLUDES APRONS)

ST-85
30" CMP APRON W/ APRON GUARD
FL=1000.59

INSTALL 5 TONS OF CLASS 'E' RIP RAP

ST-83
30" CMP APRON W/ APRON GUARD
FL=1000.52

L-83
63 LF OF 30" HDPE
@ 0.30% (LENGTH INCLUDES APRON)

ST-82
36" NYLOPLAST INTAKE BASIN W/ 30" DOME GRATE
RIM=1004.52
FL 30" (W)=1000.32
FL 30" (NE)=1000.32

15 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

SANITARY CLEANOUT
RIM=1006.09
FL=1000.59 (MIN)

S-18
SW-301 48" MH
RIM=1005.90
FL 8" (N)=997.00

L-82
41 LF OF 30" HDPE
@ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=1000.16
TOP OF SANITARY=997.59

170 LF OF PERFORMED 6" SUBDRAIN

1.5" WATER SERVICE CURBSTOP
RIM=1006.17

1.5" WATER SERVICE CURBSTOP
RIM=1006.42

TRANSFORMER LOCATION. REFER TO MEP PLANS FOR DETAILS. (TYP)

ST-79
SW-502 60" INTK W/ TYPE 6 GRATE
RIM=1004.52
FL 30" (S)=999.82
FL 12" (NW)=1000.72
FL 30" (E)=999.72

1.5" WATER SERVICE CURBSTOP
RIM=1005.13

SANITARY CLEANOUT
RIM=1005.19
FL=999.69 (MIN)

12 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

CRITICAL CROSSING
BOTTOM OF STORM=1000.71
TOP OF SANITARY=997.00

L-80
35 LF OF 12" HDPE
@ 0.40%

FL=1001.60 (MIN)

L-79
99 LF OF 30" HDPE
@ 0.30%

ST-78
SW-401 60" MH
RIM=1004.55
FL 30" (W)=999.42
FL 30" (NE)=999.32

CRITICAL CROSSING
BOTTOM OF STORM=999.58
TOP OF WATER=998.08

L-81
87 LF OF 30" HDPE
@ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=1000.59
TOP OF SANITARY SERVICE=997.75

ST-81
SW-401 60" MH
RIM=1005.32
FL 30" (SW)=1000.19
FL 30" (N)=1000.09

HYDRANT ASSEMBLY
FGH=1005.88

SANITARY CLEANOUT
RIM=1006.68
FL=998.30

64 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

6" SUBDRAIN
FL=1002.40 (MIN)

CRITICAL CROSSING
BOTTOM OF WATER=999.69
TOP OF SANITARY SERVICE=998.12

HYDRANT ASSEMBLY
FGH=1006.98

45° BEND

45° BEND

SUBDRAIN CLEANOUT
RIM=1006.83
FL=1003.91 (MIN)

79 LF OF PERFORMED 6" SUBDRAIN

SUBDRAIN CLEANOUT
RIM=1006.79
FL=1003.87 (MIN)

6" SUBDRAIN
FL=1003.22 (MIN)

CRITICAL CROSSING
BOTTOM OF STORM=999.80
TOP OF WATER=998.30

L-56
39 LF OF 15" HDPE
@ 0.40%

ST-55
SW-401 48" MH
RIM=1006.14
FL 15" (N)=999.76
FL 15" (E)=999.66

ST-56
15" NYLOPLAST INTAKE BASIN W/ 15" DOME GRATE
RIM=1003.34
FL 12" (N)=1000.02
FL 15" (S)=999.92

1.5" WATER SERVICE CURBSTOP
RIM=1005.61

SUBDRAIN CLEANOUT
RIM=1005.69
FL=1002.77 (MIN)

WATER VALVE
RIM=1005.78

8" TEE

ST-57
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1003.07
FL 12" (S)=1000.56

SANITARY CLEANOUT
RIM=1005.42
FL=999.92 (MIN)

17 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

S-13
SW-301 48" MH
RIM=1005.04
FL 8" (N)=995.83

L-57
135 LF OF 12" HDPE
@ 0.40%

19 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

ST-75
SW-502 60" INTK W/ TYPE 6 GRATE
RIM=1003.97
FL 30" (N)=998.64
FL 30" (E)=998.54

6" SUBDRAIN
FL=1001.05 (MIN)

1.5" WATER SERVICE CURBSTOP
RIM=1005.00

RIM=1005.17

CRITICAL CROSSING
BOTTOM OF STORM=998.40
TOP OF WATER=996.90

ST-74
30" CMP APRON W/ APRON GUARD
FL=998.12

INSTALL 15 TONS OF CLASS 'E' RIP RAP

L-75
126 LF OF 30" HDPE
@ 0.33% (LENGTH INCLUDES APRON)

73 LF OF 4" SANITARY SERVICE
@ 2.0%

CRITICAL CROSSING
BOTTOM OF WATER=998.65
TOP OF SANITARY SERVICE=997.15

SANITARY CLEANOUT
RIM=1005.79
FL=997.50

INSTALL 5 TONS OF CLASS 'E' RIP RAP

ST-52
18" CMP APRON W/ APRON GUARD
FL=998.12

212 LF OF PERFORATED 6" SUBDRAIN

L-53
138 LF OF 18" HDPE
@ 0.40% (LENGTH INCLUDES APRON)

1.5" WATER SERVICE CURBSTOP
RIM=1005.18

1.5" WATER SERVICE CURBSTOP
RIM=1006.16

HYDRANT ASSEMBLY
FGH=1005.85

WATER VALVE
RIM=1005.78

CRITICAL CROSSING
BOTTOM OF STORM=998.54
TOP OF WATER=997.04

ST-53
SW-511 INTK
RIM=1004.50
FL 15" (W)=998.77
FL 18" (N)=998.67

303 LF OF PERFORATED 6" SUBDRAIN

L-54
33 LF OF 15" HDPE
@ 0.40%

6" SUBDRAIN
FL=1001.58 (MIN)

S-7
SW-301 48" MH
RIM=1005.16
FL 8" (W)=995.61
FL 8" (E)=995.51

S-8
SW-301 48" MH
RIM=1006.54
FL 8" (E)=997.07

P-8
244 LF OF 8" PVC
@ 0.60%

21 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

1.5" WATER SERVICE CURBSTOP
RIM=1007.43

SANITARY CLEANOUT
RIM=1007.14
FL=1001.64 (MIN)

1.5" WATER SERVICE CURBSTOP
RIM=1006.31

23 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

SANITARY CLEANOUT
RIM=1006.43
FL=1000.93 (MIN)

CRITICAL CROSSING
BOTTOM OF STORM=998.97
TOP OF SANITARY=996.84

ST-54
SW-401 48" MH
RIM=1004.79
FL 15" (W)=999.00
FL 15" (S)=999.00
FL 15" (E)=998.90

1.5" WATER SERVICE CURBSTOP
RIM=1004.63

20 LF OF 4" SANITARY SERVICE
@ 2.0%

SANITARY CLEANOUT
RIM=1004
FL=999.36 (M

94 LF OF 15" HDPE
@ 0.40%

L-58

ST-58
18" NYLOPLAST INTAKE BASIN W/ 15" DOME GRATE
RIM=1002.98
FL 12" (E)=999.48
FL 12" (W)=999.48
FL 15" (N)=999.38

L-61
104 LF OF 12" HDPE
@ 0.40%

ST-59
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1004.61
FL 12" (W)=1000.13
FL 12" (E)=1000.13

L-59
144 LF OF 12" HDPE
@ 0.45%

L-60
138 LF OF 12" HDPE
@ 0.45%

ST-60
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1005.27
FL 12" (E)=1000.75

P-8
244 LF OF 8" PVC
@ 0.60%

P-9
244 LF OF 8" PVC
@ 0.60%

P-10
244 LF OF 8" PVC
@ 0.60%

SHEET INDEX

SCALE
0' 10' 20' 40'

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

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

TECH: JDS/CWO

ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

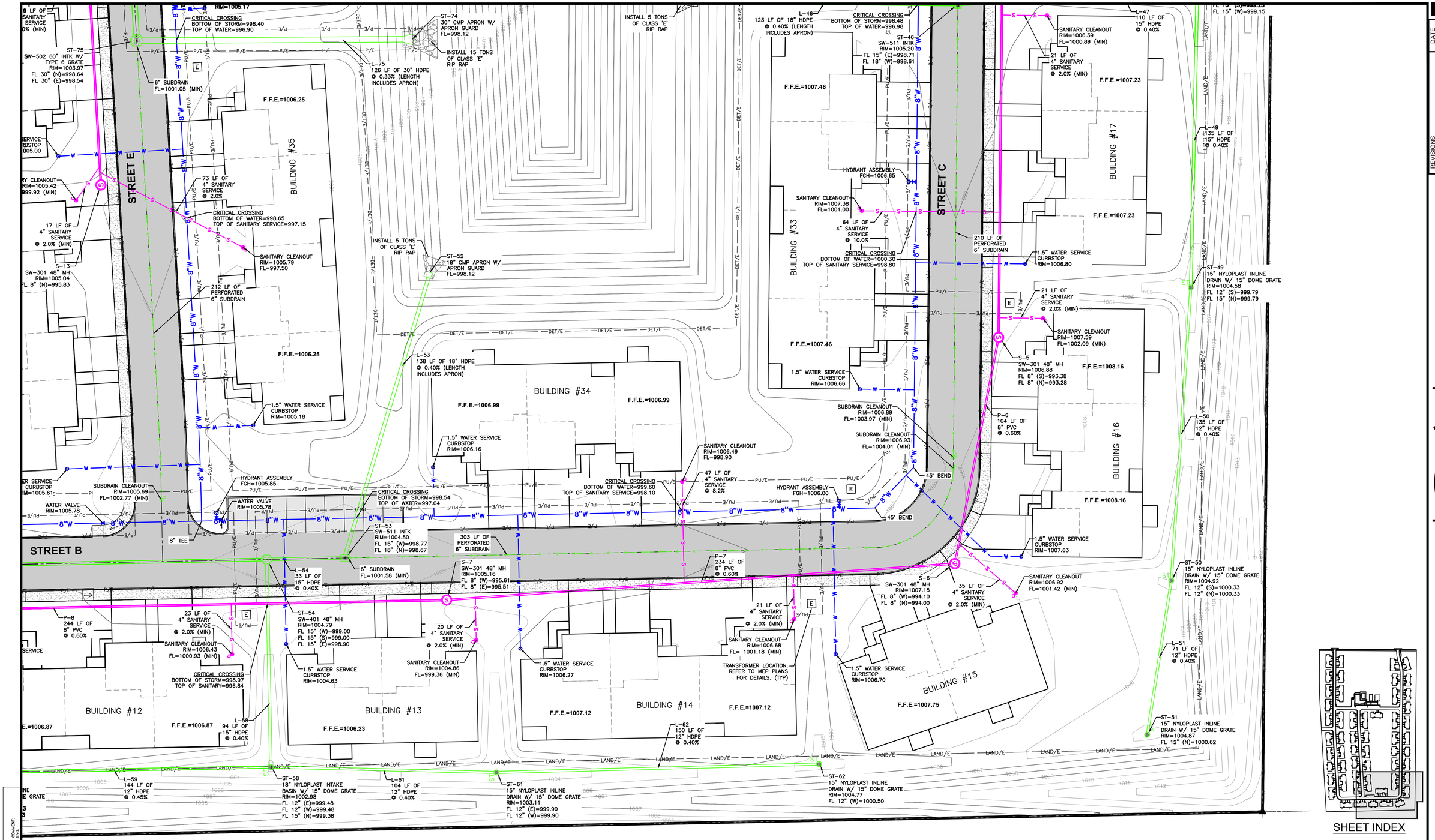
BLUE CREEK VILLAGE

UTILITY PLAN

8.8

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DWG:



REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
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BLUE CREEK VILLAGE

UTILITY PLAN

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DATE PLOTTED: 2/19/2026 10:22 AM
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COMMENTS:

PLANT SCHEDULE STREET TREES

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	9	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
GS	6	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
	15	SUBTOTAL:		

PLANT SCHEDULE STREET FRONTAGE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
EPT	3	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 1.5" CALIPER
QR	5	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	8	SUBTOTAL:		
EVERGREEN TREES				
PC	16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PS	6	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	12	SUBTOTAL:		
SHRUBS				
ICH	12	INCREDIBALL®HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	CONT, 3 GAL,18"-24" HIGH X 15"-18" WIDE
JF	8	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
PJ	12	PJM COMPACT RHODODENDRON	RHODODENDRON X 'P.J.M. COMPACT'	CONT, 3 GAL
	32	SUBTOTAL:		

PLANT SCHEDULE EAST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AR	5	RED MAPLE	ACER RUBRUM	B&B, 1.5" CALIPER
CP	6	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
PB	6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	9	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	32	SUBTOTAL:		
EVERGREEN TREES				
PC	17	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	14	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	2	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	33	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	8	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	14	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	12	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STEM
MP	16	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	14	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	64	SUBTOTAL:		
SHRUBS				
CH	6	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
EC	6	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
JF	6	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
	18	SUBTOTAL:		

PLANT SCHEDULE WEST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	2	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
AR	5	RED MAPLE	ACER RUBRUM	B&B, 1.5" CALIPER
CP	6	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
PB	6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	32	SUBTOTAL:		
EVERGREEN TREES				
PC	16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	14	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	2	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	32	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	8	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	14	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	12	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STEM
MP	16	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	14	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	84	SUBTOTAL:		
SHRUBS				
CH	9	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
EC	9	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
JF	17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
	35	SUBTOTAL:		

PLANT SCHEDULE SOUTH BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	5	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CALIPER
PB	6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	6	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
	17	SUBTOTAL:		
EVERGREEN TREES				
NWS	5	NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	4	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PS	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	19	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	6	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	6	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	9	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STEM
MP	11	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	2	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	34	SUBTOTAL:		
SHRUBS				
JF	27	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
	27	SUBTOTAL:		

PLANT SCHEDULE OPEN SPACE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	9	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CALIPER
AM	22	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
BN	22	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 1.5" CALIPER, MULTI-STEM
CP	21	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
GS	30	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
PB	30	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	21	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	3	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	158	SUBTOTAL:		
EVERGREEN TREES				
NWS	20	NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	5	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	15	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	9	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	40	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	89	SUBTOTAL:		
SHRUBS				
BW	4	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
JB	2	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
	6	SUBTOTAL:		

LANDSCAPE REQUIREMENTS

TOTAL AREA = 33.79 ACRES (1,471,731 SF)
OPEN SPACE REQUIRED = 588,692 SF (40%)

OPEN SPACE REQUIREMENTS
1 TREE PER 1,000 SF OF REQ. OPENSPACE = 590 TREES
TREES PROVIDED = 594 TREES

* FRONTAGE TREES AND BUFFER TREES COUNT TOWARD THE OPEN SPACE TREE REQUIREMENT.

** FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG FACADES FACING THE PUBLIC STREET WHEN BERMS ARE NOT PROVIDED.

STREET FRONTAGE REQUIREMENT
1 TREE PER 50 LF OF STREET FRONTAGE = 20 TREES (956 LF)
TREES PROVIDED = 20 TREES

STREET TREE REQUIREMENT
2 OVERSTORY TREES EVERY 125 LF = 15 TREES (905 LF)
TREES PROVIDED = 15 TREES

BUFFER REQUIREMENTS

BUFFER REQUIREMENT
1 OVERSTORY, 2 UNDERSTORY & 1 EVERGREEN TREE TREE PER 50 LF

EAST (1,589 LF)

REQUIRED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

PROVIDED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 33

WEST (1,603 LF)

REQUIRED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

PROVIDED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

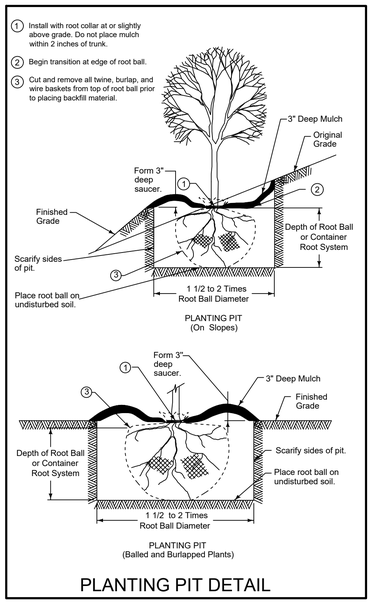
SOUTH (816 LF)

REQUIRED:
OVERSTORY TREES = 17
UNDERSTORY TREES = 34
EVERGREEN TREES = 17

PROVIDED:
OVERSTORY TREES = 17
UNDERSTORY TREES = 34
EVERGREEN TREES = 19

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.



PLANTING PIT DETAIL

PLANT SCHEDULE TOTALS

CODE	QTY	EAST BUFFER	OPEN SPACE	SOUTH BUFFER	STREET FRONTAGE	STREET TREES	WEST BUFFER	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES										
AA	14		9	5				AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CALIPER
AM	33		22			9	2	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
AR	10	5					5	RED MAPLE	ACER RUBRUM	B&B, 1.5" CALIPER
BN	22		22					RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 1.5" CALIPER, MULTI-S
CP	33	6	21				6	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
EPT	3				3			EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 1.5" CALIPER
GS	36		30			6		SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
PB	48	6	30	6			6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	43	9	21	6			7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	20	6	3		5		6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	262	32	158	17	8	15	32	SUBTOTAL:		
EVERGREEN TREES										
NWS	25		20	5				NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	48	17	5	4	6		16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	50	14	15	7			14	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	13	2	9				2	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	49		40	3	6			WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	185	33	89	19	12		32	SUBTOTAL:		
ORNAMENTAL TREES										
ABS	22	8		6			8	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	34	14		6			14	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	33	12		9			12	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STE
MP	43	16		11			16	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	30	14		2			14	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	162	64		34			64	SUBTOTAL:		
SHRUBS										
BW	4		4					WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
CH	15	6					9	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
EC	15	6					9	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
ICH	12				12			INCREDIBALL®HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	CONT, 3 GAL,18"-24" HIGH
JB	2		2					BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
JF	58	6		27	8		17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
PJ	12				12			PJM COMPACT RHODODENDRON	RHODODENDRON X 'P.J.M. COMPACT'	CONT, 3 GAL
	118	18	6	27	32		35	SUBTOTAL:		

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FIRST SUBMITTAL	12/08/2025

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URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

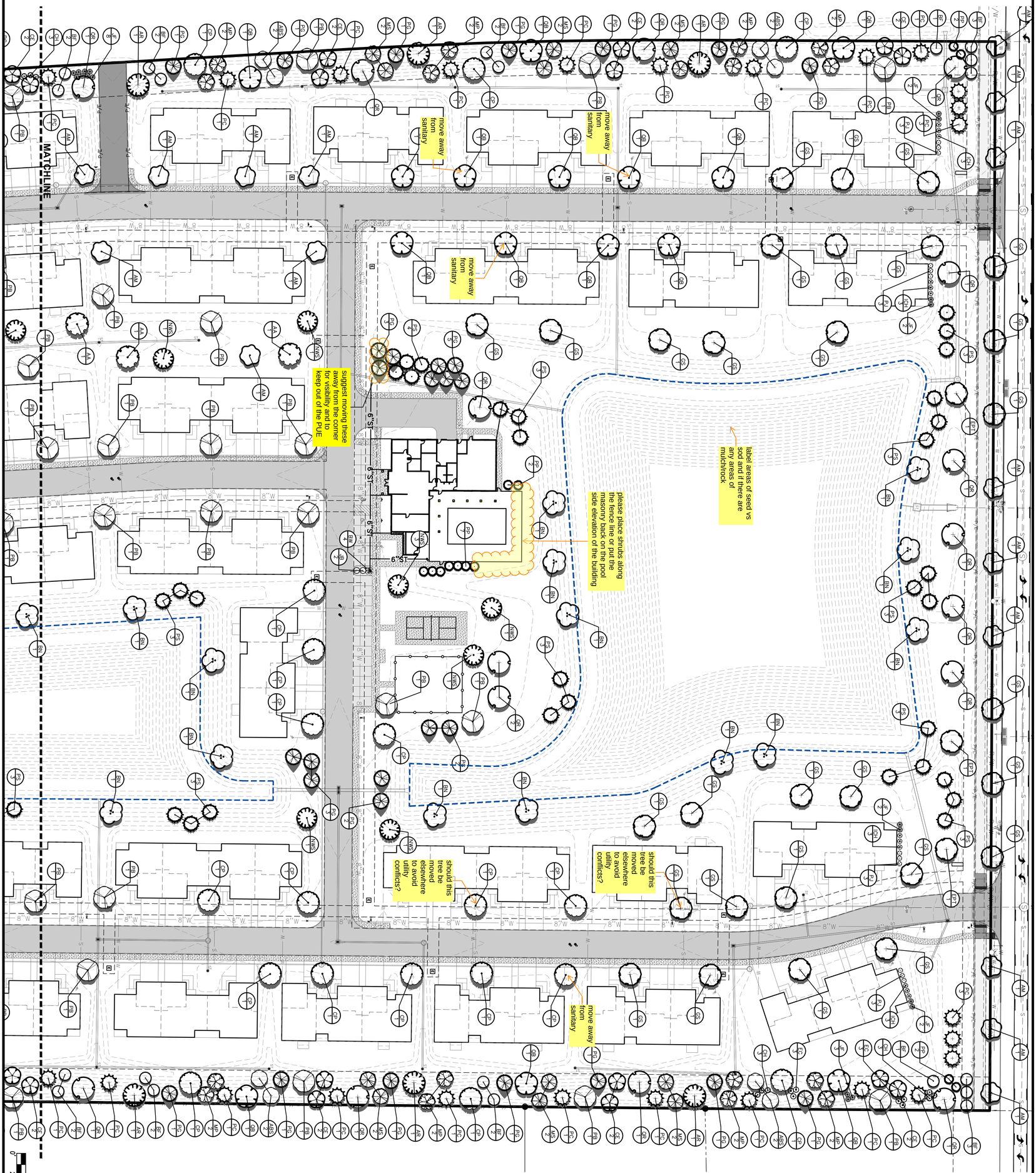
LANDSCAPE PLAN

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BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

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2506.564

CIVIL DESIGN ADVANTAGE

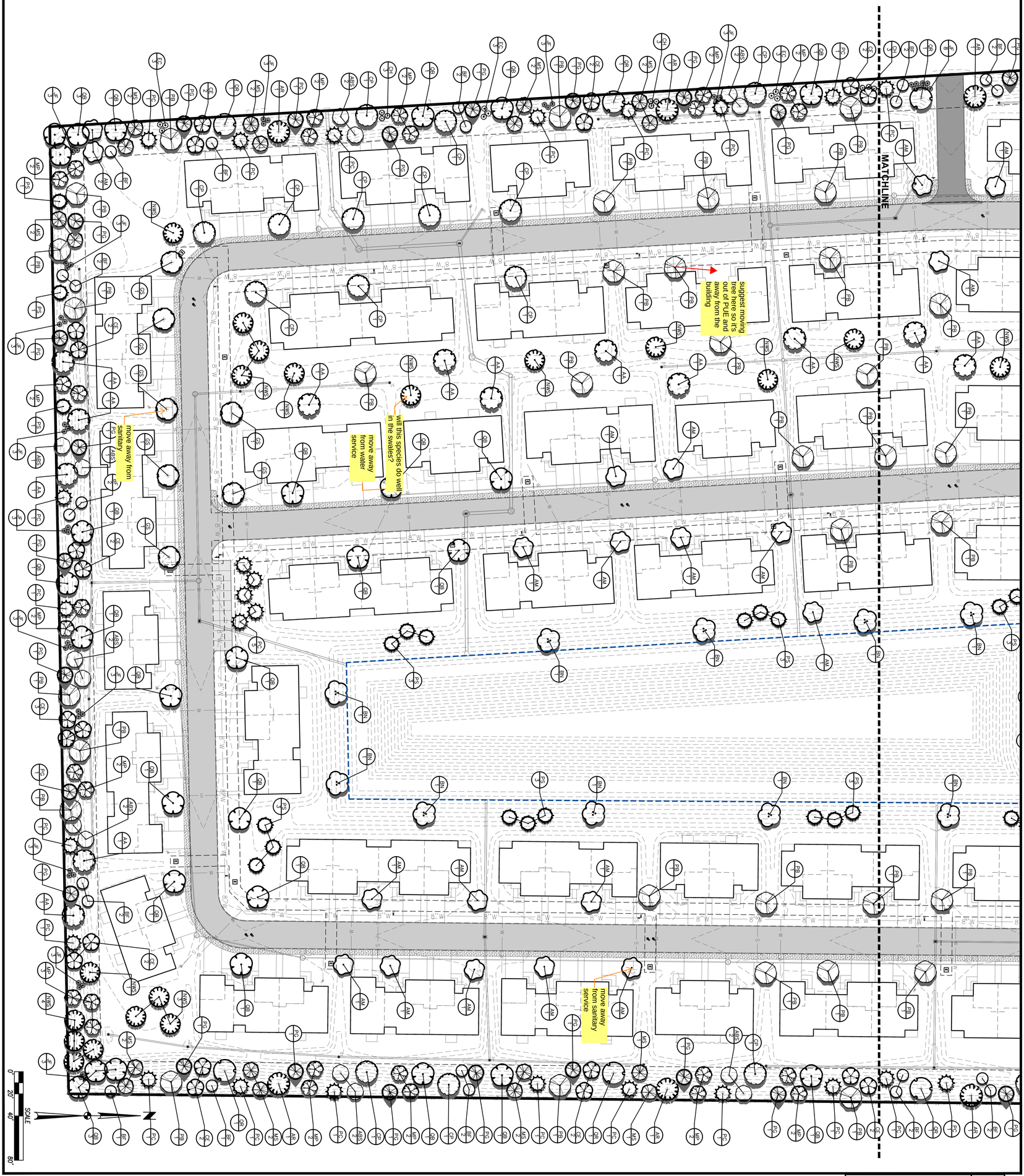
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FIRST SUBMITTAL	12/08/2025

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FILE DATE: 2/18/26 DATE PLOTTED: 2/18/2026 6:26 PM COMMENT:
PLOTTED BY: JOSHUA STONEBERG TECH: ENG:



BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM | TECH: JDS/CWO

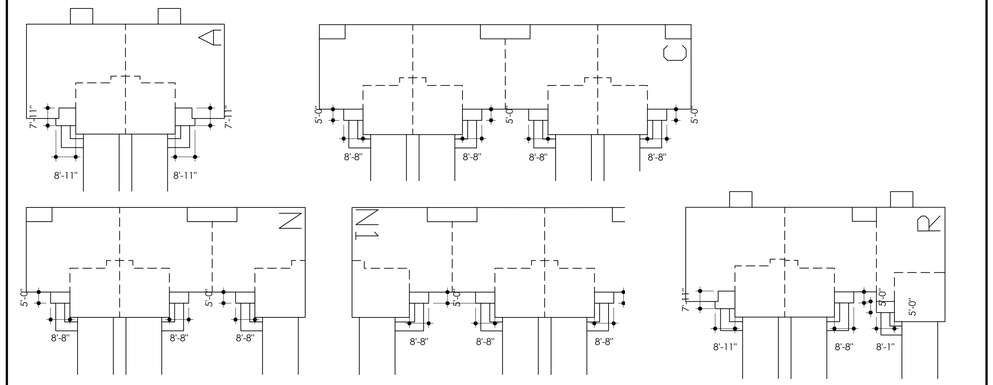
REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

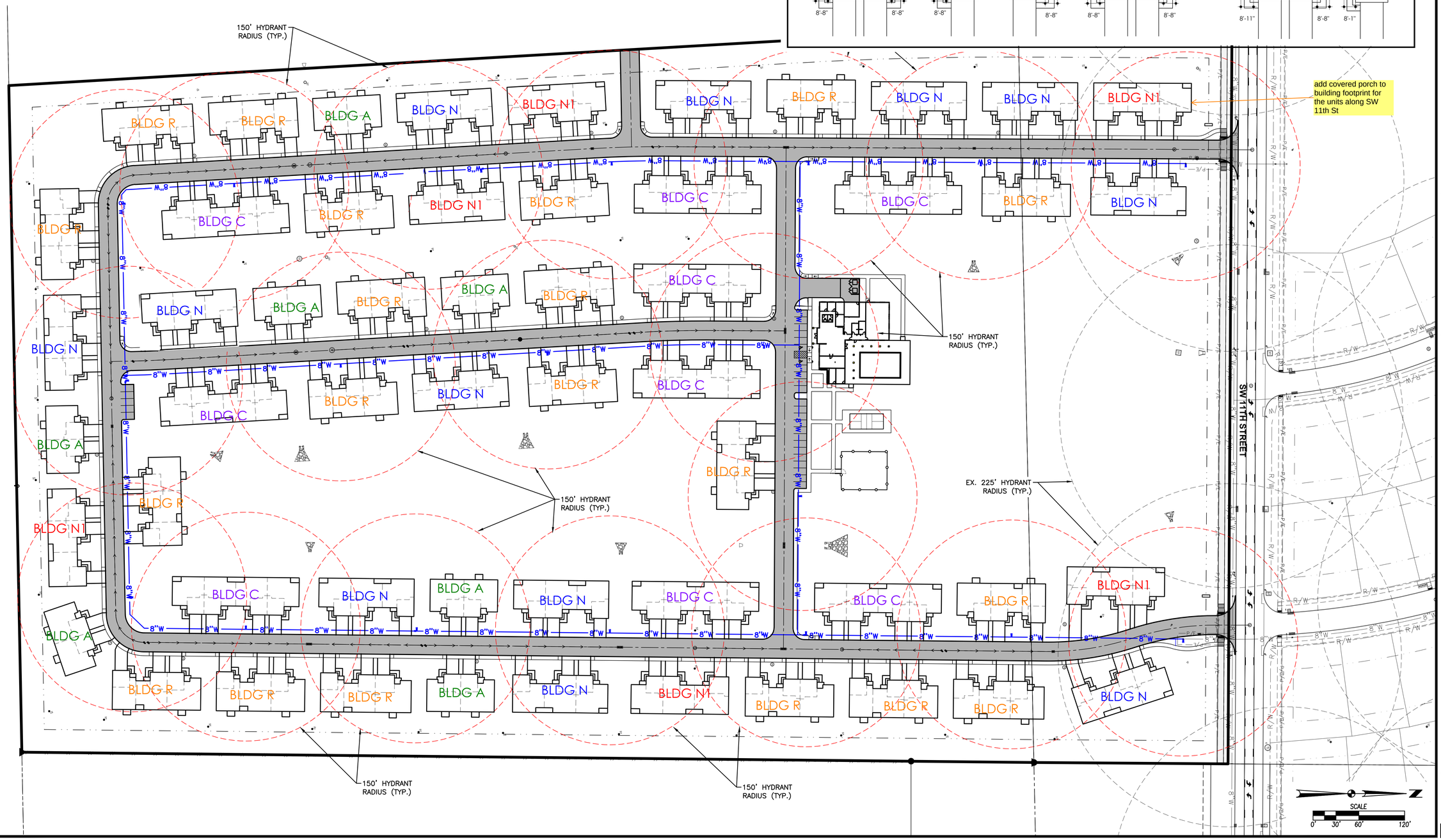
2506.564

9.2

SITE PLAN WITH BUILDING TYPES FOR ELEVATION REFERENCE

BUILDING TYPES WITH PORCH DIMENSIONS





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

ENGINEER: JMM | TECH: JDS/CWO

REVISIONS	DATE
FIRST SUBMITTAL	12/08/2025

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

STARK TOWNHOMES

SITE LAYOUT & HYDRANT COVERAGE

3.0

2506.564

FILE: H:\2025\2506564\10-MKT\SITE PLAN\2506564-CDV-SDT-HYDLDWG
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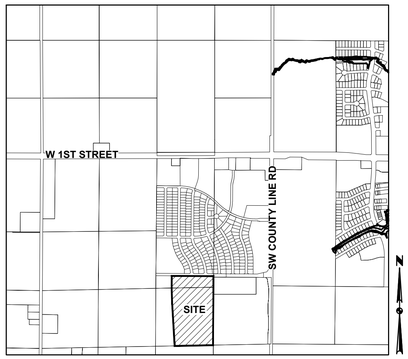
PRELIMINARY PLAT / SITE PLAN FOR:

BLUE CREEK VILLAGE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

CA FIVE, LLC
CONTACT: JASON KULIK
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (330) 283-8187
EMAIL: JKULIK@STARKENTERPRISES.COM

ENGINEER/SURVEYOR

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

ARCHITECT

STARK ENTERPRISES
CONTACT: JULIANNE GRECO
629 EUCLID AVENUE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (216) 292-0432
EMAIL: JGRECO@STARKENTERPRISES.COM

BENCHMARKS

DALLAS COUNTY GPS MONUMENT #136
NW COR OF THE INTERSECTION OF Y AVENUE WITH 240TH STREET (HWY. 44) AT THE WEST COUNTY LINE
5/8" ALUM. ROD W/CAP #G136
ELEVATION=999.673

CITY OF GRIMES BENCHMARK F7B-001
BURY BOLT ON HYDRANT LOCATED ON THE SW CORNER OF 1ST. ST. (HWY #44) AND SW BROOKSIDE DRIVE INTERSECTION.
ELEVATIO=986.82

DATE OF SURVEY

JULY 2, 2025

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2026
ANTICIPATED FINISH DATE = SPRING 2029

SUBMITTAL DATES

FIRST SUBMITTAL:	12/08/2025
SECOND SUBMITTAL:	01/21/2026
THIRD SUBMITTAL:	02/18/2026

ZONING

R-3: MED (MULTIPLE-FAMILY DISTRICT)

DEVELOPMENT AGREEMENT: BK. 2026, PG. 01528

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT SUMMARY

BULK REGULATIONS:
R-3: MED (MULTIPLE-FAMILY DISTRICT)

MINIMUM LOT AREA
NO MINIMUM LOT DIMENSIONS APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1-1½ STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 15 FT EACH SIDE / 30 FEET TOTAL
MAX BUILDING HEIGHT	= 3 STORIES (40 FT)
BUILDING SEPARATION	= 16 FT
DENSITY	= 164 UNITS/33.79 AC = 4.85 UNITS/AC (5.0 UNITS/AC MAX)

OPEN SPACE:	
TOTAL AREA	= 33.79 ACRES (1,471,731 SF)
OPEN SPACE REQUIRED	= 588,692 SF (40%)
OPEN SPACE PROVIDED	= 673,865 SF (46%)
PARKING REQUIRED:	
2 SPACES/UNIT +	= 328 SPACES
1 GUEST SPACE/5 UNITS	= 33 SPACES
TOTAL REQUIRED	= 361 SPACES
PARKING PROVIDED:	= 689 SPACES

LEGAL DESCRIPTION

PARCEL '25-86' AS SHOWN ON THE PLAT SURVEY RECORDED IN INSTRUMENT NUMBER 2025-16330 IN GRIMES, DALLAS COUNTY, IOWA.

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	PRELIMINARY PLAT
4.0	SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE / PHASING PLAN
5.0-5.2	DIMENSION PLAN
6.0-6.10	GRADING PLAN
7.0-7.1	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.9	UTILITY PLAN
9.0-9.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

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

EXISTING

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

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2506.564

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

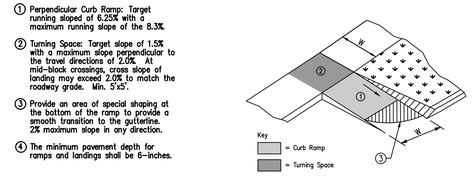
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. — DATE

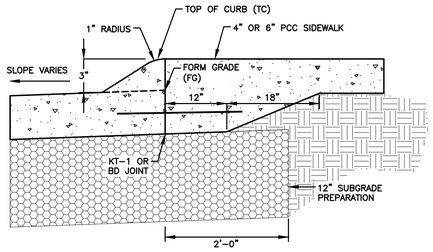
LICENSE NUMBER: 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

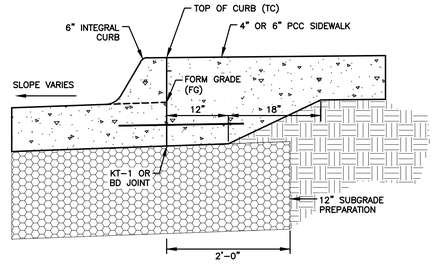
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ITEM:
DISC:



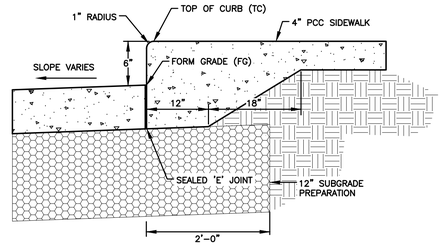
PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB
NOT TO SCALE



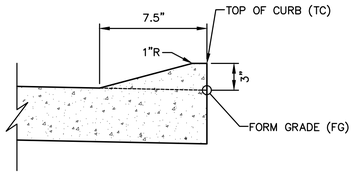
3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



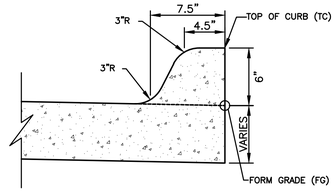
6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



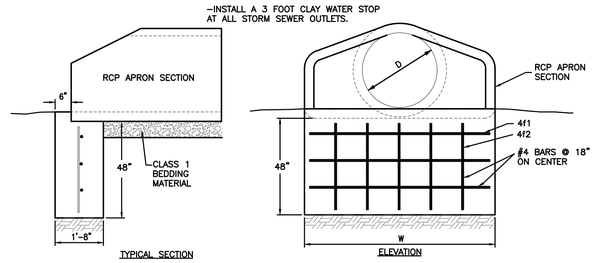
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



INTEGRAL 3" ROLLED CURB
NOT TO SCALE



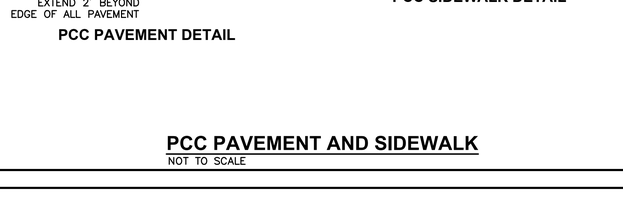
6" PCC INTEGRAL CURB
NOT TO SCALE



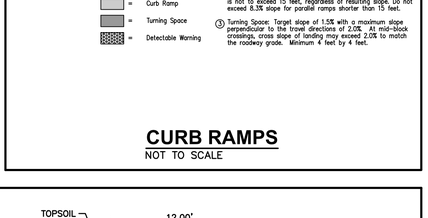
REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL
NOT TO SCALE

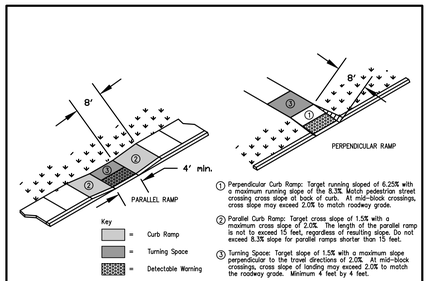


PCC PAVEMENT DETAIL

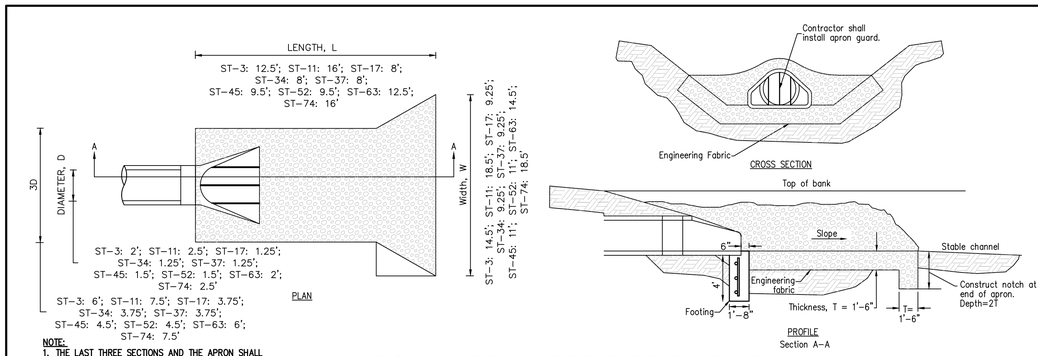


PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

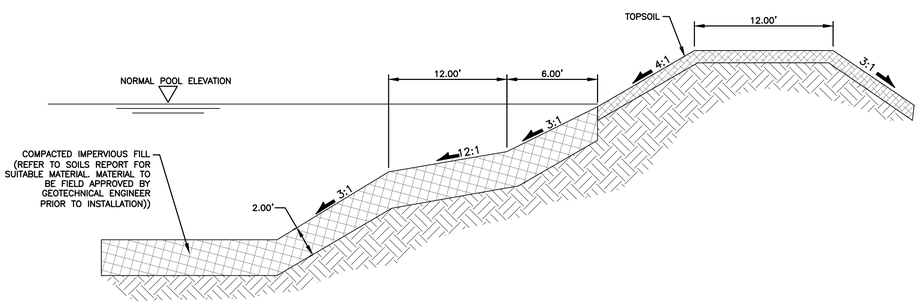


CURB RAMPS
NOT TO SCALE

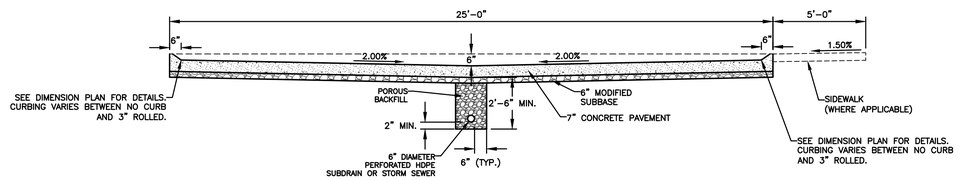


NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



TYPICAL WET BOTTOM POND SECTION
NOT TO SCALE



TYPICAL SECTION - 25' B/B P.C.C. ROADWAY
NOT TO SCALE

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

TECH: JDS/CWO
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

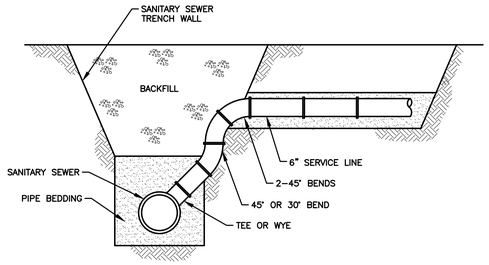
REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

BLUE CREEK VILLAGE
DETAILS

2.0

2506.564

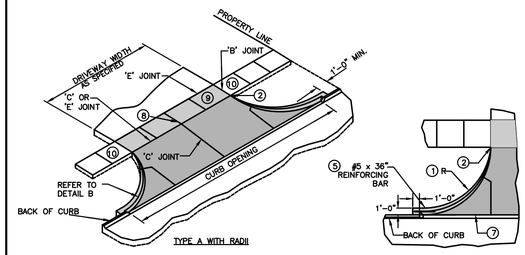
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FILE DATE: 2/19/26 DATE PLOTTED: 2/19/2026 6:24 PM
PLOTTED BY: JOSHUA SCHUBERG
COMMENT: TECH: ENG:



SANITARY SEWER SERVICE RISER DETAIL

NOT TO SCALE

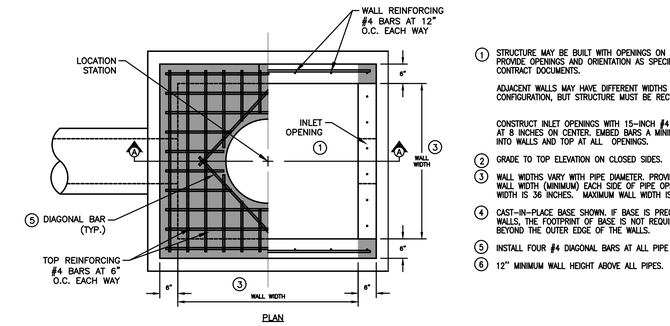
1. DRIVEWAY RADIUS (R).
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
3. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY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



CONCRETE DRIVEWAY TYPE A

SUDAS TYPE A DRIVEWAY DETAIL

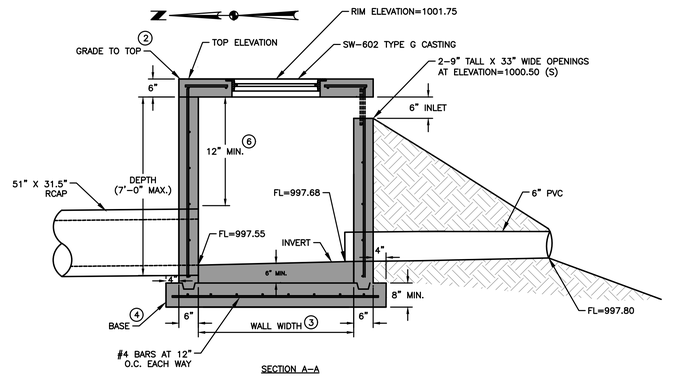
NOT TO SCALE



1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

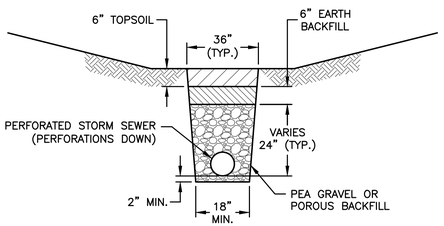
   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

   CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER, EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



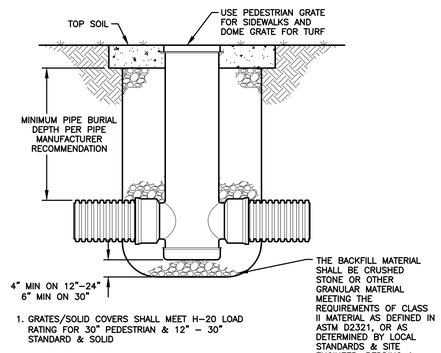
6'X6' SW-513 INTAKE (ST-1)

NOT TO SCALE



SWALE & PERFORATED STORM SEWER DETAIL

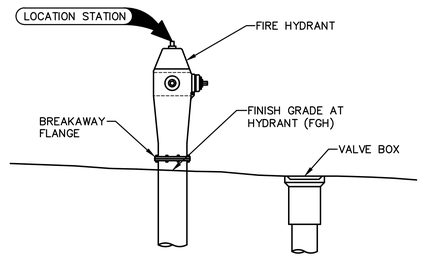
NOT TO SCALE



1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" – 30" STANDARD & SOLID

HDPE INTAKE

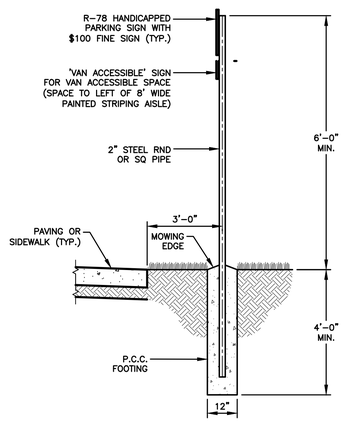
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE

FILE: I:\A\2025\2506564\CIVIL\SITE PLAN\2506564-CIV-DET-HYD.DWG
FILE DATE: 2/19/26
PLOTTED BY: JDSHOLL
DATE PLOTTED: 2/19/2026 6:24 PM
COMMENT:
TECH:
ENG:

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

DETAILS

2.1

2506.564

N00°03'24"W 61.68'
N00°47'13"W 61.68'
N01°31'02"W 61.68'
N02°14'50"W 61.68'
N02°58'37"W 61.70'
N00°18'11"E 269.81'
N03°18'36"W 1026.39'
30' LANDSCAPE BUFFER EASEMENT
HOPE K FARMS LLC
SEC 1-79-26
ZONING: AGRICULTURE
25' TEMPORARY ACCESS EASEMENT
EX. 15' CITY IMPROVEMENTS EASEMENT
10' PUE
10' PRIVATE STORM SEWER EASEMENT
SANITARY SEWER IS PRIVATE ONCE MAIN CROSSES RIGHT-OF-WAY INTO PROPERTY
15' PUBLIC WATER MAIN EASEMENT
HOPE K FARMS LLC
SEC 1-79-26
ZONING: R-4
WATER MAIN IS PUBLIC NORTH OF EXISTING VALVE AND PRIVATE TO THE SOUTH OF THE EXISTING VALVE
STORM SEWER IS PRIVATE ONCE MAIN CROSSES RIGHT-OF-WAY INTO PROPERTY
SW 11TH STREET
SW ECHO HILL STREET
SW HAWTHORNE DRIVE
S89°41'49"E 955.12'
S89°59'59"W 974.10'
25' INGRESS/ EGRESS EASEMENT
30' LANDSCAPE BUFFER EASEMENT
LOT 1
1471731 SF
33.79 AC
PRIVATE DETENTION EASEMENT
S00°34'56"W 1326.27'
S00°24'04"W 254.44'
30' LANDSCAPE BUFFER EASEMENT
DALLAS CENTER GRIMES COMMUNITY SCHOOL DISTRICT
SEC 1-79-26
ZONING: COMMERCIAL
WALLACE, JAMES L
SEC 1-79-26
ZONING: AGRICULTURE
SCALE
0' 30' 60' 120'

FILE: H:\2025\2506564\CIVIL\SITE PLAN\2506564-CIV-DET-HYDLDING
FILE DATE: 2/18/26
PLOTTED BY: JOSHUA STONEBRO
DATE PLOTTED: 2/18/2026 6:24 PM
COMMENT:
TEXT:
DISC

REVISIONS	DATE
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SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
PRELIMINARY PLAT

3.0
2506.564

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

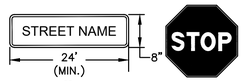
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL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

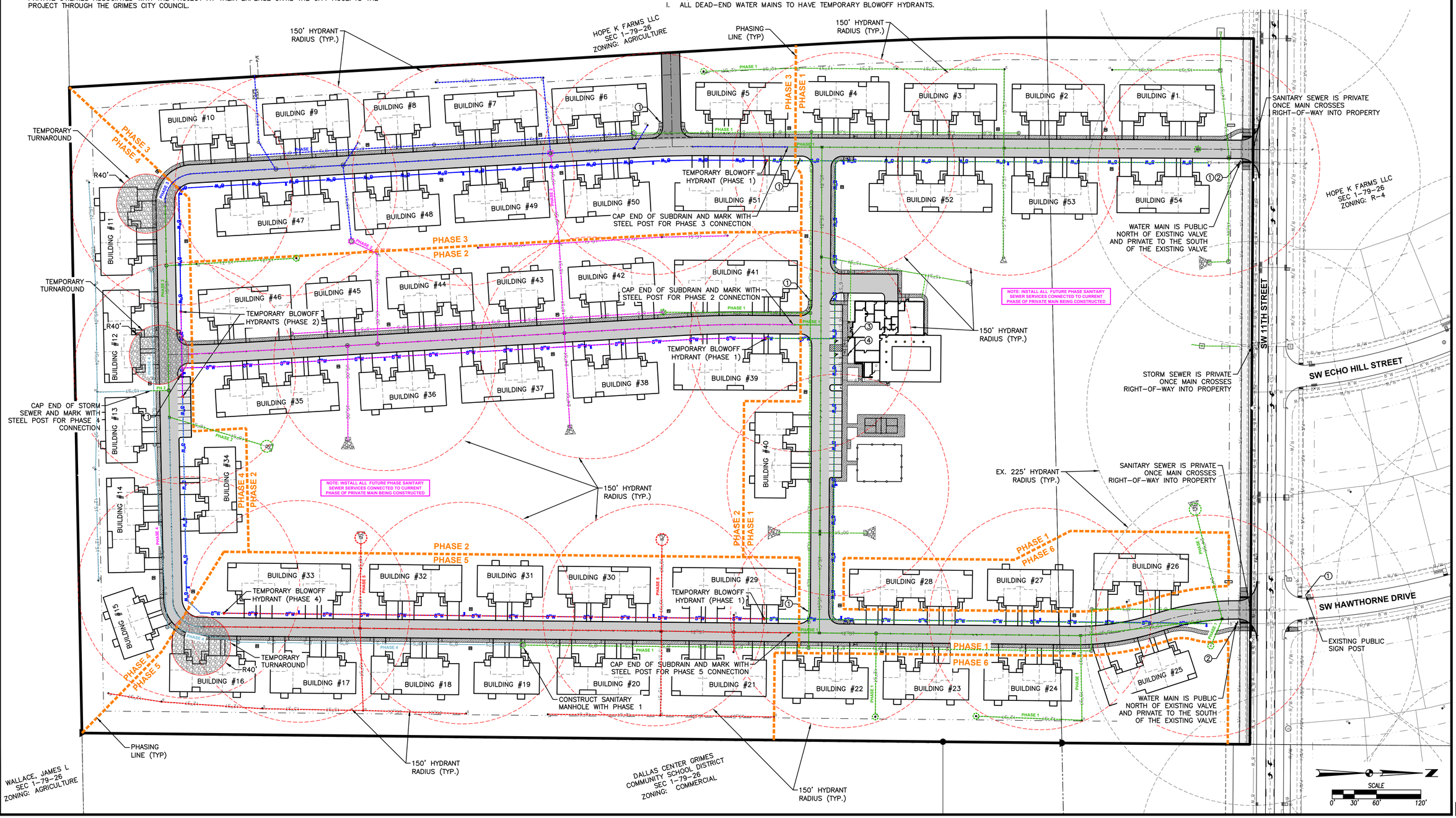
3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT,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

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

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

SIGN LEGEND





FILE: H:\2025\2506564\SHOP\SITE_PLAN\2506564-CIVIL-SET-HYDDWG
FILE DATE: 2/18/26
PLOTTED BY: JESSICA STONEBERG
DATE PLOTTED: 2/19/2026 6:24 PM
COMMENT:
TECH:
DISC:

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
SITE LAYOUT, HYDRANT COVERAGE, SIGNAGE AND PHASING PLAN

4.0

2506.564

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. ALL DEVELOPMENT SIGNAGE WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

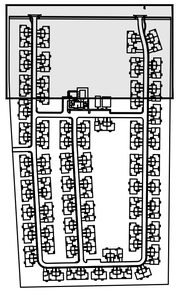
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. DRIVEWAYS	5" P.C.C.
3. SIDEWALK RAMPS	6" P.C.C.
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
5. PARKING STALLS	6" P.C.C.
6. PRIVATE ROADS	7" P.C.C.
7. PAVEMENT WITHIN RIGHT-OF-WAY	8" P.C.C.
8. DUMPSTER ENCLOSURE	8" P.C.C.

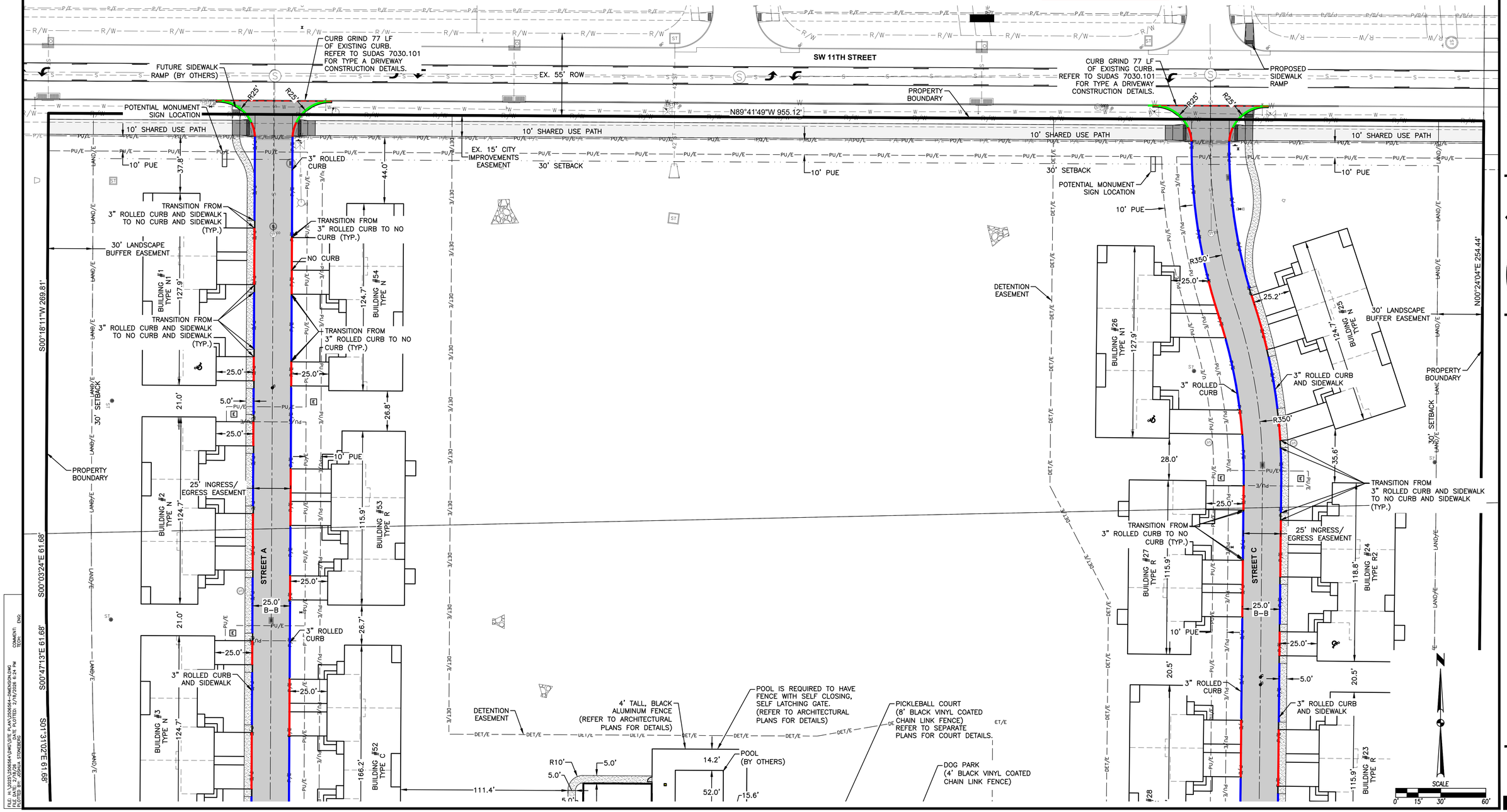
CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



SHEET INDEX



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

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
DIMENSION PLAN

5.0
2506.564

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FILE DATE: 2/19/26 DATE PLOTTED: 2/19/2026 6:24 PM
PLOTTED BY: JORDAN A. STANBERRY
COMMENT: TECH:

BLUE CREEK VILLAGE

DIMENSION PLAN

GRIMES, IOWA

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

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE

SHEET INDEX

5.1

2506.564

SCALE 0' 15' 30' 60'

* * * N O T E * * *
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CURB LEGEND
- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

BLUE CREEK VILLAGE
DIMENSION PLAN

GRIMES, IOWA

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

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CIVIL DESIGN ADVANTAGE

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S03°18'36"E 1026.39'

PROPERTY BOUNDARY

30' LANDSCAPE BUFFER EASEMENT

TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)

TRANSITION FROM 3" ROLLED TO NO CURB (TYP.)

TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

TRANSITION FROM 3" ROLLED CURB TO NO CURB (TYP.)

TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)

DETENTION EASEMENT

STREET A

STREET B

STREET C

STREET E

25' INGRESS/ EGRESS EASEMENT

27' INGRESS/ EGRESS EASEMENT

30' SETBACK

30' LANDSCAPE BUFFER EASEMENT

BUILDING #7 TYPE N 124.7'

BUILDING #8 TYPE A 88.5'

BUILDING #9 TYPE R 115.9'

BUILDING #10 TYPE R1 118.9'

BUILDING #11 TYPE R2 118.8'

BUILDING #12 TYPE N 124.7'

BUILDING #13 TYPE A 88.5'

BUILDING #14 TYPE N1 127.9'

BUILDING #15 TYPE A 88.5'

BUILDING #16 TYPE R 115.9'

BUILDING #17 TYPE R 115.9'

BUILDING #18 TYPE R1 118.9'

BUILDING #19 TYPE A 88.5'

BUILDING #31 TYPE A 88.5'

BUILDING #32 TYPE N 124.7'

BUILDING #33 TYPE C 166.2'

BUILDING #34 TYPE R 115.9'

BUILDING #35 TYPE C 166.2'

BUILDING #36 TYPE R 115.9'

BUILDING #37 TYPE N 124.7'

BUILDING #43 TYPE A 88.5'

BUILDING #44 TYPE R 115.9'

BUILDING #45 TYPE A 88.5'

BUILDING #46 TYPE N 124.7'

BUILDING #47 TYPE C 166.2'

BUILDING #48 TYPE R 115.9'

BUILDING #49 TYPE N1 127.9'

N88°52'55"E 874.01'

PROPERTY BOUNDARY

30' LANDSCAPE BUFFER EASEMENT

CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SHEET INDEX

SCALE 0' 15' 30' 60'

5.2

2506.564

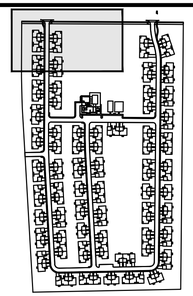
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PLOTTED BY: JESSICA STONEBERG
DATE PLOTTED: 2/18/2026 6:24 PM
COMMENT:
TECH:
ENG:

GRADING NOTES

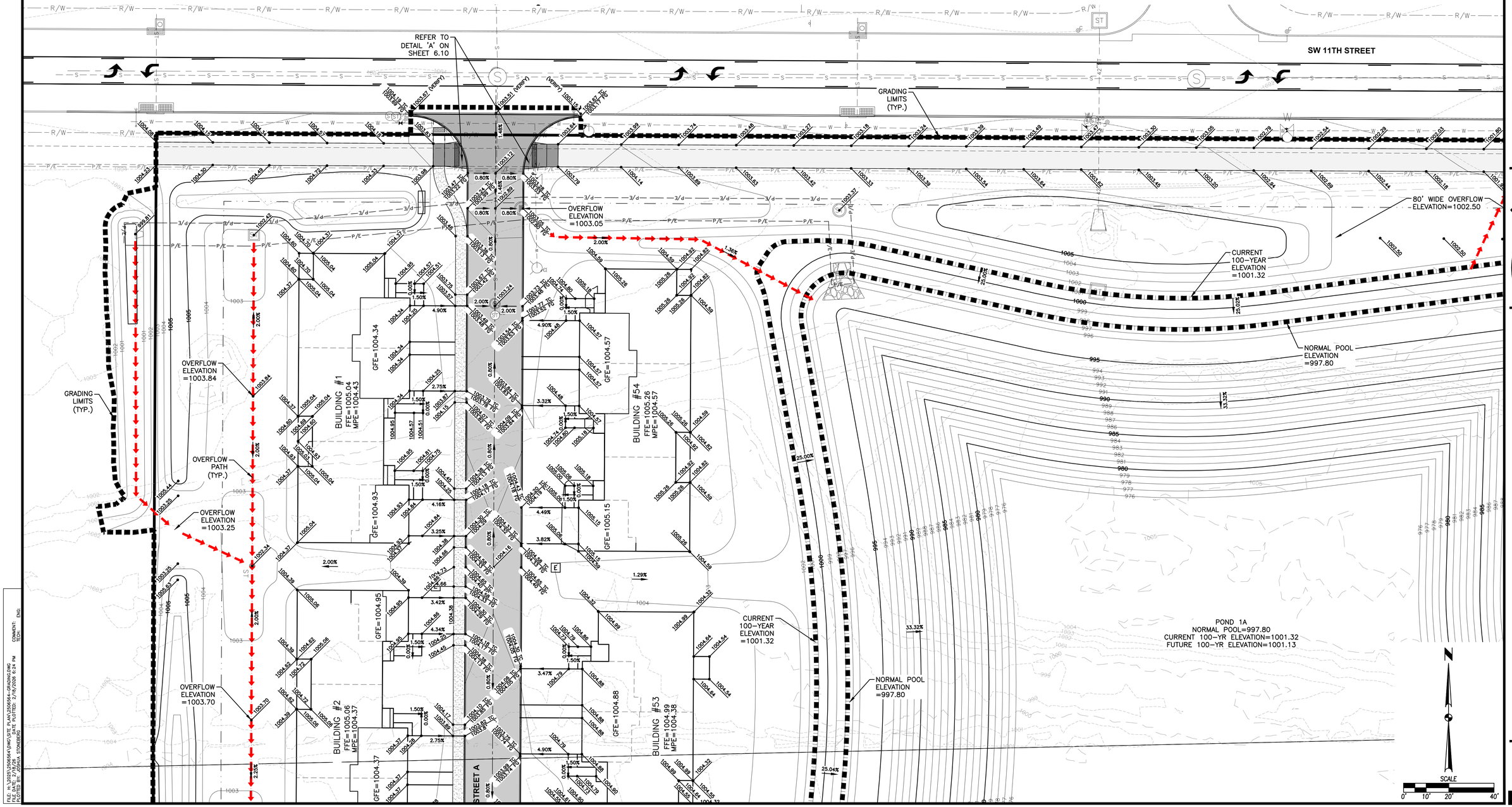
1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES STANDARD NOTES, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1.0% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

* * * NOTE * * *

G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF THE GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.



SHEET INDEX



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TEAM:
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REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

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

CIVIL DESIGN ADVANTAGE

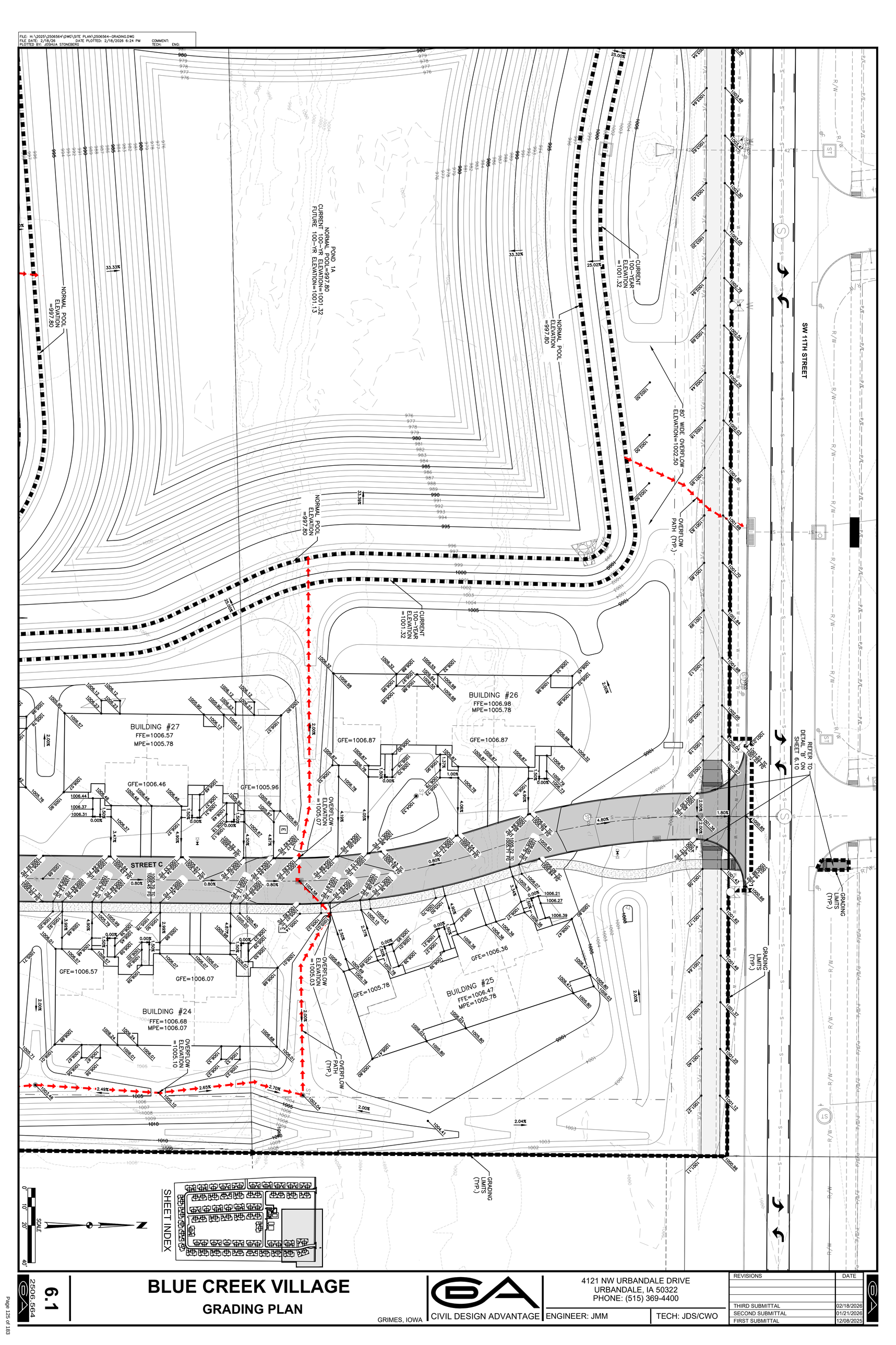
GRIMES, IOWA

BLUE CREEK VILLAGE

GRADING PLAN

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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

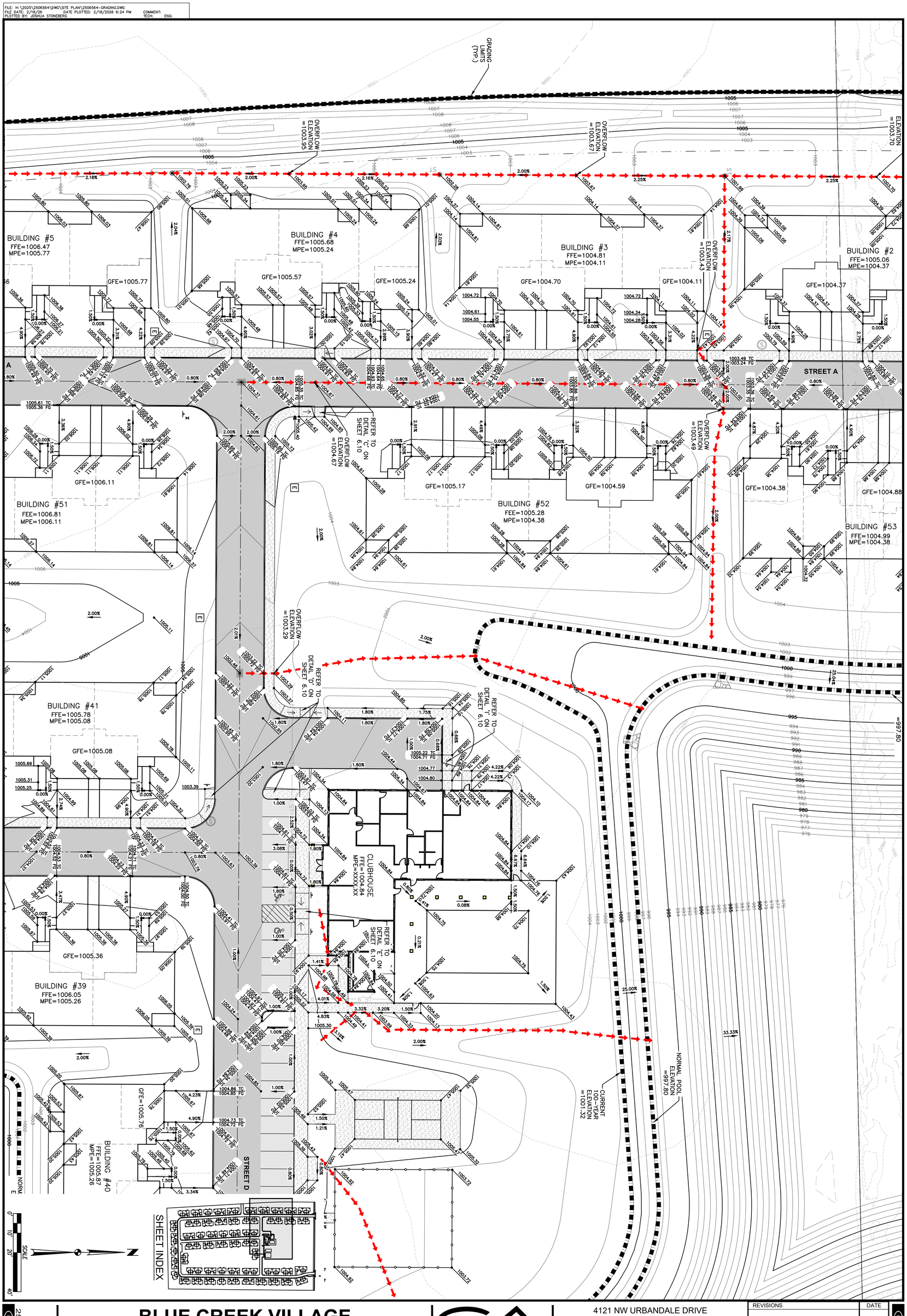
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ENGINEER: JMM | TECH: JDS/CWO

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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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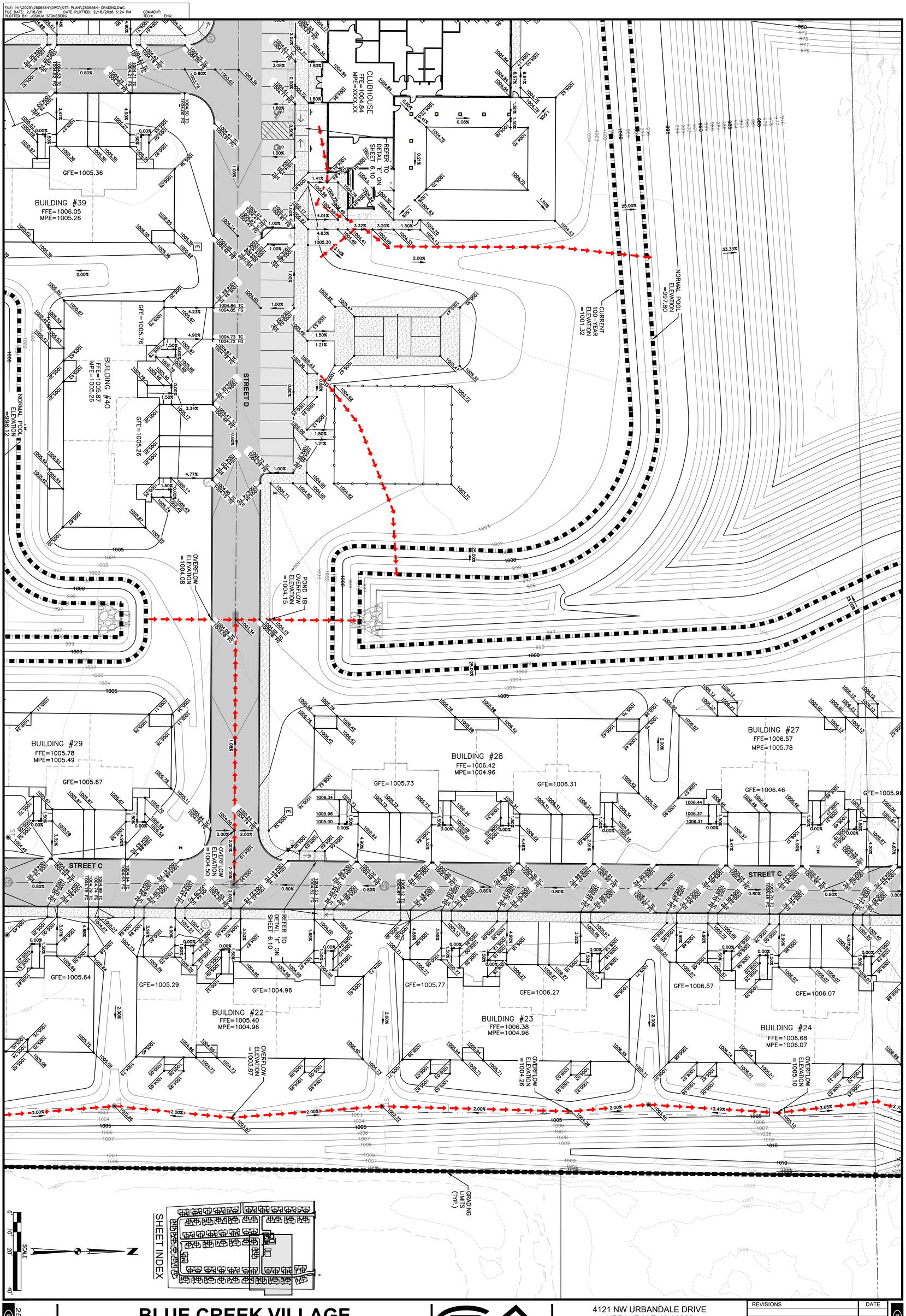
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

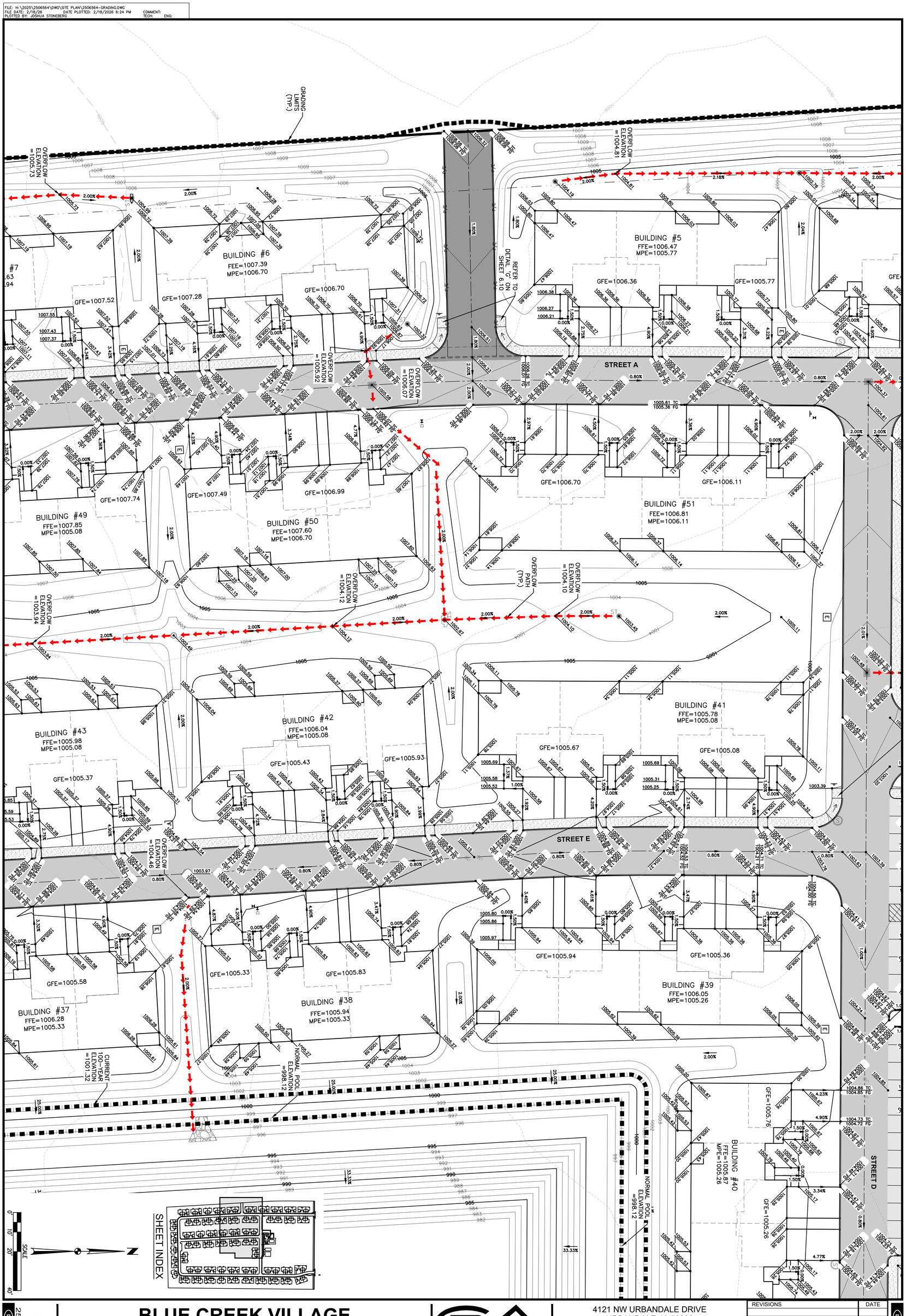
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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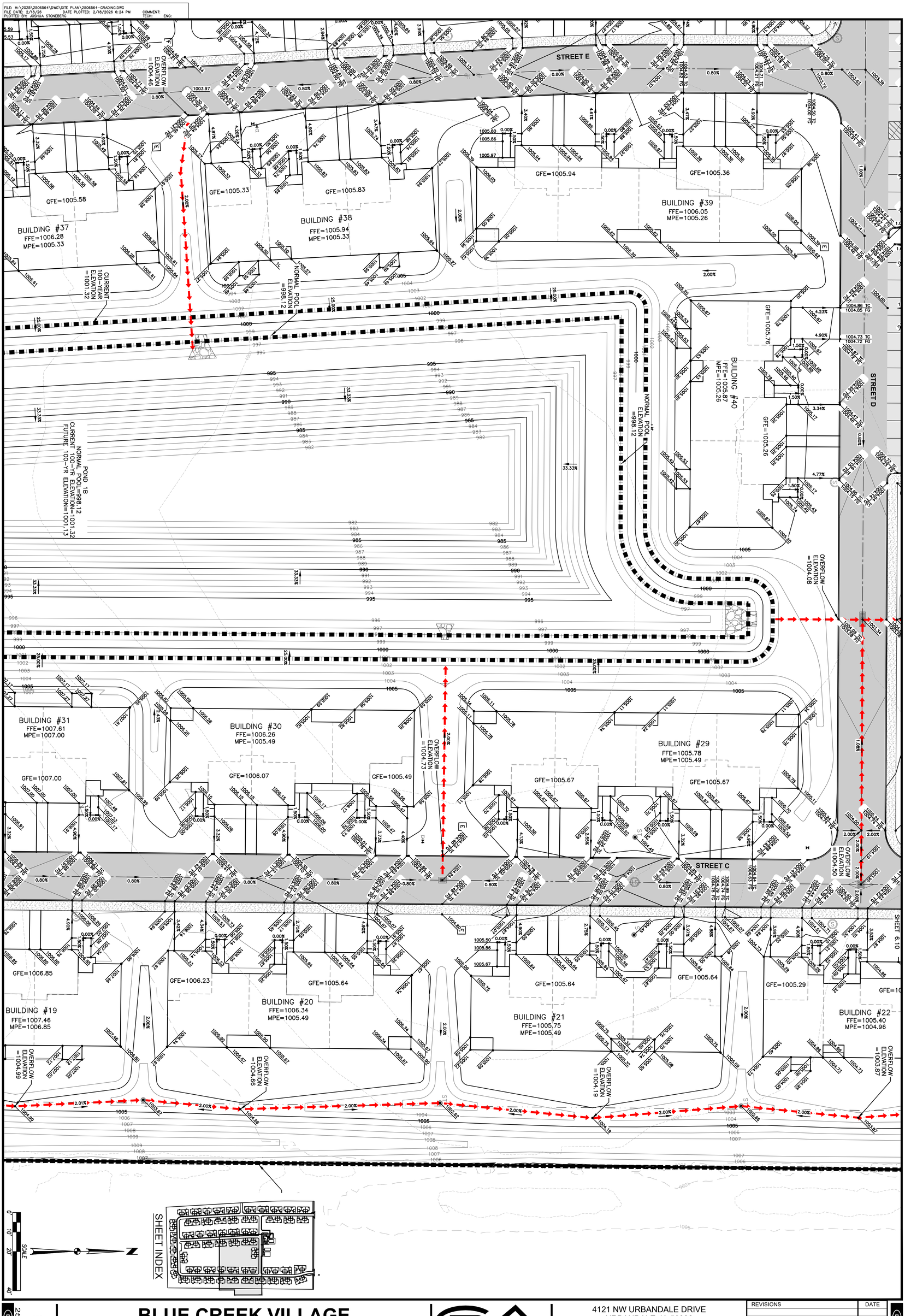
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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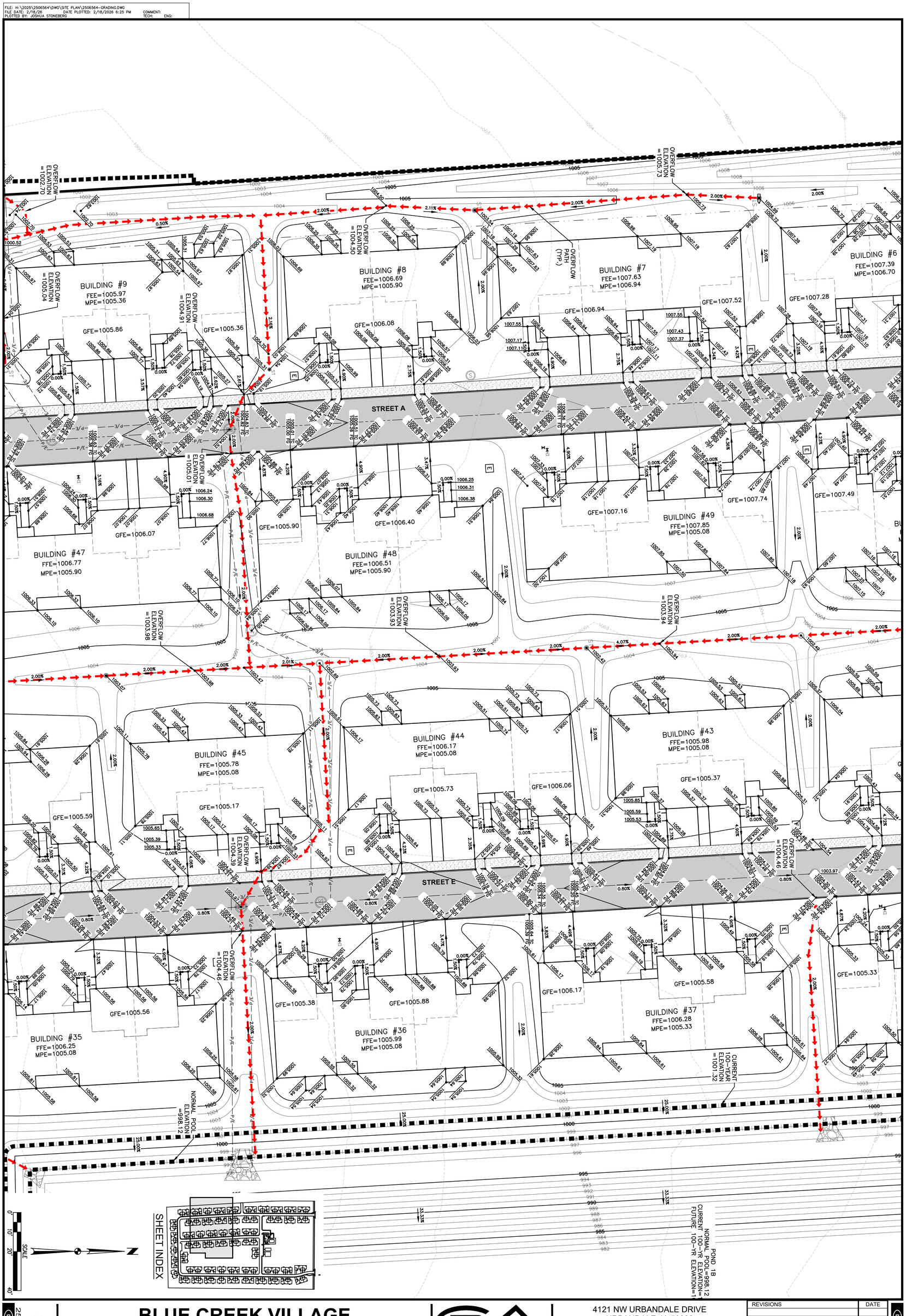
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BLUE CREEK VILLAGE

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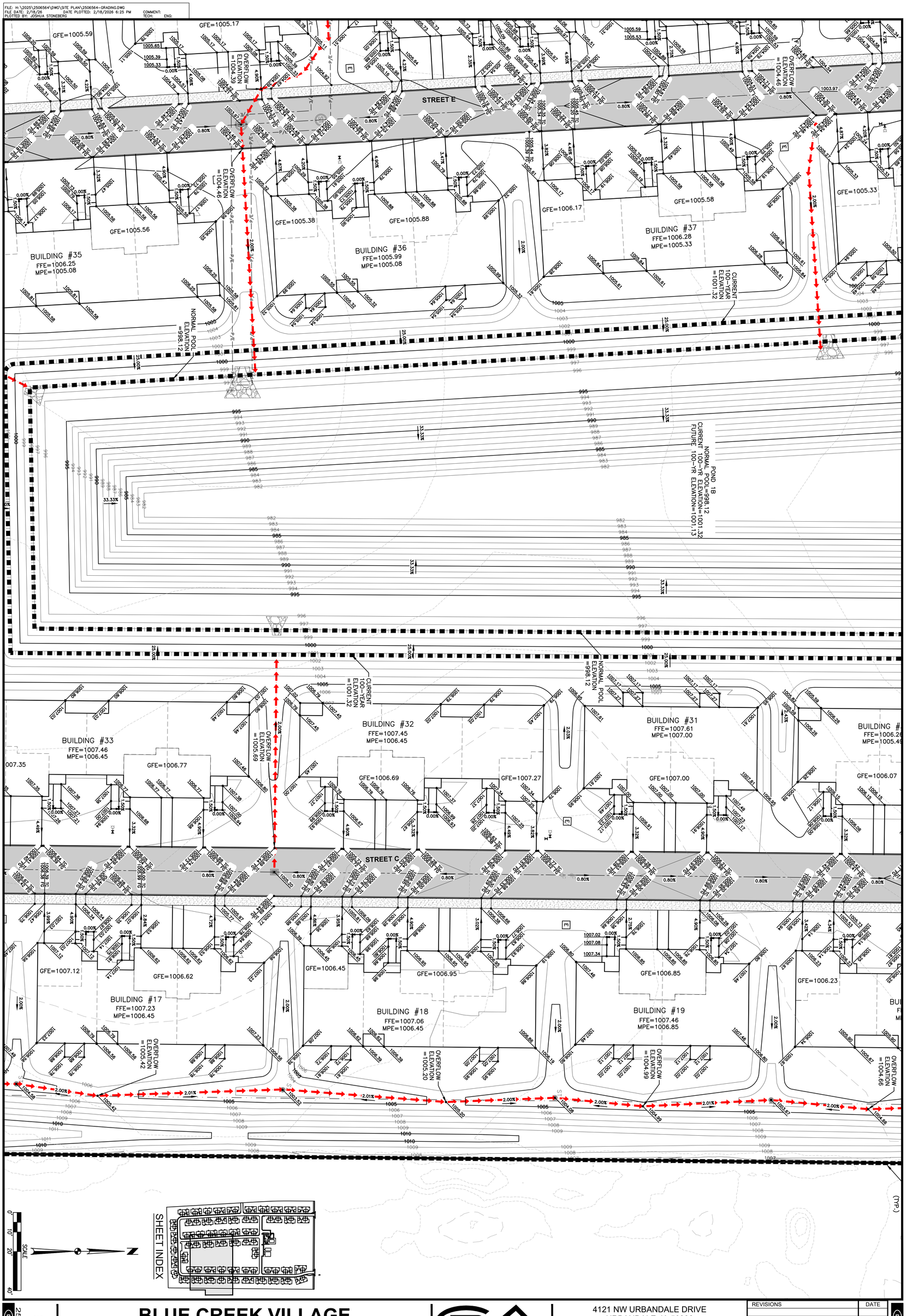
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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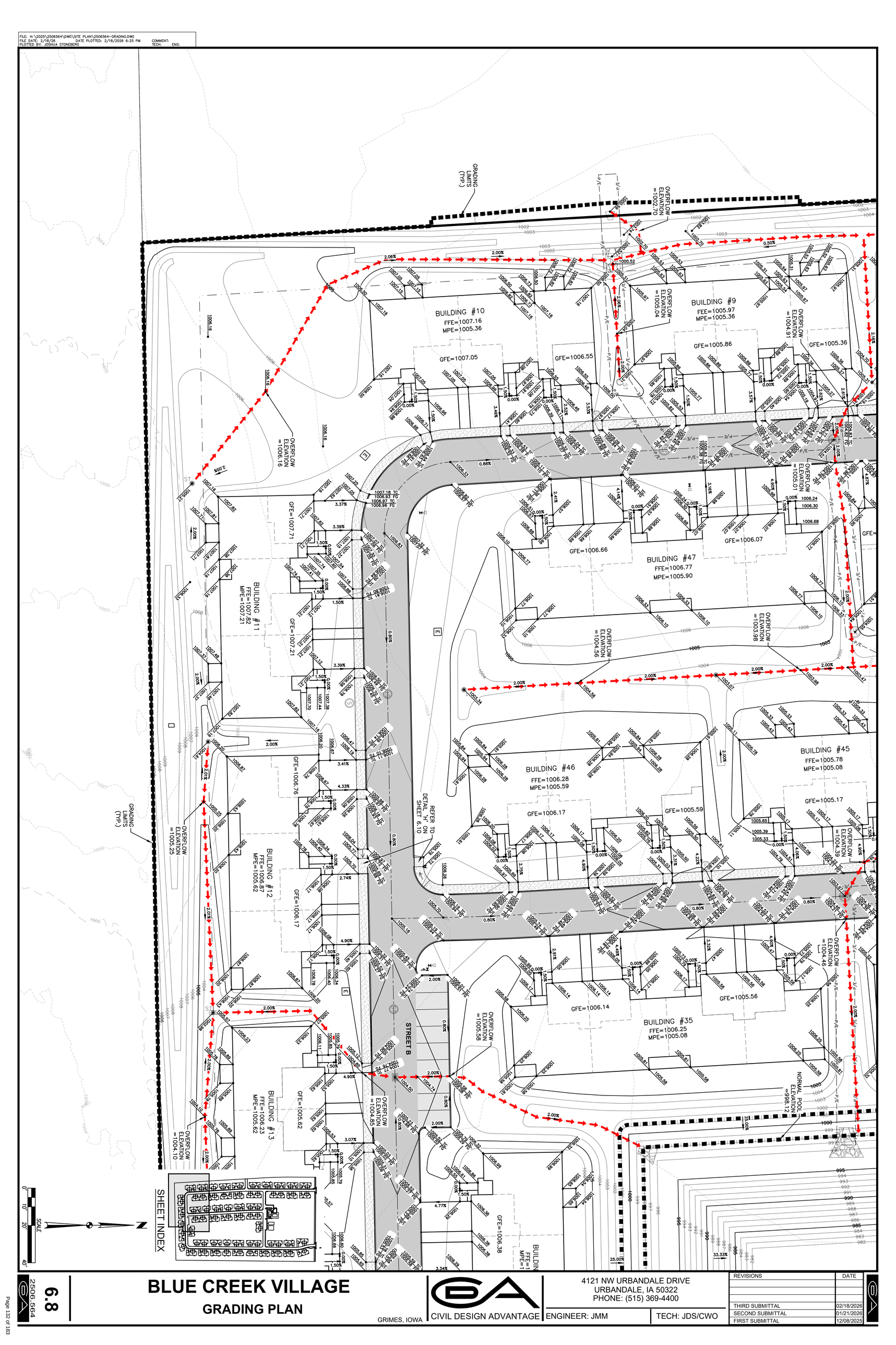
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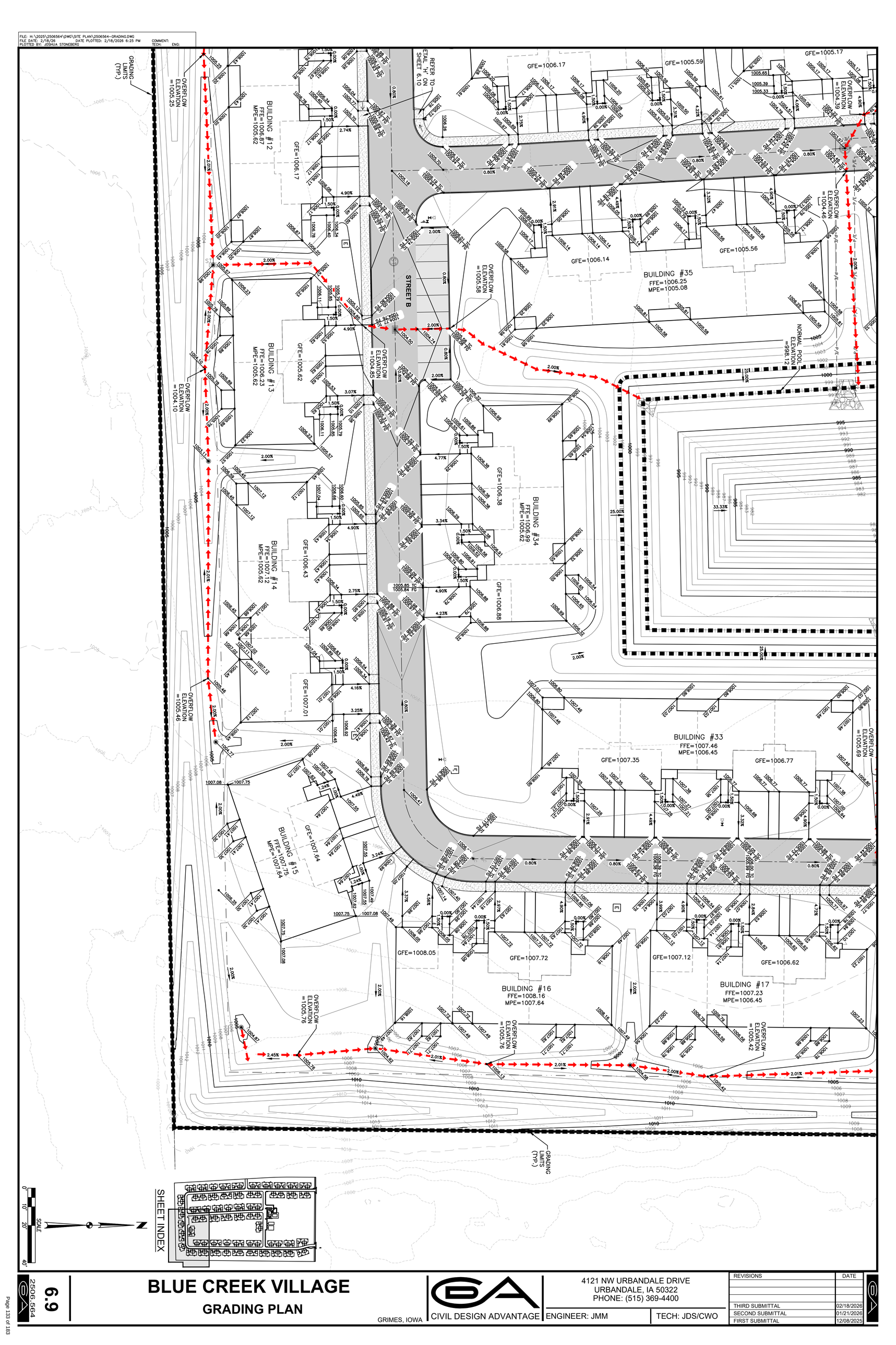
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BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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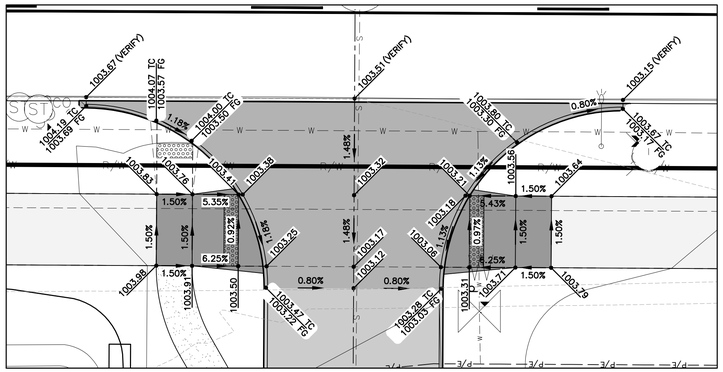
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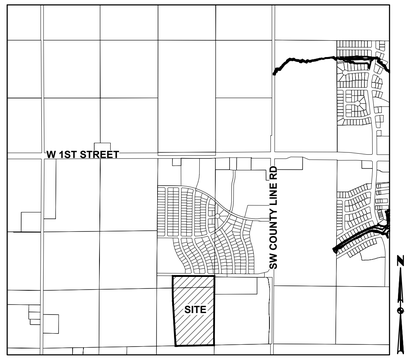

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1003.27 FG
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0.80%
1.48%
1.13%
1.50%
5.35%
0.92%
1.18%
6.25%
0.80%
0.80%
1.50%
1.50%
1.50

BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	9,970
2	FILTER SOCK	LF	76
3	SEEDING, FERTILIZING, AND MULCHING	AC	16.19
4	INLET PROTECTION DEVICES	EA	15
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

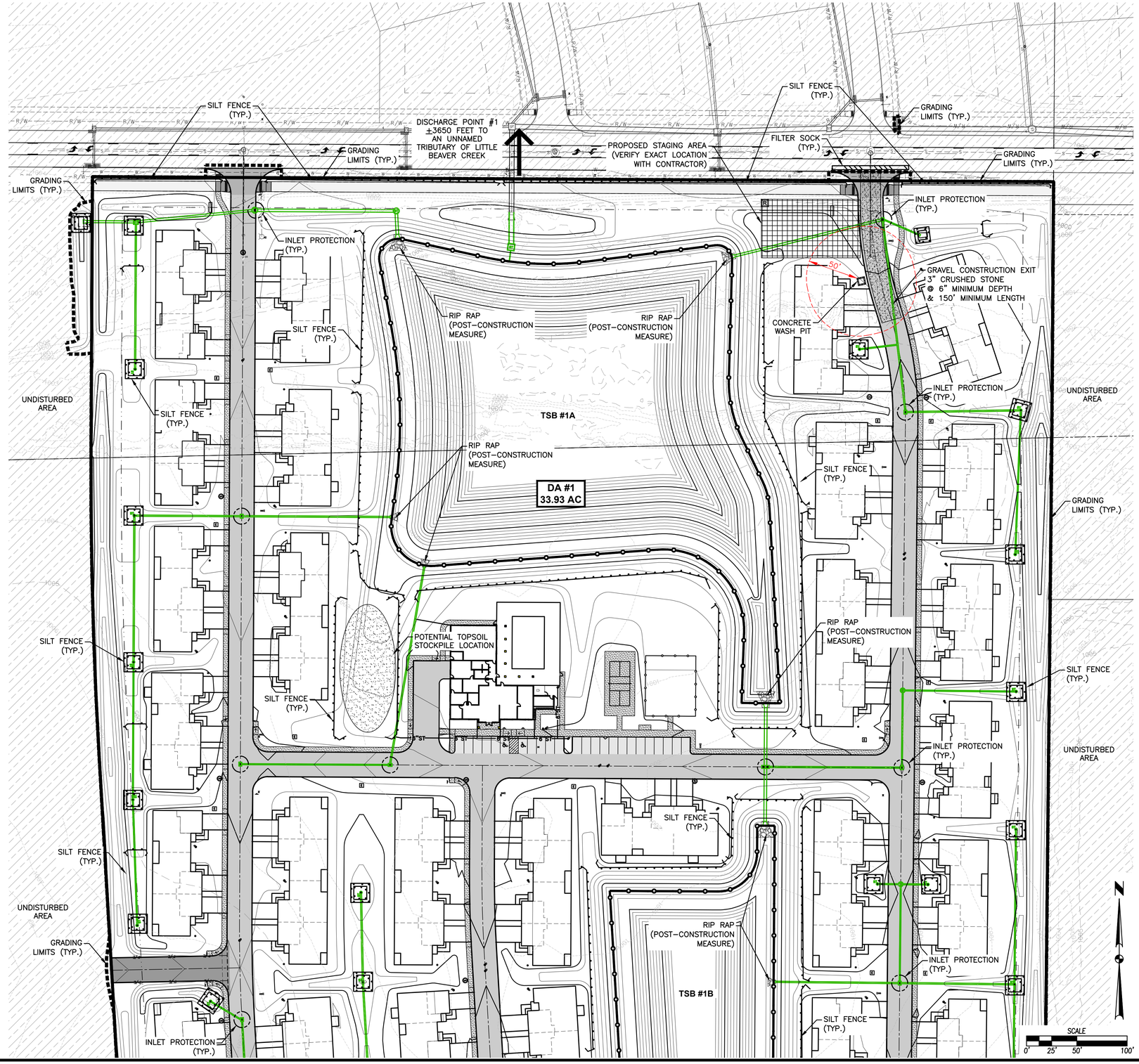
DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±3650 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	33.93 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	122,148 CU FT
VOLUME PROVIDED IN SILT FENCE (9,970 LF @ 4.5 CU FT/LF OF FENCE)	44,865 CU FT
VOLUME PROVIDED IN FILTER SOCK (76 LF @ 2.0 CU FT/LF OF SOCK)	152 CU FT
VOLUME PROVIDED IN TSB #1A & TSB #1B COMBINED	1,001,345 CU FT
TOTAL VOLUME PROVIDED	1,046,362 CU FT

SWPPP LEGEND

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

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



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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN

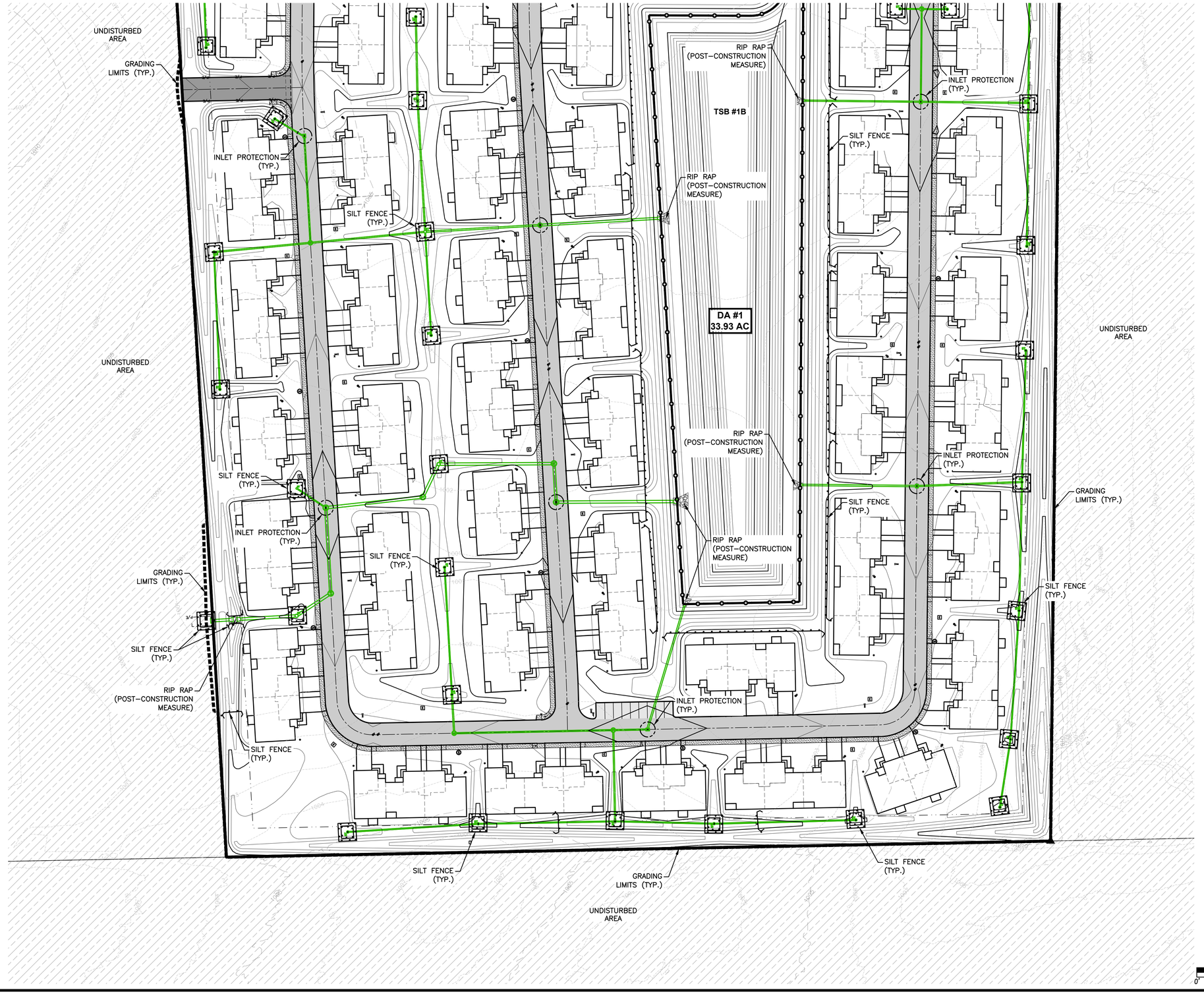
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BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN



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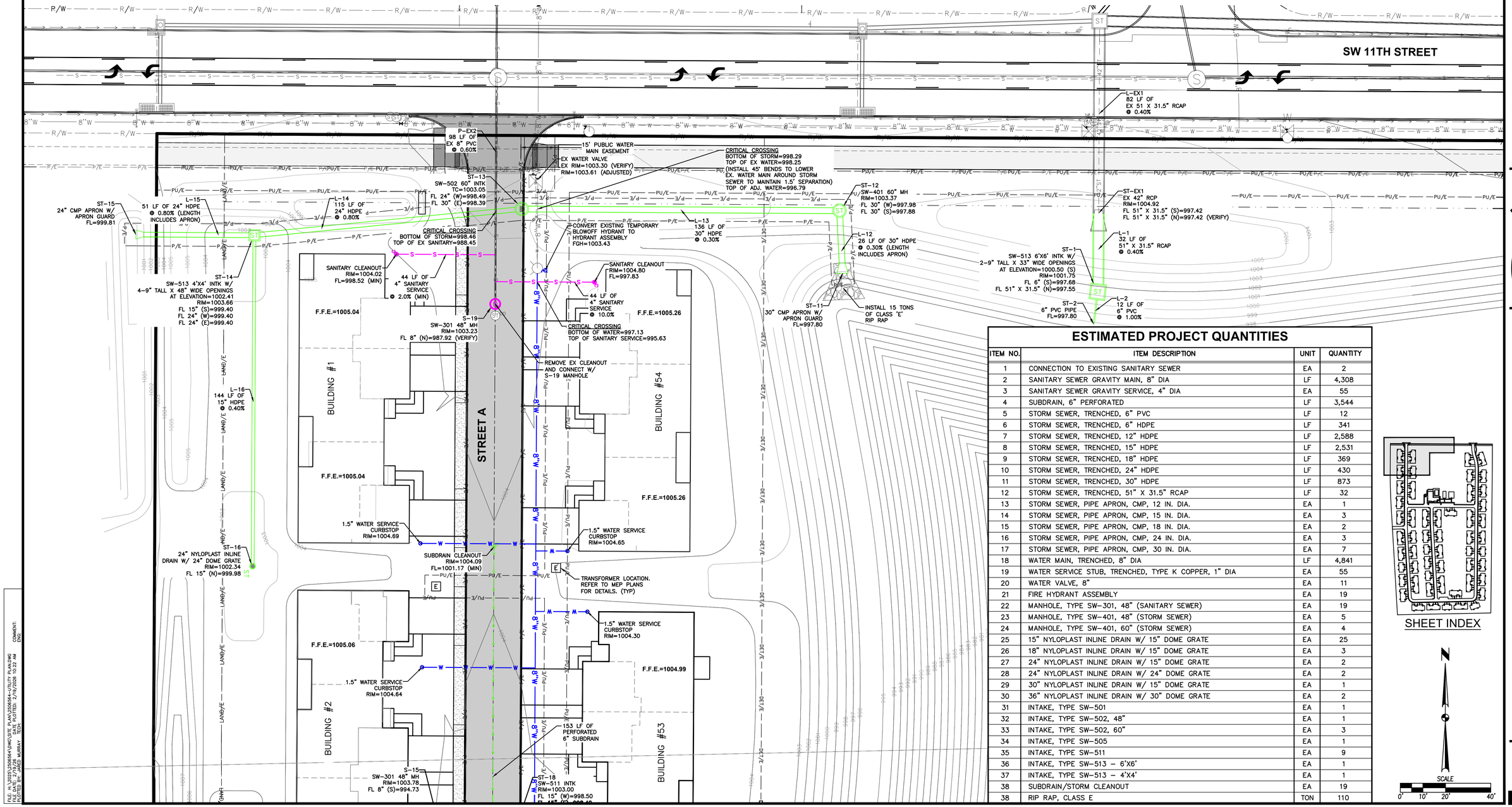
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UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL PROPOSED WATERMAIN AND SANITARY SEWER WILL BE PUBLIC, SEE PLAN AND PROFILE PLANS FOR SANITARY SEWER, WATERMAIN AND CRITICAL CROSSING INFORMATION.
17. 4" WATER METERS WILL BE REQUIRED FOR ALL BUILDINGS.
18. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
19. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.



ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CONNECTION TO EXISTING SANITARY SEWER	EA	2
2	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	4,308
3	SANITARY SEWER GRAVITY SERVICE, 4" DIA	EA	55
4	SUBDRAIN, 6" PERFORATED	LF	3,544
5	STORM SEWER, TRENCHED, 6" PVC	LF	12
6	STORM SEWER, TRENCHED, 6" HDPE	LF	341
7	STORM SEWER, TRENCHED, 12" HDPE	LF	2,588
8	STORM SEWER, TRENCHED, 15" HDPE	LF	2,531
9	STORM SEWER, TRENCHED, 18" HDPE	LF	369
10	STORM SEWER, TRENCHED, 24" HDPE	LF	430
11	STORM SEWER, TRENCHED, 30" HDPE	LF	873
12	STORM SEWER, TRENCHED, 51" X 31.5" RCAP	LF	32
13	STORM SEWER, PIPE APRON, CMP, 12 IN. DIA.	EA	1
14	STORM SEWER, PIPE APRON, CMP, 15 IN. DIA.	EA	3
15	STORM SEWER, PIPE APRON, CMP, 18 IN. DIA.	EA	2
16	STORM SEWER, PIPE APRON, CMP, 24 IN. DIA.	EA	3
17	STORM SEWER, PIPE APRON, CMP, 30 IN. DIA.	EA	7
18	WATER MAIN, TRENCHED, 8" DIA	LF	4,841
19	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 1" DIA	EA	55
20	WATER VALVE, 8"	EA	11
21	FIRE HYDRANT ASSEMBLY	EA	19
22	MANHOLE, TYPE SW-301, 48" (SANITARY SEWER)	EA	19
23	MANHOLE, TYPE SW-401, 48" (STORM SEWER)	EA	5
24	MANHOLE, TYPE SW-401, 60" (STORM SEWER)	EA	4
25	15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	25
26	18" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	3
27	24" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	2
28	24" NYLOPLAST INLINE DRAIN W/ 24" DOME GRATE	EA	2
29	30" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	1
30	36" NYLOPLAST INLINE DRAIN W/ 30" DOME GRATE	EA	2
31	INTAKE, TYPE SW-501	EA	1
32	INTAKE, TYPE SW-502, 48"	EA	1
33	INTAKE, TYPE SW-502, 60"	EA	3
34	INTAKE, TYPE SW-505	EA	1
35	INTAKE, TYPE SW-511	EA	9
36	INTAKE, TYPE SW-513 - 6'X6'	EA	1
37	INTAKE, TYPE SW-513 - 4'X4'	EA	1
38	SUBDRAIN/STORM CLEANOUT	EA	19
38	RIP RAP, CLASS E	TON	110

SHEET INDEX

SCALE
0' 10' 20' 40'

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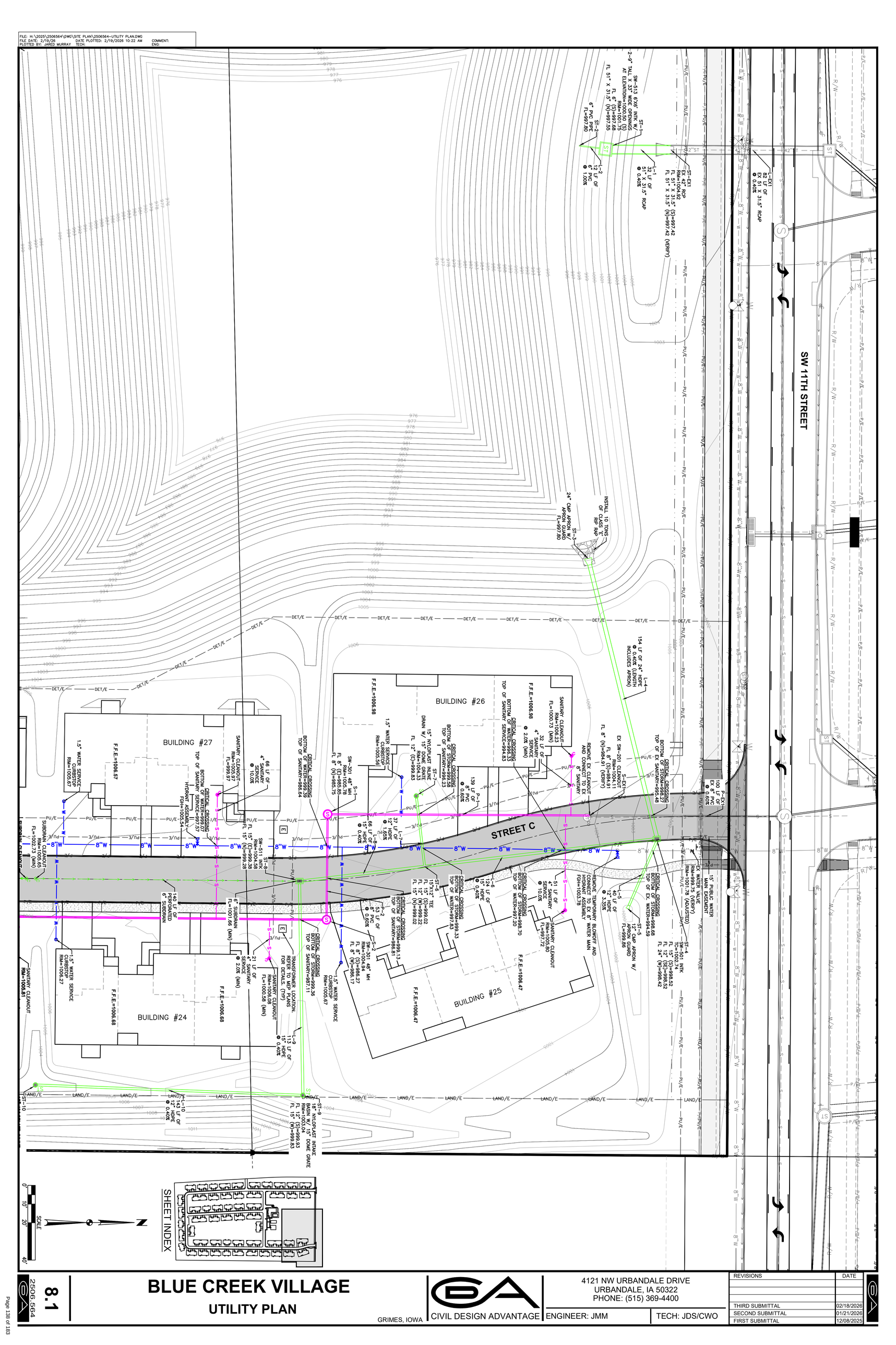
BLUE CREEK VILLAGE

UTILITY PLAN

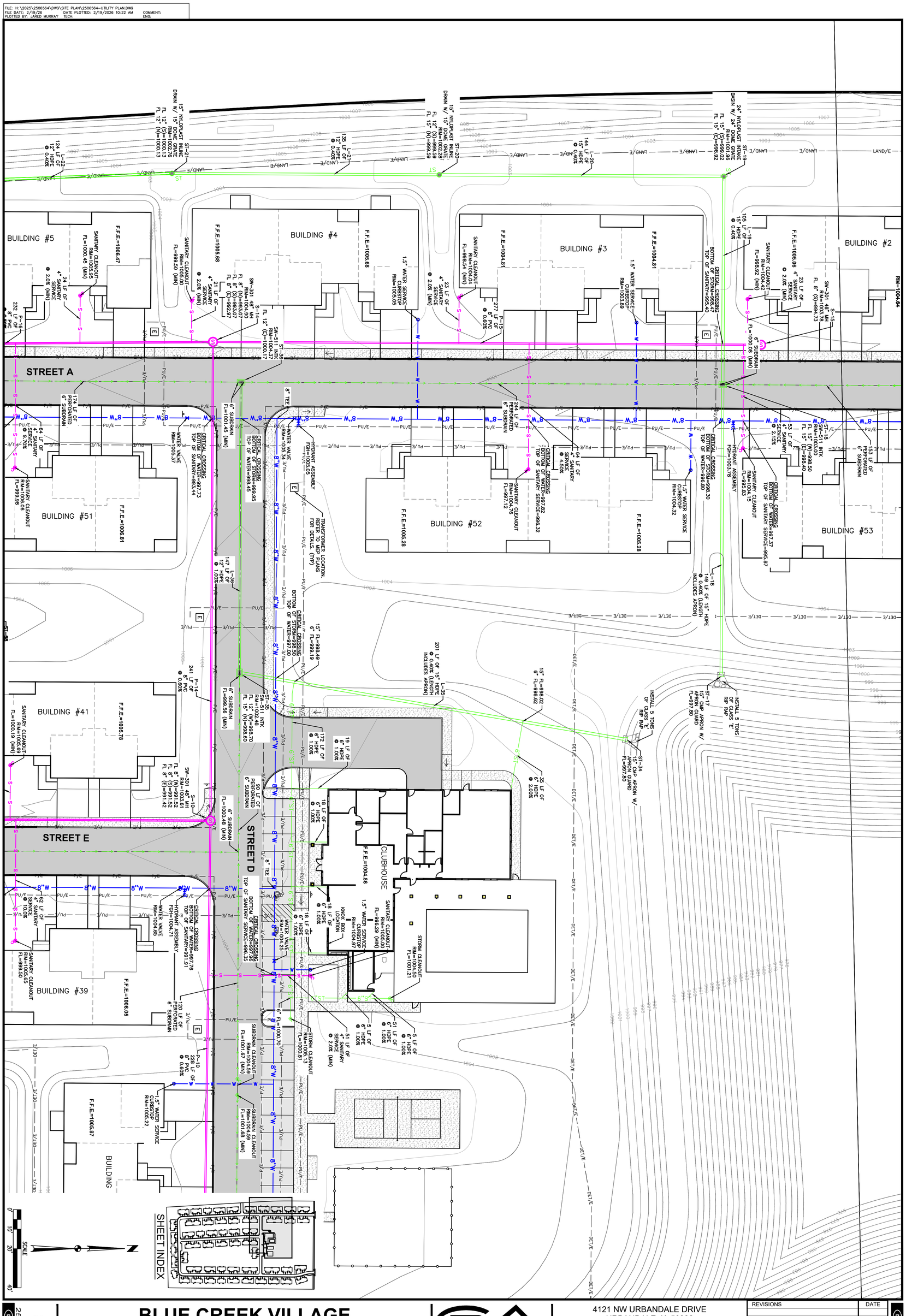
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PLOTTED BY: JAMES MURRAY
DATE PLOTTED: 2/19/2026 10:22 AM
TECH:
COMMENT:
DISC:


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PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:
SW 11TH STREET
STREET C
BUILDING #24
BUILDING #25
BUILDING #26
BUILDING #27
SHEET INDEX
SCALE
0'
10'
20'
40'
BLUE CREEK VILLAGE
UTILITY PLAN
GRIMES, IOWA
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM
TECH: JDS/CWO
REVISIONS
DATE
THIRD SUBMITTAL 02/18/2026
SECOND SUBMITTAL 01/21/2026
FIRST SUBMITTAL 12/08/2025
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FILE DATE: 2/19/26 DATE PLOTTED: 2/19/2026 10:22 AM COMMENT:
PLOTTED BY: JARED MURRAY TECH: ENG:



BLUE CREEK VILLAGE

UTILITY PLAN

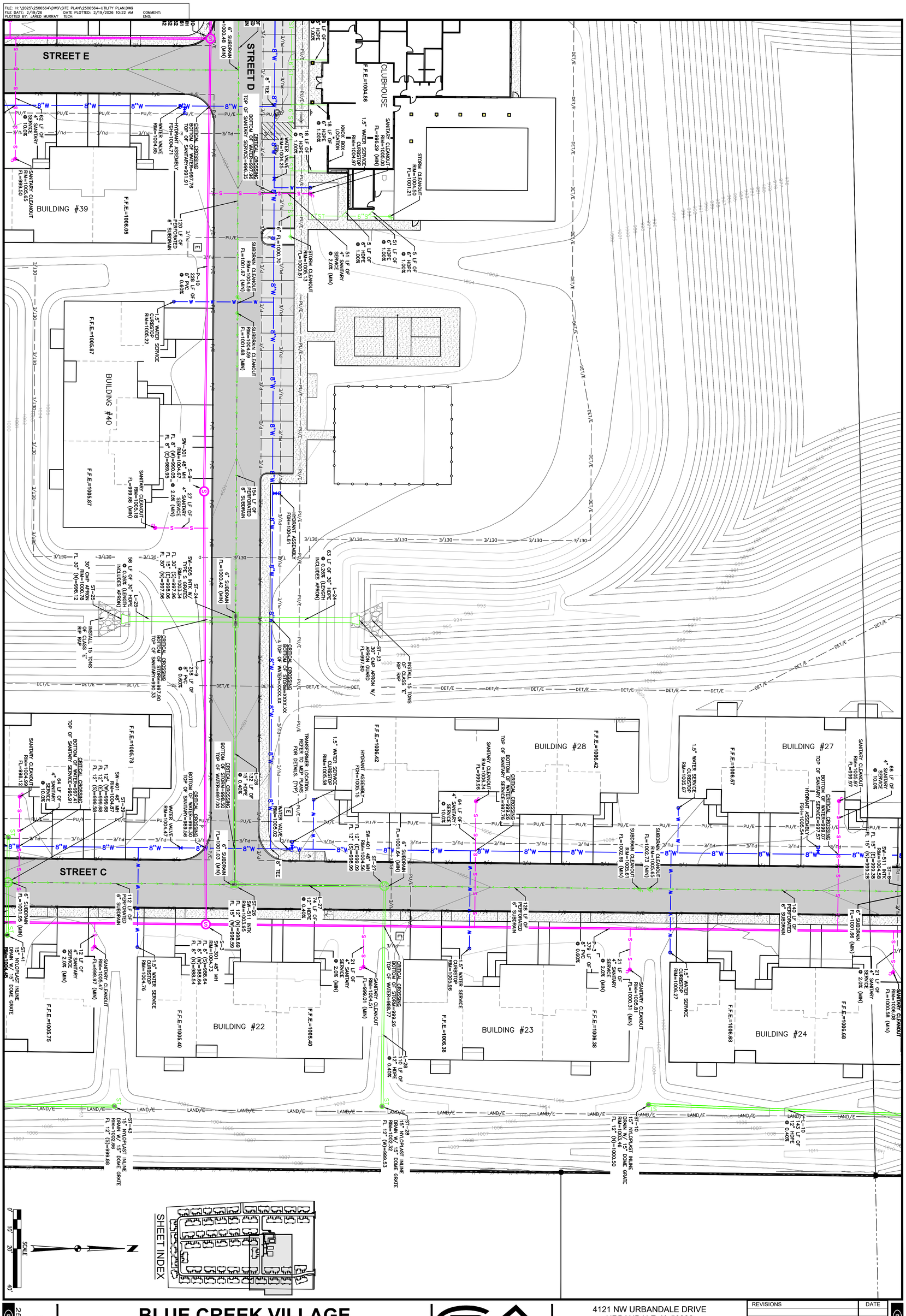
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
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PHONE: (515) 369-4400
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REVISIONS	DATE
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FIRST SUBMITTAL	12/08/2025

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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM | TECH: JDS/CWO

REVISIONS	DATE
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FIRST SUBMITTAL	12/08/2025

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BLUE CREEK VILLAGE

UTILITY PLAN

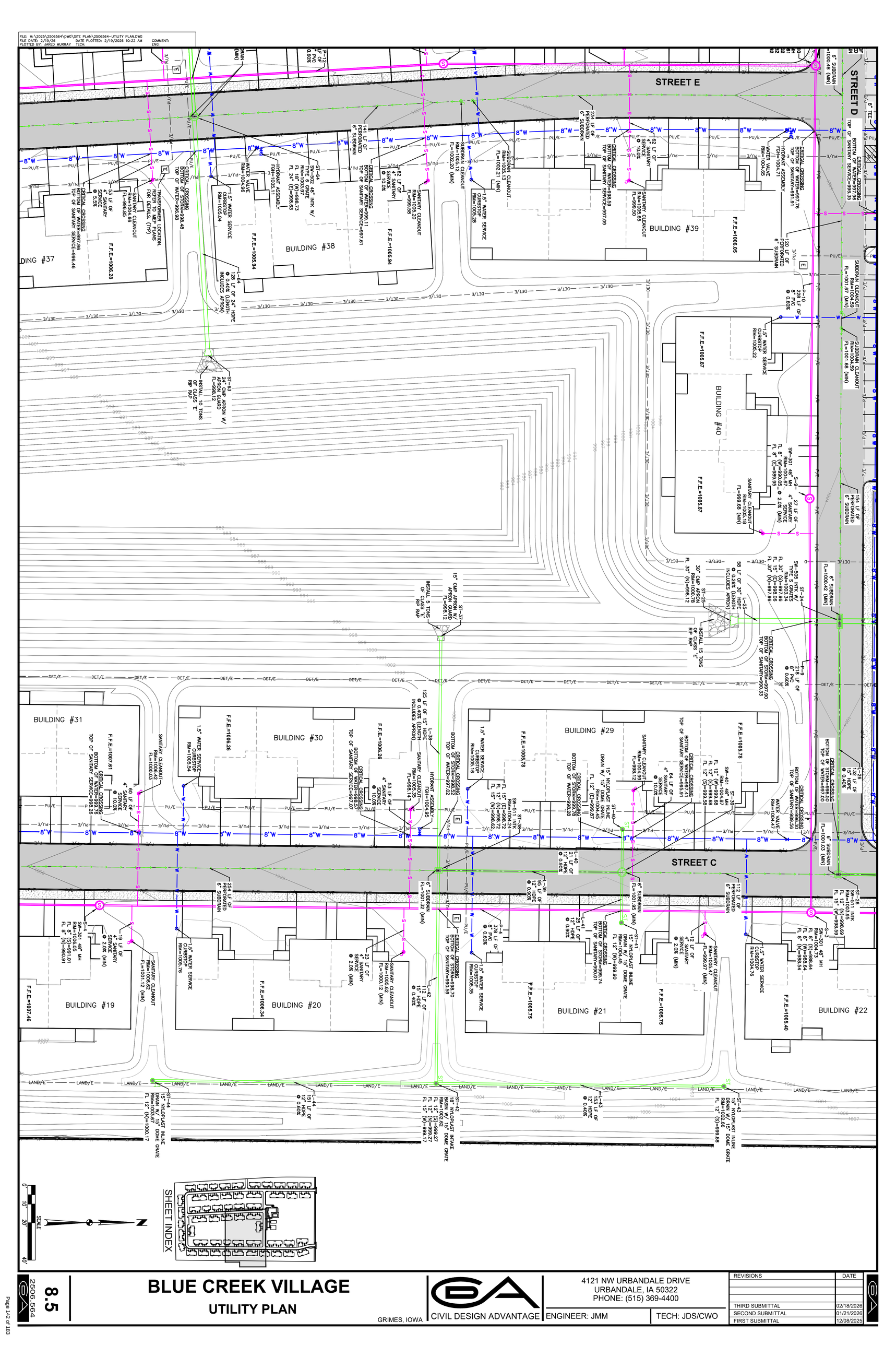
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
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URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM
TECH: JDS/CWO

REVISIONS	DATE
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FIRST SUBMITTAL	12/08/2025

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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

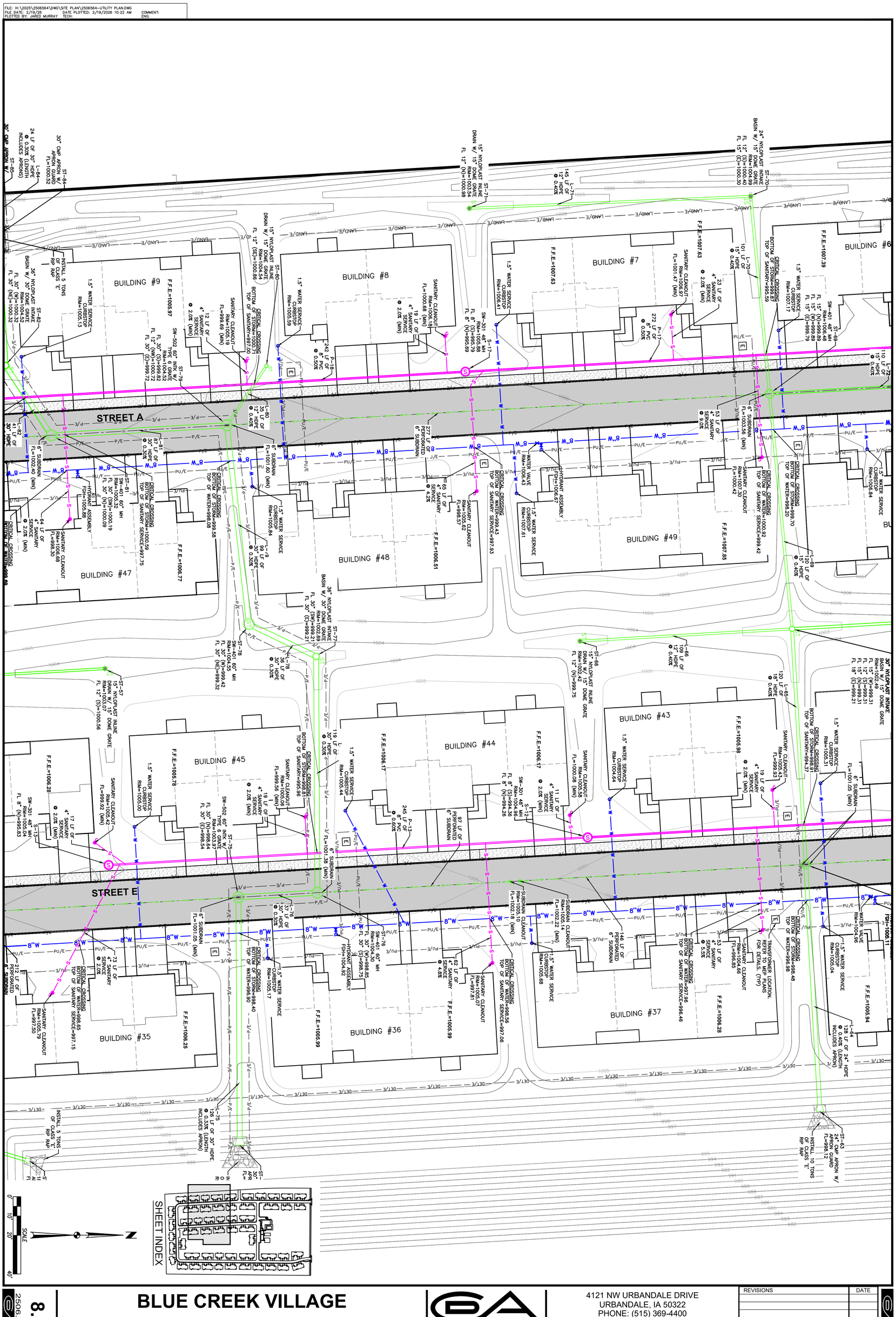
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: JDS/CWO

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
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FIRST SUBMITTAL	12/08/2025

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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

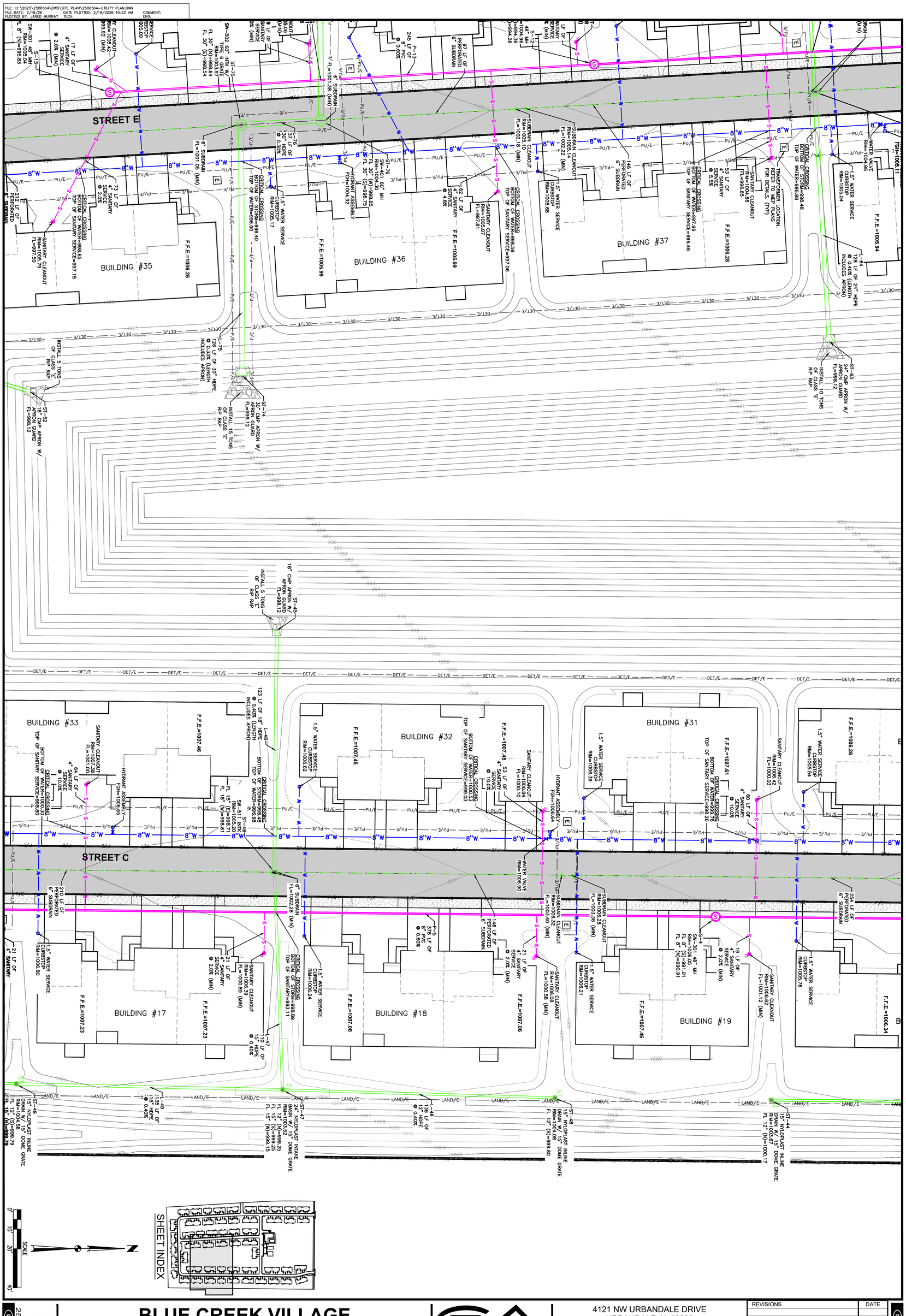
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: JDS/CWO

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

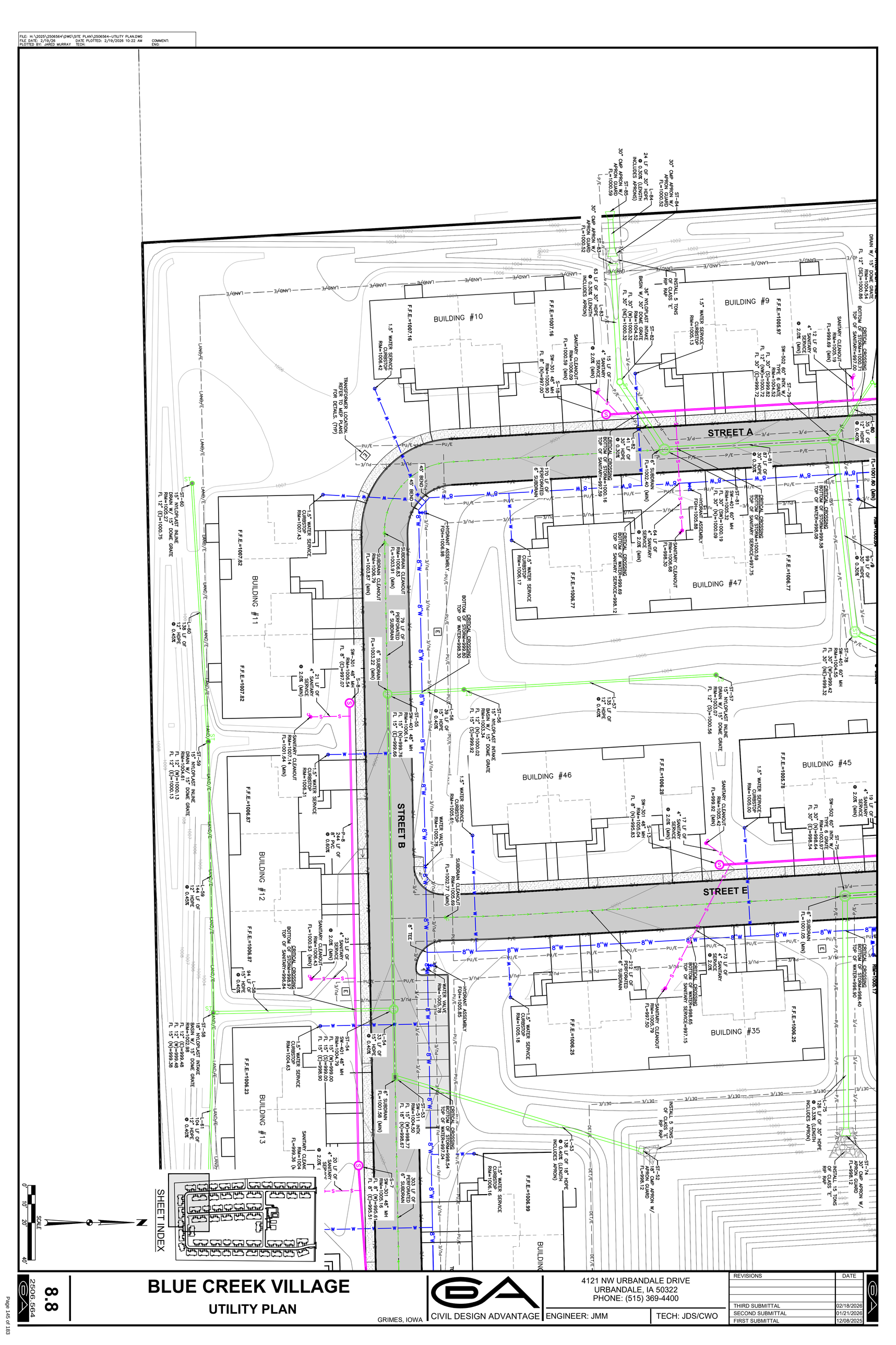
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: JDS/CWO

REVISIONS	DATE
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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
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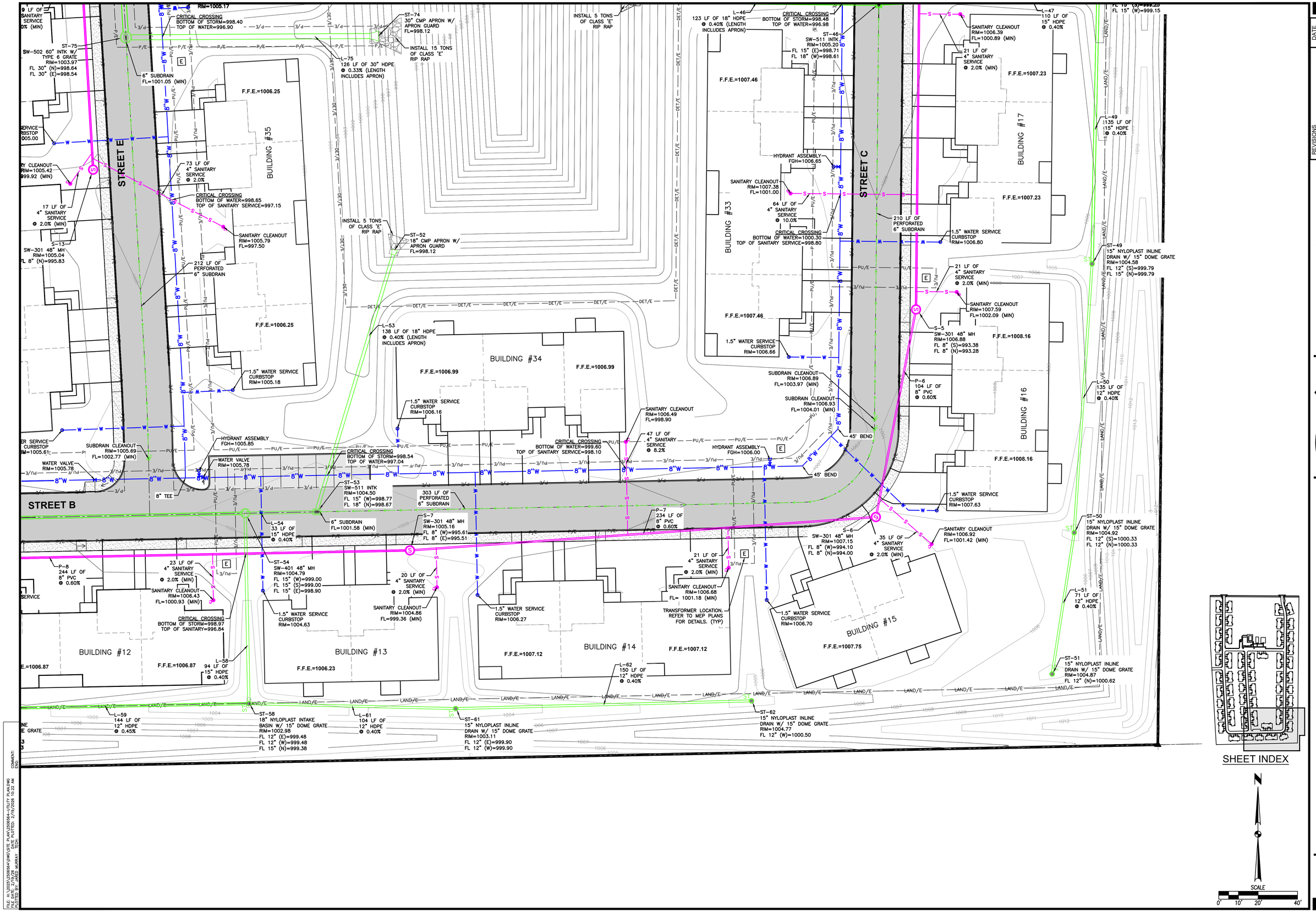
ENGINEER: JMM

TECH: JDS/CWO

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

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SHEET INDEX

SCALE 0' 10' 20' 40'

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
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FIRST SUBMITTAL	12/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

UTILITY PLAN

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FILE: I:\2025\1-356564\CIVIL\SITE_PLAN\356564-UTILITY PLAN.DWG
PLE DATE: 2/19/26
PLOTTED BY: JAMES WARWICK
DATE PLOTTED: 2/19/2026 10:22 AM
TECH:
COMMENTS:

PLANT SCHEDULE STREET TREES

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	9	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
GS	6	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
	15	SUBTOTAL:		

PLANT SCHEDULE STREET FRONTAGE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
EPT	3	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 1.5" CALIPER
QR	5	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	8	SUBTOTAL:		
EVERGREEN TREES				
PC	16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PS	6	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	12	SUBTOTAL:		
SHRUBS				
ICH	12	INCREDIBALL®HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	CONT, 3 GAL,18"-24" HIGH X 15"-18" WIDE
JF	8	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
PJ	12	PJM COMPACT RHODODENDRON	RHODODENDRON X 'P.J.M. COMPACT'	CONT, 3 GAL
	32	SUBTOTAL:		

PLANT SCHEDULE EAST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AR	5	RED MAPLE	ACER RUBRUM	B&B, 1.5" CALIPER
CP	6	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
PB	6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	9	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	32	SUBTOTAL:		
EVERGREEN TREES				
PC	17	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	14	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	2	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	33	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	8	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	14	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	12	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STEM
MP	16	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	14	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	64	SUBTOTAL:		
SHRUBS				
CH	6	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
EC	6	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
JF	6	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
	18	SUBTOTAL:		

PLANT SCHEDULE WEST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	2	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
AR	5	RED MAPLE	ACER RUBRUM	B&B, 1.5" CALIPER
CP	6	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
PB	6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	32	SUBTOTAL:		
EVERGREEN TREES				
PC	16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	14	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	2	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	32	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	8	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	14	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	12	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STEM
MP	16	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	14	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	64	SUBTOTAL:		
SHRUBS				
CH	9	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
EC	9	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
JF	17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
	35	SUBTOTAL:		

PLANT SCHEDULE SOUTH BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	5	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CALIPER
PB	6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	6	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
	17	SUBTOTAL:		
EVERGREEN TREES				
NWS	5	NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	4	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	7	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PS	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	19	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	6	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	6	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	9	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STEM
MP	11	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	2	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	34	SUBTOTAL:		
SHRUBS				
JF	27	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
	27	SUBTOTAL:		

PLANT SCHEDULE OPEN SPACE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	9	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CALIPER
AM	22	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
BN	22	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 1.5" CALIPER, MULTI-STEM
CP	21	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
GS	30	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
PB	30	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	21	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	3	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	158	SUBTOTAL:		
EVERGREEN TREES				
NWS	20	NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	5	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	15	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	9	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	40	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	89	SUBTOTAL:		
SHRUBS				
BW	4	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
JB	2	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
	6	SUBTOTAL:		

LANDSCAPE REQUIREMENTS

TOTAL AREA = 33.79 ACRES (1,471,731 SF)
OPEN SPACE REQUIRED = 588,692 SF (40%)

OPEN SPACE REQUIREMENTS
1 TREE PER 1,000 SF OF REQ. OPENSPACE = 590 TREES
TREES PROVIDED = 594 TREES

* FRONTAGE TREES AND BUFFER TREES COUNT TOWARD THE OPEN SPACE TREE REQUIREMENT.

** FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG FACADES FACING THE PUBLIC STREET WHEN BERMS ARE NOT PROVIDED.

STREET FRONTAGE REQUIREMENT
1 TREE PER 50 LF OF STREET FRONTAGE = 20 TREES (956 LF)
TREES PROVIDED = 20 TREES

STREET TREE REQUIREMENT
2 OVERSTORY TREES EVERY 125 LF = 15 TREES (905 LF)
TREES PROVIDED = 15 TREES

BUFFER REQUIREMENTS

BUFFER REQUIREMENT
1 OVERSTORY, 2 UNDERSTORY & 1 EVERGREEN TREE TREE PER 50 LF

EAST (1,589 LF)

REQUIRED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

PROVIDED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 33

WEST (1,603 LF)

REQUIRED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

PROVIDED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

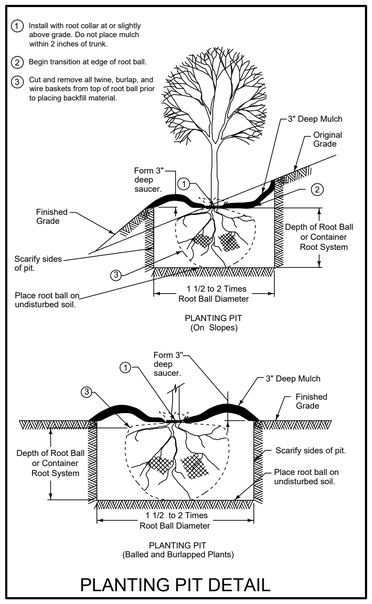
SOUTH (816 LF)

REQUIRED:
OVERSTORY TREES = 17
UNDERSTORY TREES = 34
EVERGREEN TREES = 17

PROVIDED:
OVERSTORY TREES = 17
UNDERSTORY TREES = 34
EVERGREEN TREES = 19

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.



PLANTING PIT DETAIL

PLANT SCHEDULE TOTALS

CODE	QTY	EAST BUFFER	OPEN SPACE	SOUTH BUFFER	STREET FRONTAGE	STREET TREES	WEST BUFFER	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES										
AA	14		9	5				AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CALIPER
AM	33		22			9	2	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CALIPER
AR	10	5					5	RED MAPLE	ACER RUBRUM	B&B, 1.5" CALIPER
BN	22		22					RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 1.5" CALIPER, MULTI-S
CP	33	6	21				6	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 1.5" CALIPER
EPT	3				3			EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 1.5" CALIPER
GS	36		30			6		SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 1.5" CALIPER
PB	48	6	30	6			6	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 1.5" CALIPER
QB	43	9	21	6			7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CALIPER
QR	20	6	3		5		6	RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	262	32	158	17	8	15	32	SUBTOTAL:		
EVERGREEN TREES										
NWS	25		20	5				NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	48	17	5	4	6		16	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PG	50	14	15	7			14	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	13	2	9				2	BAKER COLORADO SPRUCE MATURE HT. 12'-18'	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	49		40	3	6			WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	185	33	89	19	12		32	SUBTOTAL:		
ORNAMENTAL TREES										
ABS	22	8		6			8	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 6' HEIGHT
BF	34	14		6			14	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	33	12		9			12	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT, MULTI-STE
MP	43	16		11			16	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 6' HEIGHT
MS	30	14		2			14	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
	162	64		34			64	SUBTOTAL:		
SHRUBS										
BW	4		4					WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
CH	15	6					9	IVORY HALO®TATARIAN DOGWOOD	CORNUS ALBA 'BAILHALO'	CONT, 3 GAL
EC	15	6					9	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
ICH	12				12			INCREDIBALL®HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	CONT, 3 GAL,18"-24" HIGH
JB	2		2					BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
JF	58	6		27	8		17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
PJ	12				12			PJM COMPACT RHODODENDRON	RHODODENDRON X 'P.J.M. COMPACT'	CONT, 3 GAL
	118	18	6	27	32		35	SUBTOTAL:		

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

LANDSCAPE PLAN

9.0

2506.564

FILE: H:\2025\2506564\SHT\SITE_PLAN\2506564-LANDSCAPE.DWG
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PLOTTED BY: JESSICA STONEBERG
COMMENT:
TECH:
ENG:

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FILE DATE: 2/18/26 DATE PLOTTED: 2/18/2026 6:26 PM COMMENT:
PLOTTED BY: JOSHUA STONEBERG TECH: ENG:



BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

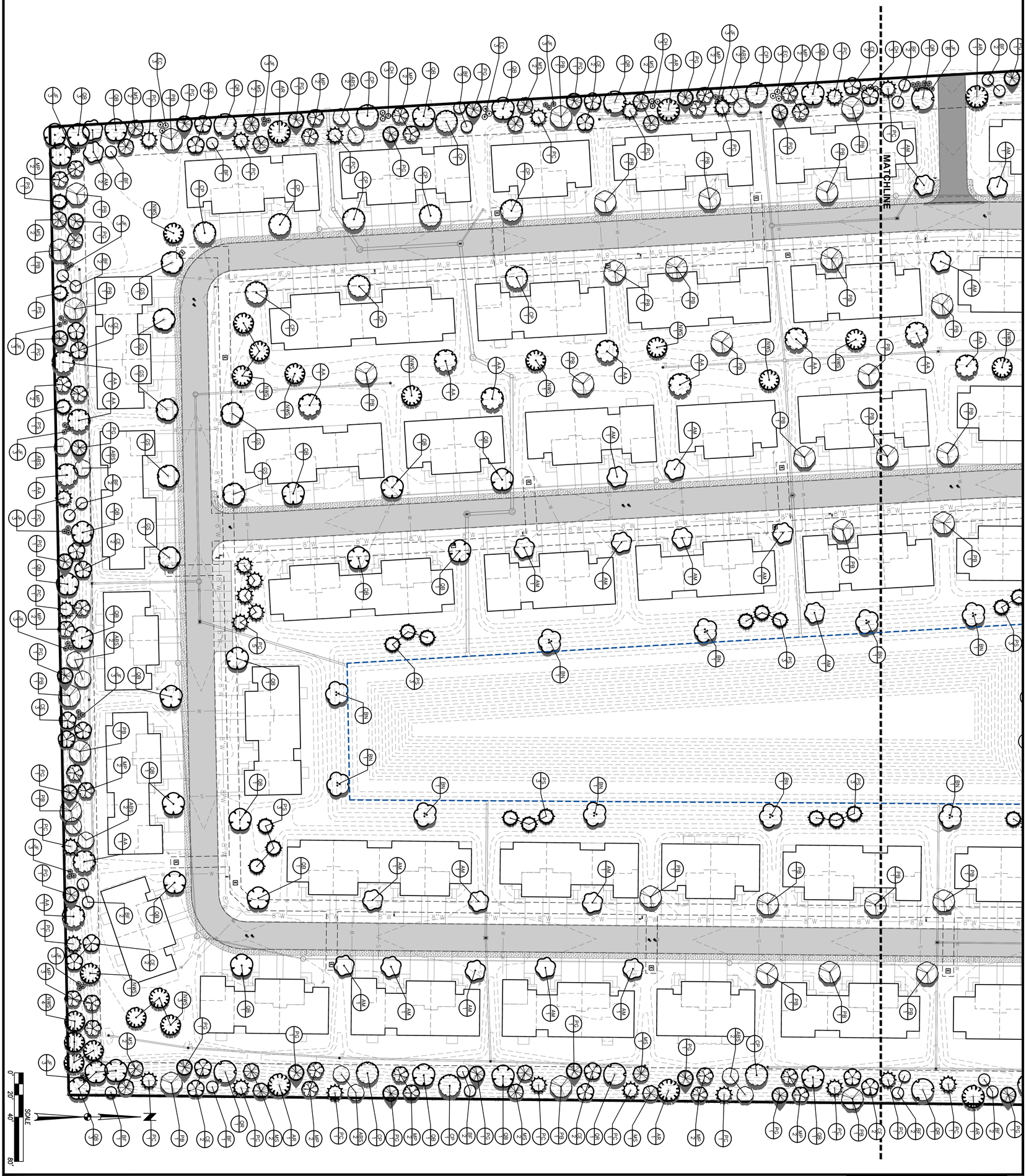
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM
TECH: JDS/CWO

REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

2506.564

9.1

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FILE DATE: 2/18/26 DATE PLOTTED: 2/18/2026 6:26 PM COMMENT:
PLOTTED BY: JOSHUA STONEBERG TECH: ENG:



BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM
TECH: JDS/CWO

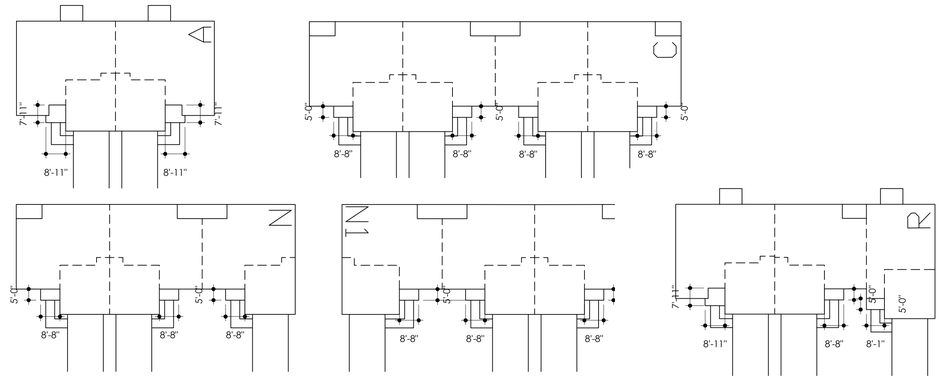
REVISIONS	DATE
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026
FIRST SUBMITTAL	12/08/2025

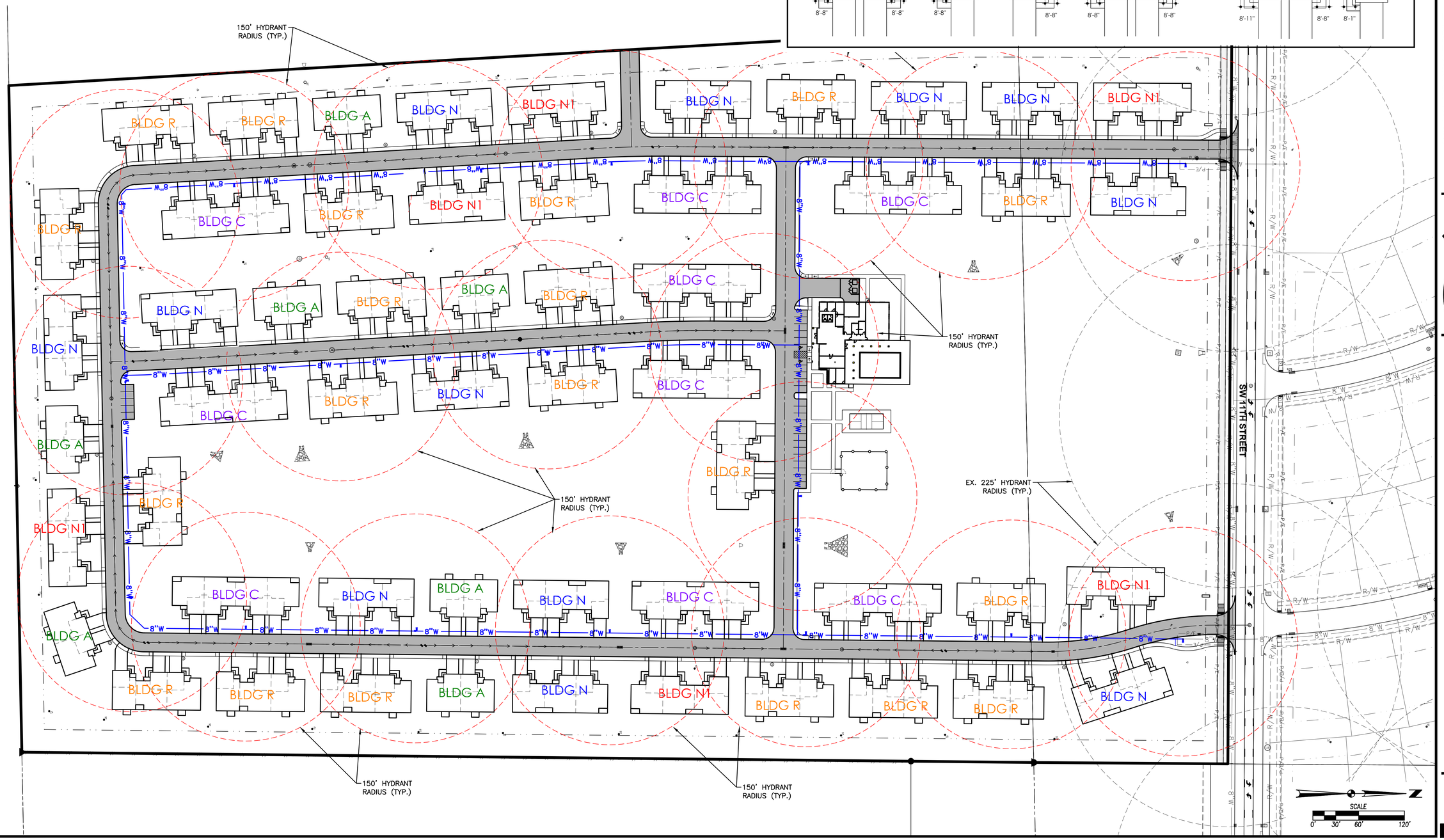
2506.564

9.2

SITE PLAN WITH BUILDING TYPES FOR ELEVATION REFERENCE

BUILDING TYPES WITH PORCH DIMENSIONS





FILE: H:\2025\2506564\DWG\SITE PLAN\2506564-CIV-SIT-HYDLDNG
FILE DATE: 12/4/25
PLOTTED BY: CSA/TJMD
DATE PLOTTED: 12/5/2025 3:57 PM
COMMENT: ENG

REVISIONS	DATE
FIRST SUBMITTAL	12/08/2025

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

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE

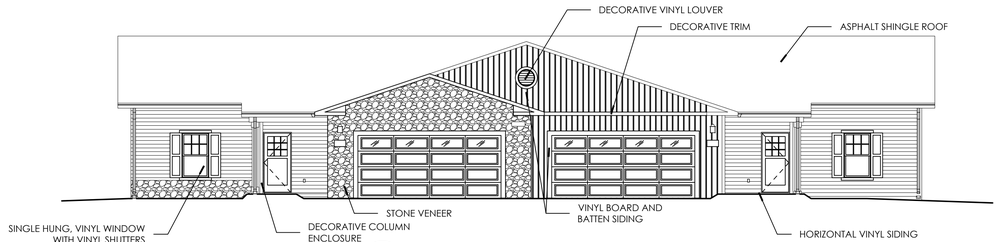
GRIMES, IOWA

STARK TOWNHOMES

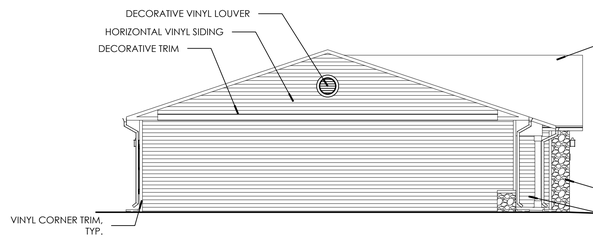
SITE LAYOUT & HYDRANT COVERAGE

3.0

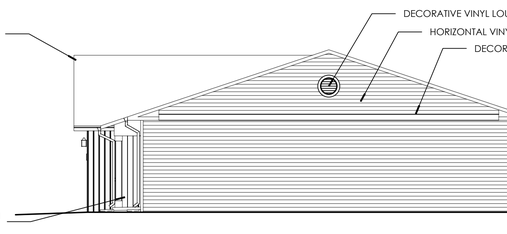
2506.564



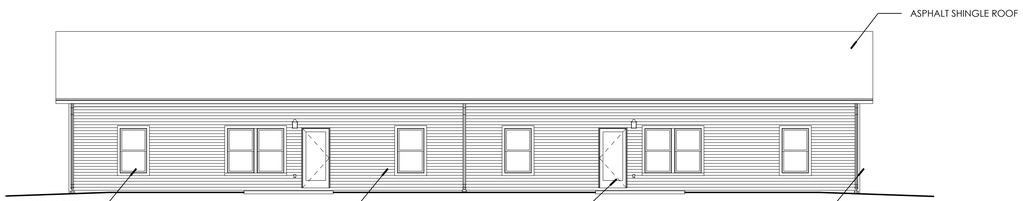
1 EL-A BUILDING A FRONT ELEVATION
1/8" = 1'-0"



2 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



3 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



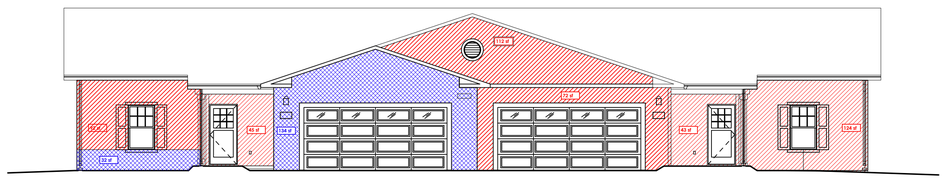
4 EL-A BUILDING A BACK ELEVATION
1/8" = 1'-0"

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GRIMES, IA

GRIMES, IA

EL-A

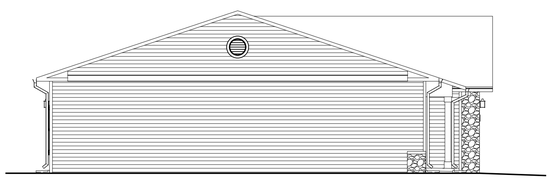


SIDING AREA : 488 SF
STONE AREA : 166 SF
654 SF

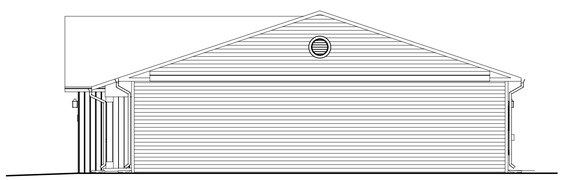
166/654 = 25% STONE

1 EL-A BUILDING A FRONT ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA

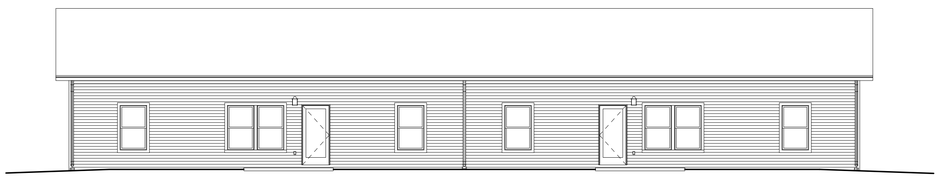


2 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



3 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA



4 EL-A BUILDING A BACK ELEVATION
1/8" = 1'-0"

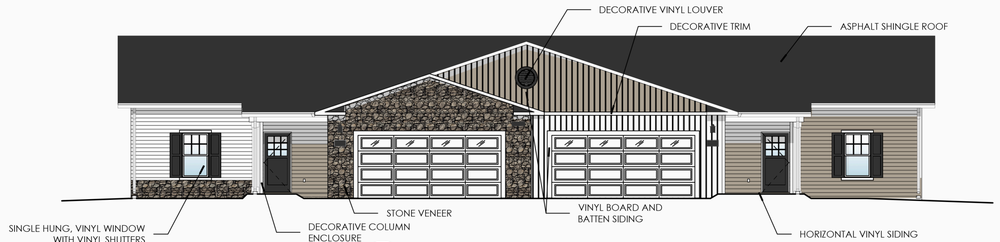
BACK ELEVATION: NA

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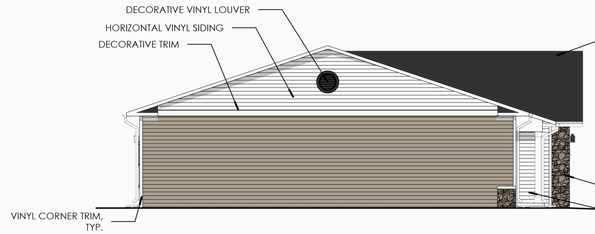
GRIMES, IA

GRIMES, IA

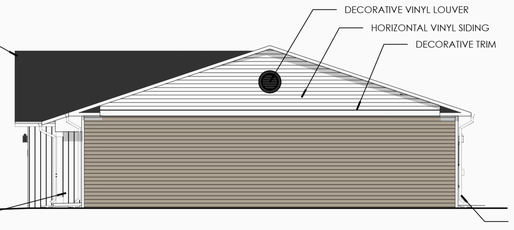
EL-A



1 EL-A BUILDING A FRONT ELEVATION
1/8" = 1'-0"



2 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



3 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



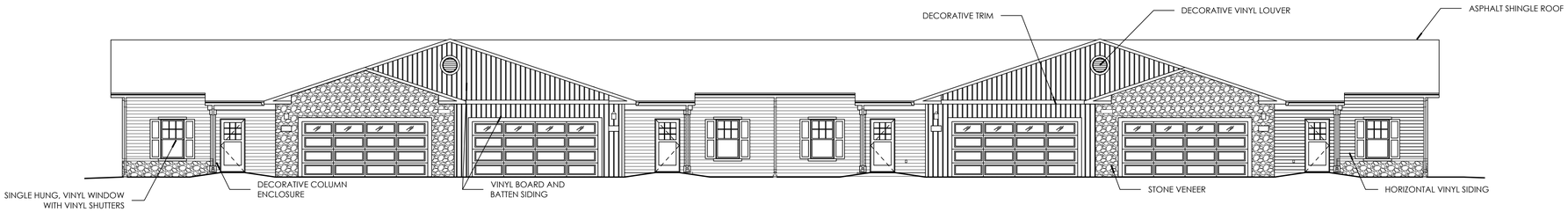
4 EL-A BUILDING A BACK ELEVATION
1/8" = 1'-0"

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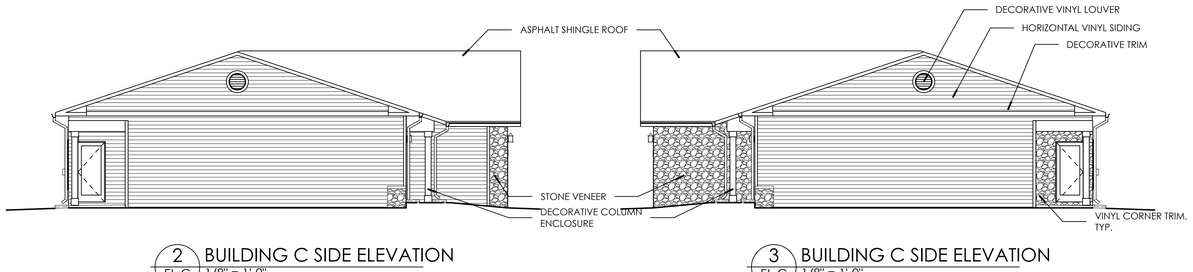
GRIMES, IA

GRIMES, IA

EL-A



1 EL-C BUILDING C FRONT ELEVATION
1/8" = 1'-0"



2 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ELEVATION WHEN SIDE ELEVATION IS NOT ADJACENT TO PRIVATE STREET

3 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ONLY OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET



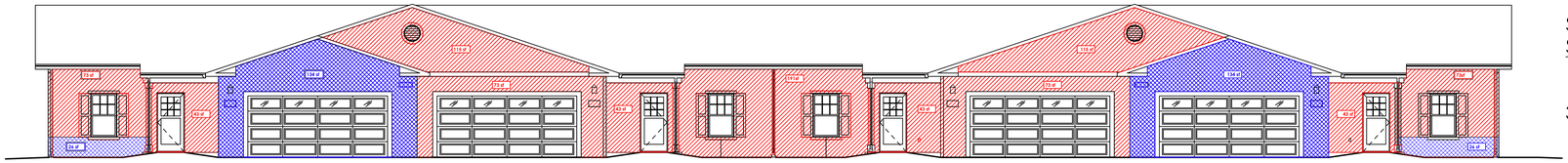
4 EL-C BUILDING C BACK ELEVATION
1/8" = 1'-0"

STARKENTERPRISES
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GRIMES, IA

GRIMES, IA

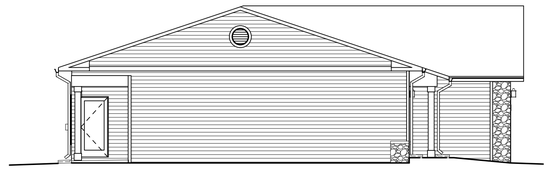
EL-C



SIDING AREA: 885 SF
STONE AREA : 320 SF
1,205 SF

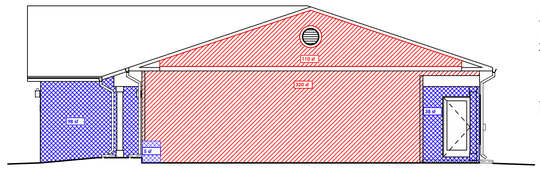
320/1205 = 26% STONE

1 EL-C BUILDING C FRONT ELEVATION
1/8" = 1'-0"



2 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ELEVATION WHEN SIDE ELEVATION IS NOT ADJACENT TO PRIVATE STREET

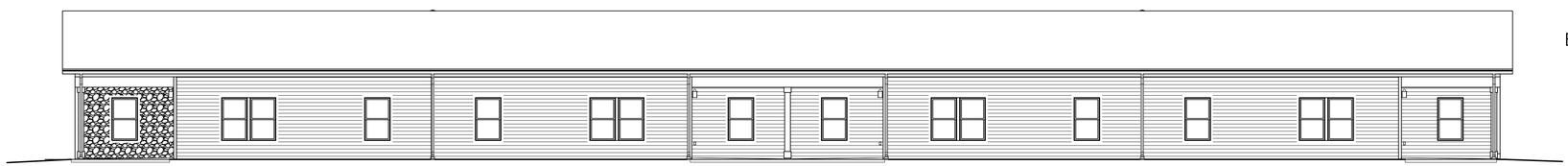


3 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ONLY OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

SIDING AREA: 430 SF
STONE AREA : 141 SF
571 SF

141/571= 25% STONE



BACK ELEVATION: NA

4 EL-C BUILDING C BACK ELEVATION
1/8" = 1'-0"

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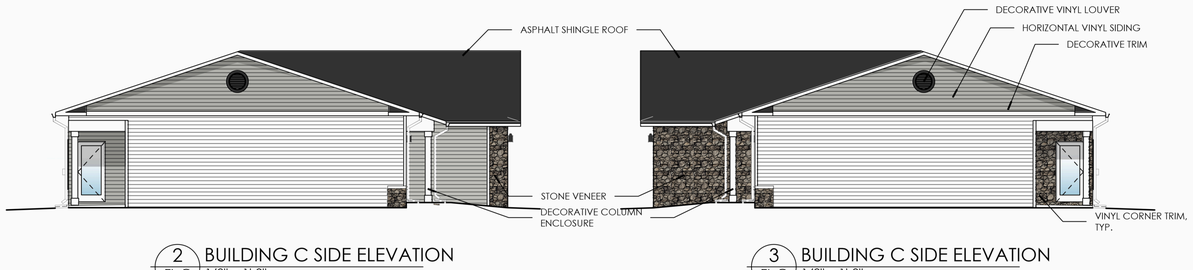
GRIMES, IA

GRIMES, IA

EL-C



1 EL-C **BUILDING C FRONT ELEVATION**
1/8" = 1'-0"



2 EL-C **BUILDING C SIDE ELEVATION**
1/8" = 1'-0"

ELEVATION WHEN SIDE ELEVATION IS NOT ADJACENT TO PRIVATE STREET

3 EL-C **BUILDING C SIDE ELEVATION**
1/8" = 1'-0"

ONLY OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET



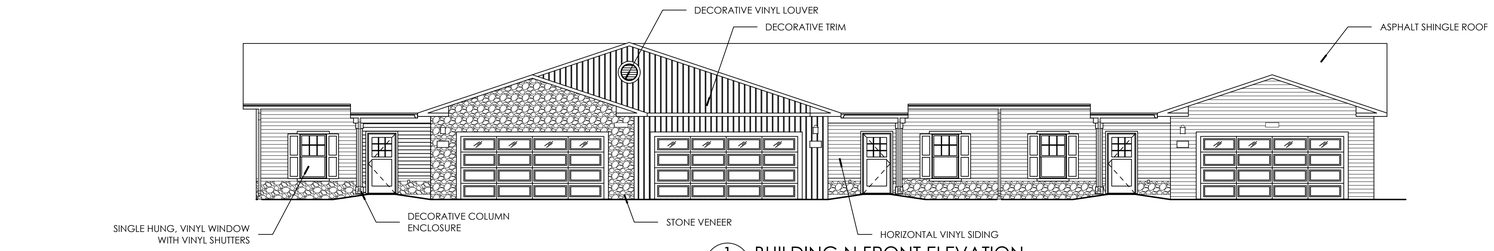
4 EL-C **BUILDING C BACK ELEVATION**
1/8" = 1'-0"

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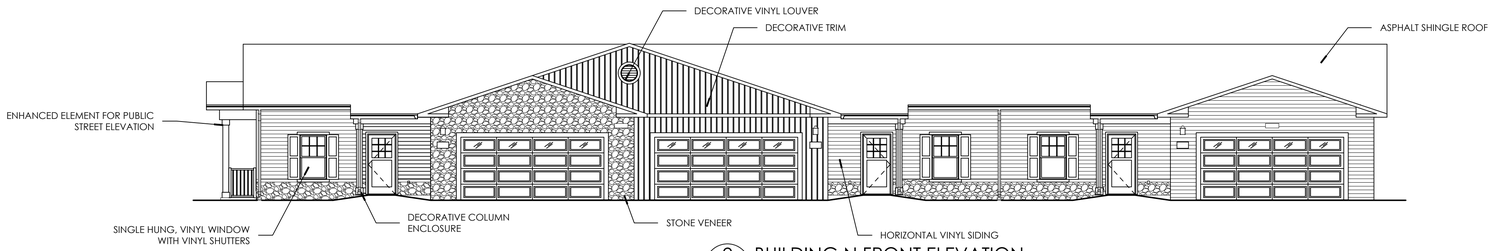
GRIMES, IA

GRIMES, IA

EL-C

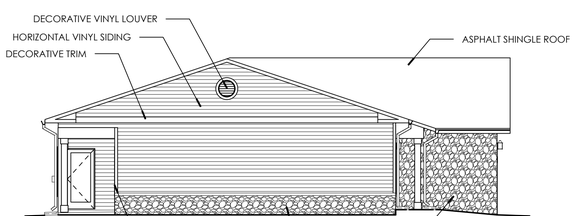


1 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"



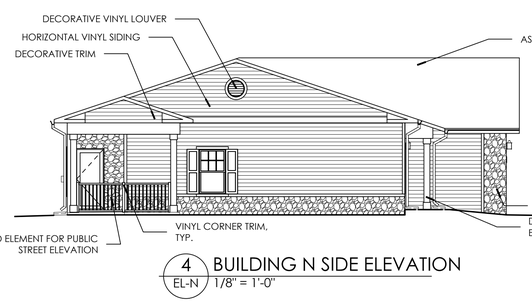
2 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



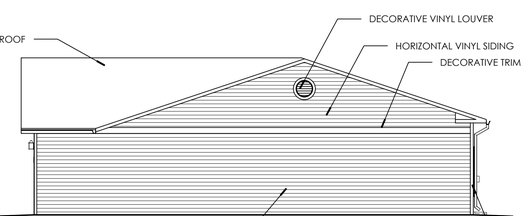
3 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET



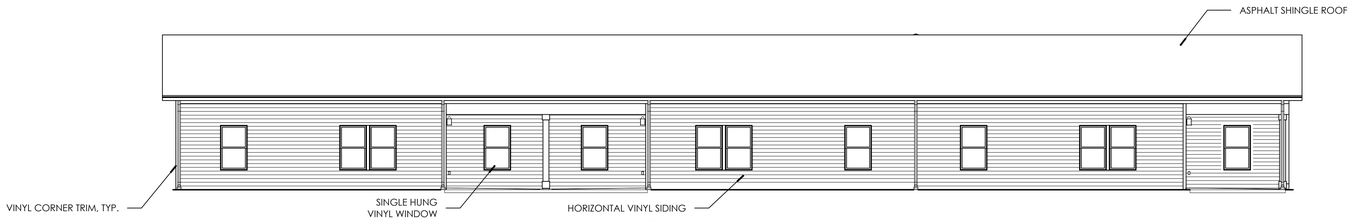
4 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

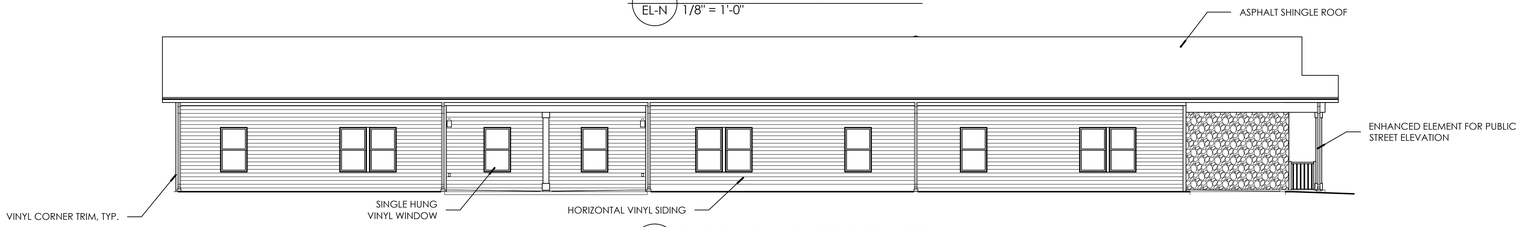


5 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION DOES IS NEVER ADJACENT TO PUBLIC OR PRIVATE STREET. 25% STONE NOT REQUIRED.



6 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"



7 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

GRIMES, IA

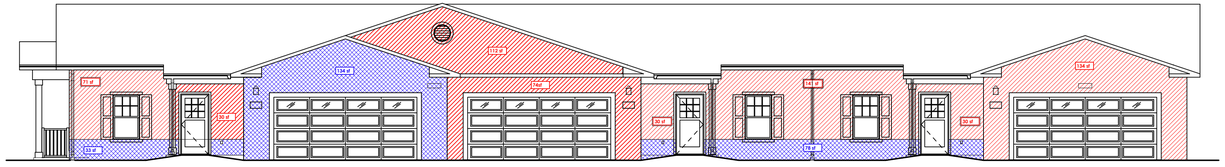
EL-N



1 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

SIDING AREA : 622 SF
STONE AREA : 245 SF
867 SF

245/867 = 28% STONE



2 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

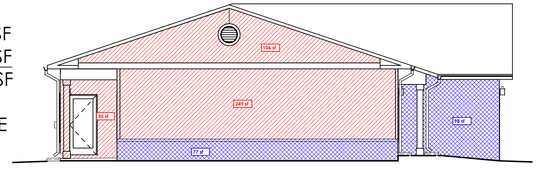
SIDING AREA : 622 SF
STONE AREA : 245 SF
867 SF

245/867 = 28% STONE

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

SIDING AREA : 390 SF
STONE AREA : 175 SF
565 SF

175/565= 30% STONE

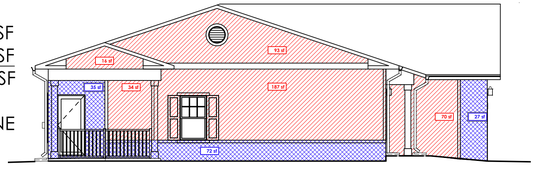


3 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

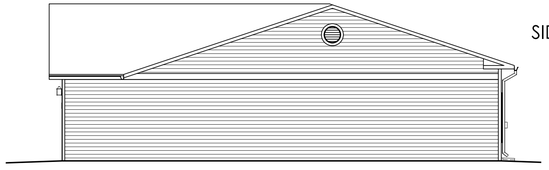
SIDING AREA : 400 SF
STONE AREA : 134 SF
534 SF

134/534 = 25% STONE



4 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



5 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

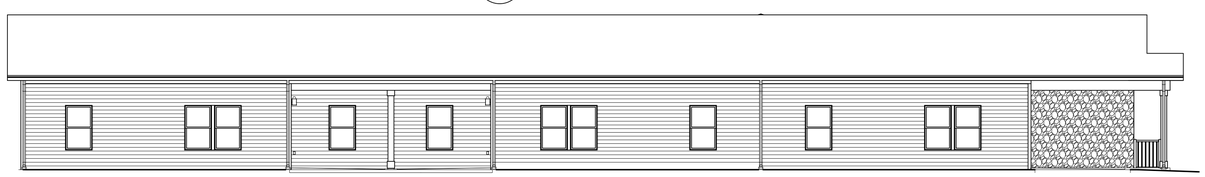
SIDE ELEVATION: NA

ELEVATION DOES IS NEVER ADJACENT TO PUBLIC OR PRIVATE STREET. 25% STONE NOT REQUIRED.



6 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA



7 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA

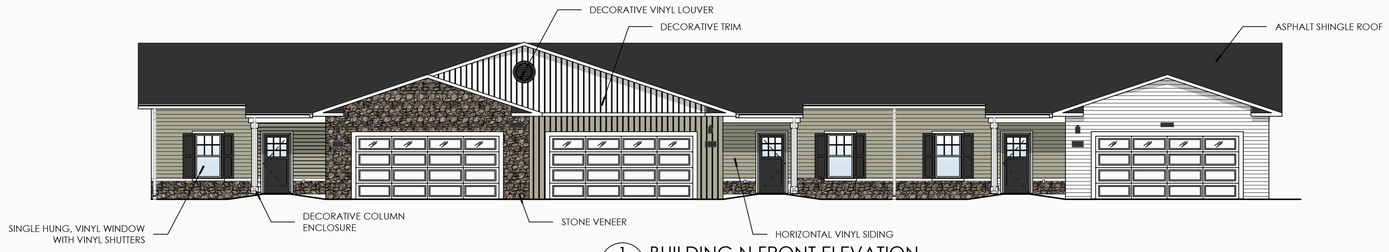
ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

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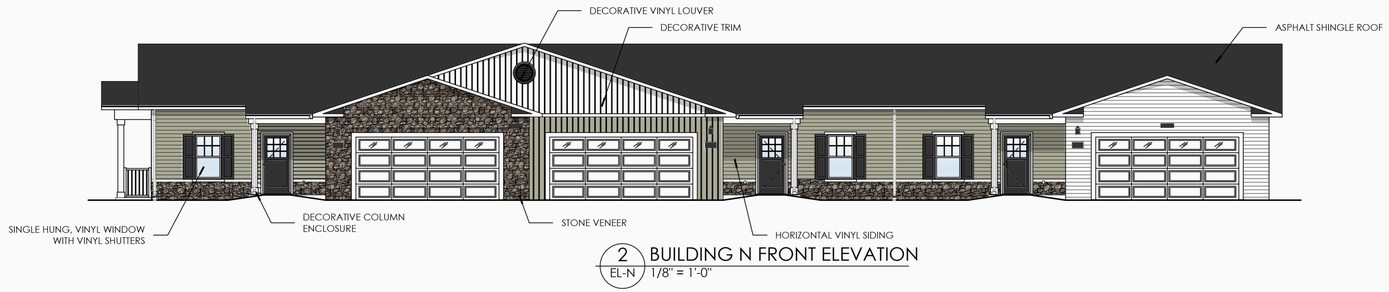
GRIMES, IA

GRIMES, IA

EL-N

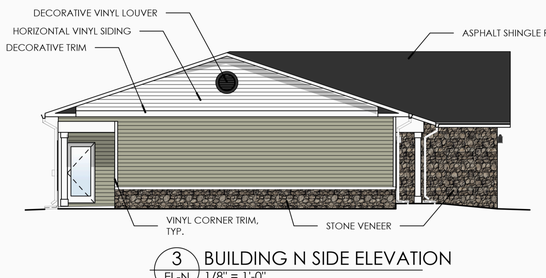


1 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

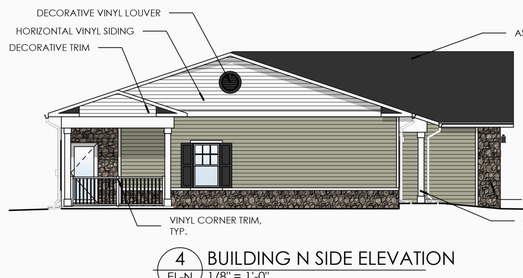


2 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

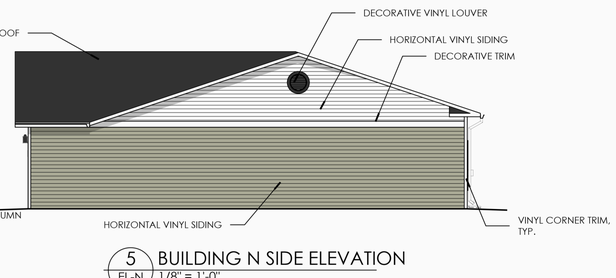
ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



3 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"



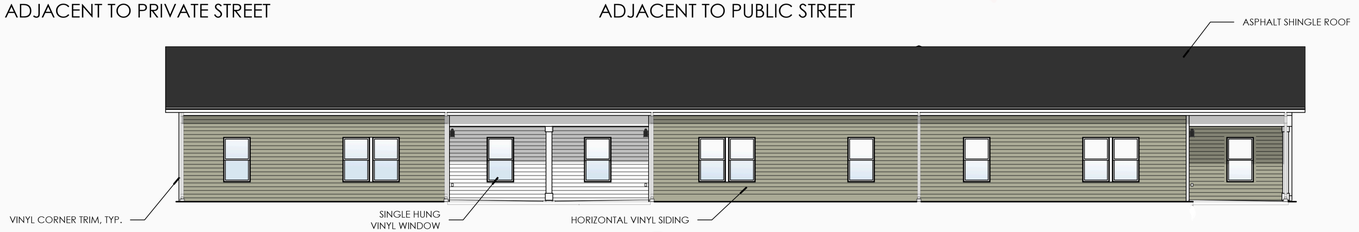
4 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"



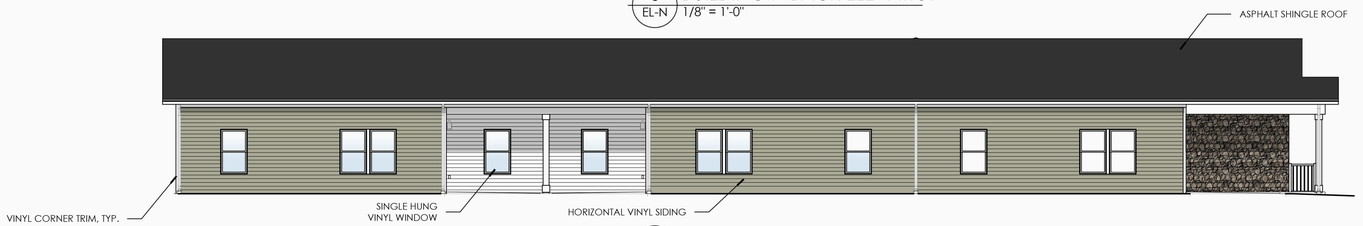
5 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



6 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"



7 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

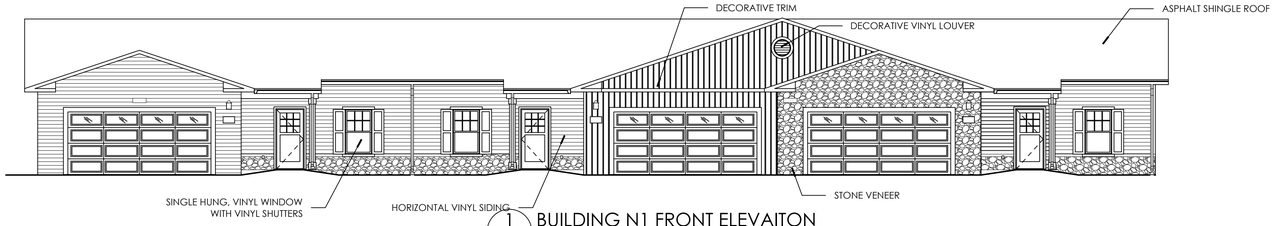
ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

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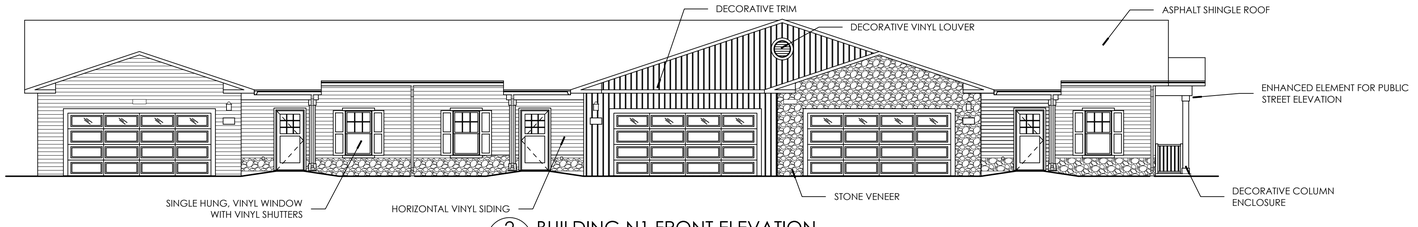
GRIMES, IA

GRIMES, IA

EL-N

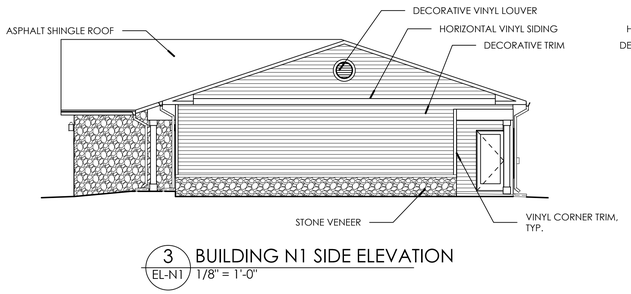


1 EL-N1 BUILDING N1 FRONT ELEVAITON
1/8" = 1'-0"

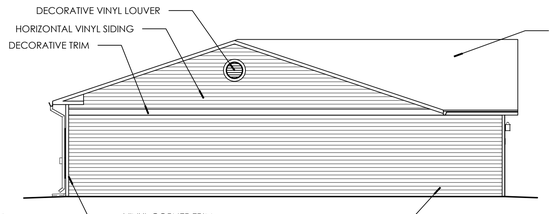


2 EL-N1 BUILDING N1 FRONT ELEVATION
1/8" = 1'-0"

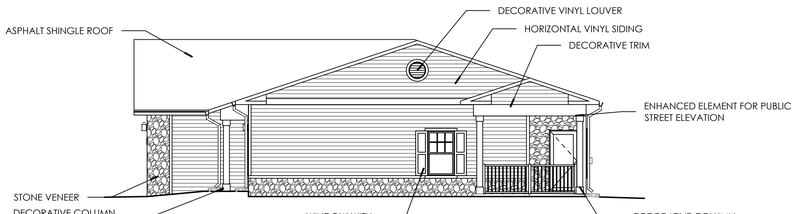
ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



3 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



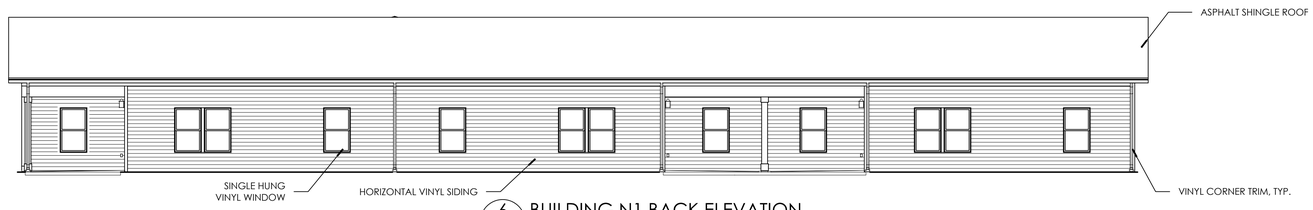
4 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



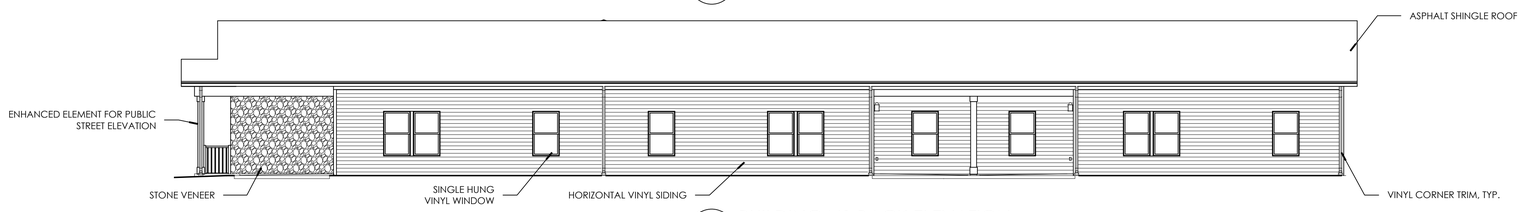
5 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



6 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"



7 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATIONS IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

GRIMES, IA

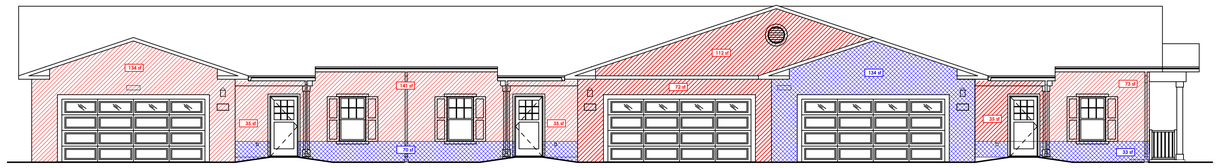
EL-N1



SIDING AREA : 637 SF
STONE AREA : 237 SF
874 SF

237/874 = 27% STONE

1 EL-N1 BUILDING N1 FRONT ELEVAITON
1/8" = 1'-0"



SIDING AREA : 637 SF
STONE AREA : 237 SF
874 SF

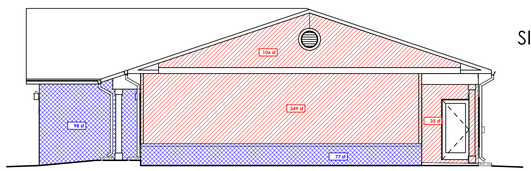
237/874 = 27% STONE

2 EL-N1 BUILDING N1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

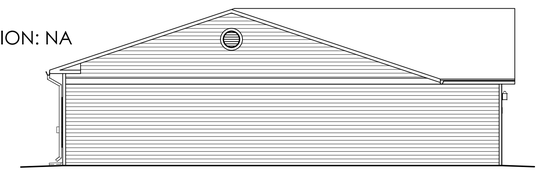
SIDING AREA : 390 SF
STONE AREA : 175 SF
565 SF

175/565 = 30% STONE

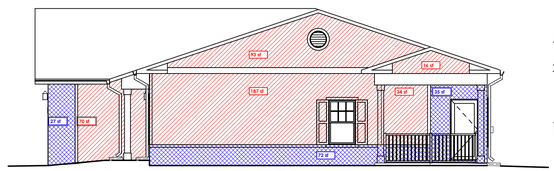


3 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA



4 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



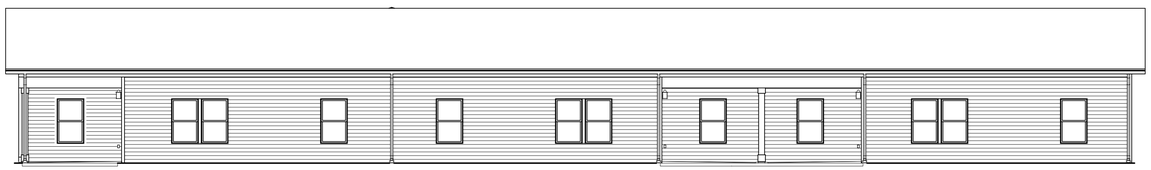
SIDING AREA : 400 SF
STONE AREA : 134 SF
534 SF

134/534 = 25% STONE

5 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



BACK ELEVATION: NA

6 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"



BACK ELEVATION: NA

7 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

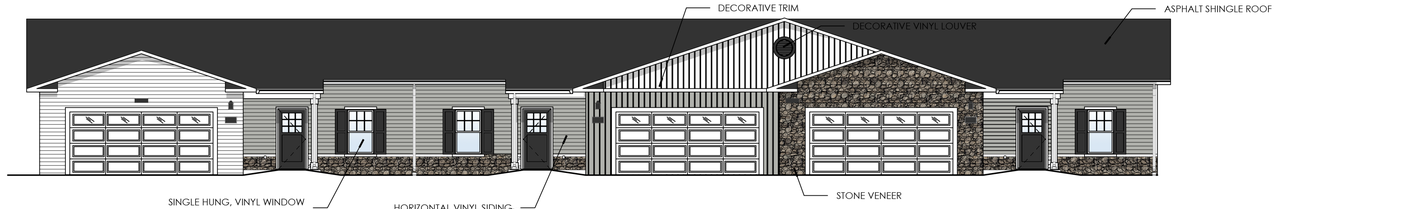
ELEVATION OCCURS WHEN SIDE ELEVATIONS IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

GRIMES, IA

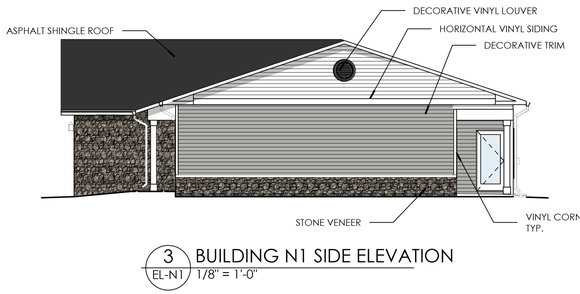
EL-N1



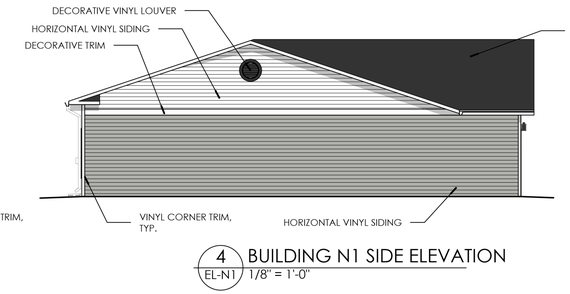
1 EL-N1 BUILDING N1 FRONT ELEVAITON
1/8" = 1'-0"



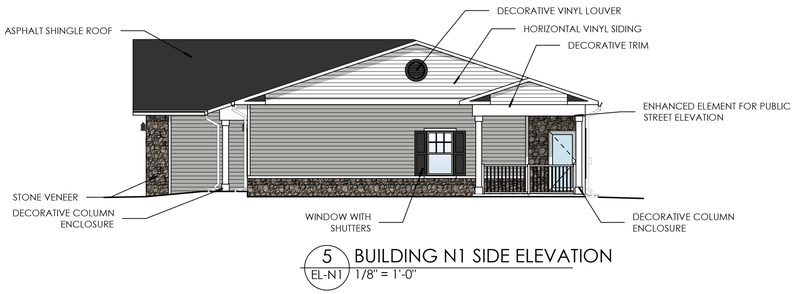
2 EL-N1 BUILDING N1 FRONT ELEVATION
1/8" = 1'-0"



3 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



4 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



5 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



6 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"



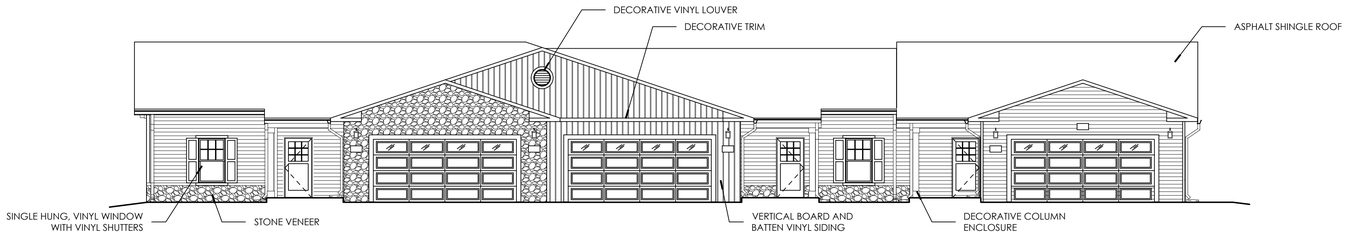
7 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

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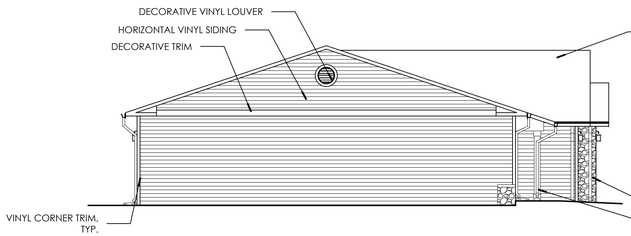
GRIMES, IA

GRIMES, IA

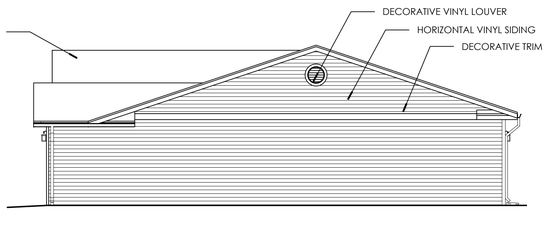
EL-N1



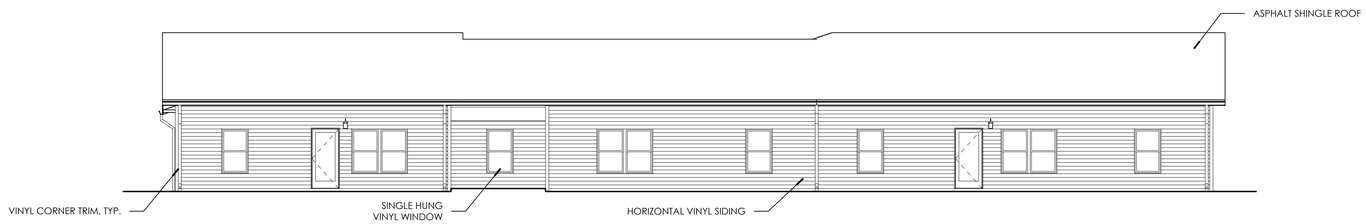
1 EL-R BUILDING R FRONT ELEVATION
1/8" = 1'-0"



2 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



3 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



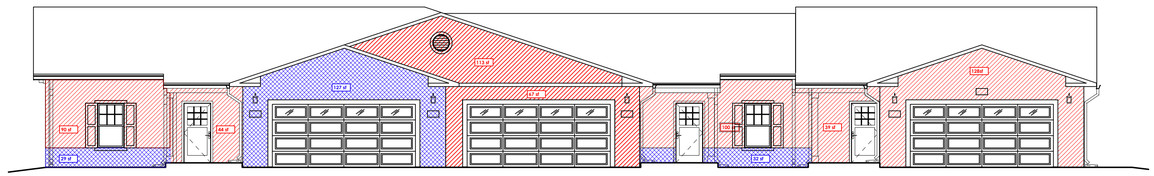
4 EL-R BUILDING R BACK ELEVATION
1/8" = 1'-0"

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GRIMES, IA

GRIMES, IA

EL-R

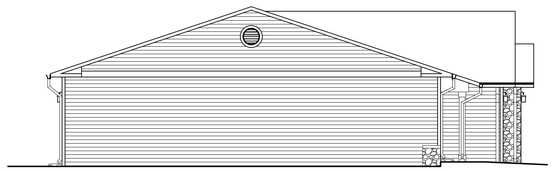


1 EL-R BUILDING R FRONT ELEVATION
1/8" = 1'-0"

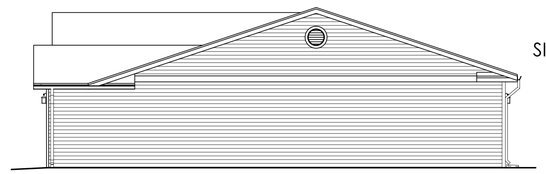
SIDING AREA : 581 SF
STONE AREA : 188 SF
769 SF

188/769 = 25% STONE

SIDE ELEVATION: NA



2 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



3 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA



4 EL-R BUILDING R BACK ELEVATION
1/8" = 1'-0"

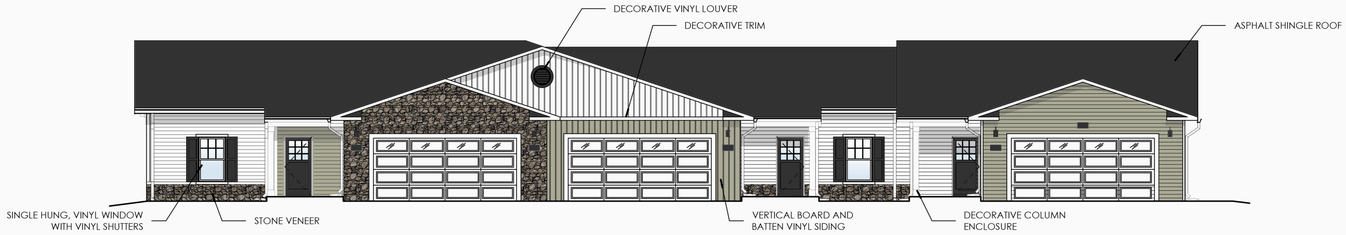
BACK ELEVATION: NA

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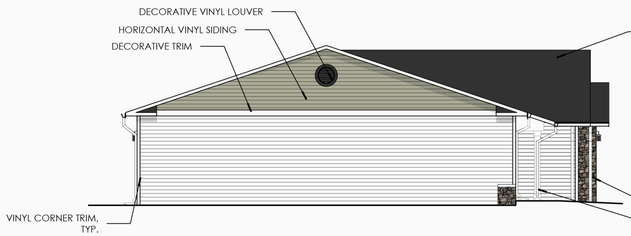
GRIMES, IA

GRIMES, IA

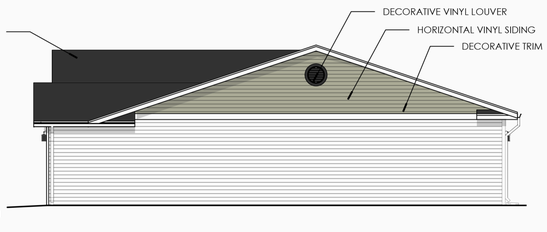
EL-R



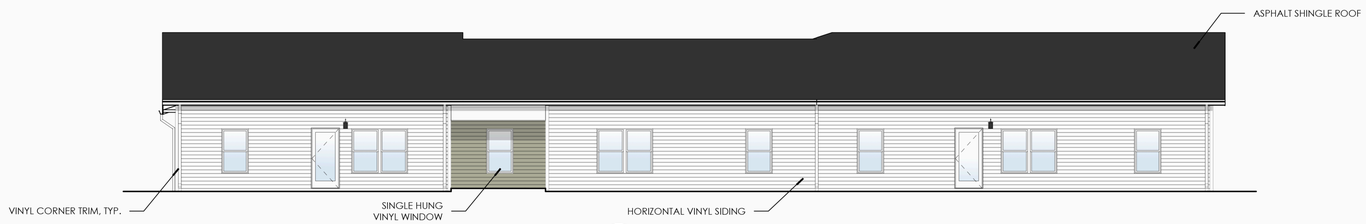
1 EL-R **BUILDING R FRONT ELEVATION**
1/8" = 1'-0"



2 EL-R **BUILDING R SIDE ELEVATION**
1/8" = 1'-0"



3 EL-R **BUILDING R SIDE ELEVATION**
1/8" = 1'-0"



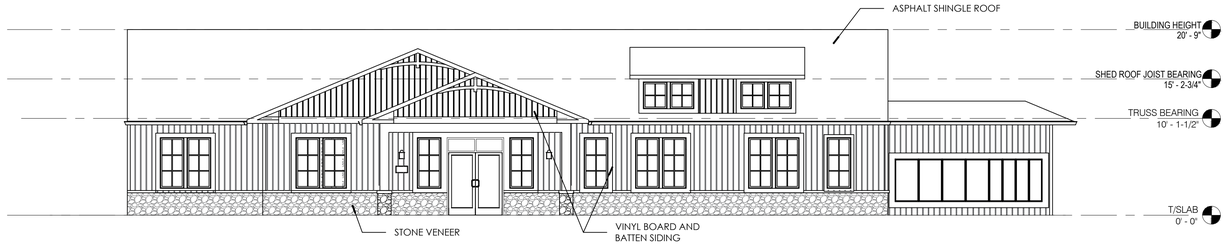
4 EL-R **BUILDING R BACK ELEVATION**
1/8" = 1'-0"

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GRIMES, IA

GRIMES, IA

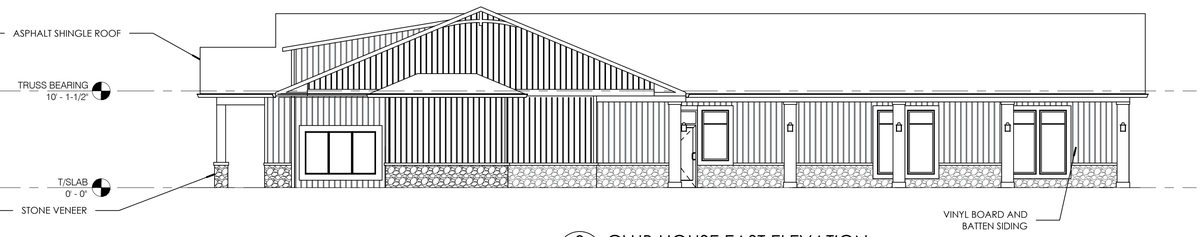
EL-R



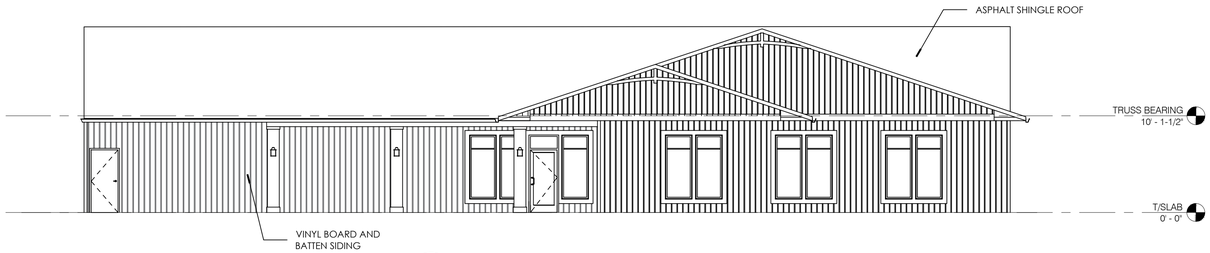
1 EL-CH CLUB HOUSE NORTH ELEVATION
1/8" = 1'-0"



2 EL-CH CLUB HOUSE WEST ELEVATION
1/8" = 1'-0"



3 EL-CH CLUB HOUSE EAST ELEVATION
1/8" = 1'-0"



4 EL-CH CLUB HOUSE SOUTH ELEVATION
1/8" = 1'-0"

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GRIMES, IA

GRIMES, IA

CLUBHOUSE



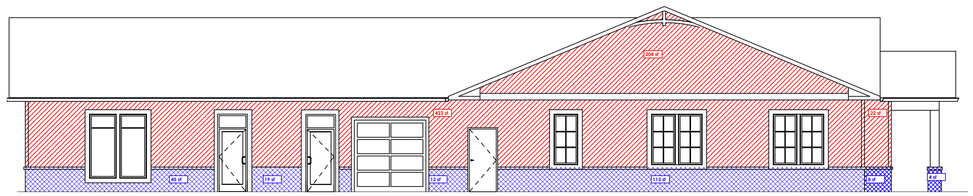
1 CLUB HOUSE NORTH ELEVATION
EL-CH 1/8" = 1'-0"

SIDING AREA :510 SF
STONE AREA : 215 SF
725 SF

215/725= 29% STONE

SIDING AREA : 649 SF
STONE AREA : 201 SF
850 SF

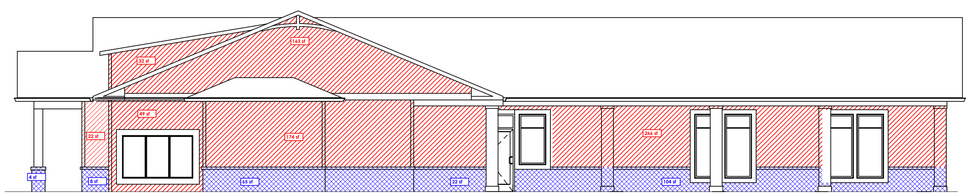
201/850 = 24% STONE



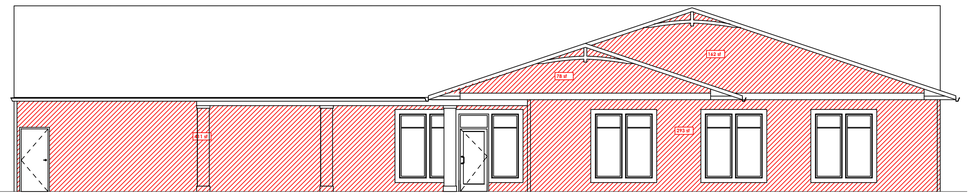
2 CLUB HOUSE WEST ELEVATION
EL-CH 1/8" = 1'-0"

SIDING AREA : 665 SF
STONE AREA : 231 SF
896 SF

231/896 = 26% STONE



3 CLUB HOUSE EAST ELEVATION
EL-CH 1/8" = 1'-0"



4 CLUB HOUSE SOUTH ELEVATION
EL-CH 1/8" = 1'-0"

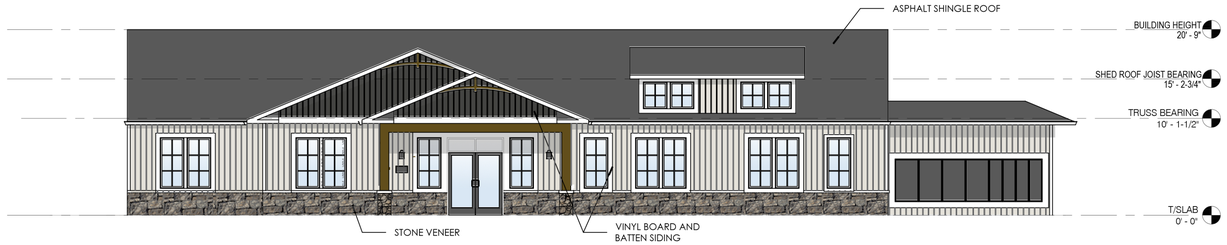
REAR ELEVATION : NA

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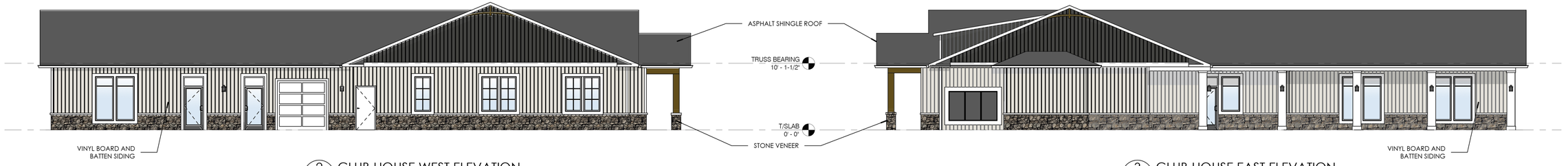
GRIMES, IA

GRIMES, IA

CLUBHOUSE



1 EL-CH CLUB HOUSE NORTH ELEVATION
1/8" = 1'-0"



2 EL-CH CLUB HOUSE WEST ELEVATION
1/8" = 1'-0"

3 EL-CH CLUB HOUSE EAST ELEVATION
1/8" = 1'-0"



4 EL-CH CLUB HOUSE SOUTH ELEVATION
1/8" = 1'-0"

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GRIMES, IA

GRIMES, IA

CLUBHOUSE

STARK ENTERPRISES

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Concept Elevations

Everywhere USA
Grimes, IA

CA Five, LLC





Residential - Multifamily

Front Elevation – Building N



Front Elevation – Building C



Front Elevation – Building N



Front Elevation



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Residential - Multifamily









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Residential - Multifamily









STARK ENTERPRISES
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Residential - Multifamily





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DESCRIPTION

LED TYPE II

CATALOG #:	DSX1 LED P2 40K 70CRI T2M
DESCRIPTION:	D-SERIES SIZE 1 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 4000K CCT 70CRI TYPE 2 MEDIUM

BLUE CREEK VILLAGE

LIGHT LOSS FACTOR:	.85
ARM LENGTH:	1.5 FT
MOUNTING HEIGHT:	16 FT
AVERAGE ILLUMINANCE:	0.45 FC
MAXIMUM ILLUMINANCE:	3.13 FC
MINIMUM ILLUMINANCE:	0.00 FC



FILE: H:\2025\2506564\DWG\LIGHTING\2506564-LIGHTING PLAN.DWG
FILE DATE: 1/22/26
PLOTTED BY: DAVID MONDAY
DATE PLOTTED: 1/22/2026 9:04 AM
TECH:
COMMENT:
DWG

REVISIONS	DATE
1ST SUBMITTAL	01/21/2026

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

ENGINEER:
TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

LIGHTING PLAN

1/1

2506.564

Planning & Zoning Staff Report

DATE

March 4, 2026

PROJECT NAME

Blue Creek Village Plat 1

Final Plat

APPLICANT

CA Five, LLC

REQUESTED ACTION

Approval of the final plat for the subdivision of 33.79 acres for one development lot for town-homes and clubhouse.

LOCATION

South of SW 11th Street and west of Oak View Middle School

ZONING

R-3 Medium

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
(515) 986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Medium-Density Residential	R-3 Medium
North	Single-Family	Low-Density Residential/Park	R-4
South	Vacant	Low-Density Residential	A-1
East	Civic	Civic	A-1
West	Vacant	Low-Density Residential	R-2

PARKS

A 10' trail will be installed along the south side of SW 11th Street.

This plat is part of the Hope Meadows Phase 2 rezone. The development agreement established the parkland requirements, which divided the parkland between the R-2 and R-3 Medium areas. The Blue Creek Village development is located within the R-3 Medium area and is required to provide fee in lieu of land dedication. The funds will be used for improvements to Meadows Park to the north. The R-2 single-family area will provide fee in lieu of land dedication as well as dedication of the two greenways that run through the development. The greenways will be dedicated to the City with future development phases.

In addition, Blue Creek Village will provide private recreation opportunities onsite for their residents.

The Parks and Recreation Advisory Board reviewed the rezone for Hope Meadows Phase 2 and recommended approval of the parkland proposal.

Future Land Use Map



The plat is consistent with the City of Grimes future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Plat Layout

ACCESS

Two driveways will be provided off SW 11th Street. A temporary access will be provided to the west until such time the future development to the west has a second access point out to SW Mustang Road. The temporary access is necessary to provide proper fire access for the development to the west.

PLAT LAYOUT

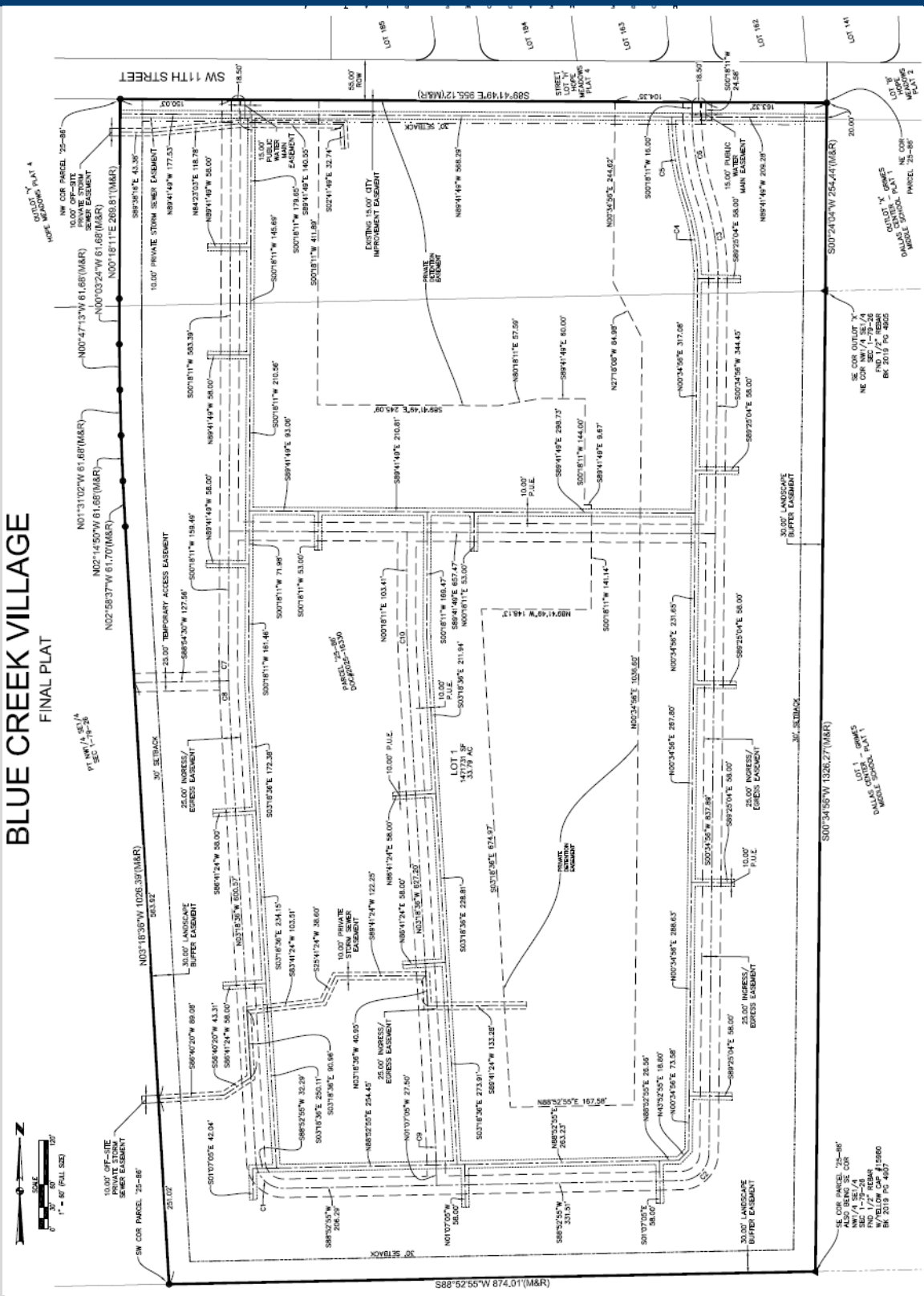
The plat will consist of one development lot for the Blue Creek Village townhomes.

EASEMENTS

A private ingress/egress easement will be reserved along the private streets throughout the development.

Sanitary sewer and water main throughout the development will be private. However, public water main easements will be reserved for a portion of the main over the existing service stubs to the lot. The water main will transition to private after the connection point on the existing service stubs.

Additional easements to be established include public utility, temporary access, private storm sewer, private detention, and landscape buffer easements.



Legal & Conclusion

LEGAL

The plat is subject to the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Easements will be reserved for all utilities, landscape buffers and private detention.

Right– of-way for SW 11th Street was previously dedicated to the City with Hope Meadows Plat 4.

CONCLUSION

The plat consists of one development lot for the Blue Creek Village townhomes.

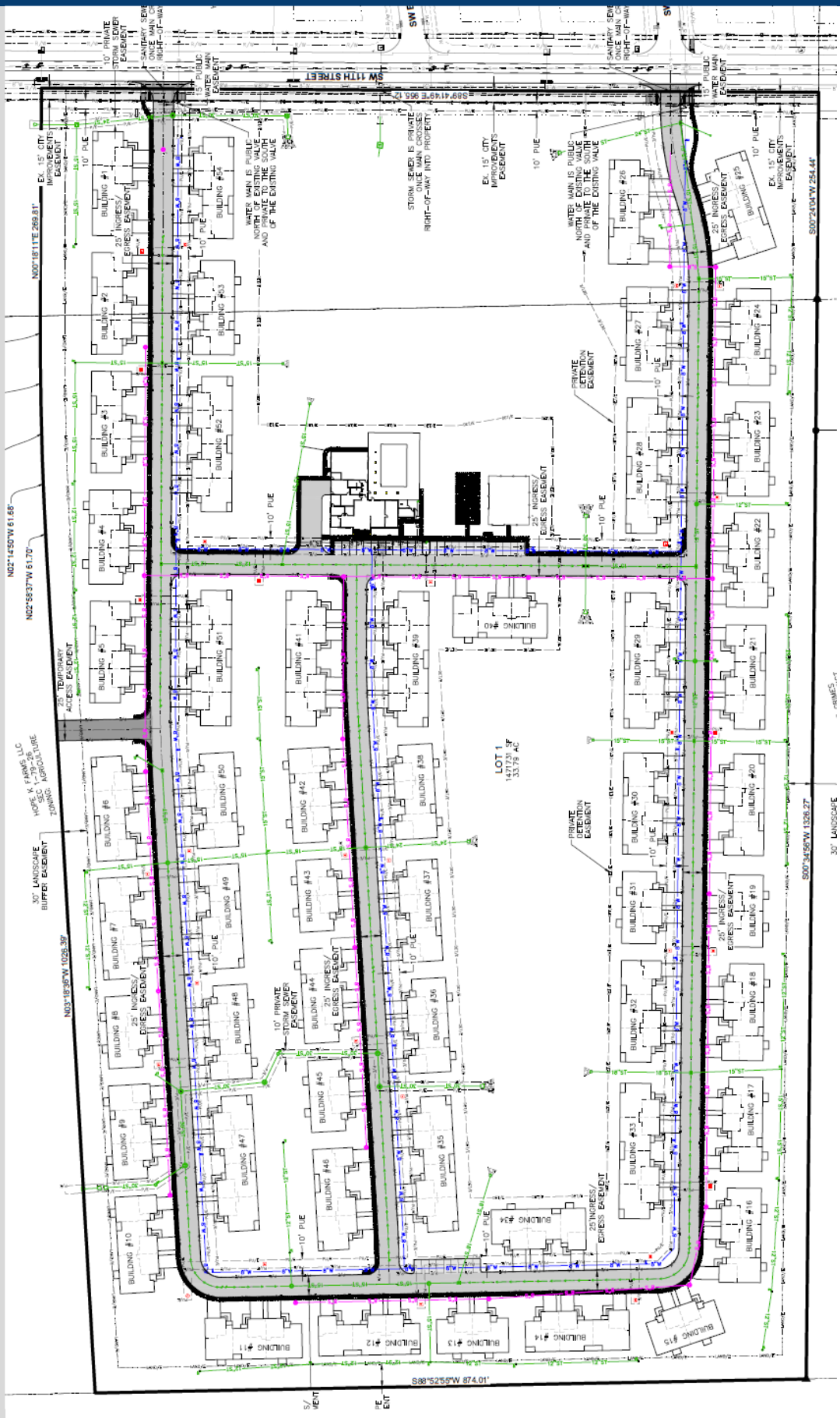
The final plat is consistent with the future land use plan, Hope Meadows Phase 2 Zoning Change and Development Agreement, and the preliminary plat.

Fee in lieu of parkland dedication will be provided to be used for improvements to Meadows Park.

All legal documents will need to be reviewed prior to approval by Council.

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Blue Creek Village Plat 1 subject to remaining staff comments and legal document review.



Proposed Site Plan

February 9, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Blue Creek Village Plat 1 Final Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Blue Creek Village Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide signed final plat application.

2. Staff will provide the lot address with next submittal.

3. Staff are investigating if an easement or agreement may be necessary for the City to access the curb stops.

Legal Comments: Provide all legal documents for review at least two weeks prior to the desired Council meeting date.

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.

2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.

3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.

4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.

5. Approval of the subdivision name from the County.

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. City staff will provide.

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable. Templates are provided for the public easements.

    a. Public Utility Easement
    b. Temporary Access Easement
    c. Private Ingress/Egress Easement
    d. Landscape Buffer Easement
    e. Private Detention Easement – Is this easement necessary?
    f. Private Storm Sewer Easement – Is this easement necessary?
    g. Offsite Private Storm Sewer Easement

8. Declaration and Covenants, Restrictions, and Easements.

9. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.

10. Executed electric and gas distribution agreements.

11. Signed paper copies of the final draft of the plat as required by the appropriate County. Dallas County – 5 - 24" x 36" copies, and 1 – 11" x 17" copy with original signature

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.

FINAL PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: February 16, 2026
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: March 3, 2026, at 5:30 PM

COUNCIL MEETING: March 24, 2026, at 5:30 PM

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

Sincerely,

Evann Coffey
Senior Planner

City of Grimes | 410 SE Main Street, Suite 102 | Grimes, IA 50111
(515) 220-8822 | www.grimesiowa.gov

BLUE CREEK VILLAGE

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL '25-86' OF OUTLOT 'X', HOPE MEADOWS PLAT 1 AND NW1/4 SE1/4 SEC 1-79-26 GRIMES, DALLAS COUNTY, IOWA

REQUESTOR: CA FIVE, LLC

PROPRIETOR: CA FIVE, LLC
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER / DEVELOPER

CA FIVE, LLC
CONTACT: JASON KULIK
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (330) 283-8187
EMAIL: JKULIK@STARKENTERPRISES.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3: MED (MULTIPLE-FAMILY DISTRICT)

DEVELOPMENT AGREEMENT: BK. XXX, PG. XXX

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

BULK REGULATIONS

R-3: MED (MULTIPLE-FAMILY DISTRICT)

MINIMUM LOT AREA
NO MINIMUM LOT DIMENSIONS APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1-1½ STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 15 FT EACH SIDE / 30 FEET TOTAL
MAX BUILDING HEIGHT	= 3 STORIES (40 FT)
BUILDING SEPARATION	= 16 FT

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#29363 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

DATE OF SURVEY

JANUARY 12, 2026

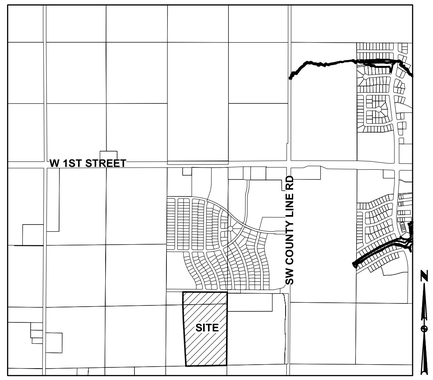
PLAT DESCRIPTION

PARCEL '25-86' AS SHOWN ON THE PLAT SURVEY RECORDED IN INSTRUMENT NUMBER 2025-16330, BEING A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 33.79 ACRES (1,471,731 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP

NOT TO SCALE



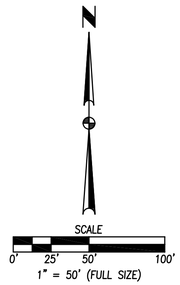
GRIMES, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	87°48'29"	37.50'	57.47'	N47°12'51"W	52.01'
C2	88°17'58"	37.50'	57.79'	S44°43'55"W	52.24'
C3	18°42'16"	350.00'	114.26'	S08°46'11"E	113.75'
C4	18°42'16"	322.50'	105.28'	N08°46'11"W	104.81'
C5	17°49'05"	377.50'	117.40'	N09°12'47"W	116.92'
C6	18°25'31"	350.00'	112.55'	S08°54'34"E	112.07'
C7	1°38'42"	1500.00'	43.07'	S00°31'10"E	43.07'
C8	1°58'05"	1500.00'	51.53'	N02°19'34"W	51.52'
C9	2°11'31"	1250.00'	47.82'	N02°12'51"W	47.82'
C10	3°36'48"	1250.00'	78.83'	N01°30'12"W	78.82'

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.



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.

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
1ST SUBMITTAL	01/21/26

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
FINAL PLAT

1/2
2506.564

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PLOTTED BY: JARED MURRAY PLOT DATE: 1/22/2026 8:58 AM
XREF: NONE
COMMENT: ENG.

BLUE CREEK VILLAGE

FINAL PLAT

SCALE
0' 30' 60' 120'
1" = 60' (FULL SIZE)

N

PT NW1/4 SE1/4 SEC 1-79-26

OUTLOT 'Y' HOPE MEADOWS PLAT 4

NW COR PARCEL '25-86'

10.00' OFF-SITE PRIVATE STORM SEWER EASEMENT

N01°31'02"W 61.68'(M&R)
N00°47'13"W 61.68'(M&R)
N02°14'50"W 61.68'(M&R)
N00°03'24"W 61.68'(M&R)
N02°58'37"W 61.70'(M&R)
N00°18'11"E 269.81'(M&R)

SW COR PARCEL '25-86'

N03°18'36"W 1026.39'(M&R)

563.92'

251.02'

30' SETBACK

30.00' LANDSCAPE BUFFER EASEMENT

25.00' INGRESS/ EGRESS EASEMENT

25.00' TEMPORARY ACCESS EASEMENT

10.00' PRIVATE STORM SEWER EASEMENT

SW 11TH STREET

150.03'

55.00' ROW

18.50'

S89°38'16"E 43.38'

N89°41'49"W 177.53'

N84°23'03"E 118.78'

S86°40'20"W 89.08'

S01°07'05"E 42.04'

S56°40'20"W 43.31'

S86°41'24"W 58.00'

S86°41'24"W 58.00'

N03°18'36"W 600.57'

C8 C7

S88°54'30"W 127.56'

S00°18'11"W 159.49'

N89°41'49"W 58.00'

N89°41'49"W 58.00'

S00°18'11"W 583.39'

N89°41'49"W 58.00'

C1

S03°18'36"E 234.15'

S03°18'36"E 172.38'

S00°18'11"W 161.46'

S00°18'11"W 71.98'

S00°18'11"W 210.56'

S00°18'11"W 145.69'

15.00' PUBLIC WATER MAIN EASEMENT

S88°52'55"W 32.29'

S03°18'36"E 250.11'

S03°18'36"E 90.96'

S83°41'24"W 103.51'

S89°41'49"E 93.06'

S00°18'11"W 179.65'

S89°41'49"E 140.55'

S00°18'11"W 53.00'

S00°18'11"W 411.89'

S88°52'55"W 206.29'

S25°41'24"W 38.60'

S02°41'49"E 32.74'

10.00' PRIVATE STORM SEWER EASEMENT

PARCEL '25-86' DOC#2025-16330

N03°18'36"W 40.95'

N88°52'55"E 254.45'

S89°41'24"W 122.25'

EXISTING 15.00' CITY IMPROVEMENT EASEMENT

25.00' INGRESS/ EGRESS EASEMENT

N86°41'24"E 58.00'

10.00' P.U.E.

N00°18'11"E 103.41'

S89°41'49"E 210.81'

S89°41'49"E 245.09'

30' SETBACK

N01°07'05"W 27.50'

C9

N86°41'24"E 58.00'

N03°18'36"W 627.20'

C10

PRIVATE DETENTION EASEMENT

N01°07'05"W 58.00'

S03°18'36"E 228.81'

LOT 1
1471731 SF
33.79 AC

10.00' P.U.E.

S03°18'36"E 211.94'

S00°18'11"W 169.47'

S89°41'49"E 657.47'

N00°18'11"E 53.00'

N89°41'49"W 568.29'

S89°41'49"E 955.12'(M&R)

LOT 185

S03°18'36"E 273.91'

S89°41'24"W 133.28'

S03°18'36"E 674.97'

N80°18'11"E 57.59'

10.00' P.U.E.

LOT 184

S88°52'55"W 874.01'(M&R)

SW1/4 SE1/4 SEC 1-79-26

S88°52'55"W 331.51'

N88°52'55"E 263.23'

N88°52'55"E 167.58'

PRIVATE DETENTION EASEMENT

N89°41'49"W 148.13'

S89°41'49"E 298.73'

S89°41'49"E 60.00'

S00°18'11"W 144.00'

S89°41'49"E 9.67'

S00°18'11"W 141.14'

STREET 'H' HOPE MEADOWS PLAT 4

LOT 163

N27°18'08"W 84.98'

N00°34'56"E 244.62'

N00°34'56"E 1036.60'

S01°07'05"E 58.00'

N88°52'55"E 26.56'

N43°52'55"E 18.80'

S00°18'11"W 16.00'

104.35'

C5

N00°34'56"E 73.58'

N00°34'56"E 288.63'

N00°34'56"E 267.80'

N00°34'56"E 231.65'

N00°34'56"E 317.08'

C4

C6

18.50'

C2

S00°34'56"W 837.89'

C3

S89°25'04"E 58.00'

S89°25'04"E 58.00'

S89°25'04"E 58.00'

S00°34'56"W 344.45'

S89°25'04"E 58.00'

S89°25'04"E 58.00'

15.00' PUBLIC WATER MAIN EASEMENT

S00°18'11"W 24.58'

30.00' LANDSCAPE BUFFER EASEMENT

25.00' INGRESS/ EGRESS EASEMENT

10.00' P.U.E.

25.00' INGRESS/ EGRESS EASEMENT

N89°41'49"W 209.28'

163.32'

LOT 162

30' SETBACK

30.00' LANDSCAPE BUFFER EASEMENT

S00°34'56"W 1326.27'(M&R)

S00°24'04"W 254.44'(M&R)

20.00'

LOT 141

SE COR PARCEL '25-86'
ALSO BEING SE COR
NW1/4 SE1/4
SEC 1-79-26
FND 1/2" REBAR
W/YELLOW CAP #15980
BK 2019 PG 4907

LOT 1
DALLAS CENTER - GRIMES
MIDDLE SCHOOL PLAT 1

SE COR OUTLOT 'X'
NE COR NW1/4 SE1/4
SEC 1-79-26
FND 1/2" REBAR
BK 2019 PG 4905

OUTLOT 'X'
DALLAS CENTER - GRIMES
MIDDLE SCHOOL PLAT 1

NE COR
PARCEL '25-86'

LOT 'B'
HOPE MEADOWS PLAT 2

HOPE MEADOWS PLAT 4

REVISIONS	DATE
1ST SUBMITTAL	01/21/26

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE
FINAL PLAT

2 / 2
2506.564

FILE: H:\2025\2506564\DWG\2506564-FINAL PLAT.DWG
PLOT DATE: 1/23/2026 8:00 AM
PLOTTED BY: JARED MURRAY
COMMENT:
TECH:
ENG: