

Notice of Meeting
Polk City | Planning and Zoning Commission (P&Z)

August 21, 2023 | 6:00 pm
City Hall | Council Chambers

Public Meeting participation in person or via phone
Call in #515-726-3598 Participant Code 535355

Public Members can provide comments directly to support@polkcityia.gov

**any comments received before the time of the meeting will be made a part of the minutes*

Broadcast live and playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>

Tentative Meeting Agenda

Deanna Triplett | Chair

Justin Vogel | Vice Chair

P&Z Commission Members: Ron Hankins | Krista Bowersox | Doug Ohlfest | Amber Pringnitz | Doug Sires

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of P&Z Commission Meeting minutes for June 19, 2023
5. Lakeside Fellowship Church Site Plan Amendment
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
6. Big Creek Ridge Preliminary Plat
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
7. Reports & Particulars
Council Liaison, City Manager, Staff, and/or Commission
8. Adjourn until September 18, 2023

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, June 19, 2023

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on June 19, 2023, in City Hall Council Chambers.

The agenda was posted at the City Hall office as required by law.

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Chair Triplett called the meeting to order at 6:00 p.m.
2. **Roll Call** | Bowersox, Vogel, Triplett, Ohlfest, Pringnitz, Sires | In attendance
Hankins | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Bowersox and seconded by Ohlfest to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Approval of Meeting Minutes**
MOTION: A motion was made by Ohlfest and seconded by Bowersox to approve P&Z Commission Meeting Minutes for May 15, 2023.
MOTION CARRIED UNANIMOUSLY
5. **Jester Park Business Group**
 - a) Elara Jondle, PE with Pelds Design Service provided a report of the project on behalf of the owner of the property and reviewed the proposed site plan and request of a waiver for the landscape buffer on the west side of the property.
 - b) Travis Thornburgh, City Engineer provided a report. He stated that prior to this item moving forward to City Council for approval, the developer should provide a Buffer Easement document, based on the City's standard form, that requires the property owner to perpetually maintain the easement area including replacement of plant materials, as necessary. The property owner will need to sign this document prior to this Site Plan Amendment being placed on the Council agenda. The property owner will also be responsible for paying all recording fees associated with this easement.
 - c) No one was present to make a public comment.
The Commission discussed the request for a waiver of the 50-foot landscape buffer on the west side of the property and deliberated the desire for a setback for any future buildings or development on this property.
MOTION: A motion was made by Sires and seconded by Pringnitz to recommend to the City Council to approve Site Plan for Jester Park Business Group and recommending Council not waive the landscape buffer but change it to a 25ft type B landscape buffer subject to Engineering and Staff comments dated June 15, 2023.
YES: Pringnitz, Sires, Bowersox, Triplett
NO: Ohlfest
MOTION CARRIED
6. **Reports & Particulars**
 - Council Member Sarchet reviewed some items and action taken at the last couple of Council meetings including the ACE Hardware Site Plan and he said the private street component of the development was a noteworthy part of the Council's discussion. He mentioned the planning for the Four Seasons Festival activities. Sarchet discussed the Council Work Session regarding future Capital Improvement Planning and how productive it was. He highlighted where the City Hall/Community Room project is at and that he feels that the next pressing issue for Council to figure out is the regional park. Sarchet said it is exciting for the City to see the Mexican restaurant open and the amount of commercial development going on including Home State Bank, the Torres Building, and On with Life, City Hall, Ace Hardware and Maven Crux development of Leonard Senior Living.

- Commission Member Sires said he would not be at the July P&Z meeting.

5. Adjournment

MOTION: A motion was made by Ohlfest and seconded by Sires to adjourn at 6:57 p.m.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday July 17, 2023

Attest:

Jenny Coffin - City Clerk

SITE PLAN REVIEW

Date: August 16, 2023

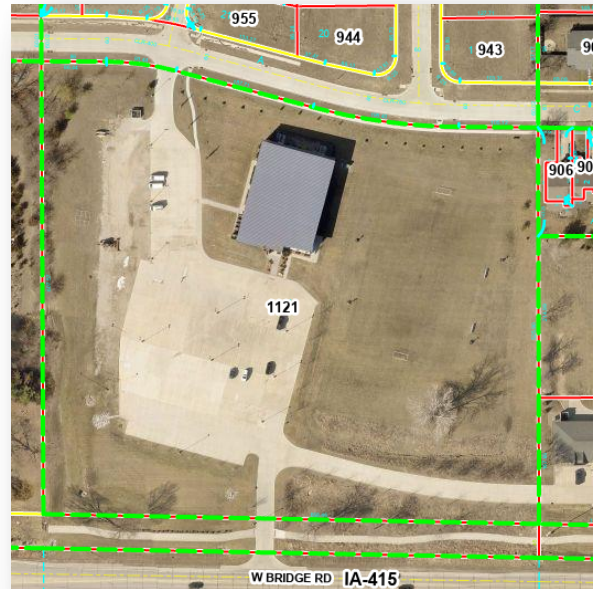
Prepared by: Travis Thornburgh, P.E.
Kathleen Connor

Project: Lakeside Fellowship Classroom Addition

Project No.: 123.0945.01

GENERAL INFORMATION:

Owner/ Applicant:	Lakeside Fellowship Church
Requested Action:	Approval of Site Plan Amendment
Location	1121 W. Bridge Road North of Bridge Road
Size:	8.50 acres
Zoning:	C-2 Commercial
Proposed Use:	Religious Institution



BACKGROUND:

The subject property was already zoned C-2 Commercial when it was platted as Lot 1 of Lakewoods Plat 1, which was recorded on January 21, 2013. The original site plan for the 12,864 square foot Lakeside Fellowship Church was subsequently approved by City Council on April 27, 2015. There was much discussion regarding the architecture of the building which was designed with a single-pitch roof with the intent for the building addition to have a single-pitch roof in the opposite direction for increased architectural interest.

On February 22, 2016, prior to construction, the developer obtained approval of a Revised Site Plan for modified building elevations to reduce cost. Among other changes, the building was revised to have cast-in place concrete walls, rather than originally proposed pre-cast panels, that were sandblasted to expose the aggregate and the insulated metal siding panels were revised to a gray color. In addition, paving of a portion of the 130 parking stalls was deferred by Agreement for a period of 3 years.

Subsequent Site Plan Amendments were approved in 2016 for soccer fields on the east side of Lot 1, in 2018 for the parking lot paving in accordance with the agreement, in 2019 for prairie grass plantings along W. Bridge Road, and in 2020 for a 6' tall fence in the front yard facing Edgewater Drive to screen the ground-mounted mechanical units.

PROJECT DESCRIPTION:

Lakeside Fellowship Church has now submitted a site plan amendment that proposes construction of a multi-story, 8,991 square feet addition that will be used primarily for classrooms.

The proposed addition will be constructed primarily using a mixture of cement board siding and concrete panels in colors that are aesthetically similar to the existing building. The applicant is proposing a flat roof, rather than the pitched roof originally contemplated for the building addition. Roof mounted mechanical units will be screened from the public right-of-way with the installation of a screening wall surrounding the units rather than ground-mounted units as on the original building.

The site plan amendment proposes the removal of the current gravel parking lot located on the site and replacement of this gravel with 6" PCC pavement. The expanded parking lot results in the paving of 45 additional parking stalls, bringing the total parking stalls available on the site to 184 paved parking stalls, including 7 accessible parking stalls. Based on the proposed use, the site is required to provide no less than 76 parking stalls, including 6 accessible parking stalls.

The existing detention basin was appropriately sized during the first phase of site plan construction and will remain as constructed as part of this site plan amendment. Services to the existing building will remain in place, while on-site storm sewer facilities will be extended as needed to accommodate the additional building and pavement areas.

Plant materials will be installed as part of the site plan amendment to meet Polk City's open space, buffer, and headlight screening requirements. The applicant is required to construct a Type 'B' buffer along all property lines that abut residential zoning. Generally, this Type 'B' buffer is required along the north property line and the NE corner of the property.

The developer proposes protection of the existing sidewalk along Edgewater Drive and the existing trail along W. Bridge Road and will replace any damaged sidewalk following construction operations.

ISSUES:

City Staff has reviewed the proposed classroom addition to the Lakeside Fellowship Church, and would like the Planning & Zoning Commission to review and provide a recommendation regarding the following items:

1. Per 157.09-2C, pitched roofs with gables, hips, dormers and similar offsetting and intersecting roof lines are desirable for increased architectural character. As presented when the Original Site Plan was approved, the building was designed with a single pitch slope, however the future building addition was to have a single-pitch roof in the opposite direction for increased architectural interest. The current building addition is proposed to have a flat roof however, the applicant has included an architectural elevation showing their intent for the Phase 3 worship center addition to include an opposite pitched roof as future construction.
2. Per 157.09-5E, screening shall be provided for roof-mounted HVAC units to conceal such units from public view and adjacent residential areas. This project abuts Edgewater Drive which, near Roosevelt Street, sits approximately 10 feet higher than the finished floor of both

the existing building and addition which may increase the prominence of these rooftop units. The property owner is currently proposing a flat, acrylic screening product that wraps around the rooftop HVAC units in a color that matches the architectural intent of the rest of the existing and proposed building structure. Typically, buildings of this nature include a parapet wall across the entire width of the structure to provide screening and avoid drawing attention to the roof mounted HVAC systems they are screening. Staff requests the applicant consider extending the acrylic screen farther west so that it ties into the existing structure. When the Phase 3 addition is constructed, the acrylic screen could be extended to the east to tie into that future structure.

3. As discussed as part of the original site plan, the exterior, east stairway, which will be relocated as part of this project, was to be constructed in such a manner that is better concealed from the public view.

REVIEW COMMENTS: Pursuant to discussion at the P&Z meeting and staff's review, the following comments will need to be addressed prior to this item being placed on the agenda for Council approval:

1. Provide Stormwater Management Facility Easement Agreement and Convent for both detention basins. This agreement shall be prepared on the City's standard form.
2. Designate that wall packs shall be the 25-Watt version of the provided D-Series Size 2 wall luminaire, as LED wall packs may not exceed 28 watts.
3. Provide a photometric plan that includes the proposed PCC pavement.

RECOMMENDATION:

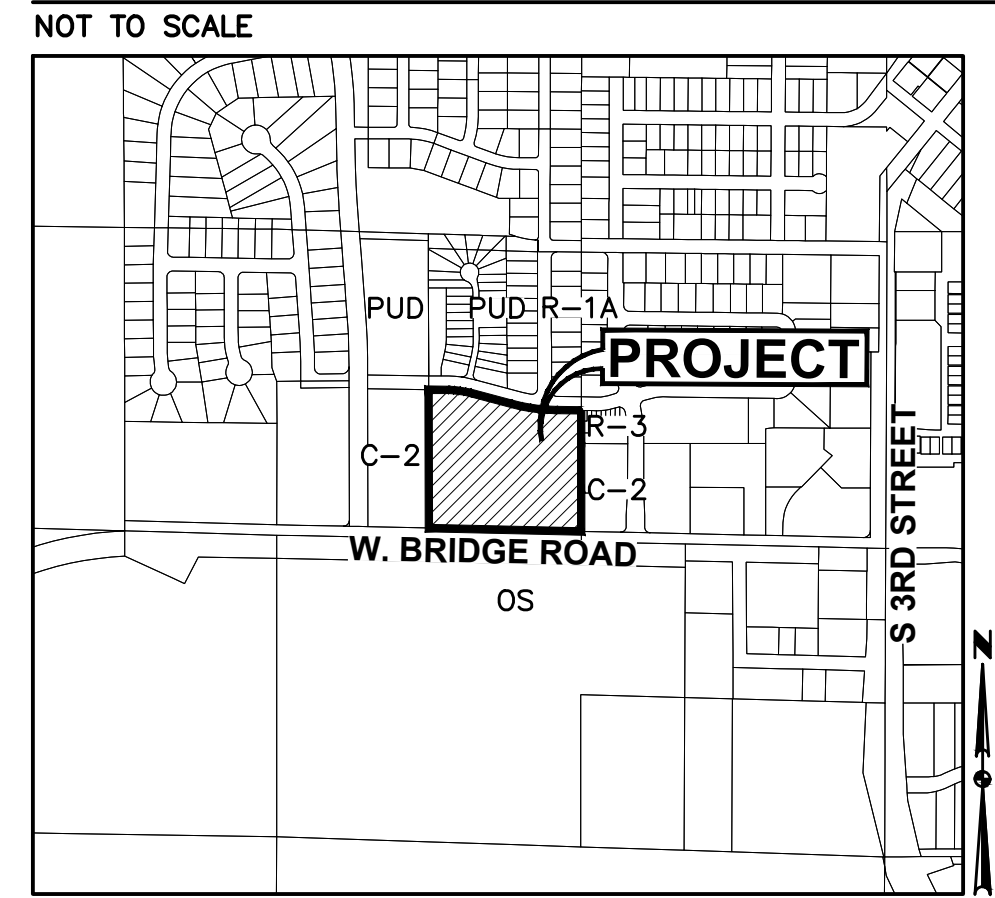
Based on the satisfactory resolution of each the foregoing review comments, we recommend approval of the Site Plan Amendment for the Lakeside Fellowship Classroom Addition, subject to the following:

1. P&Z's recommendation(s), if any, being addressed prior to this item moving forward to City Council for approval.
2. Provision of a signed Stormwater Management Facility Easement Agreement and Convent for both of the existing detention basins on the subject parcel prior to this Site Plan Amendment being presented to City Council.
3. Payment in full of all fees and professional billings.

SITE PLAN FOR: LAKESIDE FELLOWSHIP CLASSROOM ADDITION

POLK CITY, IOWA

VICINITY MAP



POLK CITY, IOWA

LEGAL DESCRIPTION

LOT 1, LAKEWOODS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 8.50 ACRES (370,231 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

C-2 COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

1121 W BRIDGE ROAD

DEVELOPMENT SUMMARY

AREA: 8.50 ACRES (370,231 SF)

BUILDING SETBACKS

FRONT = 25'
REAR = 35'

SITE DATA

PRIMARY USE OF SITE: CHURCH

AREA: 8.50 ACRES (370,231 SF)

BUILDING SETBACKS

FRONT = 25'
REAR = 35'

OPEN SPACE

SITE AREA = 370,231 SF
OPEN SPACE REQUIRED = 55,535 SF (15%)
OPEN SPACE PROVIDED = 203,049 SF (55%)

PARKING

PARKING REQUIRED:
WORSHIP SPACE (1 SPACE/ 80 SF) = 73 SPACES (5,775 SF)
+ 1 SPACE/ 2 EMPLOYEES = 3 SPACES (6 EMPLOYEES)

ACCESSIBLE PARKING REQUIRED: = 6 SPACES
7 SPACES PROVIDED

TOTAL REQUIRED = 76 SPACES
TOTAL PROVIDED (PAVED) = 181 SPACES

BUILDING INFORMATION

NUMBER OF STORIES = 2
SQUARE FOOTAGE (PHASE 2) = 8,991 SF
WORSHIP AREA (PHASE 1) = 6,200 SF
CLASSROOM SPACE (PHASE 1) = 3,780 SF (5 CLASSROOMS)
CLASSROOM SPACE (PHASE 2) = 3,250 SF (5 CLASSROOMS)
OFFICE SPACE (PHASE 1) = 880 SF (4 OFFICES)

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.

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2023
ANTICIPATED FINISH DATE = SUMMER 2024

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	DIMENSION PLAN
4-5	GRADING PLAN
6	UTILITY PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER WITH SIZE	TELEPHONE JUNCTION BOX
SANITARY SERVICE	TELEPHONE MANHOLE/VAULT
STORM SEWER	TELEPHONE POLE
STORM SERVICE	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE/VAULT
SAWCUT (FULL DEPTH)	MAIL BOX
SILT FENCE	BENCHMARK
USE AS CONSTRUCTED	SOIL BORING
FINISH GRADE AT HYDRANT	UNDERGROUND TV CABLE
FINISH FLOOR ELEVATION	GAS MAIN
TOP OF WALL	FIBER OPTIC
FINISHED GRADE AT WALL	UNDERGROUND TELEPHONE
DOWNSPOUT LOCATION	OVERHEAD ELECTRIC
TOP OF CURB	UNDERGROUND ELECTRIC
FORM GRADE	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER / APPLICANT

LAKESIDE FELLOWSHIP CHURCH
PO BOX 188
POLK CITY, IA 50226
PH: (515) 984-6910

ENGINEER

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

SURVEYOR

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

ARCHITECT

STUDIO MELLE
CONTACT: CURTIS EHLER
820 FIRST STREET, SUITE 220
WEST DES MOINES, IOWA 50265
PH: (515) 314-9852

DATE OF SURVEY

06/14/2023

BENCHMARKS

BM#1 BURY BOLT ON HYDRANT NE CORNER OF TYLER STREET AND WEST BRIDGE ROAD.
ELEVATION=944.07

BM#2 BURY BOLT ON HYDRANT NE CORNER OF PARKER BLVD AND WEST BRIDGE ROAD.
ELEVATION=904.04

SUBMITTAL DATES

FIRST SUBMITTAL: 07/26/2023
SECOND SUBMITTAL: 08/11/2023
THIRD SUBMITTAL: 08/17/2023

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2306.391

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

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF POLK CITY 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 2023 EDITION OF SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

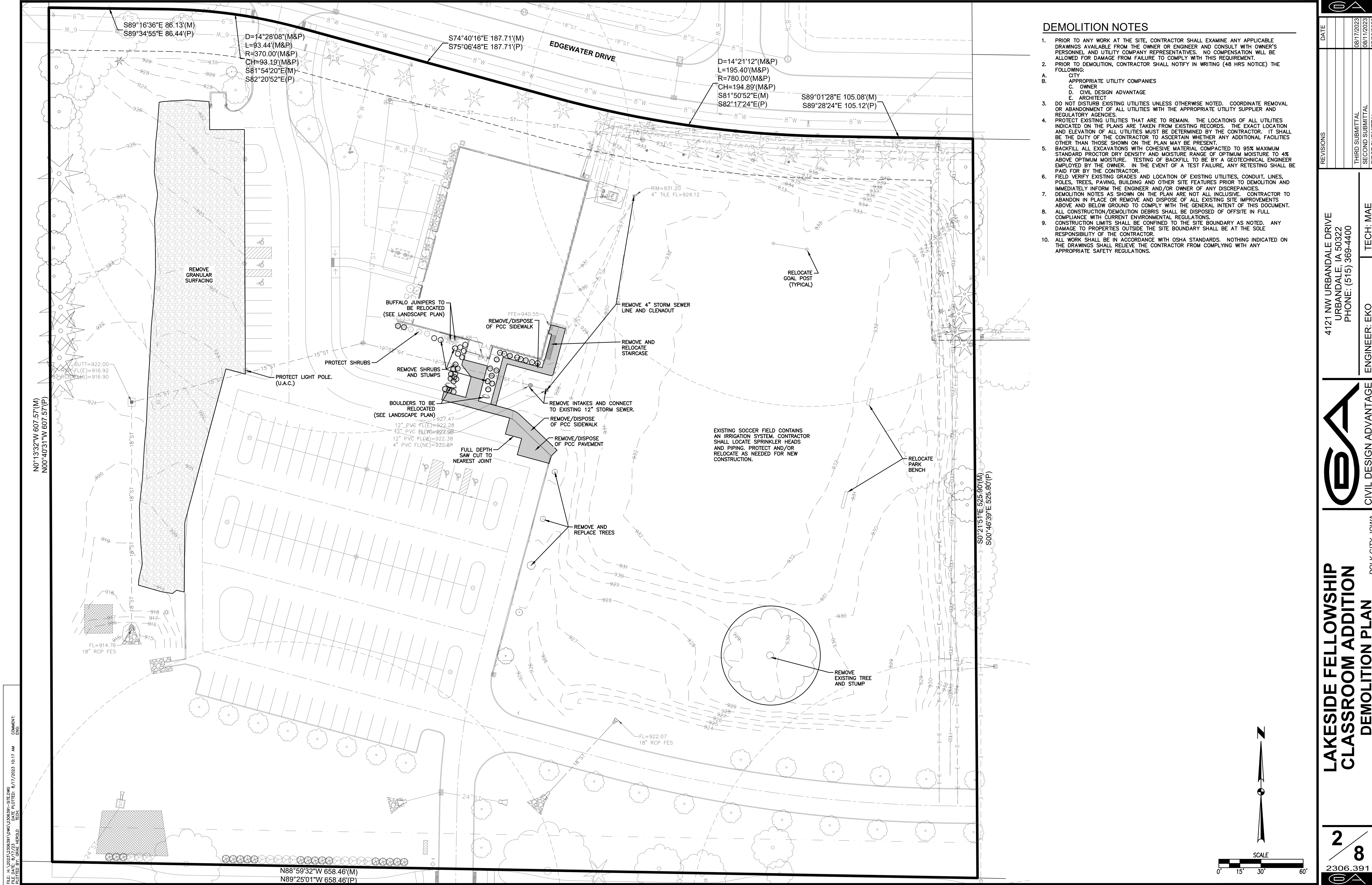
PRELIMINARY

NOT FOR CONSTRUCTION

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.

ERIN OLLENDIKE, P.E.
LICENSE NUMBER 16926
EXPIRES: DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-7

COMMENT: 8/17/2023 10:17 AM
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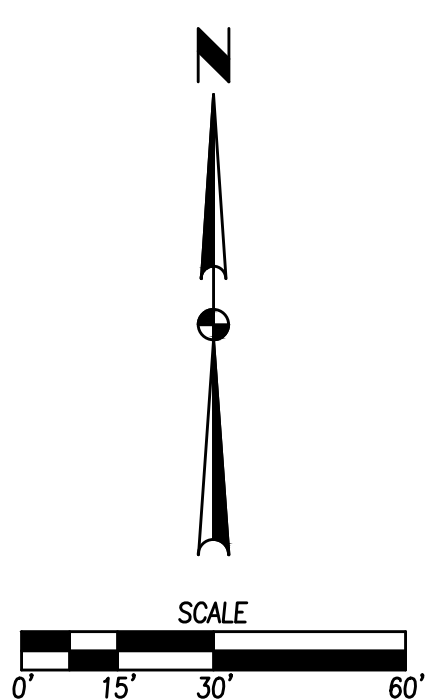
DEMOLITION NOTES

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

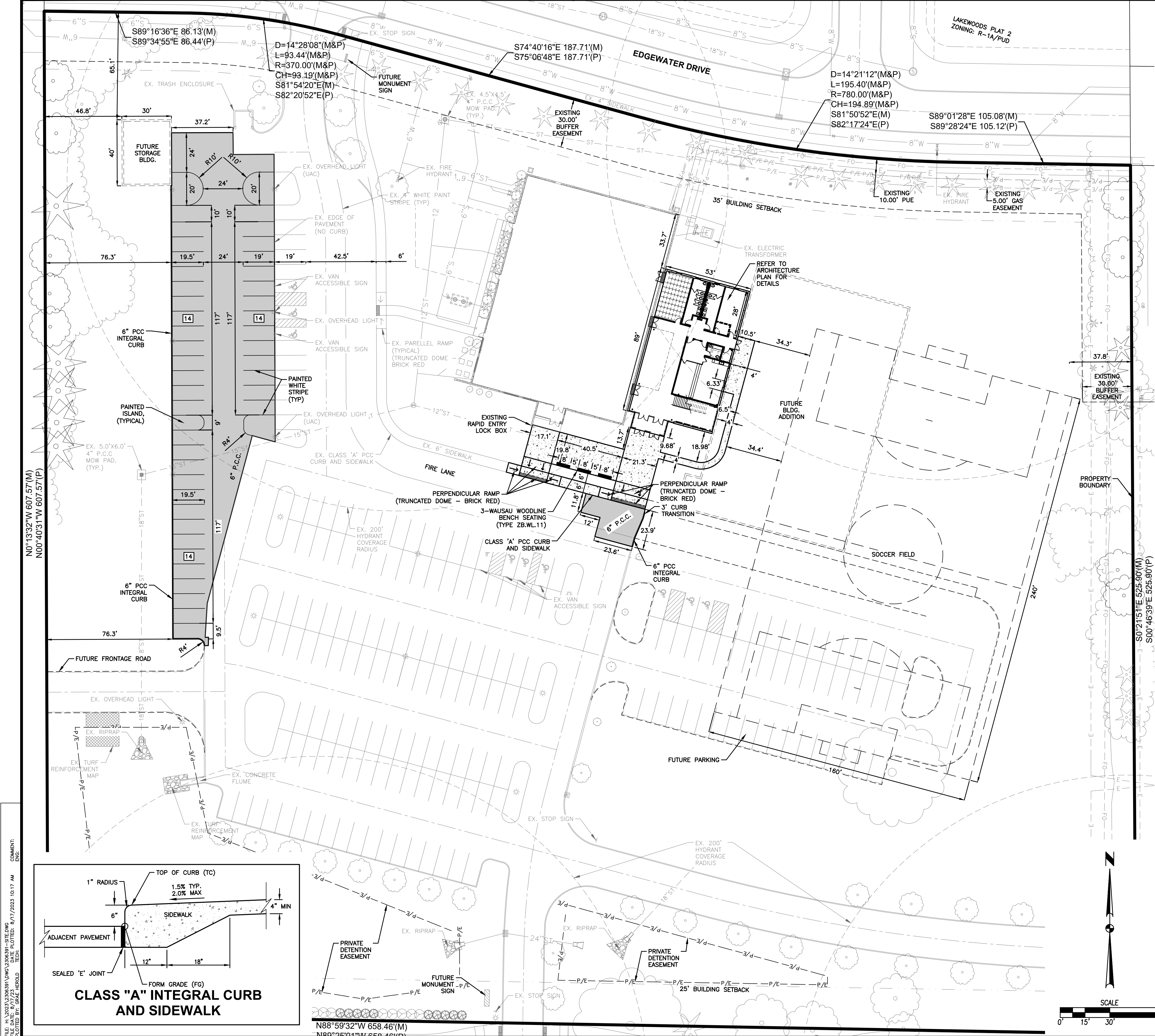
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 DATE: 8/17/2023
 TIME: 10:17 AM

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 N00°40'31"W 607.57'(P)

N88°59'32"W 658.46'(M)
 N89°25'01"W 658.46'(P)



DATE		REVISIONS		THIRD SUBMITTAL	08/17/2023	SECOND SUBMITTAL	08/11/2023	FIRST SUBMITTAL	07/26/2023		
			4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400			TECH: MAE			ENGINEER: EKO		
CIVIL DESIGN ADVANTAGE											
LAKESIDE FELLOWSHIP CLASSROOM ADDITION DEMOLITION PLAN											
POLK CITY, IOWA											
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GENERAL NOTES

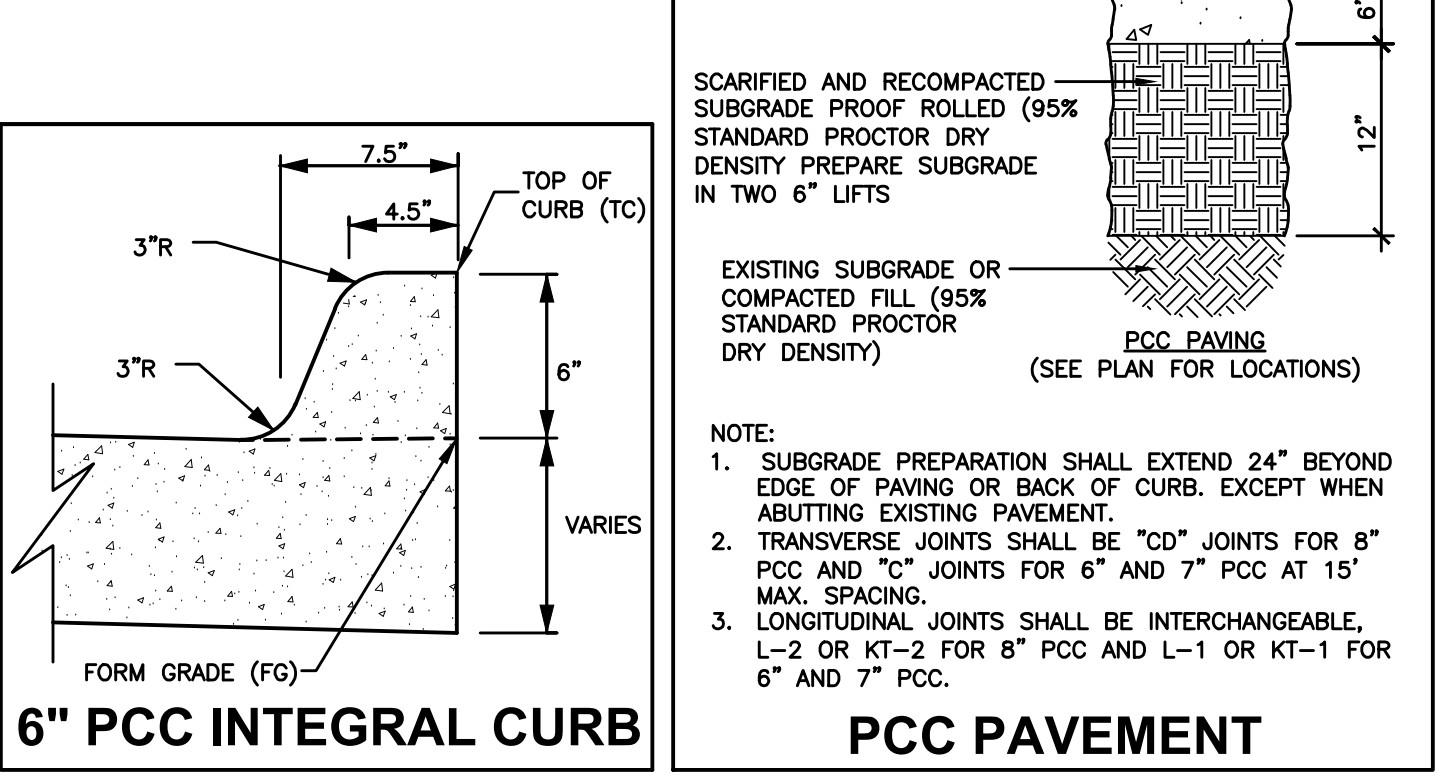
1. THE 2023 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE SAFETY REGULATIONS. 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.
4. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
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 IN 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. 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.
20. ANY FUTURE IMPROVEMENTS SHOWN ON THIS PLAN WILL REQUIRE A SITE PLAN AMENDMENT PRIOR TO CONSTRUCTION.
21. ALL DAMAGED SIDEWALKS SHALL BE REMOVED AND REPLACED PRIOR TO BUILDING OCCUPANCY.
22. ALL PROPOSED DETECTABLE WARNING PANELS SHOWN ON THIS PLAN SHALL BE CHARCOAL GREY.
23. THE EXISTING DETENTION BASIN IN THE SOUTHWEST CORNER OF THE SITE WAS SIZED WITH THE FIRST PHASE TO SATISFY THIS PHASE OF DEVELOPMENT.
24. THE EXISTING BUILDING AND THE BUILDING ADDITION IS REQUIRED TO BE SPRINKLED.
25. IT'S THE OWNER'S RESPONSIBILITY TO PAVE FRONTAGE ROAD WHEN THE PROPERTY TO THE WEST (VAN DOORN PROPERTY) IS DEVELOPED PER ACCESS ROAD DEVELOPMENT AGREEMENT (BK. 15943, PG. 527).

TRAFFIC CONTROL NOTES

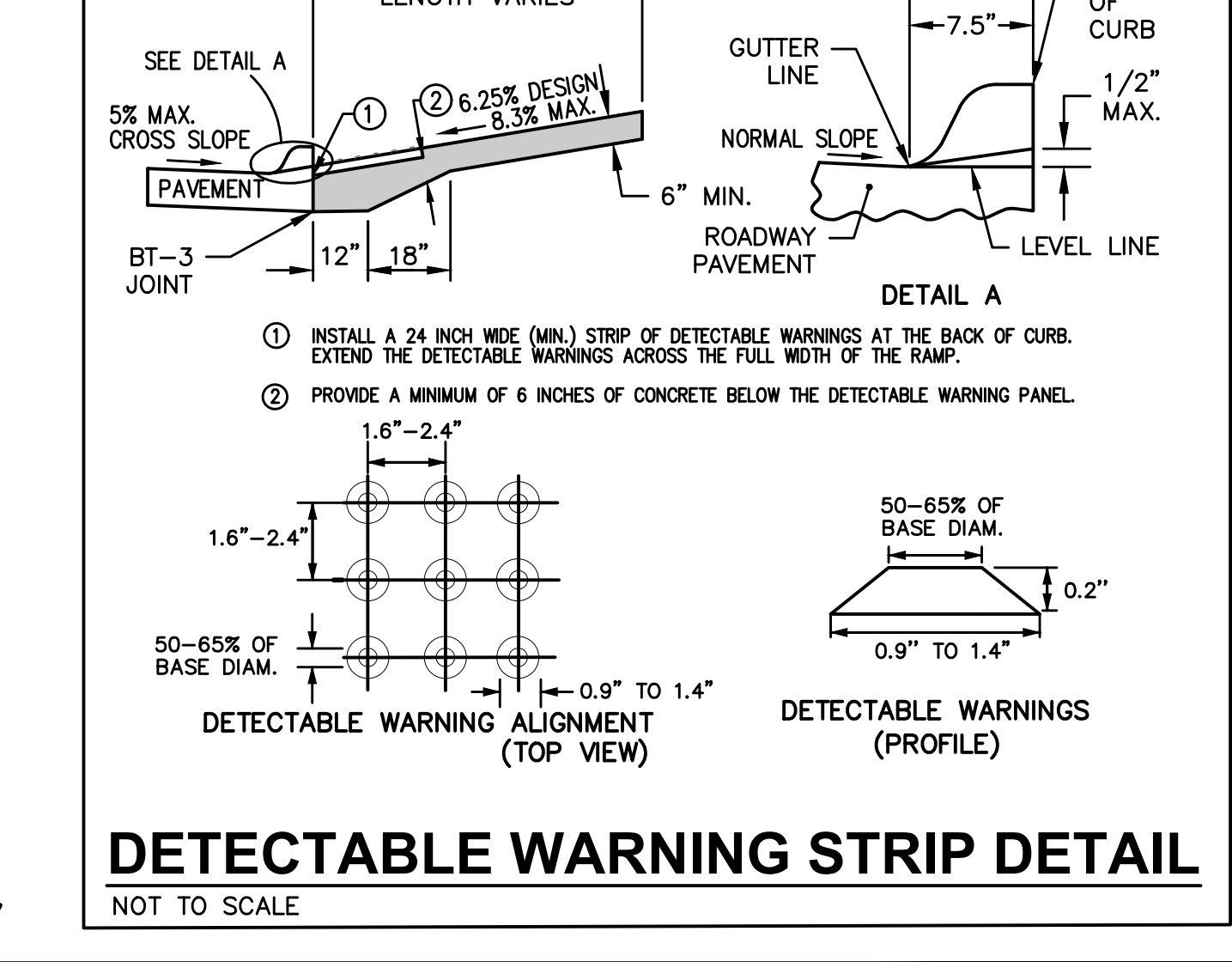
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING 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.

PAVEMENT THICKNESS

1. SIDEWALKS 4" P.C.C.
2. PARKING LOT 6" P.C.C.



DETECTABLE WARNING STRIP DETAIL



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SA CIVIL DESIGN ADVANTAGE

DATE: 08/17/2023
 08/11/2023
 07/26/2023

THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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

TECH: MAE

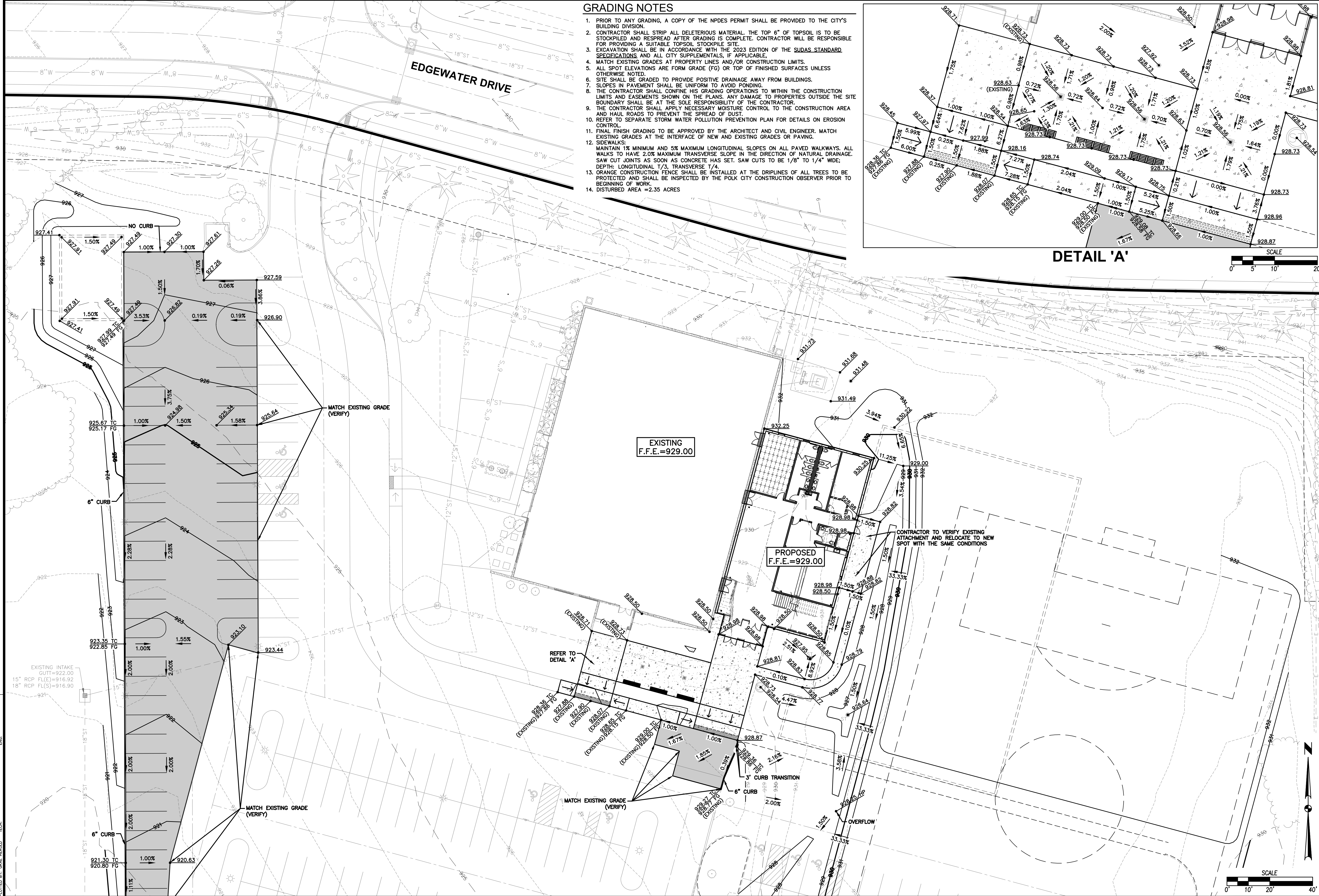
ENGINEER: EKO

POLK CITY, IOWA

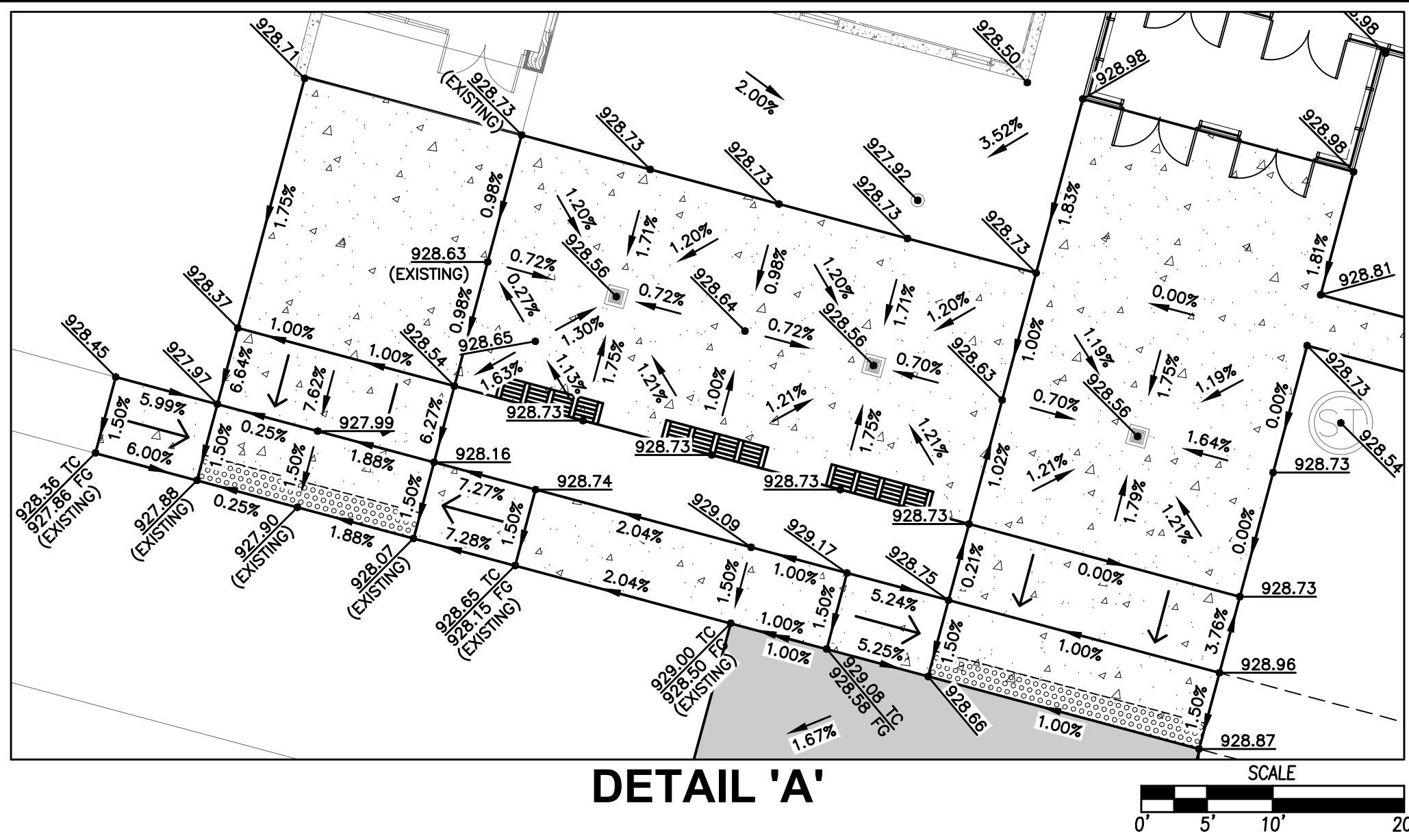
LAKESIDE FELLOWSHIP CLASSROOM ADDITION DIMENSION PLAN

3/8

2306.391



- ### 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 2023 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. ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AT THE DRIPLINES OF ALL TREES TO BE PROTECTED AND SHALL BE INSPECTED BY THE POLK CITY CONSTRUCTION OBSERVER PRIOR TO BEGINNING OF WORK.
 14. DISTURBED AREA = 2.35 ACRES



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EXISTING INTAKE
 GUTTER=922.00
 15" RCP FL(E)=916.92
 18" RCP FL(S)=916.90

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FIRST SUBMITTAL	07/26/2023

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ES&A
 CIVIL DESIGN ADVANTAGE

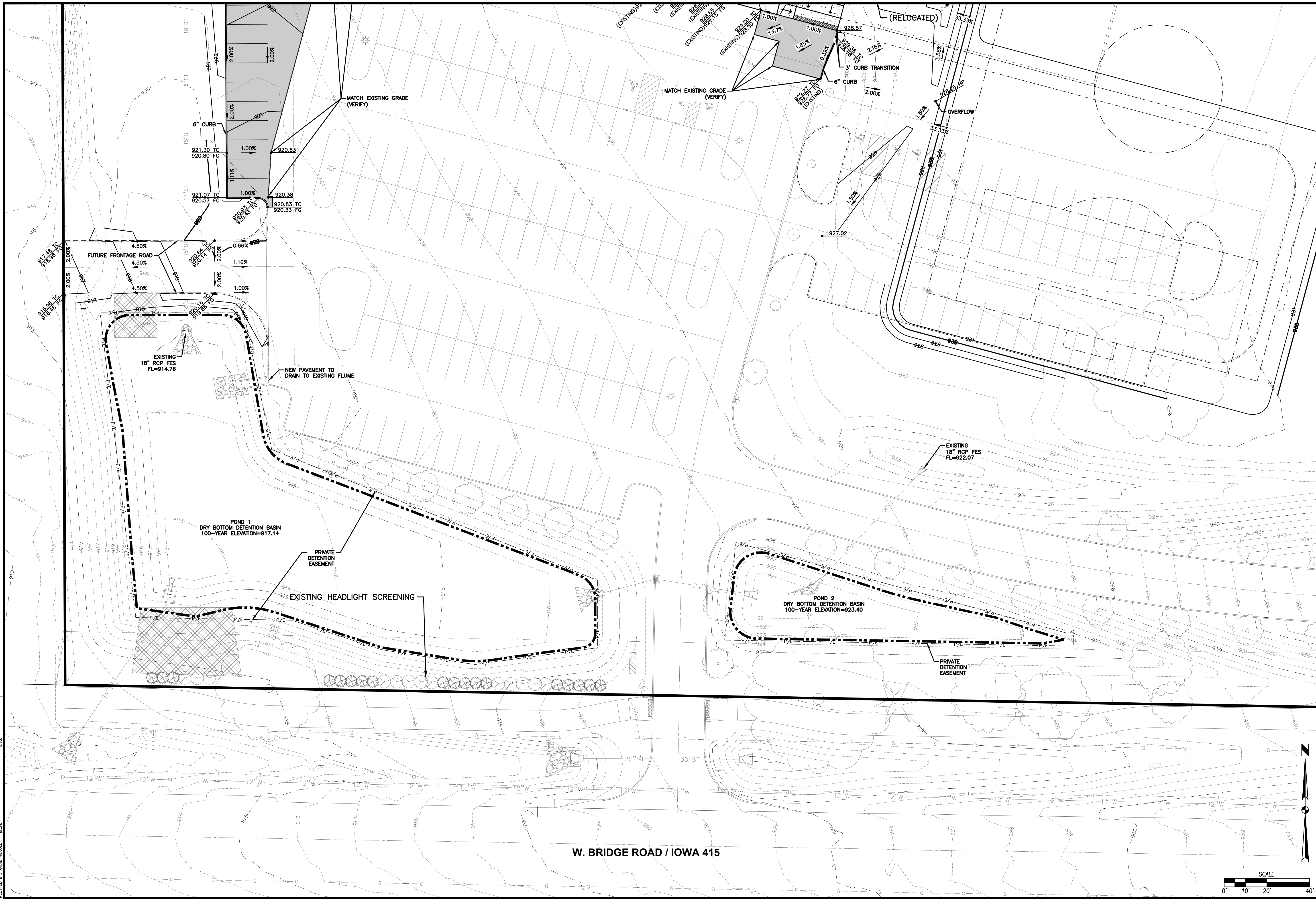
POLK CITY, IOWA

**LAKESIDE FELLOWSHIP
 CLASSROOM ADDITION
 GRADING PLAN**

ENGINEER: EKO
 TECH: MAE

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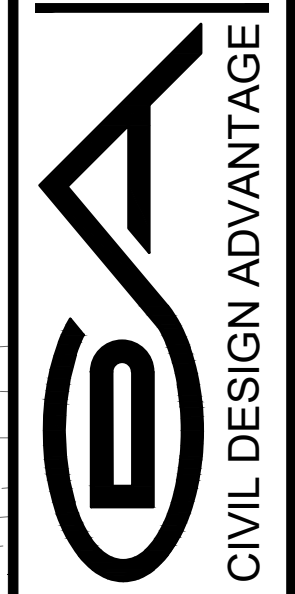


W. BRIDGE ROAD / IOWA 415

DATE	REVISIONS
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08/11/2023	SECOND SUBMITTAL
07/26/2023	FIRST SUBMITTAL

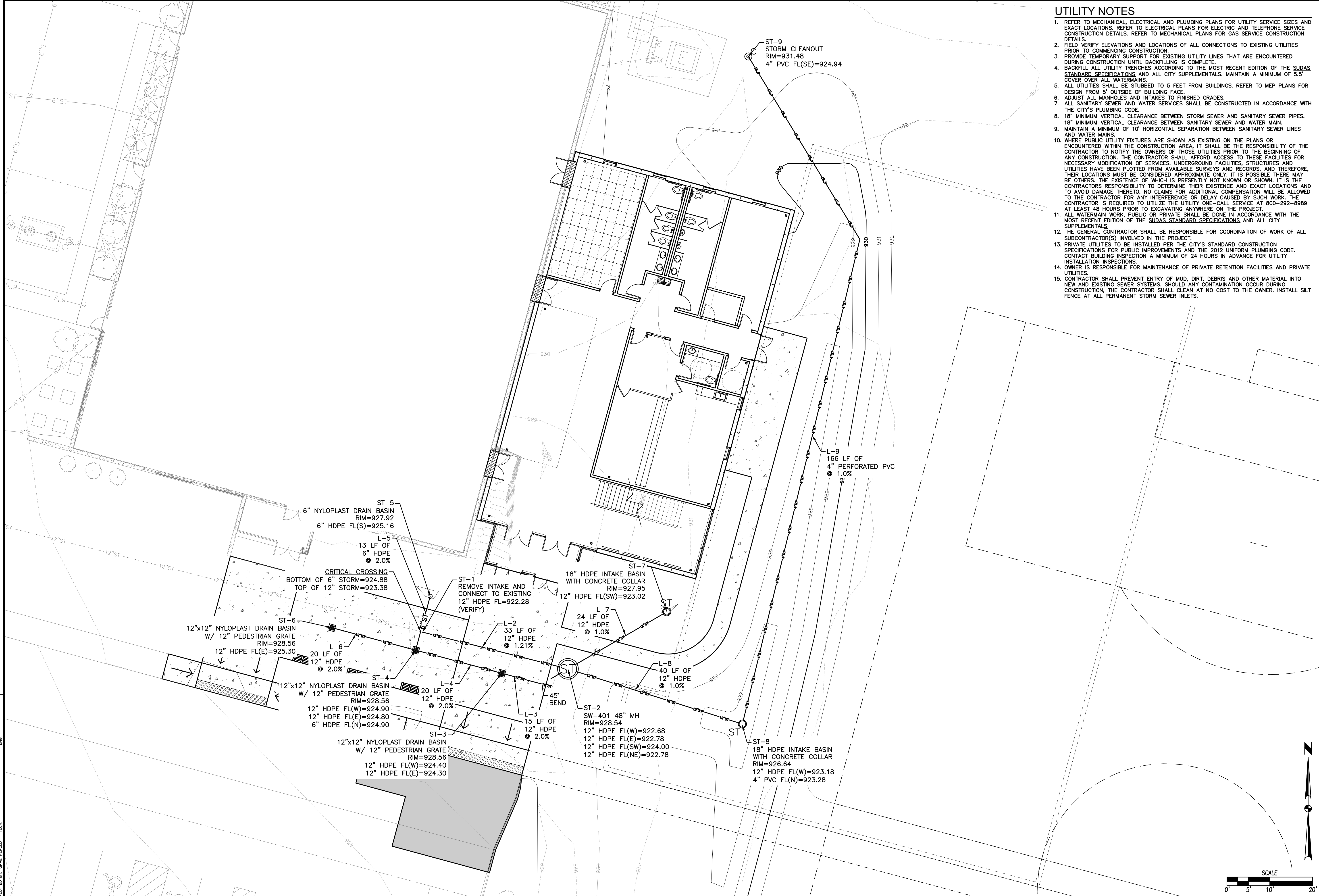
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ENGINEER: EKO
TECH: MAE



POLK CITY, IOWA

LAKESIDE FELLOWSHIP CLASSROOM ADDITION GRADING PLAN

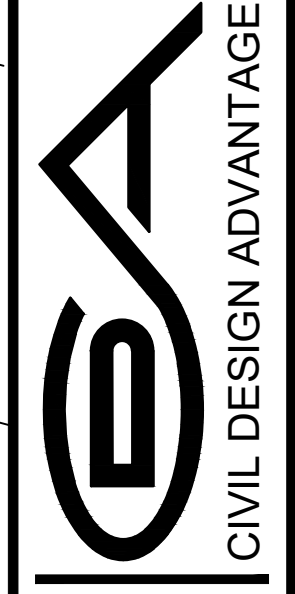


UTILITY NOTES

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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
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 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 CONTRACTOR'S 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 SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

DATE	REVISIONS
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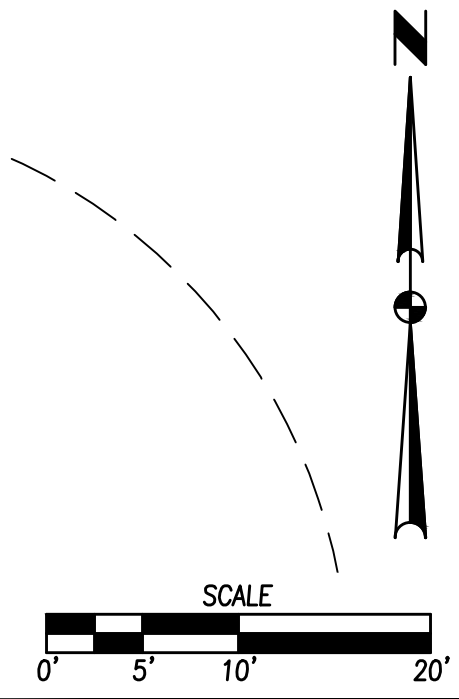
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
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POLK CITY, IOWA
 ENGINEER: EKO
 TECH: MAE

**LAKESIDE FELLOWSHIP
 CLASSROOM ADDITION
 UTILITY PLAN**

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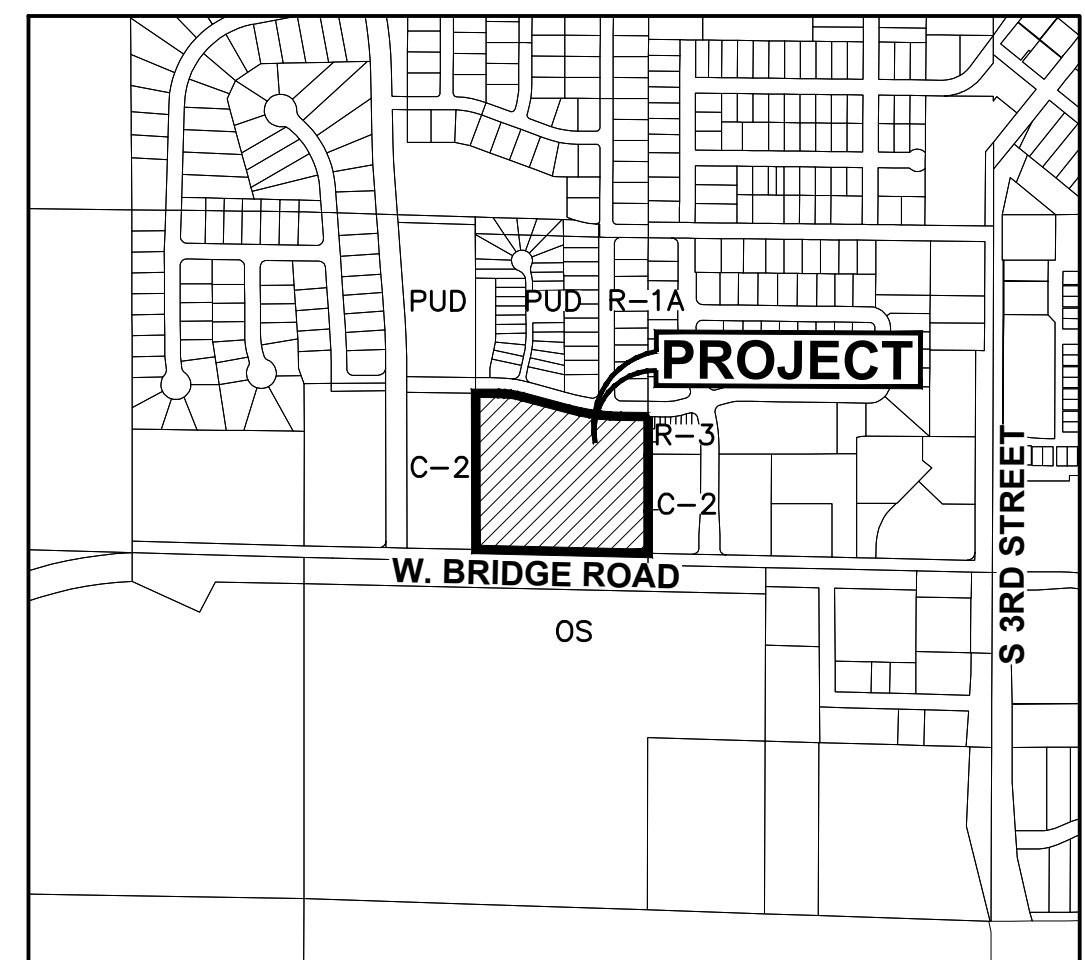


LAKE SIDE FELLOWSHIP CLASSROOM ADDITION

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,023
2	FILTER SOCK	LF	154
3	INLET PROTECTION	EA	3
4	SEEDING, FERTILIZING, AND MULCHING	AC	1.56
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

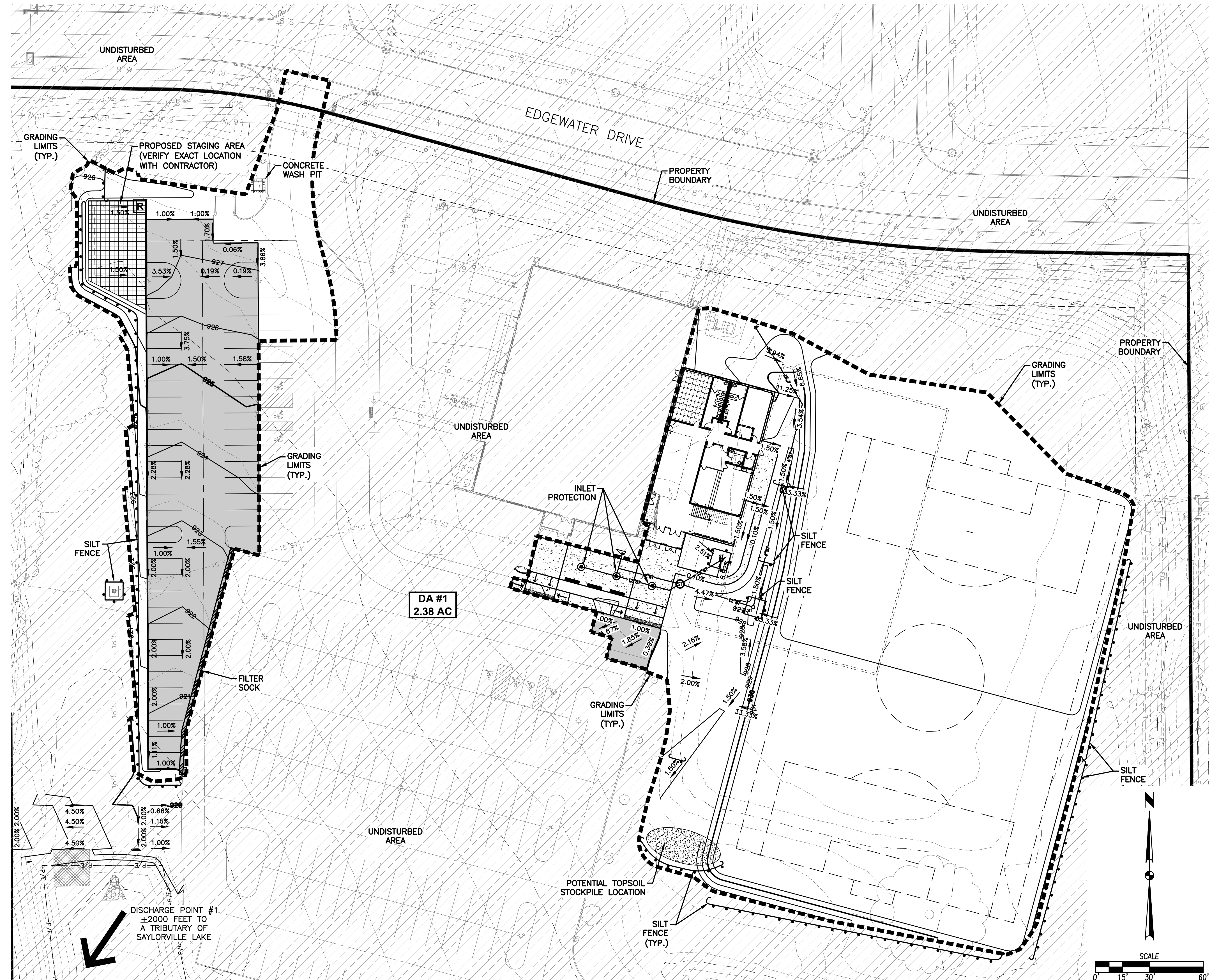
DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.38 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,568 CU FT
VOLUME PROVIDED IN FILTER SOCK (154 LF @ 2.0 CU FT/LF OF SOCK)	308 CU FT
VOLUME PROVIDED IN SILT FENCE (1,023 LF @ 10.0 CU FT/LF OF FENCE)	10,230 CU FT
TOTAL VOLUME PROVIDED	10,538 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AT THE DRIPLINES OF ALL TREES TO BE PROTECTED AND SHALL BE INSPECTED BY THE POLK CITY CONSTRUCTION OBSERVER PRIOR TO BEGINNING OF WORK.

SWPPP LEGEND

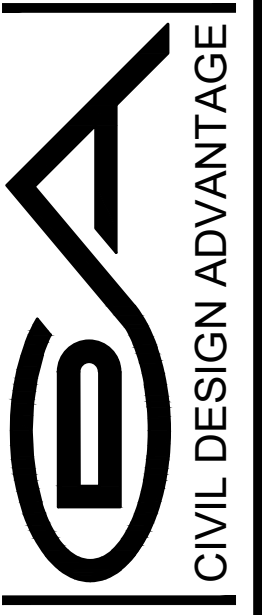
DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



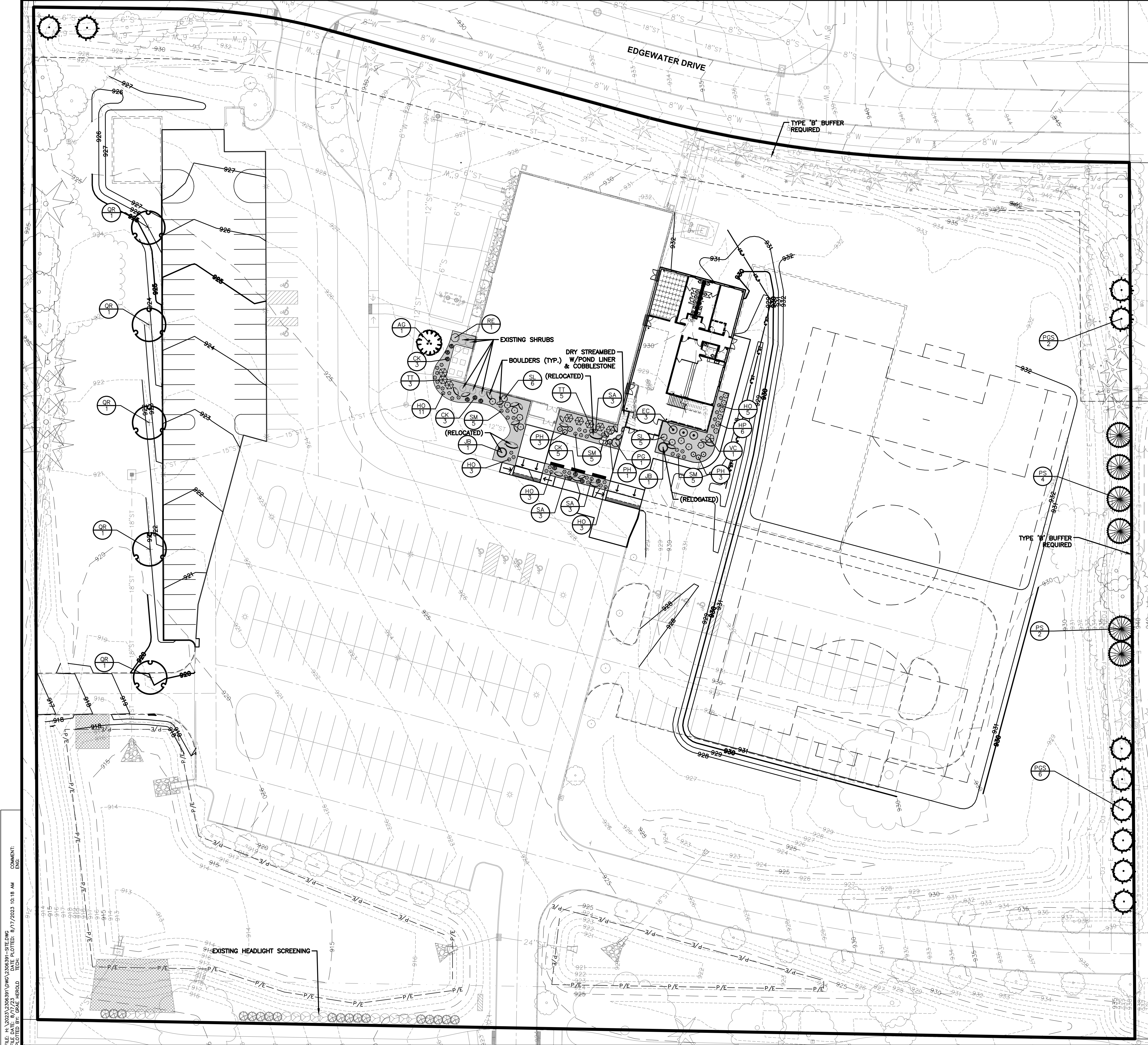
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08/11/2023 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
07/26/2023 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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 TECH: MAE
 ENGINEER: EKO



**LAKE SIDE FELLOWSHIP
 CLASSROOM ADDITION
 EROSION AND SEDIMENT CONTROL PLAN**
 POLK CITY, IOWA



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) ALL DISTURBED AREAS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOG, 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 EDGINGS SHALL MATCH THE EXISTING LIMESTONE EDGING.
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.
14. ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AT THE DRIVELINES OF ALL TREES TO BE PROTECTED AND SHALL BE INSPECTED BY THE POLK CITY CONSTRUCTION OBSERVER PRIOR TO BEGINNING OF WORK.
15. IF UPLIGHTING IS BEING PROPOSED FOR THIS BUILDING ADDITIONAL LANDSCAPING SHALL BE INSTALLED TO SCREEN THE UPLIGHTS.

LANDSCAPE REQUIREMENTS

OPEN SPACE	= 370,231 SF
SITE AREA	= 55,535 SF (15%)
OPEN SPACE REQUIRED	= 203,049 SF (55%)

2 TREES AND 6 SHRUBS PER 3,000 SF OF REQ. OPEN SPACE
 TREES REQUIRED = 37 TREES
 SHRUBS REQUIRED = 111 SHRUBS

EXISTING TREES = 43 TREES
 EXISTING SHRUBS = 139 SHRUBS

PARKING LOT LANDSCAPING
 20% OF PAVEMENT SHALL BE SHADED

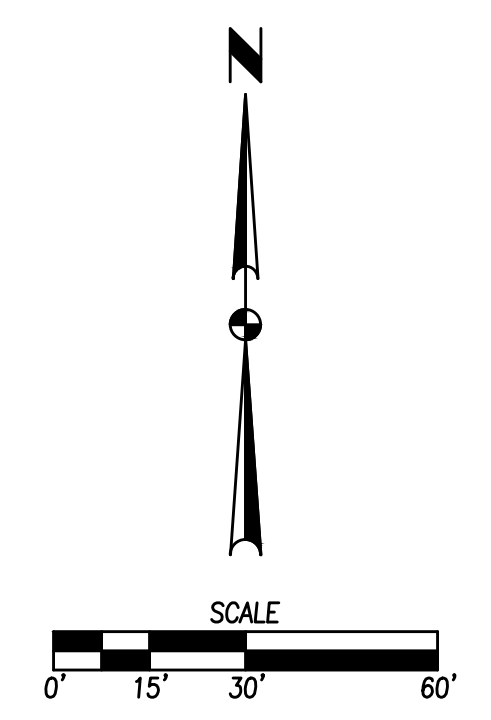
EXISTING PAVEMENT	= 79,397 SF
79,397 x 20%	= 15,880 SF
15,880 / 700	= 23 TREES
EXISTING TREES	= 23 TREES

PROPOSED PAVEMENT	= 15,660 SF
15,660 x 20%	= 3,132 SF
3,132 / 700	= 5 TREES
PROPOSED TREES	= 5 TREES

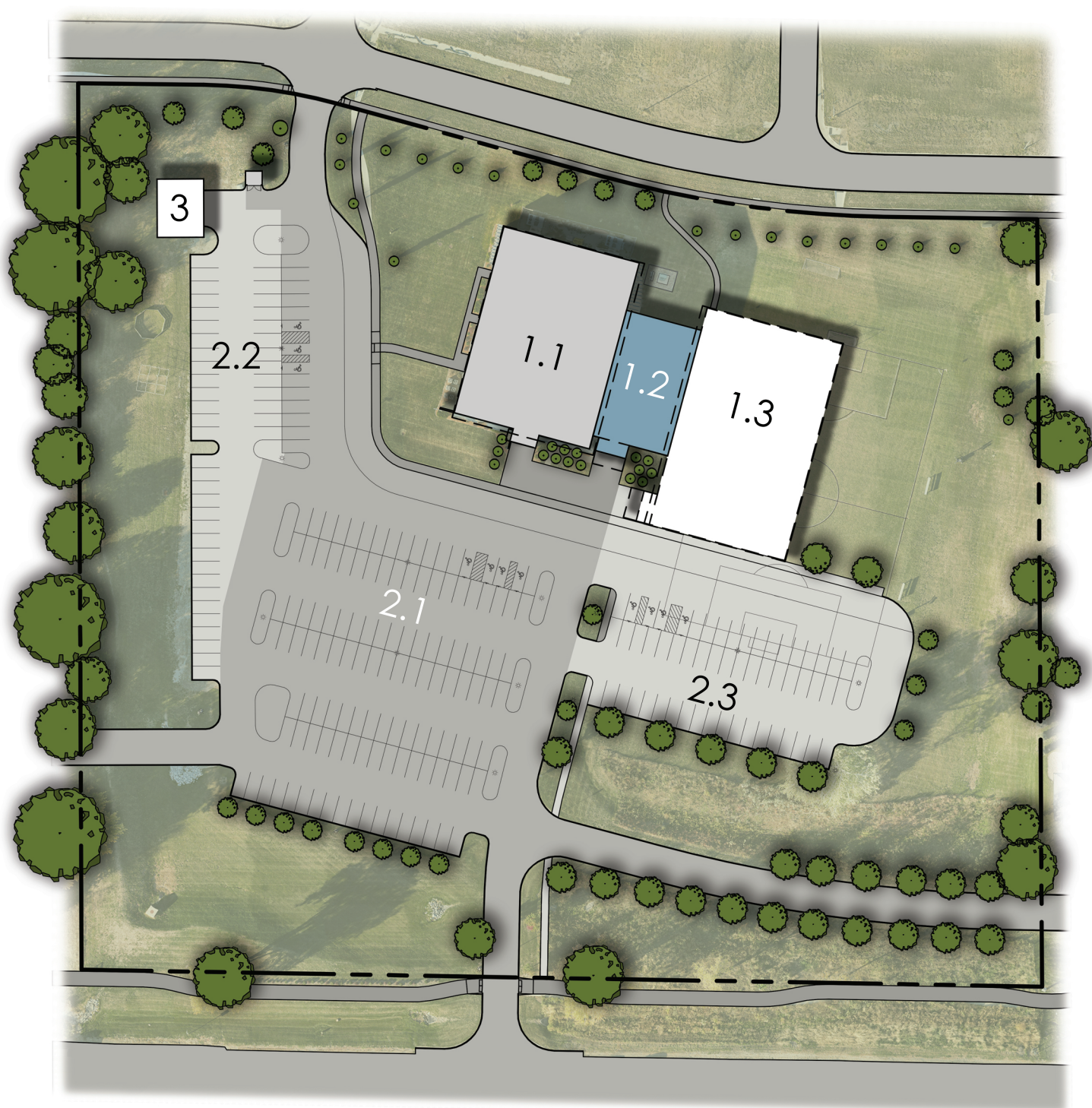
NORTH BUFFER
 EXISTING TREES = 18 TREES

PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PGS	10	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	B&B, 6" HEIGHT
PS	6	White Pine	<i>Pinus strobus</i>	B&B, 6" HEIGHT
ORNAMENTAL TREES				
AG	1	Autumn Brilliance Apple Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	B&B, 1.5" CALIPER
OVERSTORY TREES				
QR	5	Red Oak	<i>Quercus rubra</i>	B&B, 2" CALIPER
SHRUBS				
EC	3	Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>	24" HT.
JB	2	Buffalo Juniper	<i>Juniperus sabinio 'Buffalo'</i>	36" HT.
PG	1	Dwarf Globe Blue Spruce	<i>Picea pungens 'Globosa'</i>	24" HT.
RE	1	PJM Rhododendron	<i>Rhododendron x 'P.J.M.'</i>	24" HT.
SL	11	Little Princess Spirea	<i>Spiraea x bumalda 'Little Princess'</i>	24" HT.
TT	8	Taunton's Anglo-Japanese Yew	<i>Taxus x media 'Tauntonii'</i>	24" HT.
VC	1	Koreanspice Viburnum	<i>Viburnum carlesii</i>	36" HT.
PERENNIALS				
CK	11	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 GAL
HO	25	Stella de Oro Daylily	<i>Hemerocallis x 'Stella de Oro'</i>	1 GAL
HP	6	Patriot Hosta	<i>Hosta x 'Patriot'</i>	3 GAL
PH	7	Hamelin Fountain Grass	<i>Pennisetum alopecuroides 'Hamelin'</i>	1 GAL
SA	9	Autumn Joy Sedum	<i>Sedum x 'Autumn Joy'</i>	1 GAL
SM	15	May Night Sage	<i>Salvia nemorosa 'May Night'</i>	1 GAL

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 CIVIL DESIGN ADVANTAGE, POLK CITY, IOWA
 ENGINEER: EKO, TECH: MAE
LAKESIDE FELLOWSHIP CLASSROOM ADDITION LANDSCAPE PLAN
 2306.391



KEY/LEGEND:

- 1.1 EXISTING BUILDING (PHASE 1)
- 1.2 CLASSROOM ADDITION (PHASE 2)
- 1.3 FUTURE SANCTUARY (PHASE 3)
- 2.1 EXISTING PARKING LOT
- 2.2 FUTURE PARKING LOT (WEST GRAVEL)
- 2.3 FUTURE PARKING LOT (EAST SOCCER FIELD)
- 3 FUTURE GARAGE
- NEW ADDITION
- EXISTING BUILDING
- FUTURE CONSTRUCTION

SITE

100'

EXTERIOR ELEVATIONS KEY NOTE LEGEND

1	INSULATED PRECAST PANEL: 12'-0" WIDE INSULATED PRECAST, U.N.O., SANDWICH PANELS. SMOOTH EXTERIOR FACE W/ INTEGRAL STAIN/FINISH. PROVIDE REVEALS @ 36" O.C.	5	ROOF ASSEMBLY (EXPOSED TO VIEW): BLACK EPDM ROOF MEMBRANE, COVERBOARD, INSULATION AND VAPOR BARRIER.
1A	SANDBLAST (LIGHT GREY)	6	EXPOSED CONCRETE SLAB, STOOP OR FOUNDATION: FINISH: SMOOTH PAN @ VERTICAL SURFACES BROOM FINISH @ HORIZONTAL SURFACES COLOR: NATURAL CONCRETE
1B	ACID ETCH (DARK GREY)	7	UNIT ATTACHED MECHANICAL SCREEN WALL SYSTEM: MATERIAL: METAL STYLE: FLUSH PANEL FINISH: KYNAR COATED TO MATCH WALL PANELS ON EXISTING BUILDING
2	METAL ROOF EDGE FASCIA FLASHING: FINISH: KYNAR COATED COLOR: MATCH EXISTING BLUE METAL FLASHINGS	WX	STOREFRONT/CURTAIN-WALL WINDOW SYSTEM: 2" WIDE PROFILE, THERMALLY-BROKEN ALUMINUM
3	CEMENT BOARD SIDING: STYLE/SIZE: 1/8" THICK, SMOOTH PANELS PRE-MANUFACTURED ALUMINUM "J" TRIM REGLETS ALONG THE PERIMETER OF WALL PANELS. PRE-MANUFACTURED ALUMINUM "H" REVEAL REGLETS AT ALL PANEL JOINT LOCATIONS AS SHOWN.	GL-1	WINDOW GLAZING (GL-1): 1" INSULATED CLEAR GLAZING
4	METAL COUNTER FLASHING: FINISH: KYNAR COATED	GL-2	WINDOW GLAZING (GL-2): 1" INSULATED SPANDREL GLAZING
		MIP	METAL INSULATED PANEL: 1" INSULATED METAL PANEL
			EXTERIOR DOORS: PROVIDE MEDIUM STYLE, FULL-LITE ALUMINUM DOORS W/ 10" TALL ADA BOTTOM RAIL

MATERIAL CALCULATIONS (ADDITION):

ARCHITECTURAL PRE-CAST CONCRETE:	3128 SQ. FT. (65.6%)
WINDOWS & DOORS:	1511 SQ. FT. (31.7%)
CEMENT BOARD SIDING:	35 SQ. FT. (0.7%)
METAL FLASHING/MECH. SCREENING:	91 SQ. FT. (2.0%)
TOTAL:	4,765 SQ. FT.

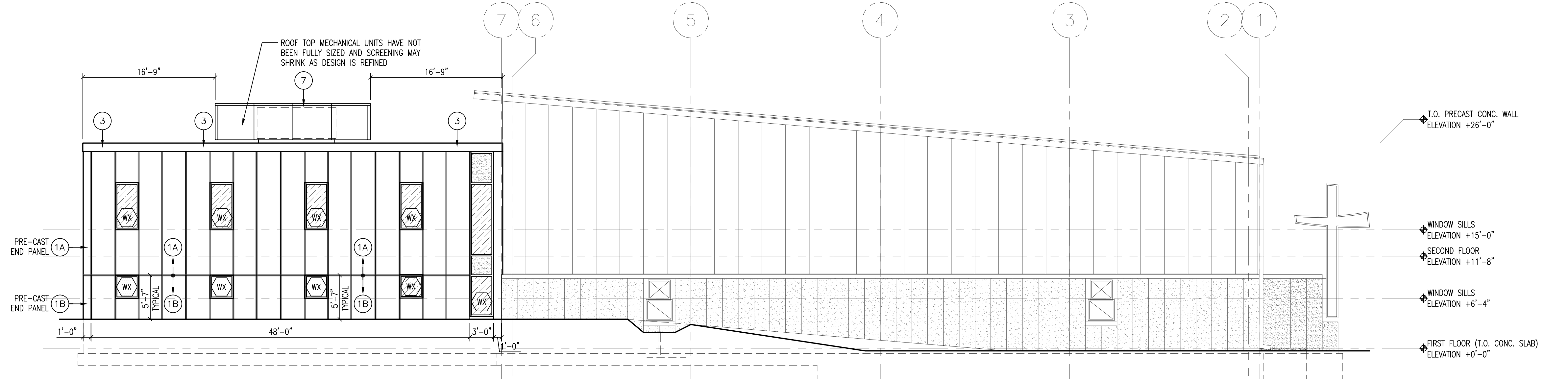
MATERIAL CALCULATIONS (EXISTING):

CAST-IN-PLACE CONCRETE:	3552 SQ. FT. (28.1%)
WINDOWS & DOORS:	823 SQ. FT. (6.5%)
METAL SIDING & FLASHING:	8252 SQ. FT. (65.4%)
TOTAL:	12627 SQ. FT.

MATERIAL CALCULATIONS (TOTAL):

ARCHITECTURAL PRE-CAST CONCRETE:	3128 SQ. FT. (18.4%)
CAST-IN-PLACE CONCRETE:	3552 SQ. FT. (20.9%)
WINDOWS & DOORS:	2334 SQ. FT. (13.7%)
CEMENT BOARD SIDING:	35 SQ. FT. (0.2%)
METAL SIDING/FLASHING/MECH. SCREENING:	7946 SQ. FT. (46.8%)
TOTAL:	16,995 SQ. FT.

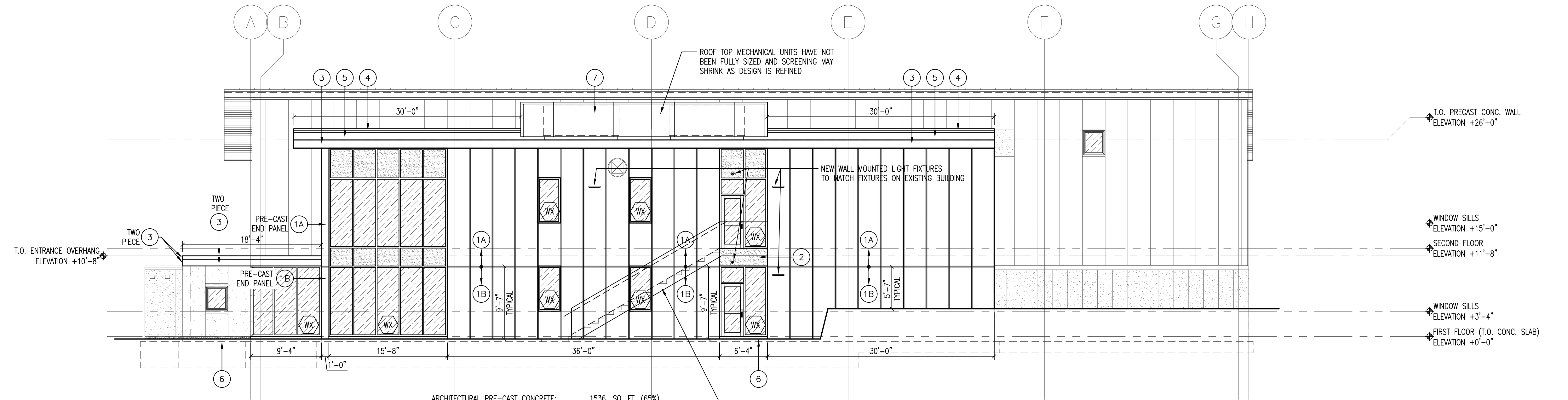
METAL SIDING TOTAL DOES NOT INCLUDE THE SQUARE FOOTAGE BEING COVERED UP BY THE ADDITION



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

MATERIAL CALCULATIONS (ADDITION):

ARCHITECTURAL PRE-CAST CONCRETE:	958 SQ. FT. (75%)
WINDOWS & DOORS:	171 SQ. FT. (13%)
CEMENT BOARD SIDING:	0 SQ. FT. (0%)
METAL FLASHING/MECHANICAL SCREENING:	149 SQ. FT. (12%)
TOTAL:	1278 SQ. FT. (100%)



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

MATERIAL CALCULATIONS (ADDITION):

ARCHITECTURAL PRE-CAST CONCRETE:	1536 SQ. FT. (65%)
WINDOWS & DOORS:	693 SQ. FT. (29%)
CEMENT BOARD SIDING:	15 SQ. FT. (5%)
METAL FLASHING/MECHANICAL SCREENING:	137 SQ. FT. (5.5%)
TOTAL:	2381 SQ. FT. (100%)

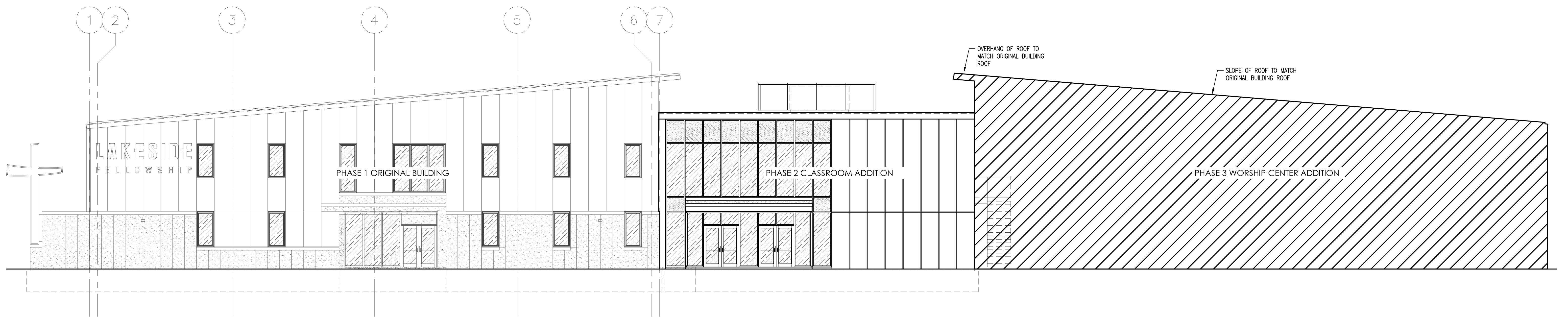


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS (ADDITION):

ARCHITECTURAL PRE-CAST CONCRETE:	634 SQ. FT. (43%)
WINDOWS & DOORS:	647 SQ. FT. (44%)
CEMENT BOARD SIDING:	20 SQ. FT. (1%)
METAL FLASHING/MECHANICAL SCREENING:	178 SQ. FT. (12%)
TOTAL:	1479 SQ. FT. (100%)

PRELIMINARY NOT FOR CONSTRUCTION



1 SOUTH ELEVATION W/ PHASE 3 ADDITION
SCALE: 1/8" = 1'-0"

PRINT DATE: JULY 26TH, 2023
 SHEET NAME: EXTERIOR ELEVATIONS
 LAKESIDE FELLOWSHIP
 1121 W. BRIDGE ROAD
 POLK CITY, IOWA 50226
 STUDIO MELEE
 139 4TH STREET
 WEST DES MOINES, IOWA 50265
 (515) 314-9852
 (515) 493-0003

PRELIMINARY NOT FOR CONSTRUCTION



d^{series}

D-Series Size 2 LED Wall Luminaire



Catalog Number
Notes
Type

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

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®]2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

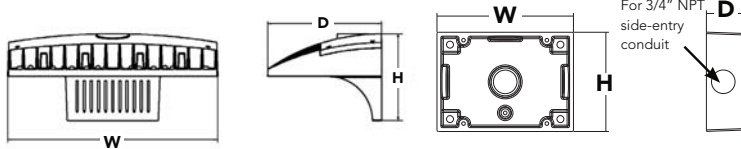
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications Luminaire

Width: 18-1/2" (47.0 cm)
Weight: 21 lbs (9.5 kg)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED	20C	700	40K	T4M	MVOLT		
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TF1M Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ²	Shipped included (blank) Surface mounting bracket Shipped separately ³ BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type ⁴ PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM [®] (no controls) ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁶ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁷
						DDBXD	
Other Options						Finish (required)	
Shipped installed		Shipped separately ⁹		DDBXD Dark bronze		DSSXD Sandstone	
SF	Single fuse (120, 277, 347V) ⁸	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze
DF	Double fuse (208, 240, 480V) ⁸	WG	Wire guard	DNAXD	Natural aluminum	DBLBDX	Textured black
HS	House-side shield ³	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum
SPD	Separate surge protection ⁹						

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

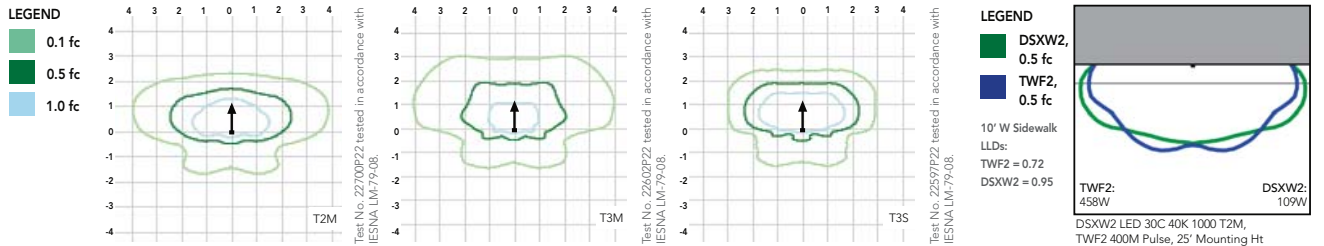
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 2 homepage](#).

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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



OLWX1 LED LED Wall Luminaire



Catalog Number _____

Notes _____

Type _____

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

Introduction

As versatile as it is efficient, the OLWX1 is designed to replace up to 250W metal halide while saving over 87% in energy costs. It combines multiple mounting options with the latest generation of LEDs for a wall pack luminaire that converts to a whole lot more. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has you covered.

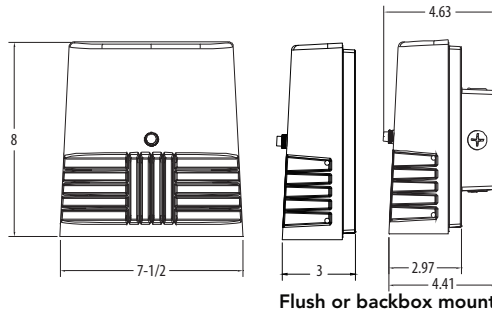
Specifications

Width: 7-1/2"
(19 cm)

Height: 8"
(20.3 cm)

Depth: 3"
(7.62 cm)

Weight: 5 lbs
(2.27kg)



Flush or backbox mount

Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

OLWX1 LED	13W	40K			
Series	Performance Package	Color Temperature	Voltage	Controls	Finish
OLWX1 LED	13W 13 watts 20W 20 watts 40W 40 watts	40K 4000 K ¹ 50K 5000 K	(blank) MVOLT ² 120 120V ³ 347 347V	(blank) None PE 120V button photocell ^{1,3}	(blank) Dark bronze

Accessories

Ordered and shipped separately.

- OLWX1TS Slipfitter – size 1
- OLWX1YK Yoke – size 1
- OLWX1THK Knuckle – size 1

NOTES

- Not available with 347V option.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
- Specify 120V when ordering with photocell (PE option).

FEATURES & SPECIFICATIONS

INTENDED USE

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 250W metal halide fixtures. Available flood light mounting accessories convert the OLWX1 LED into a highly efficient flood light.

OLWX1 LED is ideal for outdoor applications such as building perimeters, loading areas, driveways and sign and building flood lighting.

CONSTRUCTION

Rugged cast-aluminum housing with textured dark bronze polyester powder paint for lasting durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65).

OPTICS

High-performance LEDs behind clear glass for maximum light output. Light engines are available in 4000K and 5000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL

Light engine consists of 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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

Performance Data

Lumen Output

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

Fixture Model Number	CCT	System Watts	Lumens	LPW	B	U	G	CRI
OLWX1 LED 13W 40K	4000 K	14 W	1,271	91	1	0	0	>70
OLWX1 LED 13W 50K	5000 K	14 W	1,289	92	1	0	0	>80
OLWX1 LED 20W 40K	4000 K	20 W	2,697	135	1	0	0	>70
OLWX1 LED 20W 50K	5000 K	19 W	2,663	140	1	0	0	>70
OLWX1 LED 40W 40K	4000 K	39 W	4,027	101	2	0	0	>70
OLWX1 LED 40W 50K	5000 K	37 W	4,079	110	2	0	0	>70

Electrical Load

Fixture Model Number	Rated Power (watts)	Input current at given input voltage (amps)				
		120V	208V	240V	277V	347V
OLWX1 LED 13W 40K	14 W	0.12	0.07	0.06	0.06	0.04
OLWX1 LED 13W 50K	14 W	0.12	0.07	0.06	0.06	0.04
OLWX1 LED 20W 40K	20 W	0.20	0.12	0.10	0.09	0.06
OLWX1 LED 20W 50K	19 W	0.20	0.12	0.10	0.09	0.06
OLWX1 LED 40W 40K	39 W	0.37	0.21	0.19	0.16	0.11
OLWX1 LED 40W 50K	37 W	0.37	0.21	0.19	0.16	0.11

Lumen Ambient Temperature (LAT) Multipliers

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

	0°C	10°C	20°C	25°C	30°C	40°C
13W	1.06	1.03	1.01	1.00	0.99	0.96
20W	1.06	1.04	1.01	1.00	0.99	0.96
40W	1.07	1.04	1.01	1.00	0.99	0.96

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
OLWX1 LED 13W	1.00	0.92	0.85	0.73
OLWX1 LED 20W	1.00	0.92	0.85	0.73
OLWX1 LED 40W	1.00	0.94	0.88	0.79

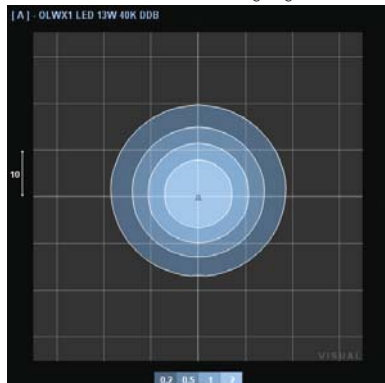
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting OLWX1 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

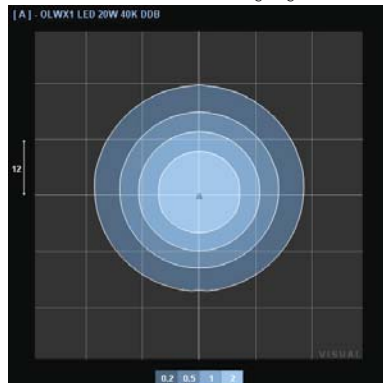
- 0.2 fc
- 0.5 fc
- 1.0 fc
- 2.0 fc

OLWX1 LED 13W 40K, Mounting height = 10'



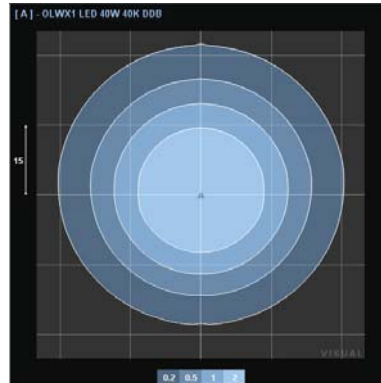
Test No. LTL22697 tested in accordance with IESNA LM-79-08.

OLWX1 LED 20W 40K, Mounting height = 12'



Test No. LTL22696 tested in accordance with IESNA LM-79-08.

OLWX1 LED 40W 40K, Mounting height = 15'



Test No. LTL22695 tested in accordance with IESNA LM-79-08.

Accessories



OLWX1TS
Slipfitter - size 1



OLWX1YK
Yoke - size 1



OLWX1THK
Knuckle - size 1



Top Visor and Vandal Guard
included with accessories

DESCRIPTION

The COR Series offers quality and value with a compact and attractive LED based remote emergency light. The white base-plate and lamp-heads are made of high impact UL flame rated thermoplastic. Lamp-heads are fully gasketed and weatherproof to ensure operation in wet environments. The lamp heads are fully adjustable and glare-free. The remote lamps are driven by the Compass remote capacity Exit, Combo or Emergency Light.

APPLICATION

The COR Series can be applied over path of egress doors and in areas affected by rain, moisture and condensation.

COMPLIANCES

NFPA 101 and NFPA 70
OSHA

WARRANTY

2 year full unit warranty



FEATURES

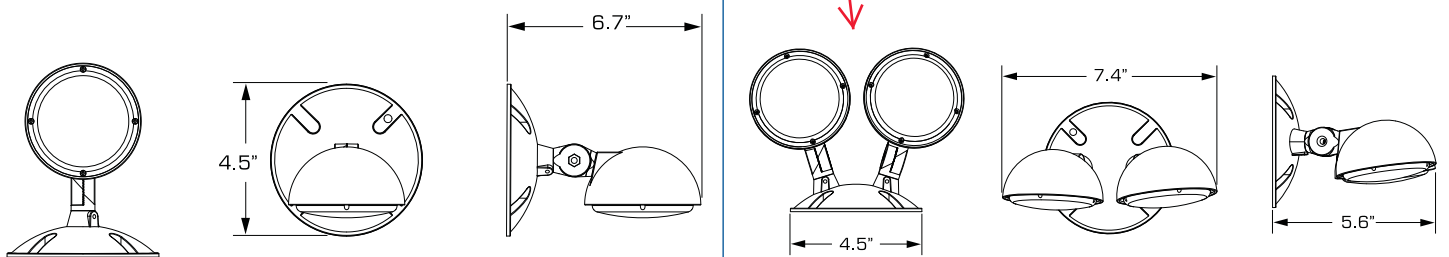
- Single or Double lamp-head outdoor remote with base
- LED life-cycle of more than 10 years
- Quick installation
- Fully adjustable lamp-heads
- Fully gasketed for application in wet environment

ORDERING GUIDE

Catalog Number	Description	Voltage	Lamp Watts (Each)
CORS	Single LED outdoor remote lamp-head with mounting base	3 VDC	1 Watt
CORD	Double LED outdoor remote lamp-head with mounting base	3 VDC	1 Watt

Powered by Compass Exit, Combo or Emergency Light with Remote Capacity

DIMENSIONS



CORS

Single Remote Carton Weight: 1 lbs.
Master Carton Quantity: 20 each

CORD

Double Remote Carton Weight: 1.2 lbs.
Master Carton Quantity: 20 each

ENVISOR®

ROOF SCREENS WITH SOARING GOOD LOOKS

Set the bar high with durable and attractive Envisor® roof screens. Affordable and elegant, Envisor makes meeting code simple and blends into any design. Better yet, no rooftop penetration is required for installation, which gives you a clean, modern look.

- ⦿ Practical solution for municipal screening requirements of HVAC units, chillers, air handlers, and more.
- ⦿ Create your own custom design for your specific application.
- ⦿ Nationwide project management and installation available.
- ⦿ Designed in-house and manufactured in a state-of-the-art facility.



ZERO ROOFTOP PENETRATION

Screens secure directly to the equipment.



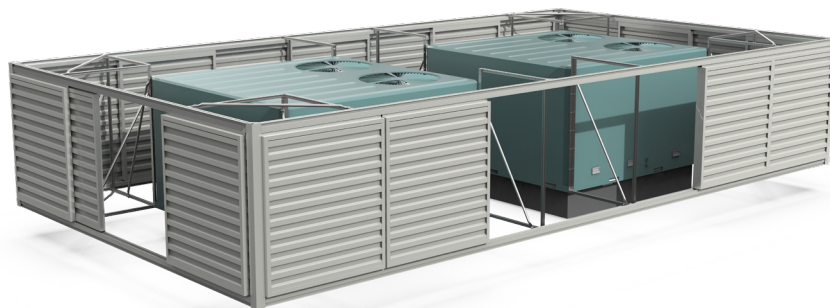
CUSTOMIZABLE DESIGN

Countless color and size configurations.



MADE IN USA

From design to manufacturing.



ACRYLICAP ABS INFILL OPTIONS



Louver



Rib Horizontal



7.2 Rib



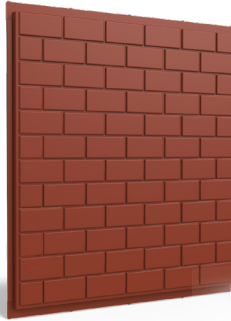
Rib Vertical



Batten



Flat Pan

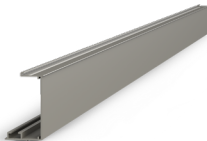


Brick



Custom

TOP TRIM OPTIONS



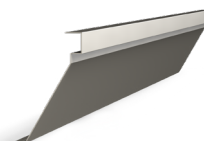
Lineal Band



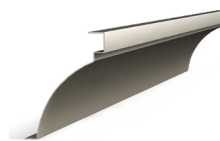
2 Step



3 Step



Alamo



Cove

PRELIMINARY PLAT REVIEW

Date: August 16, 2023

Prepared by: Kathleen Connor
Travis Thornburgh, P.E.

Project: Big Creek Ridge

Project No.: 123.0787.01

GENERAL INFORMATION:

Applicant	BCR, LLC.
Owner	Solid Ground, LLC.
Requested Action:	Approval of Preliminary Plat
Location	South side of E. Northside Drive, approximately 2,500 feet east of N. 3 rd Street
Size:	49.17 acres
Zoning:	R-1
Proposed Use:	23 single family lots, 4 detention basin outlots, 1 non-buildable outlot



PROJECT BACKGROUND & DESCRIPTION:

On July 12, 2022, the City Council approved a rezoning request for this property, changing the subject property’s zoning to R-1. This Preliminary Plat is in general conformance with the requirements of the R-1 zoning district. Big Creek Ridge will include 23 single family lots ranging in size from 0.91 acres to 3.04 acres. The plat will include 5 outlots, four that will be developed with detention basins, and one additional outlot for future development. The proposed basins will be maintained by a Homeowners’ Association with the Stormwater Management Facility Easement and Maintenance Covenant addressing maintenance responsibilities for the ponds and outlet structures.

The public improvements associated with this plat include “Lot A” Street and an E-W stub street (Lot “B”) that will be extended as the properties to the east are developed and associated public utility construction. The developer has presented a neighborhood sketch plan to City Staff that coordinates the development of this property with the property located directly to the east.

The developer has proposed payment of a fee, which shall be determined at the time of final platting, to satisfy the required parkland dedication for this development. This fee will be based on the fair market value of 0.53 acres and other considerations in accordance with the Subdivision Ordinance. This request is deemed acceptable by staff due to this property’s proximity to the City’s regional park located in Big Creek Commons to the north.

A future 10' wide recreational trail is planned to run from the regional park south to Antler Ridge. This trail will cross E. Northside Drive at the southeast corner of Big Creek Commons, therefore running across the 53-acre Mack property located east of this plat, near the Mack/Schliffe property line. As a result, no recreational trail easements are needed within this subdivision.

REVIEW COMMENTS:

All staff review comments were addressed on Submittal #3.

RECOMMENDATION:

Staff recommends P&Z approval of the Preliminary Plat for Big Creek Ridge Plat 1, subject to the following:

1. All P&Z recommendations, if any, being addressed, in full, prior to this item being placed on the City Council agenda.
2. The developer shall sign a Development Agreement defining their responsibility for future improvement of E. Northside Drive prior to approval of the construction drawings for the first phase of development. The developer's responsibility shall be equal to the estimated cost of 3.5' of 9" HMA widening, with associated curb, along the entire frontage of this development, paid in full at the time of final platting.
3. The developer shall be responsible for acquiring all off-site easements from the abutting property owners prior to approval of the applicable construction drawings. Permanent easements shall be on Polk City's standard form of document and shall be recorded prior to the start of construction.
4. All professional billings being paid in full to the City of Polk City prior to City Council action.

PRELIMINARY PLAT FOR: BIG CREEK RIDGE PLAT 1

POLK CITY, IOWA

DATE	REVISIONS
08/11/2023	THIRD SUBMITTAL
07/21/2023	SECOND SUBMITTAL
06/12/2023	FIRST SUBMITTAL

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

TECH:
ENGINEER:

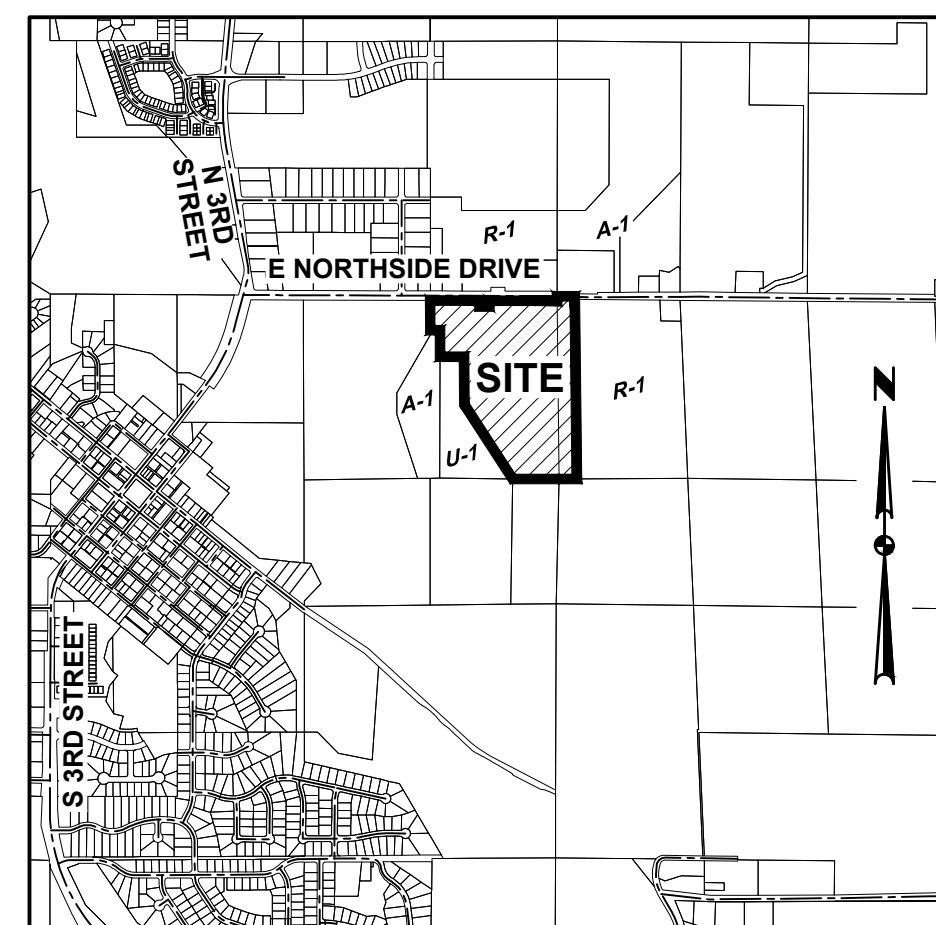


CIVIL DESIGN ADVANTAGE
POLK CITY, IOWA

BIG CREEK RIDGE PLAT 1
PRELIMINARY PLAT (COVER SHEET)

1 / 3
2211.760

VICINITY MAP (1" = 2000')



POLK CITY, IOWA

OWNER / DEVELOPER

BCR, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH: 515-975-7441
CONTACT: ERIC J. GRUBB
EMAIL: ERIC@SOLIDGROUNDIA.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: DEAN ROGHAIR
EMAIL: DEANR@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SHEET INDEX

- PRELIMINARY PLAT (COVER SHEET)
- PRELIMINARY PLAT (LOT DIMENSION PLAN)
- PRELIMINARY PLAT (GRADING & UTILITY PLAN)

BENCHMARKS

- BURY BOLT ON HYDRANT @ NW CORNER OF HIGHWAY 415 & S 3RD STREET. ELEVATION=932.84
- FOUND MICRO "MAG" NAIL AT NE CORNER OF SECTION 1-80-25. ELEVATION=884.14

PRELIMINARY PLAT DESCRIPTION

THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THE NORTH 110 FEET OF THE WEST 100 FEET OF THE EAST 803.9 FEET AND EXCEPT LYING WESTERLY OF A LINE BEGINNING 1550 FEET NORTH OF THE SOUTHWEST CORNER ALONG THE WEST LINE OF THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE EAST 100 FEET, THENCE SOUTH 275.7 FEET, THENCE EAST 250 FEET, THENCE SOUTH 500 FEET, THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO A POINT 840 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALL EXCEPT FOR PUBLIC HIGHWAY.

AND A PLAT OF SURVEY FOR PARCEL '2023-53' RECORDED APRIL 27, 2023 IN BOOK 19457 PAGE 595 OF THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 49.17 ACRES (2,141,883 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING & BULK REGULATIONS

EXISTING ZONING:
R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

BULK REGULATIONS
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH: 80'
FRONT YARD SETBACK: 35'
SIDE YARD SETBACK (MINIMUM ON ONE SIDE): 8'
REAR YARD SETBACK: 35'

NOTE:
A 40' FRONT YARD SETBACK IS BEING PROPOSED FOR THIS DEVELOPMENT.

PARKLAND DEDICATION

REQUIRED
23 SINGLE FAMILY LOTS X 995.95 SF/LOT = 22,907 SF (0.53 AC)

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: SUMMER 2023
ANTICIPATED FINISH DATE: FALL 2023

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR

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

SANITARY SEWER WITH SIZE

STORM SEWER WITH SIZE

WATERMAIN WITH SIZE

SURVEY

SECTION CORNER

1/2" REBAR, RED CAP #19968 (UNLESS OTHERWISE NOTED)

ROW MARKER

ROW RAIL

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 1/4 SECTION LINE

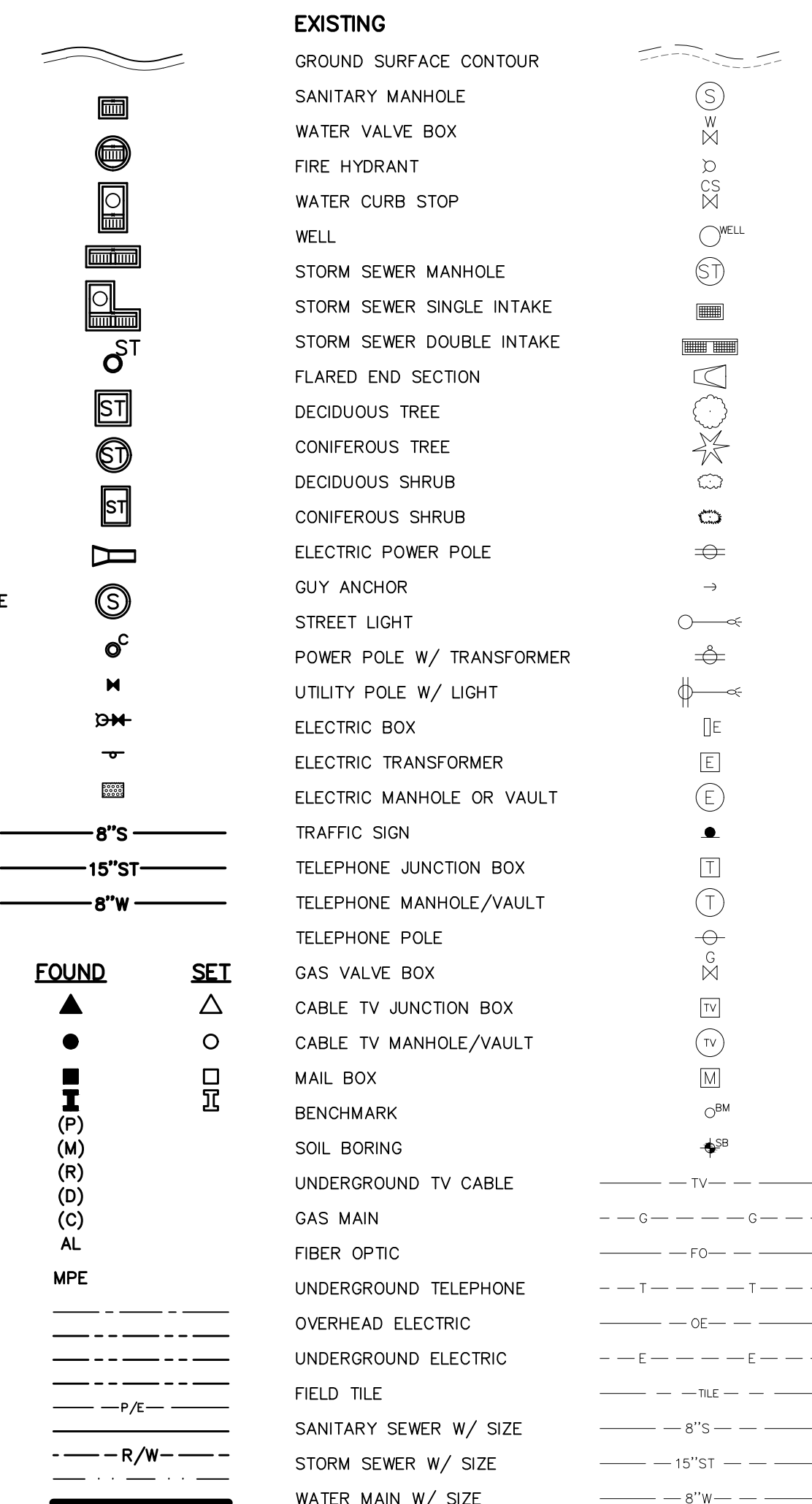
EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY



NOTES

- OUTLOTS 'S', 'T', 'U' & 'V' TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION & SHALL BE USED FOR STORM WATER DETENTION.
- OUTLOT 'W' WILL BE TIED TO LOT 1, OUTLOT 'X' WILL BE TIED TO LOT 2 & OUTLOT 'Y' WILL BE TIED TO LOT 3 VIA A RECORD OF LOT TIE AGREEMENT AT THE TIME OF FINAL PLATTING.
- CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
- STREET LIGHTS SHALL BE ON THE SAME SIDE OF STREET AS WATER MAIN.
- CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
- WATER AND SANITARY SEWER SHALL BE PROVIDED BY THE CITY OF POLK CITY.
- NO LOTS WITHIN THIS PLAT SHALL BE PERMITTED TO HAVE A DRIVEWAY OFF E NORTHSIDE DRIVE.
- A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED AT THE TIME OF FINAL PLATTING AND SHALL INCLUDE ALL LOTS WITHIN THE PLAT.
- SUBDRAINS OR STORM SEWER SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
- THE MINIMUM OPENING ELEVATION (M.O.E.) SHALL BE THE ELEVATION OF THE LOWEST OPENING.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- A GEOTECHNICAL REPORT WILL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS.
- OUTLOT 'Z' IS NOT BUILDABLE UNTIL IT HAS BEEN RE-PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS. AT THE TIME OF RE-PLATTING, A SEPARATE OUTLOT WILL BE CREATED FOR THE FLOOD HAZARD AREA CURRENTLY SHOWN ON OUTLOT 'Z'.
- THE DEVELOPER WILL SATISFY PARKLAND DEDICATION VIA THE PARKLAND DEDICATION FEE. THE FEE WILL BE DETERMINED BASED ON FAIR MARKET VALUE OF PARKLAND AND OTHER CONSIDERATIONS AS DETERMINED BY THE CITY MANAGER AT THE TIME OF FINAL PLATTING.
- ONLY ONE DRIVEWAY IS PERMITTED PER LOT, WITH THE EXCEPTION OF LOTS 15 & 16, WHICH SHALL BE PERMITTED ONE DRIVEWAY ON EACH STREET FRONTAGE.
- ALL PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED IN A SINGLE PHASE.
- A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED AT THE TIME OF FINAL PLATTING & WILL BE RESPONSIBLE FOR MANAGEMENT & ANNUAL INSPECTION OF ALL PROPOSED DETENTION BASINS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION IDENTIFICATION SIGN.
- A FULL STORMWATER MANAGEMENT PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS.
- 23 SINGLE FAMILY LOTS & 8 OUTLOTS ARE BEING PROPOSED FOR THIS SUBDIVISION. SINGLE FAMILY LOTS RANGE IN SIZE FROM 0.88 AC TO 3.04 AC. OUTLOTS RANGE IN SIZE FROM 0.12 AC TO 3.00 AC.
- WOODED AREAS ARE INTENDED TO BE PROTECTED AND WILL BE KEPT UNMOWN. LIGHT PRUNING FOR MAINTENANCE IS ALLOWED AS ARE REMOVALS OF DEAD OR DYING TREES, INVASIVE SPECIES AND TREES DAMAGED BY STORMS. REMOVALS ARE ALSO ALLOWED IN THE SHADED BUILDABLE AREA ENVELOPES ILLUSTRATED ON SHEET 2.
- NO LOT LOCATED WITHIN THIS SUBDIVISION SHALL BE SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE CITY COUNCIL.

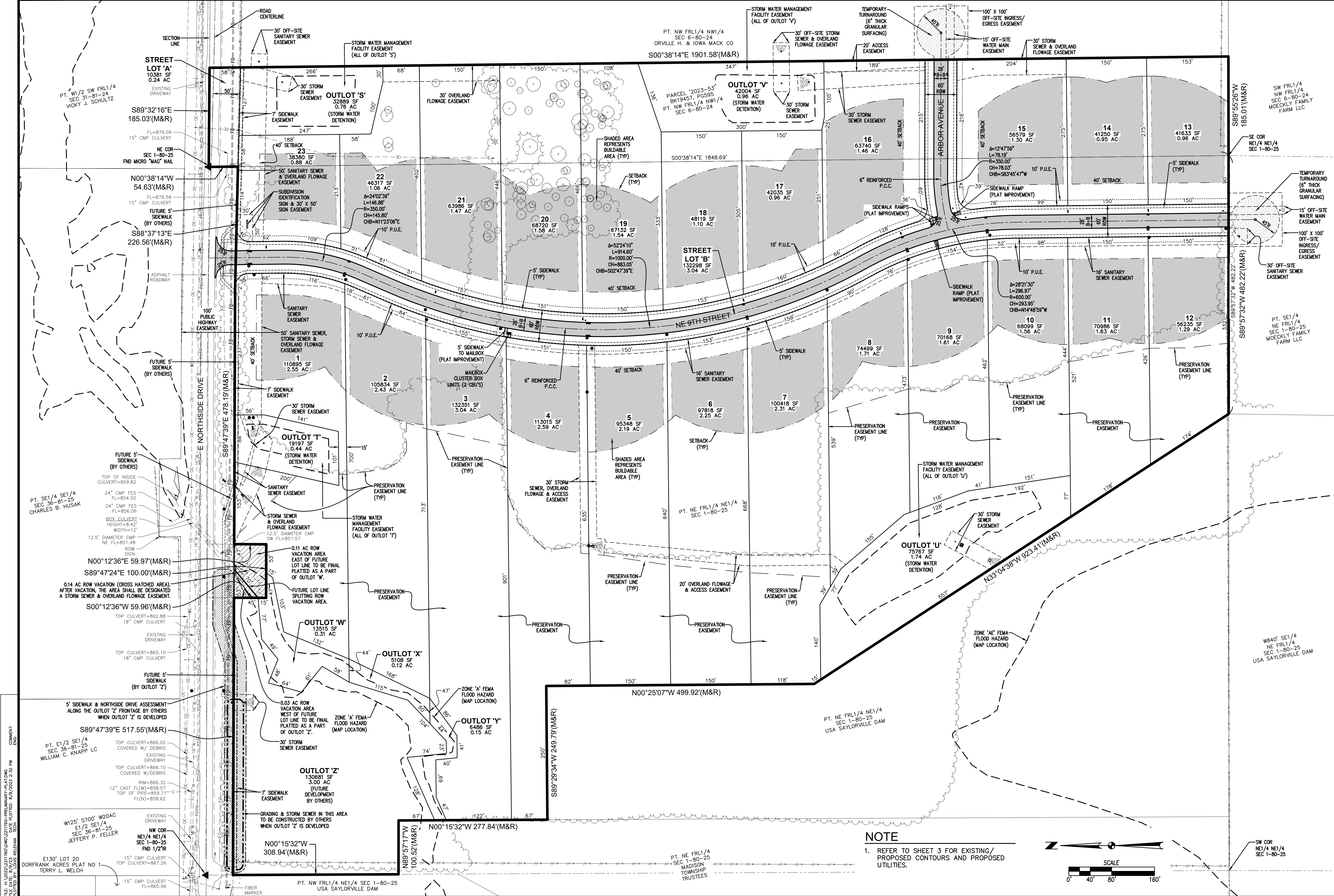
THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

PRELIMINARY
NOT FOR CONSTRUCTION

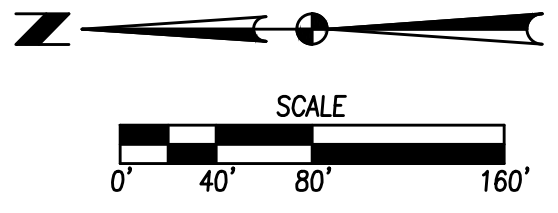
14229
LICENSE NUMBER 14229
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 3

FILE: H:\2023\211760\DWG\211760-PLAT-DWG
PLOTTED BY: AUBREY KELEHAN
DATE: 8/7/2023 2:32 PM
COMMENT: END



COMMENT:
 DATE:
 FILE: H:\2023\231760\DWG\231760-PRELIMINARY-PLAT.DWG
 PLOTTED BY: AUSTIN KELEHAN
 TECH: JEFFREY P. FELLER
 DATE: 8/9/2023 2:32 PM

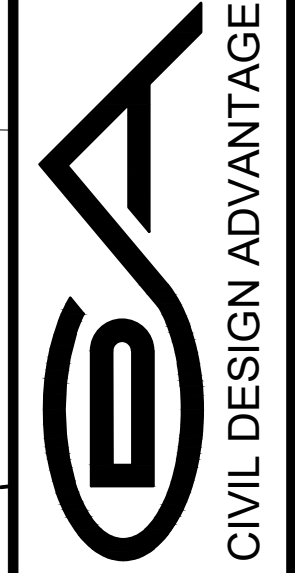
NOTE
 1. REFER TO SHEET 3 FOR EXISTING/
 PROPOSED CONTOURS AND PROPOSED
 UTILITIES.



DATE	REVISIONS
08/11/2023	THIRD SUBMITTAL
07/21/2023	SECOND SUBMITTAL
06/12/2023	FIRST SUBMITTAL

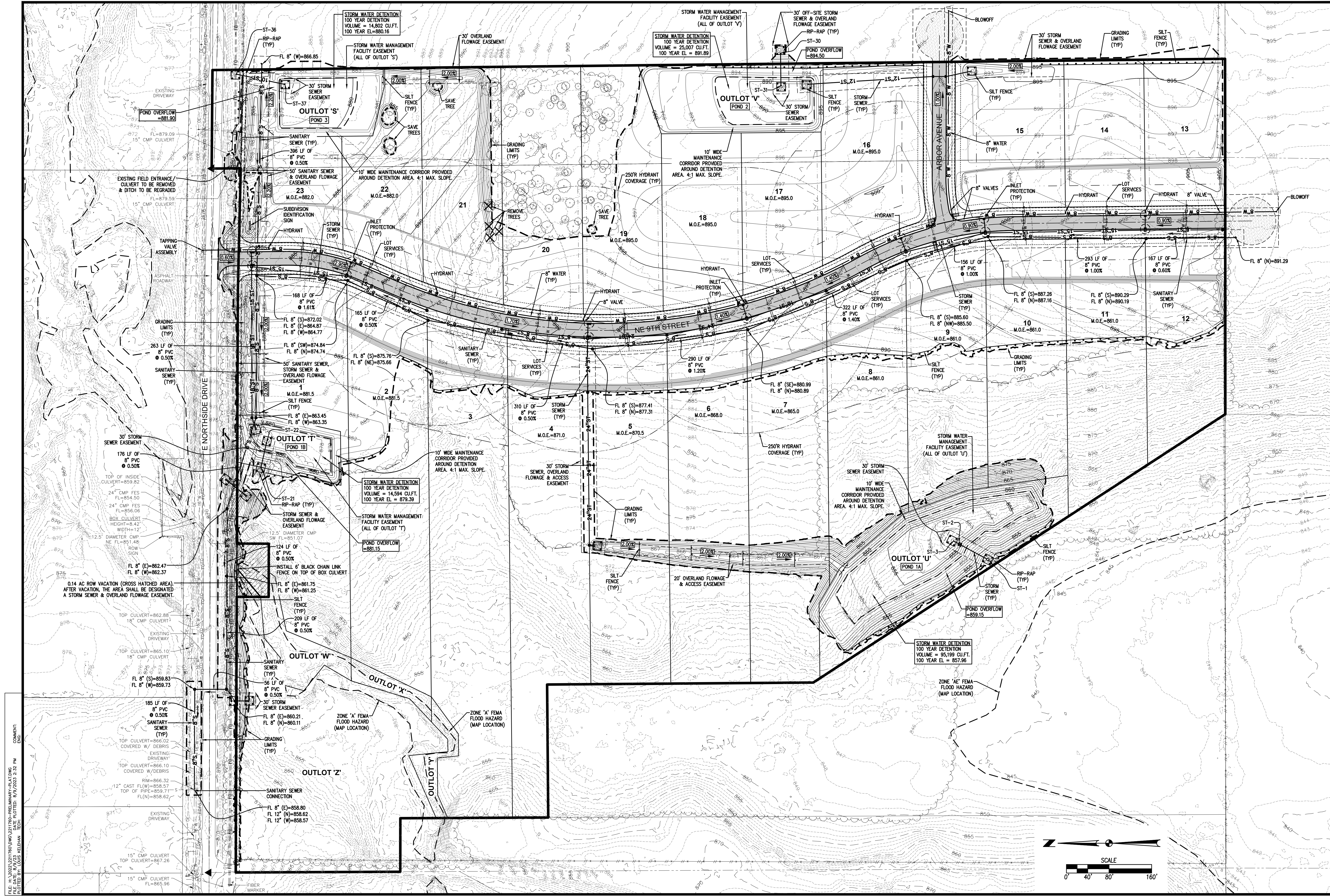
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER:
 CIVIL DESIGN ADVANTAGE



POLK CITY, IOWA

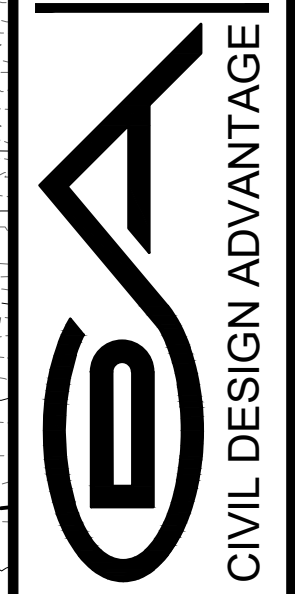
BIG CREEK RIDGE PLAT 1
PRELIMINARY PLAT (LOT DIMENSION PLAN)



FILE: H:\2022\2211760\DWG\2211760-PRELIMINARY-PLAT.DWG
PLOT DATE: 6/7/2023 2:32 PM
DRAWN BY: KYLE KLEBAN
CHECKED BY: []

DATE	DESCRIPTION
06/11/2023	THIRD SUBMITTAL
07/21/2023	SECOND SUBMITTAL
06/12/2023	FIRST SUBMITTAL

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



ENGINEER: []
TECH: []
POLK CITY, IOWA

BIG CREEK RIDGE PLAT 1
PRELIMINARY PLAT (GRADING & UTILITY PLAN)



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

July 20, 2023

Honorable Mayor, City Council Members and Planning & Zoning Commission
c/o Chelsea Huisman, City Manager
City of Polk City
112 Third Street
Polk City, Iowa 50226

RE: Big Creek Ridge Plat 1
Preliminary Plat

Dear Council Members and Honorable Mayor;

On behalf of BCR, LLC, we are pleased to submit herewith the Preliminary Plat for Big Creek Ridge Plat 1 located south of E. Northside Drive and east of N. 6th Street. The project has 23 Single-Family lots on approximately 49 acres.

We respectfully request your approval of the Preliminary Plat and a waiver of the 1,320 feet block length. Our block length is approximately 1,360 feet. We believe this minor difference is justified due to the large lots and matching the proposed access location to the east of this site.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Dean Roghair, PE

cc: Eric Grubb, BCR, LLC



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

August 9, 2023

Honorable Mayor & City Council Members
c/o Chelsea Huisman, City Manager
City of Polk City
112 Third Street
Polk City, Iowa 50226

RE: Big Creek Ridge Plat 1
Preliminary Plat

Dear Council Members and Honorable Mayor;

On behalf of BCR, LLC, we respectfully request the future sidewalk construction along E. Northside Drive be deferred as there are no existing sidewalks in the area and the nearest sidewalk connection is approximately 1,900' west of this site. We propose that the developer be responsible for grading a platform for the sidewalk as each phase develops along the frontage of E. Northside Drive and the future sidewalk paving would be covered with a Petition & Waiver.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Dean Roghair, PE

cc: Eric Grubb, BCR, LLC