

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

June 21, 2021 | 6:00 pm

City Hall | Electronic Meeting

Due to Covid-19 the P&Z Commission will meet in person with

Public Meeting participation via phone only

Call in local 515-329-8019

Participant Code 593054

Public 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**

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING please contact the City Clerk by 5pm on the date of the meeting by email at jgibbons@polkcityia.gov with your name and address and note the agenda item you wish to address. For the record include the phone number you will be calling in with. The Chair will recognize you for five minutes of comment during which time your line will be unmuted.

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

Tentative Meeting Agenda

Krista Bowersox | Chair

Doug Sires | Pro Tem

P&Z Commission Members: Ron Hankins | Deanna Triplett | Doug Ohlfest | Justin Vogel | Dennis Dietz

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Approval of P&Z Commission Meeting minutes for May 17, 2021
6. Wolf Creek Townhomes Plat 13
 - a. Recommend Council approve the Amended Preliminary Development Plan
 - b. Recommend Council approve the Preliminary Plat and Site Plan
7. Recommend Council approve the Plat of Survey and Site Plan for HyVee Dollar Fresh
8. Recommend Council approve the Final Plat for Big Creek Commons Plat 1
9. Recommend Council approve the Site Plan for Lakes Early Learning Center
10. Reports & Particulars

Council Liaison, City Manager, Staff, and Commission
11. Adjourn until July 19, 2021

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, May 17, 2021

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on May 17, 2021 in the City Hall Council Chambers with public participation via phone. 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 Bowersox called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Sires, Bowersox, Ohlfest, Vogel, Dietz | In attendance
Triplett in attendance via zoom
3. **Approval of Agenda**
MOTION: A motion was made by Ohlfest and seconded by Hankins to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Dietz and seconded by Vogel to approve the April 19, 2021 meeting minutes.
YES: Vogel, Dietz, Hankins, Triplett, Sires, Bowersox
ABSTAIN: Ohlfest
MOTION CARRIED
6. **Amendment to zoning restrictions for the purpose of a Hy-Vee Value Fresh Grocery Store** | Kathleen Connor, City Engineering Representative reviewed the proposed amendment to add grocery store as a permitted use to the C-2 area that was previously restricted to limited uses. Rob Wadle, Director of Real Estate for HyVee discussed the proposed concept for this site. Elevations and buffers were discussed.
MOTION: A motion was made by Sires and seconded by Ohlfest to recommend Council approval of the amendment to the zoning restrictions for a portion of Lot 39 and Outlot Z of Crossroads at the Lakes Plat 2 to include grocery stores.
MOTION CARRIED UNANIMOUSLY
7. **117 E Broadway** | Kathleen Connor, City Engineering Representative reviewed the rezoning request and PUD Master Plan concept the builder is proposing. Kyle Hout, Ridgewood Homes said he wants to clean up this area and changing the zoning to allow for the smaller lots mirrors the rest of the neighborhood's unique circumstances. Hankins suggested defining areas like this with unique characteristics differently on the Future Land Use Plan.
 - a. **MOTION:** A motion was made by Dietz and seconded by Hankins to recommend Council approve a Comp Plan Amendment from commercial to low density residential and the Rezoning Petition for 117 E Broadway from C-1 to PUD
MOTION CARRIED UNANIMOUSLY
 - b. **MOTION:** A motion was made by Dietz and seconded by Ohlfest to recommend Council approve the PUD Master Plan
MOTION CARRIED UNANIMOUSLY
8. **Big Creek Commons Preliminary Plat** | Kathleen Connor, City Engineering Representative reviewed the Preliminary Plat for Big Creek Commons, discussing streets, trail connectivity, traffic impact study requirement and Storm Water Management Plan.
MOTION: A motion was made by Hankins and seconded by Sires to recommend Council approve the Preliminary Plat for Big Creek Commons subject to Staff and Engineering comments dated May 14, 2021, recommend requiring the installation of a sidewalk instead of a trail on the northside of E. Vista Lake Dr. east of the 10' crosswalk at the east entrance of the North Polk Intermediate School Site.
MOTION CARRIED UNANIMOUSLY

9. **Update: Comprehensive Plan Recommendations and Responsibilities** | Chelsea Huisman, City Manager reviewed three code section changes proposed to align with P&Z Commission recommendations. Huisman reviewed the Major Streets Plan Parkway Designations and suggested identifying future Parkway Designations for future developments.

10. Reports & Particulars

- City Council Member Sarchet reported the City Council had approved an agreement with the school on intersection improvements to be located at N 3rd and E Vista Lake Drive. He said he appreciated the Commission's perspective on the E. Broadway area and sharing his viewpoint regarding commercial. Sarchet mentioned the City had hired outside firms for a Facility Needs Assessment and a Regional Park Master Plan and he is anxious to see the final reports. He thanked the Commission for their work on updating the Subdivision Ordinance as it puts Council in a good position for future planning.
- City Manager Huisman gave an overview of the Facility Needs Assessment

11. Adjournment

MOTION: A motion was made by Hankins and by Vogel to adjourn at 7:24 p.m.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, June 21, 2021

Attest:

Jenny Gibbons - City Clerk

**AMENDED PRELIMINARY DEVELOPMENT PLAN,
 PRELIMINARY PLAT AND SITE PLAN REVIEW**

Date: June 18, 2021

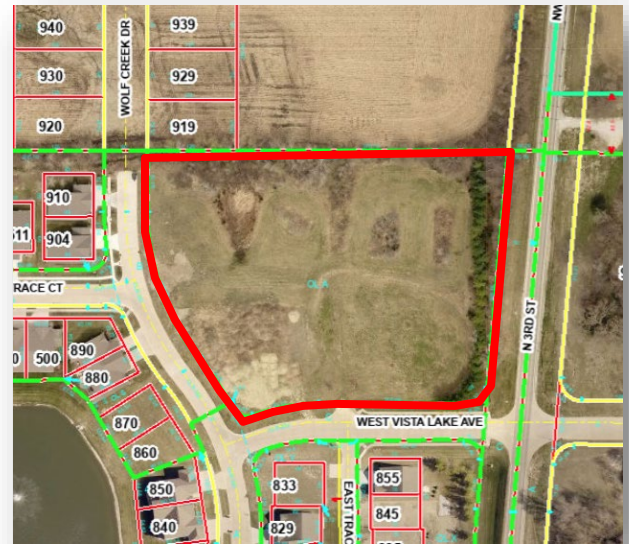
Compiled by: Kathleen Connor, Planner

Project: Wolf Creek Townhomes Plat 13

Project No.: 121.0581.01

GENERAL INFORMATION:

Applicant:	Iowa Asset Acquisition, LLC
Owner:	Iowa Asset Acquisition, LLC
Requested Action:	Approval of Amended Preliminary Development Plan, Preliminary Plat and Site Plan
Location	Outlot A Wolf Creek Townhomes Plat 3
Size:	3.68 acres
Zoning:	Planned Unit Development (PUD)
Proposed Use:	Townhomes



PROJECT BACKGROUND:

The original P.U.D. Master Plan for Wolf Creek Townhomes was approved on October 13, 2003. This plan showed 32 townhomes on Outlot A. This included four 6-unit buildings and one 8-unit buildings. All dwelling were to be back-to-back units, similar to the existing 6-unit building located between E. Trace Way and Coyote Way. Since that time, the P.U.D. Master Plan has been amended on several occasions. The most recent P.U.D. Master Plan was approved on July 18, 2011, and then re-approved on June 24, 2013.

On behalf of Iowa Asset Acquisition, LLC, Civil Design Advantage has submitted a revise plan for Wolf Creek Townhomes Plat 13. Iowa Asset Acquisition, LLC plans to construct 26 townhomes in the northeast corner of the Wolf Creek Townhome subdivision. The townhomes will be one-story bi-attached dwellings, with cultured stone on the front façade of the structure, and each with an attached two-car garage. The developer recently held a meeting to present this concept to the residents of Wolf Creek Townhomes and answer questions. City staff has also met with the resident’s representatives to discuss the proposed N. 3rd Street/Vista Lake Avenue intersection improvements project.

The project includes two private streets, East Trace Way and Northern Trace Way. with sidewalks on one side of each street. A 10’ trail will be paved along N. 3rd Street and sidewalks will be paved along W. Vista Lake Court and Wolf Creek Drive. Grading, trail, and sidewalk design will be coordinated with the City’s N. 3rd Street & Vista Lake Avenue Improvements project, including roundabout.

A 20' landscape buffer is shown on the north side of WCTH Plat 13, abutting the R-2 property in Creekview Estates.

REVIEW COMMENTS: Pursuant to staff's review of Submittal #1:

1. At the time of Final Platting, a waiver of enforcement will be required for the Lot 26 setback at the proposed right-of-way for the N. 3rd Street / Vista Lake Avenue Intersection Improvements project and reducing the garage setback for Lots 25 and 26 to 20' from the back of curb.
2. Show a solid line for the proposed ROW and label it as Lot A (Public Street). Actual dimensions for Lot A will be determined based on the N. 3rd Street / Vista Lake Avenue Intersection Improvements project.
3. Provide AutoCad TIN data file to Snyder & Associates so grading can be coordinated between the roundabout, sidewalk/trail, relocated monument sign, and site improvements. Update grading plan accordingly. As-built grading in this area will be provided on the Record Drawings for public improvements.
4. Show a 10' PUE along N. 3rd Street and W. Vista Lake Avenue.
5. Add a note to the Cover Sheet of the Site Plan and to the architectural elevations stating 15% of the wall area will be cultured stone on the building sides facing the public streets. Indicate where cultured stone will be located on the architectural elevations.
6. Update Site Plan to address revisions to notes, dimensions, additional ADA ramps, and hydrant coverage as per our 6/6/21 memo.
7. Revise Storm Water Management Plan as per our 6/6/21 review comments.

RECOMMENDATION:

Based on the satisfactory resolution of the above mentioned comments, staff recommends P&Z approval of the Amended Preliminary Development Plan, Preliminary Plat, and Site Plan for Wolf Creek Townhomes Plat 13. P&Z approval will need to be subject to the following:

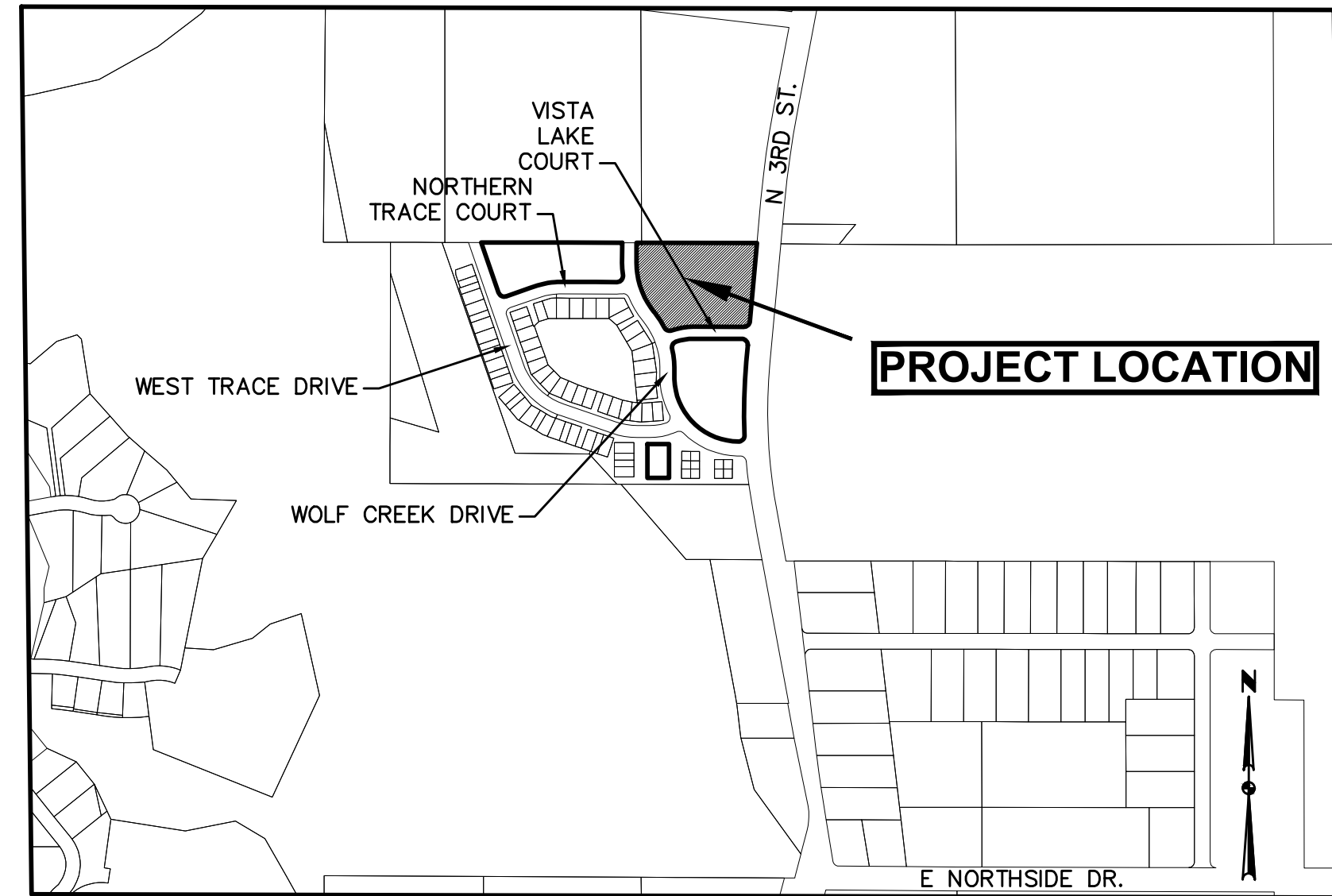
1. All staff review comments and P&Z recommendations shall be satisfactorily addressed prior to this Site Plan being placed on the Council agenda.
2. Prior to Council approval of the site plan, the developer will be required to sign an agreement regarding the Right-of-Way dedication and PUE's on the northwest and southwest corners of the intersection, monument sign reconstruction, and the potential need for Acquisition Plats and/or easements if the Final Plat has not been recorded when the city is ready to set the date of the bid letting for the N. 3rd Street / Vista Lake Avenue Intersection Improvements project.
3. Prior to Final Plat approval, Council approval of a Resolution Waiving Enforcement of the 20' minimum setback for Lot 26 adjacent to E. Vista Lake Avenue to accommodate construction of the N. 3rd Street/Vista Lake Avenue Intersection Improvements.
4. Payment in full of all fees to the City of Polk City.

AMENDED PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT FOR:

WOLF CREEK TOWNHOMES PLAT 13

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

POLK CITY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	TOPO SURVEY AND LOT LAYOUT
3.0	GENERAL NOTES AND DETAILS
4.0	DIMENSION PLAN
5.0	GRADING PLAN
5.1	GRADING PLAN
6.0	UTILITY PLAN
7.0	EROSION AND SEDIMENT CONTROL PLAN
8.0	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 PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED (UAC)	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

OWNER / APPLICANT

IOWA ASSET ACQUISITION, LLC
CONTACT: SASI KARUTURI
2540 73RD URBANDALE, IA 50322
PH. (515) 735-8896

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BOB GIBSON
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

MAY 6, 2021

BENCHMARKS

BURY BOLT ON HYDRANT AT SOUTHWEST CORNER OF WOLF CREEK DRIVE AND VISTA LAKE COURT. ELEVATION = 866.08

UTILITY PROVIDERS

WATER - POLK CITY
SANITARY SEWER - POLK CITY

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 06/01/2021

LEGAL DESCRIPTION

OUTLOT "A" WOLF CREEK TOWNHOMES PLAT 3

ZONING

PUD

PROPOSED USE

BI-ATTACHED RESIDENTIAL

SITE DATA

SITE AREA: 160,423 SF (3.68 AC.)
TOTAL UNITS: 28 UNITS
BUILDING AREA: 41,483 SF
PRIVATE ROADS: 17,639 SF
DRIVEWAYS: 12,687 SF
SIDEWALKS/PATIOS: 5,752 SF
IMPERVIOUS AREA: 77,561 SF
OPEN SPACE: 82,862 SF (51.6%)

BULK REGULATIONS

MIN. BUILDING SETBACK FROM NORTH 3rd STREET R.O.W.: 30'
MIN. BUILDING SETBACK FROM EXTERNAL PROJECT BOUNDARY: 30'
MIN. BUILDING SETBACK FROM ANY INTERNAL PUBLIC R.O.W.: 20'
MIN. BUILDING SETBACK FROM ANY PRIVATE STREET: 25'
MIN. BUILDING SETBACK FROM ANY INTERNAL LOT LINE: 6'
MIN. BUILDING SIDE SEPARATION, INCLUDING OVERHANGS: *10'
MIN. BUILDING REAR SEPARATION, INCLUDING OVERHANGS: 25'

*MINIMUM 10' BUILDING SIDE SEPARATION INCLUDING OVERHANGS, WITH THE EXCEPTION THAT THE MINIMUM SEPARATION BETWEEN SOFFIT 'EYEBROWS' IS 9'-4", BUT FOR NO MORE THAN 36" BACK FROM THE FRONT OF THE WALL TO WHICH THE 'EYEBROW' IS ATTACHED.

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 09/01/2021
ANTICIPATED FINISH DATE = 06/01/2022

NOTE:
NO FINAL PLAT CAN BE APPROVED OR BUILDING PERMITS ISSUED UNTIL SUCH TIME AS THE CONSTRUCTION DRAWINGS FOR THE NECESSARY PUBLIC IMPROVEMENTS HAVE BEEN APPROVED AND EITHER THE IMPROVEMENTS CONSTRUCTED OR A BOND PROVIDED.

NOTE:
THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR WOLF CREEK TOWNHOMES WILL BE MODIFIED TO INCLUDE THESE LOTS AT THE TIME OF PLATING.

NOTE:
ROOF OVERHANGS SHALL NOT EXCEED 12" ON ANY STRUCTURE.

15% MASONRY ON TOWNHOME UNITS SHALL BE PROVIDED ON ALL SIDES THAT FACE ANY PUBLIC STREETS, WHICH INCLUDE LOTS: 1, 12, 13, 17, 18, 19, 20, 25, 26



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH. (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2006.287

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.



1-800-292-8989

www.iowaonecall.com

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 MOST RECENT 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.

JARED M. MURRAY
LICENSE NUMBER 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 _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

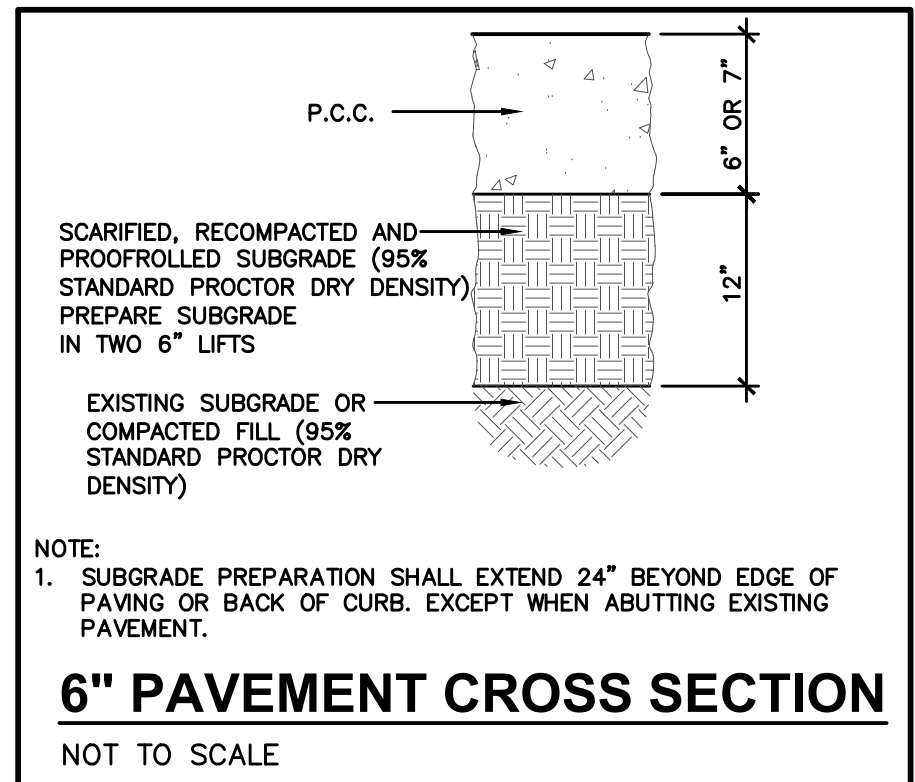
PRELIMINARY
NOT FOR CONSTRUCTION

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 PLOTTED BY: AEG GIBSON
 PLOT DATE: 06/01/2021 10:42 AM

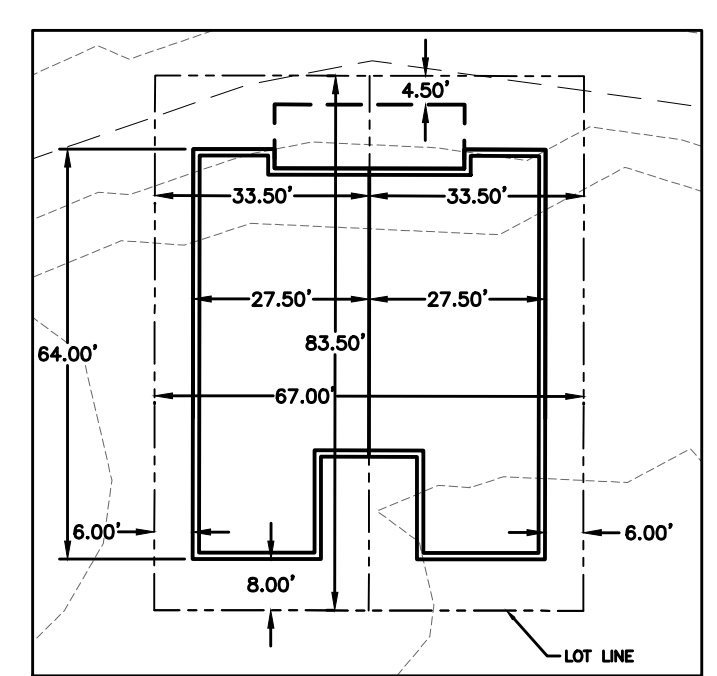
WOLF CREEK TOWNHOMES PLAT 13

GENERAL NOTES

- THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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.
- 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY POLK CITY PUBLIC WORKS.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- 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.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- DETENTION IS PROVIDED FOR THE PROPOSED BUILDING, FUTURE BUILDING, PROPOSED PARKING AND FUTURE PARKING. THE CALCULATIONS WILL REFLECT ALL PARKING BEING P.C.C.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EMBANKMENTS ON THE PROPERTY, INCLUDING THOSE WITHIN THE OVERLAND FLOWAGE EASEMENT.
- APPROVAL OF THE FUTURE MONUMENT SIGN WILL REQUIRE THAT A DETAIL AND PERMIT BE SUBMITTED FOR REVIEW BY CITY STAFF.
- ALL TRUNCATED DOMES ON THE 10' SHARED USE PATH SHALL BE BRICK RED COLOR. ALL OTHER TRUNCATED DOMES SHALL BE CHARCOAL COLOR.
- ALL STRIPING SHALL BE 4" WIDE, WHITE LINES.



TYPICAL TOWNHOME LAYOUT



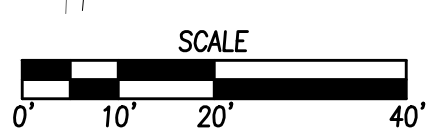
NOTE: VERIFY EXACT DIMENSIONS WITH ARCHITECTURAL DRAWINGS.



PAVEMENT THICKNESS

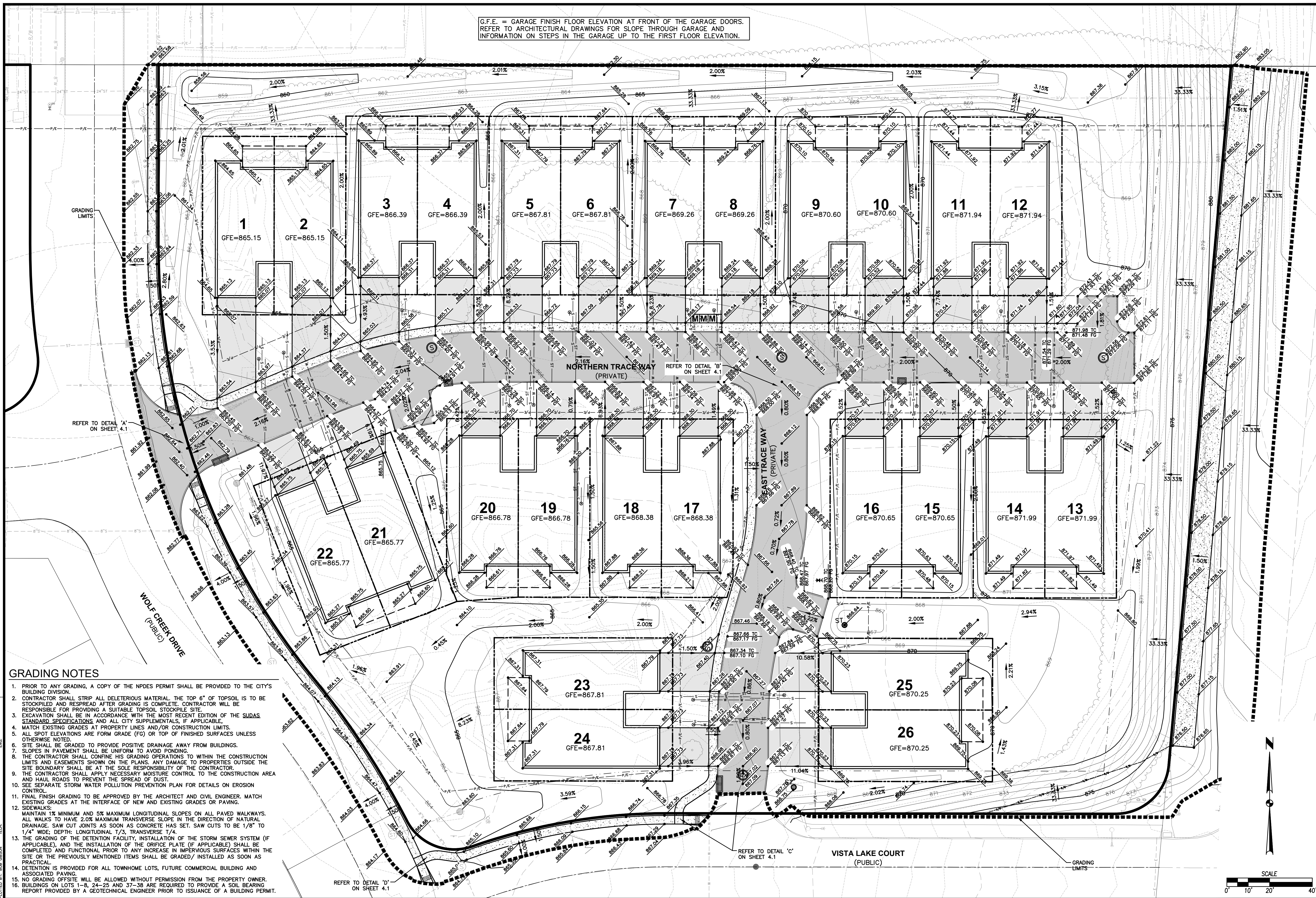
1. SIDEWALKS	4" P.C.C.
2. SHARED USE PATH	5" P.C.C.
3. PRIVATE STREETS	5" P.C.C.
4. PRIVATE DRIVEWAYS	6" P.C.C.

- TRAFFIC CONTROL NOTES**
- 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.
 - ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - 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.
 - THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
 - SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
 - 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.
 - 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.



FILE: H:\2020\2006287\WOLF\2006287-STD.DWG
 PLOTTED BY: JLB
 DATE: 6/1/2021 10:44 AM
 TECH: JLB

G.F.E. = GARAGE FINISH FLOOR ELEVATION AT FRONT OF THE GARAGE DOORS. REFER TO ARCHITECTURAL DRAWINGS FOR SLOPE THROUGH GARAGE AND INFORMATION ON STEPS IN THE GARAGE UP TO THE FIRST FLOOR ELEVATION.



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 MOST RECENT 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. SEE 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 7/3, TRANSVERSE 7/4.
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.
14. DETENTION IS PROVIDED FOR ALL TOWNHOME LOTS, FUTURE COMMERCIAL BUILDING AND ASSOCIATED PAVING.
15. NO GRADING OFFSITE WILL BE ALLOWED WITHOUT PERMISSION FROM THE PROPERTY OWNER.
16. BUILDINGS ON LOTS 1-3, 24-25 AND 37-38 ARE REQUIRED TO PROVIDE A SOIL BEARING REPORT PROVIDED BY A GEOTECHNICAL ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.

FILE: H:\2020\206287\WOLF\206287-STEELING
 PLOTTED BY: JESSE
 DATE: 6/7/2021 10:44 AM
 TECH: JESSE

DATE: _____
 REVISIONS: _____
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____
 TECH: _____
WOLF CREEK TOWNHOMES PLAT 13
GRADING PLAN
5.0
 2006.287
 POLK CITY, IOWA
 CIVIL DESIGN ADVANTAGE

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 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 AND 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 THERE TO. 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 CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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 IBC AS PER POLK CITY CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. 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.
15. ALL WATER AND SANITARY SEWER IS PUBLIC. STORM SEWER IS PRIVATE. REFER TO WOLF CREEK TOWNHOMES PLAT 13 CONSTRUCTION DRAWINGS FOR DETAILS.
16. WATER SUPPLY AND SANITARY SEWER DISPOSAL ARE PROVIDED BY POLK CITY.
17. INSTALL GASKETED JOINTS ON STORM SEWER JOINTS ON EACH SIDE OF A WATER CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET.

DATE	
REVISIONS	
1ST SUBMITTAL	06/01/2021

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



POLK CITY, IOWA

UTILITY PLAN

WOLF CREEK TOWNHOMES PLAT 13

6.0

2006.287



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PLOTTER: HP DesignJet 5000
SCALE: AS SHOWN

PLUM DESIGN SERVICES

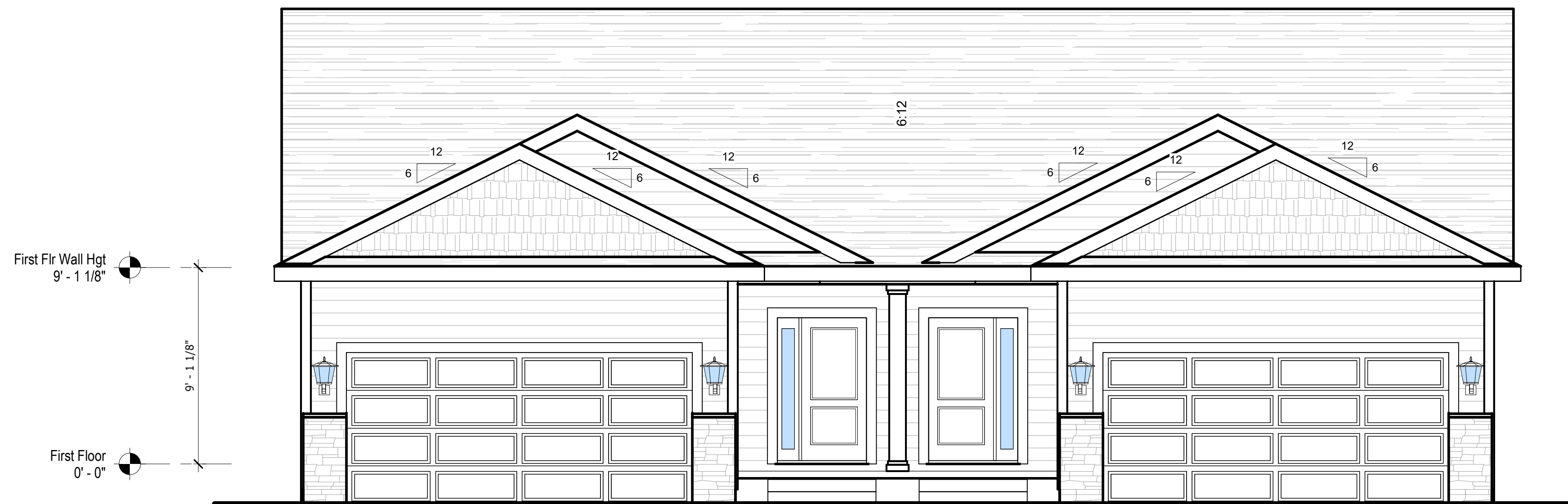
1100 SE ALICE'S ROAD, WAUKEE, IOWA 50263
TELEPHONE 515 978 6260 FAX 515 978 6261

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MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN
Creating where people live



First Fir Wall Hgt
9' - 1 1/8"

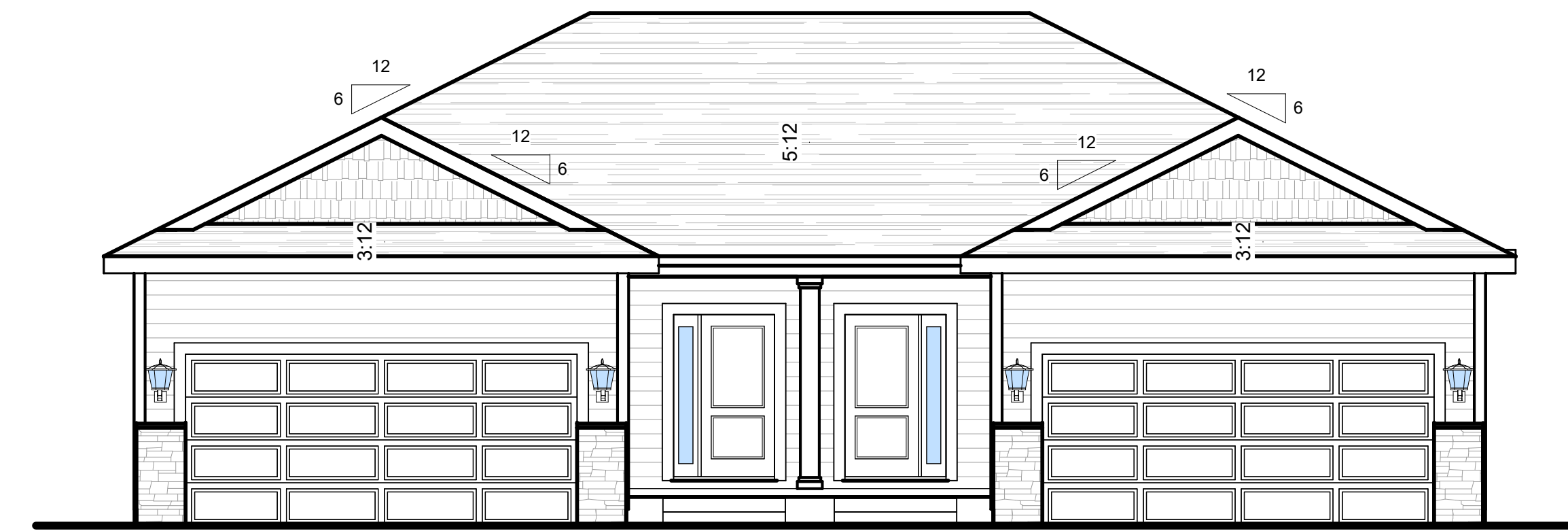
9' - 1 1/8"

First Floor
0' - 0"

1 FRONT ELEVATION - GABLE
Scale: 1/4" = 1'-0"

ESTIMATED AREA - WALL CLADDING			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding - 8"	3718 SF	98.6%	
Shake Material - Staggered	52 SF	1.4%	
Stone Veneer	36 SF	100.0%	Front

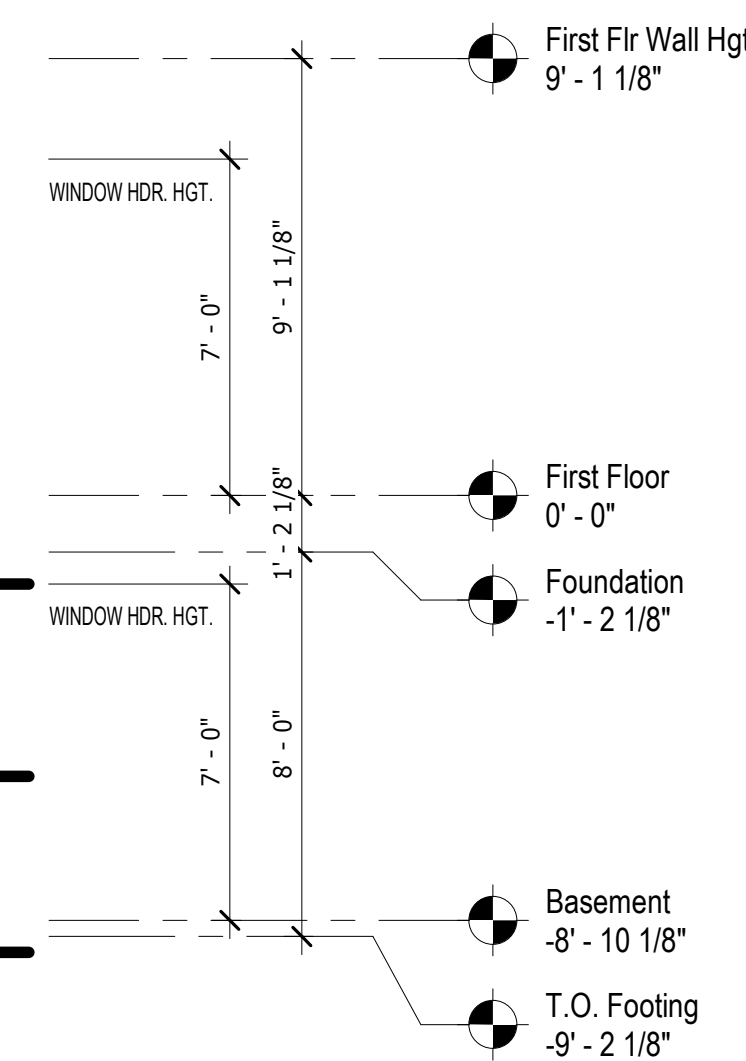
1. SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.
2. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS.
3. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.



2 FRONT ELEVATION - HIP
Scale: 3/16" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



CONCEPTUAL RENDERING
FINAL PRODUCT SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION
PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

Paramount Homes
Ranch Townhomes

PROJECT ID:
PDS 4815

ISSUE DATE:

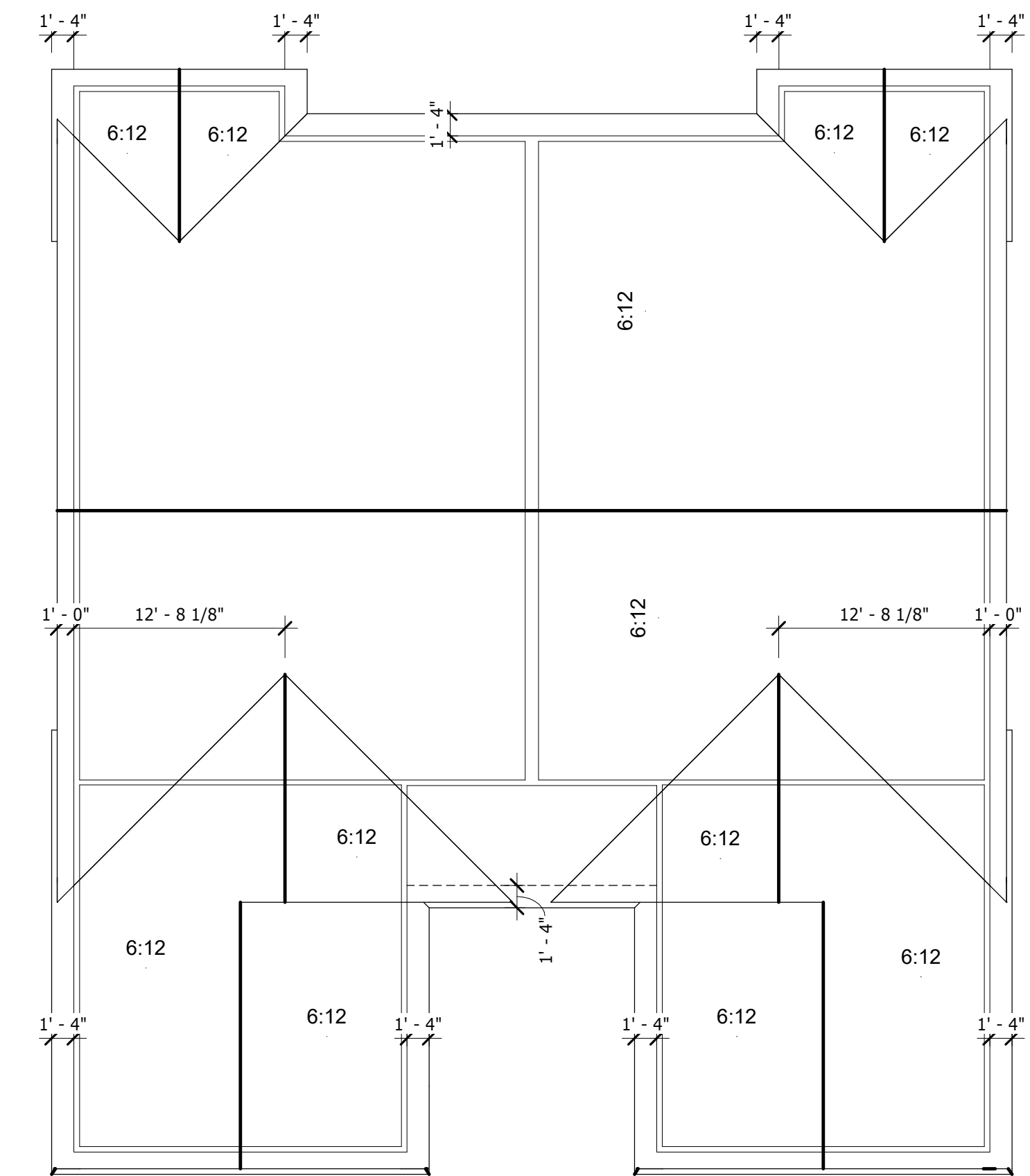
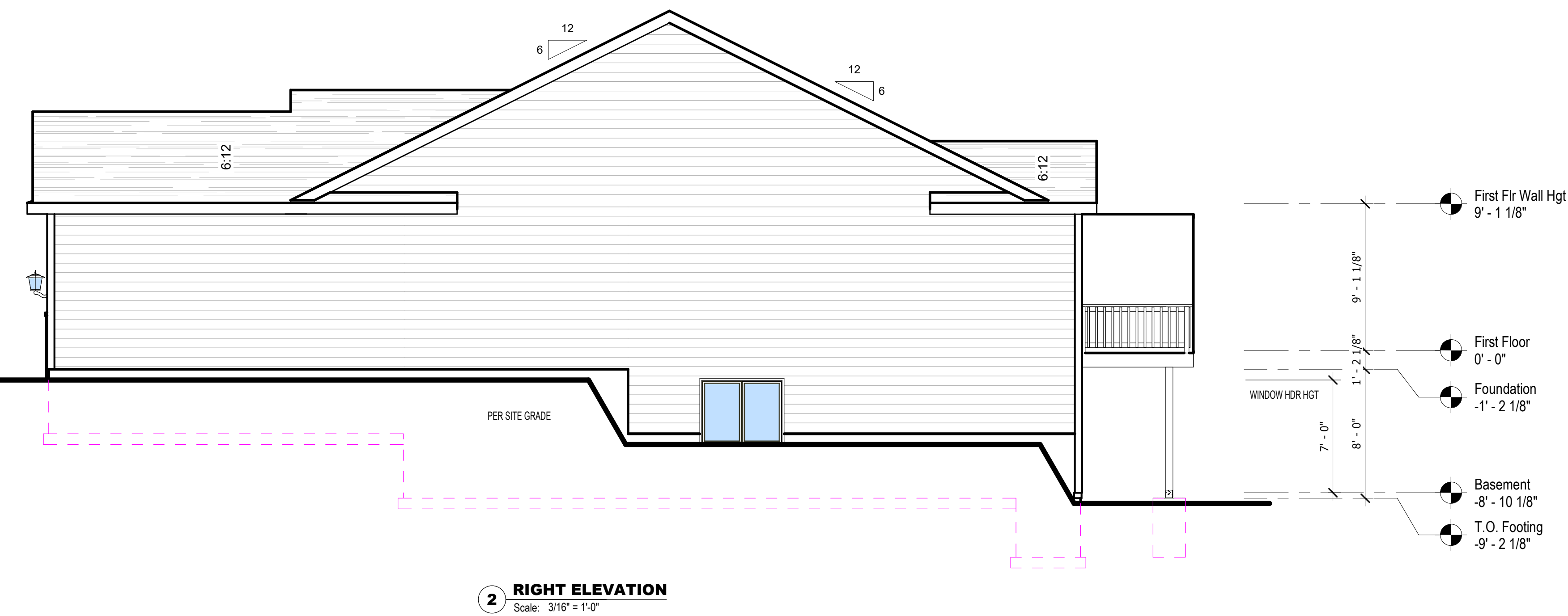
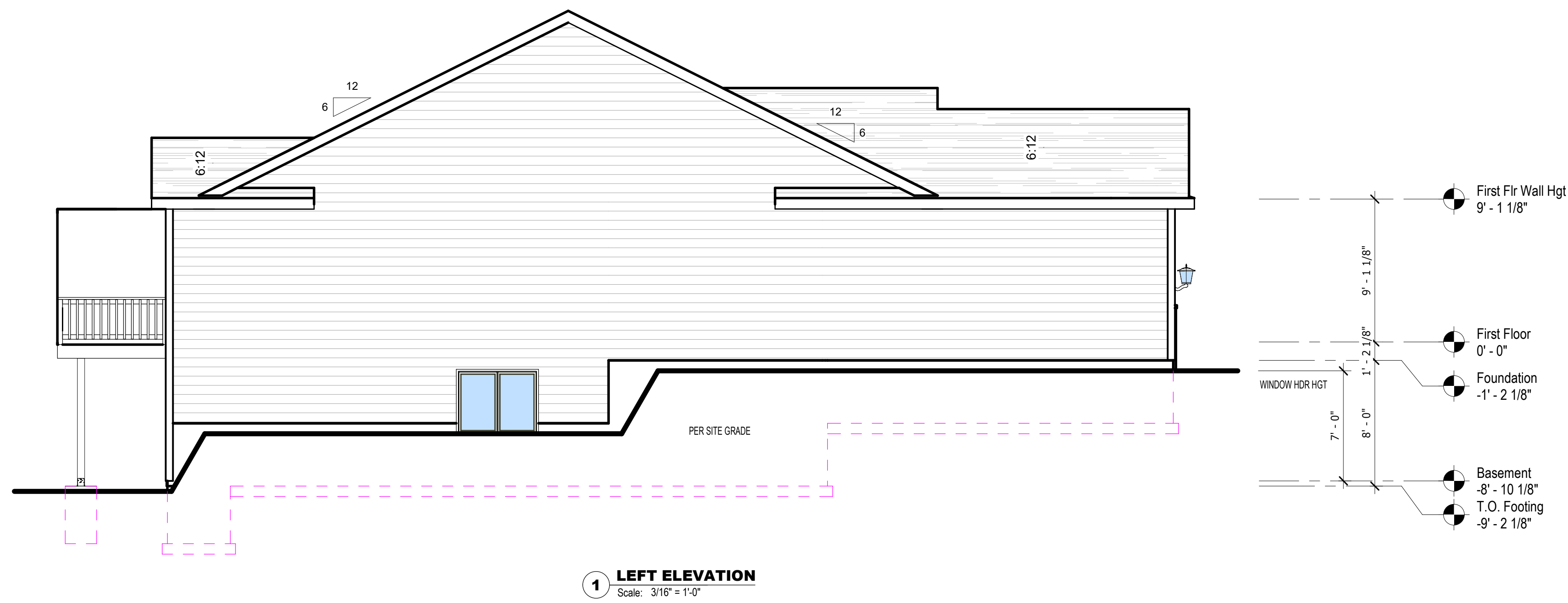
DATE: 06-25-20
DATE: 07-09-20
DATE: 07-21-20
DATE: 07-29-20
DATE: 08-05-20
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DATE:

Elevations

As indicated

THIS PAGE IS INTENDED TO BE PRINTED ON 24"x36" PAPER TO BE TO SCALE

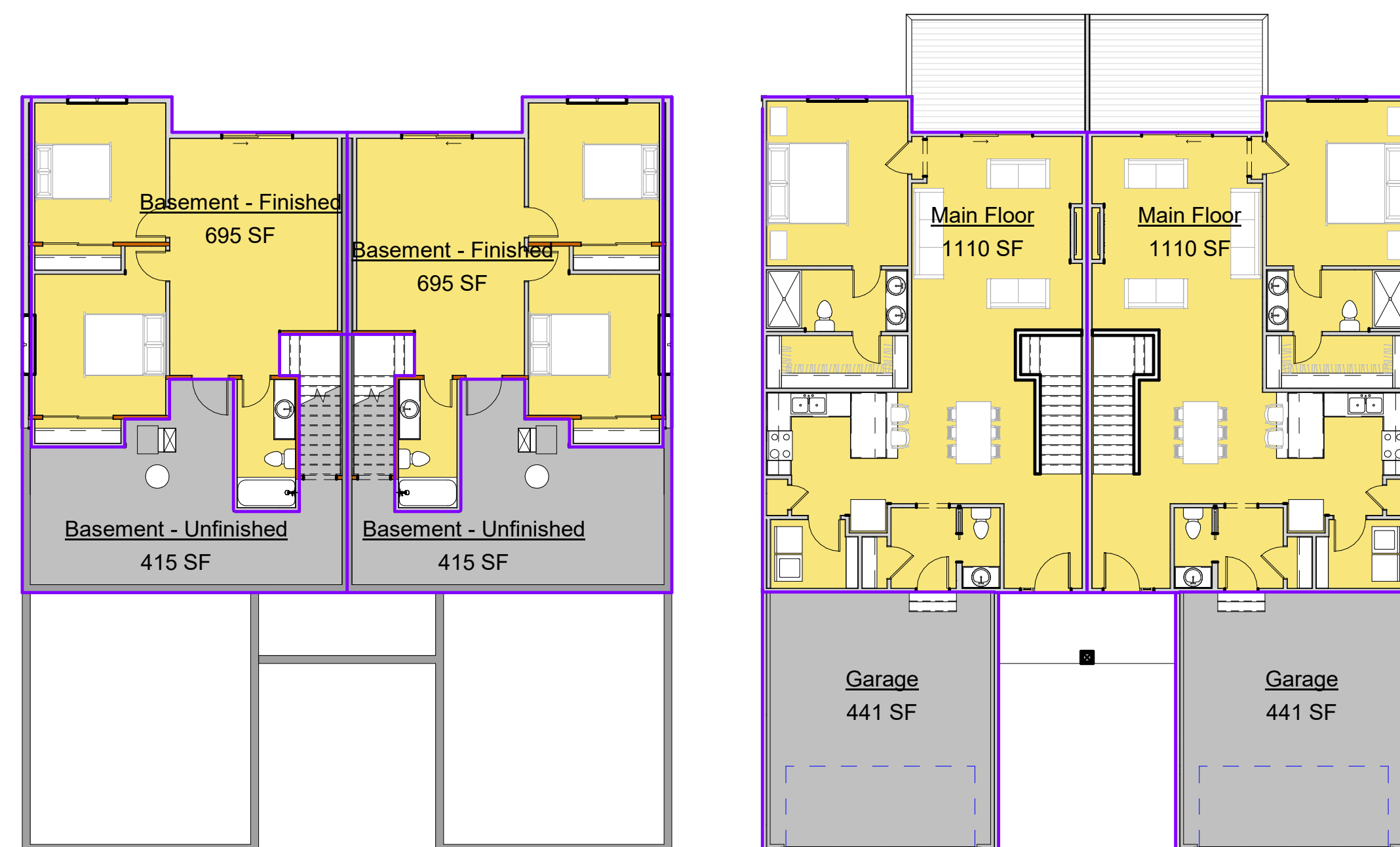
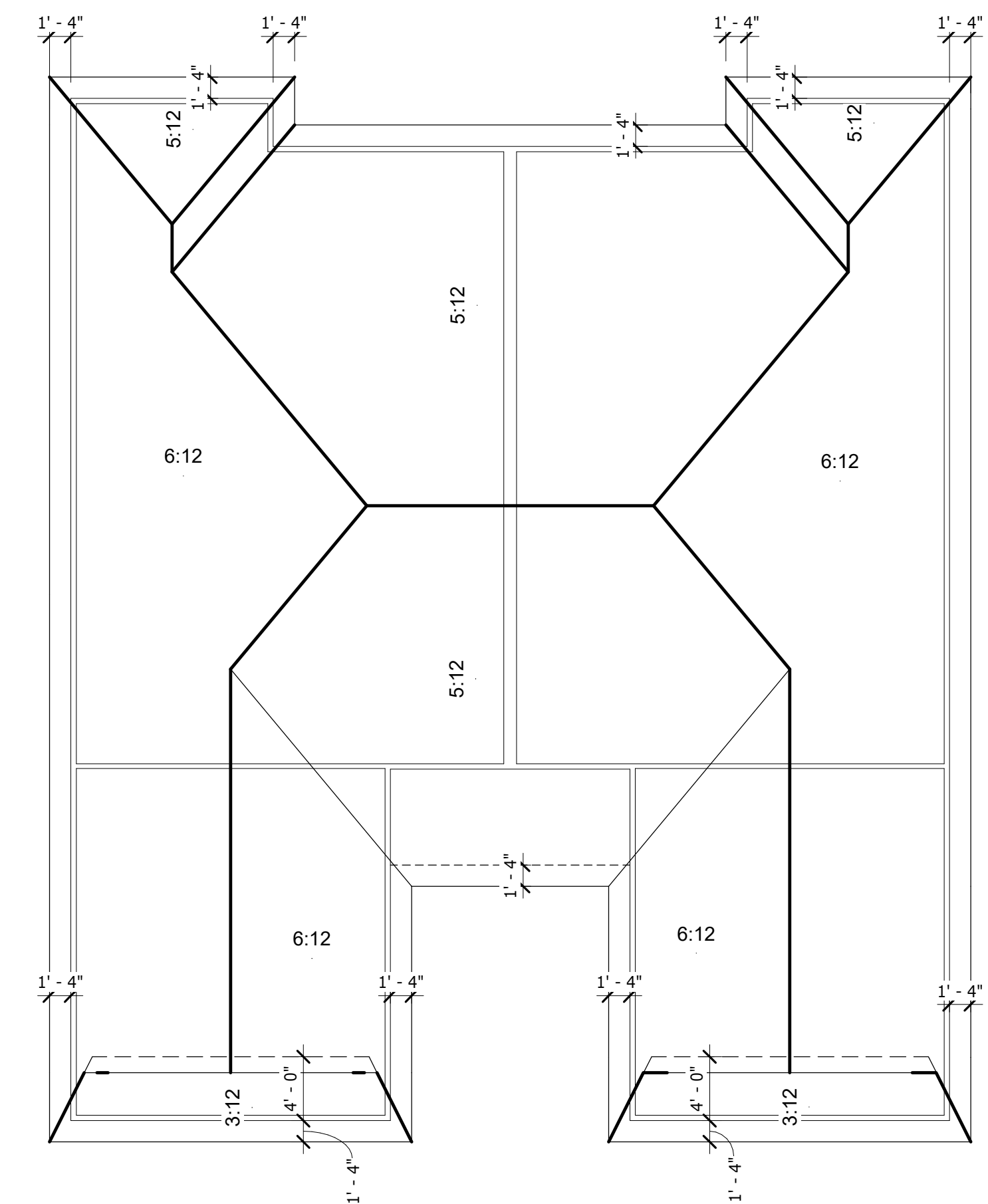
A1



ESTIMATED AREA - ROOF
4611 SF

- SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
- 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
- 2. NO WASTE FACTOR HAS BEEN INCLUDED.

HEEL HEIGHTS: MIN. 13" OVER LIVING SPACES UNLESS NOTED OTHERWISE. ADJUST AS NEEDED TO MAINTAIN OVERHANGS NOTED ON PLANS TO MATCH ELEVATIONS. REFER TO BUILDING SECTIONS. ALL RAKE OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



AREA PLANS

FOUNDATION: UNFINISHED AREA IS TAKEN FROM THE OUTSIDE OF CONCRETE WALLS. FINISHED AREA IS TAKEN FROM THE INSIDE OF THE CONCRETE WALLS AND TO THE UNFINISHED SIDE OF THE FRAMED WALLS.

MAIN FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF SHEATHING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

SECOND FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF SHEATHING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

AREA SCHEDULE	
NAME	SQ FT
Main Floor	1110 SF
Main Floor	1110 SF
Garage	441 SF
Garage	441 SF
Basement - Finished	695 SF
Basement - Finished	695 SF
Basement - Unfinished	415 SF
Basement - Unfinished	415 SF
Grand total:	5322 SF

Paramount Homes
Ranch Townhomes

PROJECT ID:
PDS 4815

ISSUE DATE:
DATE: 06-25-20
DATE: 07-09-20
DATE: 07-21-20
DATE: 07-29-20
DATE: 08-05-20
DATE:
DATE:
DATE:

Elevations

As indicated

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NOT FOR CONSTRUCTION
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A2

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Paramount Homes
Ranch Townhomes

PROJECT ID:
PDS 4815

ISSUE DATE:
DATE: 06-25-20
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DATE:
DATE:
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Basement

1/4" = 1'-0"

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A3

WINDOW SCHEDULE						
ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES
A	2	6060 SLDR	5'-0"	5'-0"	7'-0"	Meets Egress
B	2	6048 SLDR	5'-0"	4'-0"	7'-0"	Meets Egress
Level						
A	2	6060 SLDR	5'-0"	5'-0"	7'-0"	Meets Egress

DOOR SCHEDULE					
ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES
D3	2	6-0 X 6-10 Slider - ND	6'-0"	6'-10 1/2"	Windsor Next Dimension - RO includes 1/2" Pad
D9	2	2-4 x 6-8	2'-6"	6'-10 1/2"	
D10	4	2-6 x 6-8	2'-8"	6'-10 1/2"	
D12	2	3-0 x 6-8	3'-2"	6'-10 1/2"	
D163	4	6-0 x 6-8	6'-1"	6'-10 1/2"	Sliding Bypass
Level					
D4	1	16-0 x 7-0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door
D1	2	3-0 x 6-8 Entry w. 12" Sidelight	4'-3 3/4"	6'-10 3/4"	Therma Tru RO + 3/4" Pad - Verify
D2	2	2-8 x 6-8 - 20 MIN Fire-Rated	2'-10 1/4"	6'-10 3/4"	Therma Tru RO + 3/4" Pad - Verify
D3	2	6-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad
D4	1	16-0 x 7-0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door
D8	2	2-0 x 6-8	2'-2"	6'-10 1/2"	
D9	4	2-4 x 6-8	2'-6"	6'-10 1/2"	
D11	6	2-8 x 6-8	2'-10"	6'-10 1/2"	
D20	2	2-4 x 6-8 Pocket	4'-9"	7'-1"	Pocket Door - Verify RO

GENERAL CONSTRUCTION NOTES	
1)	EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
2)	INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3)	20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
4)	ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
5)	REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
6)	GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
7)	BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.
LOAD PATH NOTES	
1.	DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2.	REFER TO COVER PAGE (A.O) FOR THE LOAD AND DESIGN CRITERIA.
3.	ALL FOOTINGS TO BE MINIMUM 4" BELOW GRADE.
4.	ALL EXTERIOR HEADERS TO BE (2) 2X10 (2) 2X12 UNLESS NOTED OTHERWISE. USE 1 JACK (JS) & 1 KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
5.	ALL HEADERS AND BEAMS ARE DROPPED BELOW DECKPLATE UNLESS NOTED AS FLUSH.
6.	REFER TO WALL BRACING PAGE FOR DETAILS NOTED CS-WSP, CS-PF, PPH, INT BVL, GR, INT BVL, WSP.
7.	SYMBOL REPRESENTS SOLID BLOCKING.
8.	SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE.
9.	EXTEND HEADER THE LENGTH OF THE LEADERS.
10.	PROVIDE CONTINUOUS LOAD PATH DOWN TO FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.

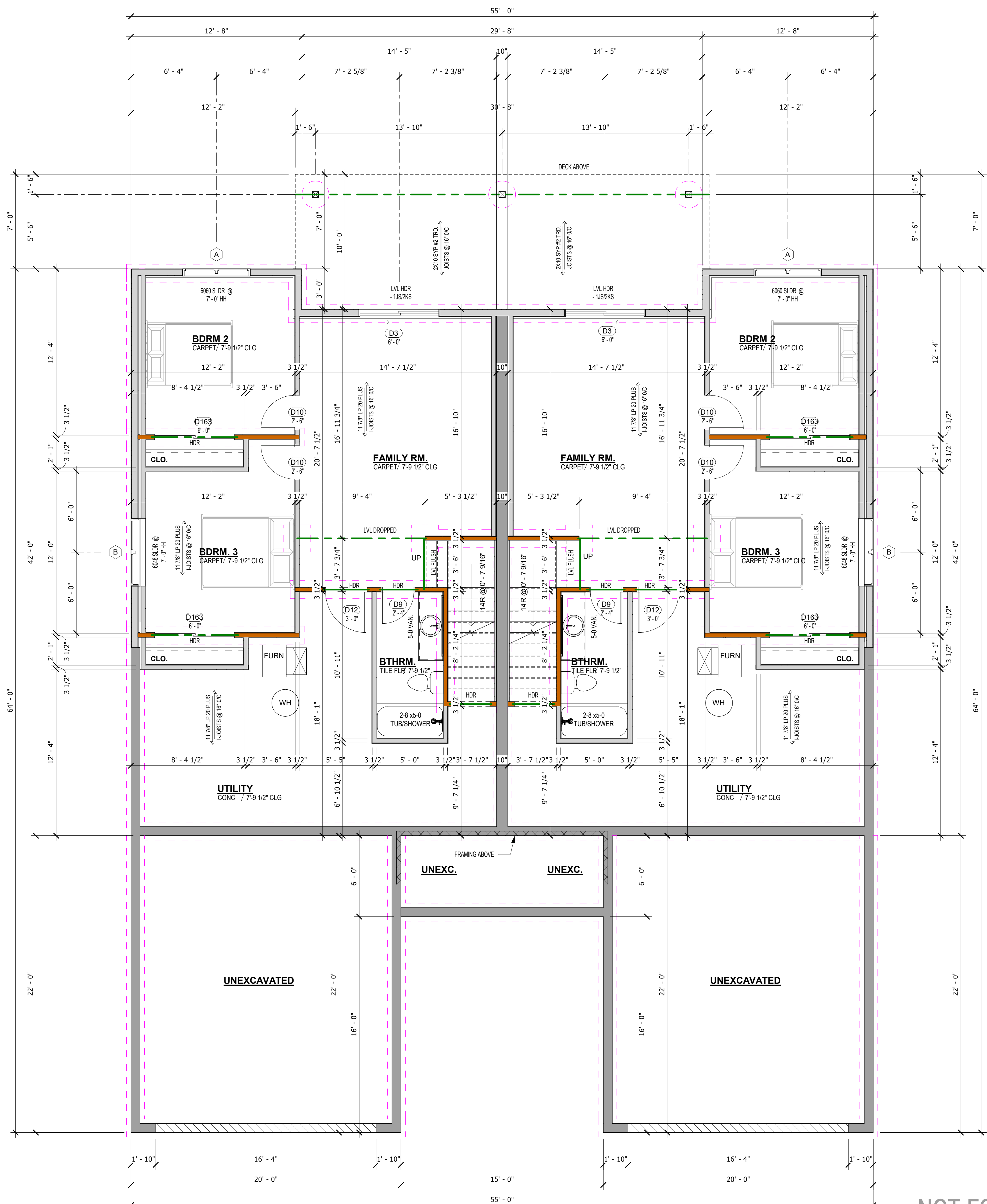
AREA SCHEDULE	
NAME	SQ FT
Main Floor	1110 SF
Main Floor	1110 SF
Floor: Front Porch	2219 SF
Garage	441 SF
Garage	441 SF
Basement - Finished	695 SF
Basement - Finished	695 SF
Basement - Unfinished	415 SF
Basement - Unfinished	415 SF
Grand total:	6322 SF

ESTIMATED AREA - 4" FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor: Basement	2065 SF	25.5 CY
Floor: Front Porch	90 SF	1.1 CY
Floor: Garage	818 SF	10.1 CY

FOOTING SCHEDULE			
MARK	DIMENSIONS	REINFORCEMENT	NOTES
F2	24" x 24" x 12"	#4s @ 8" O.C. E/W (3) min.	

ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
Basement	Ceiling - House	1284 SF
First Floor	Ceiling - Garage	839 SF
First Floor	Ceiling - House	2124 SF
Grand total:		4248 SF

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS.
1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS.
2. IN BASEMENT, ONLY INCLUDES FINISHED AREA.
3. NO WASTE FACTOR HAS BEEN INCLUDED.



WINDOW SCHEDULE						
ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES
A	2	6060 SLDR	5'-0"	5'-0"	7'-0"	Meets Egress
B	2	6048 SLDR	5'-0"	4'-0"	7'-0"	Meets Egress
Level						
Basement						
First Floor						

DOOR SCHEDULE					
ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES
D3	2	6-0 X 6-10 Slider - ND	6'-0"	6'-10 1/2"	Windsor Next Dimension - RO includes 1/2" Pad
D9	2	2-4 x 6-8	2'-6"	6'-10 1/2"	
D10	4	2-6 x 6-8	2'-8"	6'-10 1/2"	
D12	2	3-0 x 6-8	3'-2"	6'-10 1/2"	
D13	4	6-0 x 6-8	6'-1"	6'-10 1/2"	Sliding Bypass
Level					
Basement					
First Floor					
Foundation					
D4	1	16-0 x 7-0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door
D1	2	3-0 x 6-8 Entry w. 12" Sidelight	4'-3 3/4"	6'-10 3/4"	Therma Tru RO + 3/4" Pad - Verify
D2	2	2-8 x 6-8 - 20 MIN Fire-Rated	2'-10 1/4"	6'-10 3/4"	Therma Tru RO + 3/4" Pad - Verify
D3	2	6-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad
D4	1	16-0 x 7-0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door
D8	2	2-0 x 6-8	2'-2"	6'-10 1/2"	
D9	4	2-4 x 6-8	2'-6"	6'-10 1/2"	
D11	6	2-8 x 6-8	2'-10"	6'-10 1/2"	
D20	2	2-4 x 6-8 Pocket	4'-9"	7'-1"	Pocket Door - Verify RO

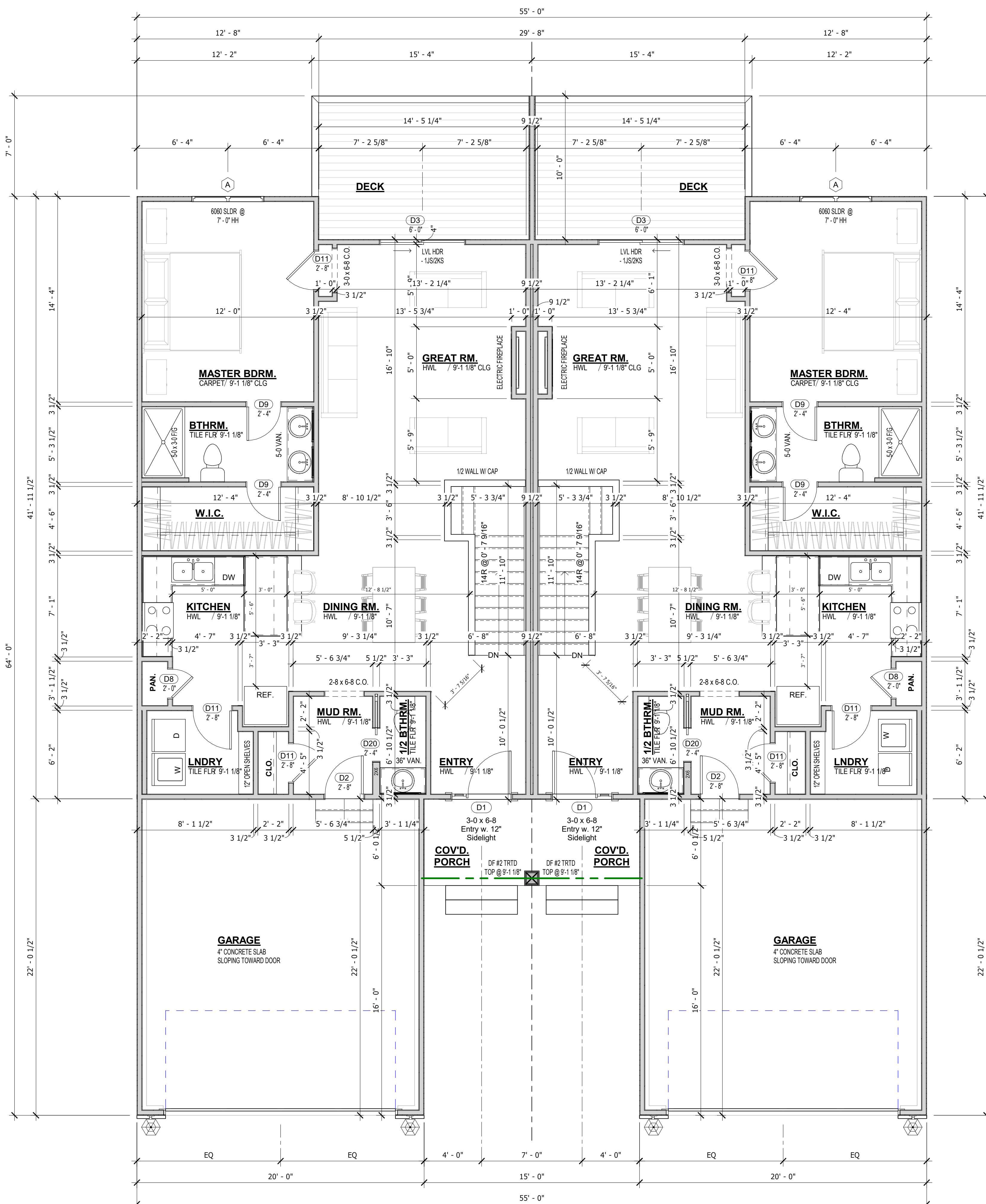
GENERAL CONSTRUCTION NOTES	
1)	EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
2)	INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3)	20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
4)	ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
5)	REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
6)	GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
7)	BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.
LOAD PATH NOTES	
1.	DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2.	REFER TO COVER PAGE (A.0) FOR THE LOAD AND DESIGN CRITERIA.
3.	ALL FOOTING TO BE MINIMUM 42" BELOW GRADE.
4.	ALL EXTERIOR HEADERS TO BE (2) 2X10 DF#2 UNLESS NOTED OTHERWISE. USE 1 JACK (JS) & 1 KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
5.	ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
6.	REFER TO WALL BRACING PAGE FOR DETAILS NOTED CS-WSP, CS-PF, PFH, INT BWL - GB, INT BWL - WSP.
7.	■ SYMBOL REPRESENTS SOLID BLOCKING.
8.	⊗ SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE.
9.	➔ EXTEND HEADER THE LENGTH OF THE LEADERS.
10.	PROVIDE CONTINUOUS LOAD PATH DOWN TO FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.

AREA SCHEDULE	
NAME	SQ FT
Main Floor	1110 SF
Main Floor	1110 SF
Garage	441 SF
Garage	441 SF
Basement - Finished	882 SF
Basement - Finished	695 SF
Basement - Unfinished	695 SF
Basement - Unfinished	415 SF
Basement - Unfinished	415 SF
Grand total:	8532 SF

ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
Basement	Ceiling - House	1284 SF
First Floor	Ceiling - Garage	839 SF
First Floor	Ceiling - House	2124 SF
		4248 SF

ESTIMATED AREA - 4" FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor: Basement	2065 SF	25.5 CY
Floor: Front Porch	90 SF	1.1 CY
Floor: Garage	818 SF	10.1 CY

1. SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS
2. THE AREA INCLUDES ALL AREAS UNDER ALL INTERIOR WALLS
3. IN BASEMENT, ONLY INCLUDES FINISHED AREAS
4. NO WASTE FACTOR HAS BEEN INCLUDED



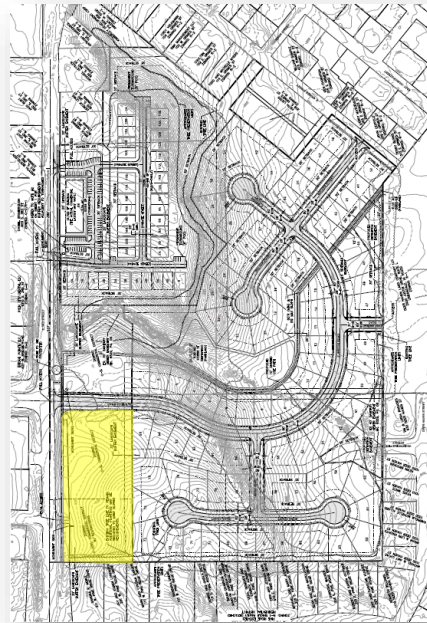
SITE PLAN REVIEW

Date: June 17, 2021
 Project: HyVee Dollar Fresh

Prepared by: Kathleen Connor
 Travis Thornburgh, E.I.
 Project No.: 121.0436.01

GENERAL INFORMATION:

Applicant:	Hy-Vee Inc.
Property Owners:	Lot 39: Hy-Vee Inc. Outlot Z: Kimberly Development Corp.
Requested Action:	Approval of Site Plan
Location	Lot 39 and Outlot Z of Crossroads at the Lakes Plat 2
Size:	3.99 acres
Zoning:	C-2 (Restricted)
Propose Use:	Grocery Store



PROJECT DESCRIPTION:

Hy-Vee proposes to construct a new Dollar Fresh grocery store at the southeast corner of S. 3rd Street and Bridge Road. The applicant's concept for this site has changed dramatically since P&Z's review on May 21, 2019. The developer now proposes a grocery store instead of the previously proposed Fast & Fresh convenience store and will no longer have gas pumps or canopy. The C-2 zoning restrictions were amended to allow groceries stores on this site.

The 27,490 SF building will be constructed of architectural split face concrete masonry blocks in light gray, with a dark gray stripe around the center of the building. The entrance will be slate gray insulated metal wall panels embossed with a stucco pattern. Roof-mounted mechanical units will be screened with a parapet wall of lighter gray embossed metal wall panels. Masonry covers more than 60% of the building walls facing the public streets and 50% on other sides of the building.

Access to the site will be from both E. Bridge Road and S. 3rd Street. A 10' wide recreational trail will be paved along S. 3rd Street and 4' wide sidewalks along E. Bridge Road. A 30' wide buffer will be installed along the south and west property lines.

Public storm sewer will be installed across the site to convey runoff from S. 3rd Street to the public storm sewer near Lots 27/28 in Crossroads at the Lakes Plat 2.

Traffic-related public improvements on S. 3rd Street have been indicated on the Site Plan for illustration purposes only. The scope of these improvements, potentially including a center median

island, will be based on the revised Traffic Impact Study and recommendations from the City Engineer.

Detention requirements will be fulfilled via a combination of localized, on-site detention and the regional basins previously constructed with Crossroads at the Lakes Plat 2. Utilities have been extended to the building. An additional hydrant will be installed and the building will be sprinklered.

PLAT OF SURVEY & PUBLIC IMPROVEMENTS & EASMENTS:

- A. ***Plat of Survey.*** Outlot Z is considered a non-buildable lot per city code and requires replatting prior approval of the Site Plan. The Plat of Survey for Parcel 2021-97 will consolidate Crossroads at the Lake Lot 39 and Outlot Z into one buildable parcel.
- B. ***Construction Drawings for Public Improvements.*** The public improvements include a storm sewer running across Parcel 2021-97 and traffic-related improvements on S. 3rd Street. Prior to determining the actual scope of the traffic-related improvements, a revised TIS will need to be submitted that addresses review comments previously provided by Iowa DOT and the City Engineer. Once the TIS is approved, the proposed improvements will be as determined by the City Engineer and may include items such as construction of a median island and associated pavement widening.

The construction drawings will need to be approved by Iowa DOT and the City Engineer prior to issuance of a Grading Permit or Building Permit on this parcel. The developer will be responsible for reimbursing the city for the cost of construction observation and provision of 4-year maintenance bonds prior to Council acceptance of the public improvements. The public improvements will need to be accepted by the City Council prior to issuance of a certificate of occupancy for the grocery store.

- C. ***Proposed Storm Sewer Easement.*** The alignment of the public storm sewer across this parcel has changed due to the switch to a grocery store in lieu of convenience sort. This will require recordation of a new easement for the proposed storm sewer.
- D. ***Vacation of Existing Easements.*** In conjunction with Crossroads at the Lakes Plat 2, several easements were shown across Lot 39 and Outlot Z that will no be longer necessary and will need to be vacated following public hearing. These include 36' Public Ingress/Egress Easement, the Private Storm Sewer Easement, and a portion of the 36' Public Storm Sewer Easement

REVIEW COMMENTS: Pursuant to our review of Submittal #3, we offer the following:

1. Provide a revised Traffic Impact Study for review and approval that addresses all of Snyder & Associates prior review comments as well as the comments provided by Iowa DOT. The TIS will need to be approved by Iowa DOT prior to Site Plan approval.
2. Provide revised easement plat, vacation plats, and legal descriptions as per our review comments emailed on 6/16/21.
3. Add a note to the Cover Sheet stating "Traffic-related Public Improvements shown on S. 3rd Street are for illustration only. Actual public improvements shall be in accordance with the

Construction Drawings for Public Improvements as approved by City Council and Iowa DOT.”
Revise Note 11 on Sheet C2.0 accordingly.

4. Parking lots in commercial areas adjacent to residential areas require an opaque screen to a height of 6 feet. The building itself provides screening to the south. The landscape buffer along the east property line consists primarily of Tanton Yew (3’4’ tall at maturity) and Sea Green Juniper (4’-6’ tall at maturity.) A cross-section has been provided to illustrate the relationship between the elevation of the parking lot and the future homes to the east. We recommend the developer consider adding an opaque fence, particularly on top of the retaining wall near the loading dock, due to the noise and lighting.
5. The “shopping carts” sign on the cart corral will need to have text no more than 4” tall. Alternatively, the total area of the signs on all five cart corrals, will be considered as part of the total allowable wall signage for this building.
6. The manufacturers cut sheet for the parking lot lights will need to designate the selected fixture, and shall demonstrate its wattage is no greater than 100 watt HPS equivalent. Parking lot light fixtures shall be mounted no higher than 27 feet per code, revise pole height accordingly.

RECOMMENDATION:

Based on the satisfactory resolution of the above Review Comments, we recommend P&Z approval of the Plat of Survey for Parcel 2021-97 and the Site Plan for Hy-Vee Dollar General, subject to:

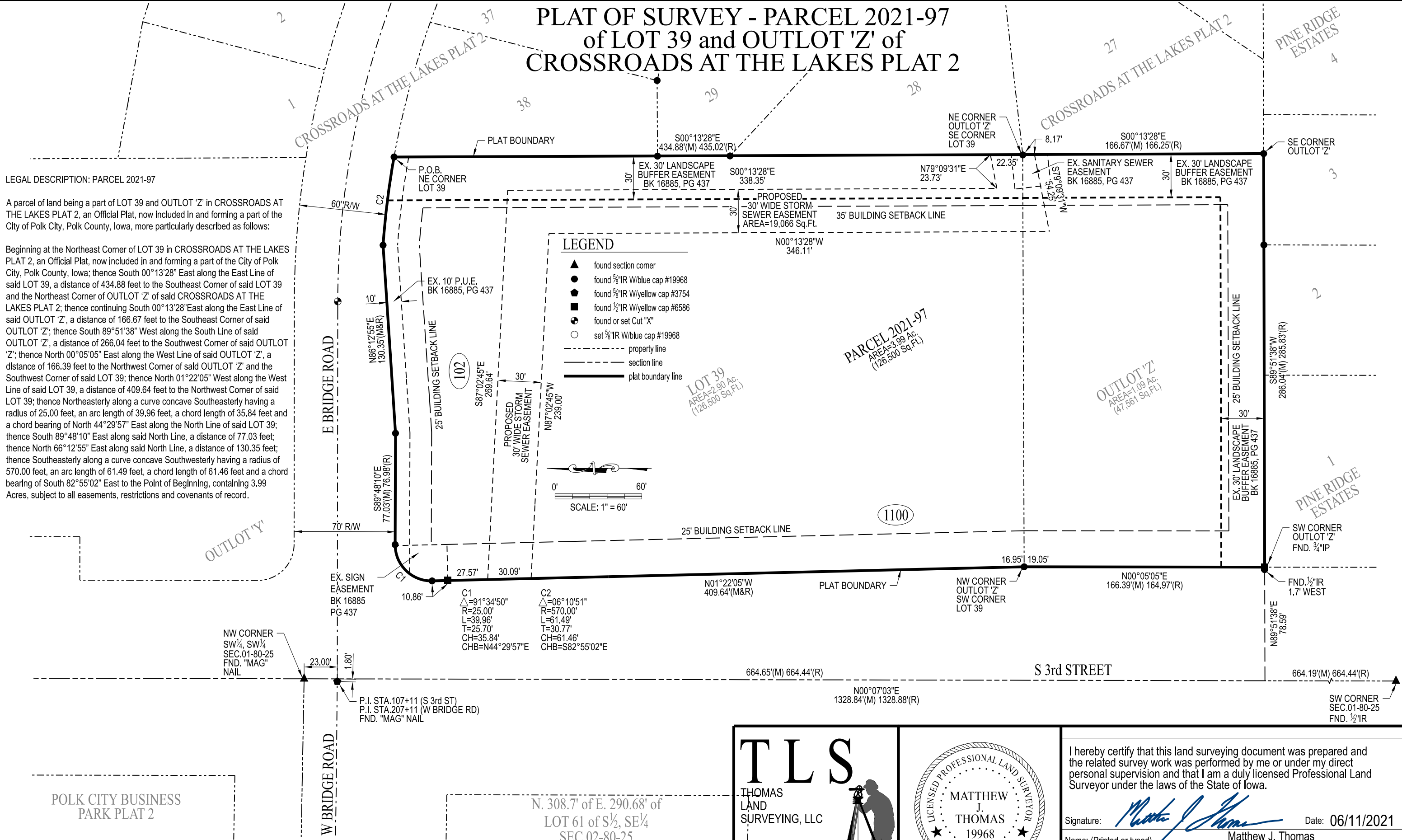
1. Submittal of a revised Traffic Impact Study addressing all Iowa DOT comments and City Engineer’s comments on the TIS prior to the Site Plan being placed on the Council agenda.
2. Provision of revised Construction Drawings for public improvements, including the public storm sewer along with traffic-related improvements on S. 3rd Street based on the revised Traffic Impact Study with the scope of the required public improvements as determined by the City Engineer. An Agreement regarding potential future improvements may be required. The Construction Drawings shall be approved by City Council and Iowa DOT prior to issuance of a Grading Permit or Building Permit for Dollar Fresh.
3. Provision of an approved Iowa DOT permit for the entrance and utility work prior to commencing construction within the IA 415 right-of-way.
4. Council approval of the vacation of existing easements including Public Storm Sewer Easement, Public Ingress/Egress Easement , and Private Storm Sewer Easement, following the required public hearing.
5. Council acceptance of the proposed Public Storm Sewer Easement.
6. No temporary or permanent Certificate of Occupancy will be issued for the Dollar Fresh until all public improvements are ready for acceptance by City Council and the required 4-year maintenance bonds have been provided by the developer’s contractors.
7. Payment in full of all fees to the City of Polk City.

PLAT OF SURVEY - PARCEL 2021-97 of LOT 39 and OUTLOT 'Z' of CROSSROADS AT THE LAKES PLAT 2

LEGAL DESCRIPTION: PARCEL 2021-97

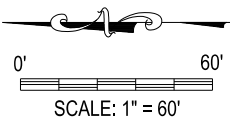
A parcel of land being a part of LOT 39 and OUTLOT 'Z' in CROSSROADS AT THE LAKES PLAT 2, an Official Plat, now included in and forming a part of the City of Polk City, Polk County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of LOT 39 in CROSSROADS AT THE LAKES PLAT 2, an Official Plat, now included in and forming a part of the City of Polk City, Polk County, Iowa; thence South 00°13'28" East along the East Line of said LOT 39, a distance of 434.88 feet to the Southeast Corner of said LOT 39 and the Northeast Corner of OUTLOT 'Z' of said CROSSROADS AT THE LAKES PLAT 2; thence continuing South 00°13'28" East along the East Line of said OUTLOT 'Z', a distance of 166.67 feet to the Southeast Corner of said OUTLOT 'Z'; thence South 89°51'38" West along the South Line of said OUTLOT 'Z', a distance of 266.04 feet to the Southwest Corner of said OUTLOT 'Z'; thence North 00°05'05" East along the West Line of said OUTLOT 'Z', a distance of 166.39 feet to the Northwest Corner of said OUTLOT 'Z' and the Southwest Corner of said LOT 39; thence North 01°22'05" West along the West Line of said LOT 39, a distance of 409.64 feet to the Northwest Corner of said LOT 39; thence Northeasterly along a curve concave Southeasterly having a radius of 25.00 feet, an arc length of 39.96 feet, a chord length of 35.84 feet and a chord bearing of North 44°29'57" East along the North Line of said LOT 39; thence South 89°48'10" East along said North Line, a distance of 77.03 feet; thence North 66°12'55" East along said North Line, a distance of 130.35 feet; thence Southeasterly along a curve concave Southwesterly having a radius of 570.00 feet, an arc length of 61.49 feet, a chord length of 61.46 feet and a chord bearing of South 82°55'02" East to the Point of Beginning, containing 3.99 Acres, subject to all easements, restrictions and covenants of record.



LEGEND

- ▲ found section corner
- found 5/8" IR W/blue cap #19968
- ◆ found 5/8" IR W/yellow cap #3754
- found 1/2" IR W/yellow cap #6586
- ⊕ found or set Cut "X"
- set 3/8" IR W/blue cap #19968
- - - property line
- - - section line
- plat boundary line



PROJECT NUMBER	21020	COUNTY	POLK	DATE DRAWN	06/11/2021	YEAR	2021	SHEET NO.	1
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T L S

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 06/11/2021

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: THIS SHEET

POLK CITY BUSINESS
PARK PLAT 2

N. 308.7' of E. 290.68' of
LOT 61 of S 1/2, SE 1/4
SEC. 02-80-25

HY-VEE INC.

5820 Westown Parkway West Des Moines, Iowa 50266



PROJECT LOCATION:

POLK CITY, IOWA

S 3RD STREET & EAST BRIDGE ROAD

DEVELOPER

COCCA DEVELOPMENT
100 DEBARTLO PLACE, SUITE 400
YOUNGSTOWN, OHIO 44512
330-729-1010

OWNER

COCCA DEVELOPMENT
100 DEBARTLO PLACE, SUITE 400
YOUNGSTOWN, OHIO 44512
330-729-1010

OWNER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

CIVIL ENGINEER

LT LEON ASSOCIATES, INC.
500 E LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

LANDSCAPE ARCHITECT

LT LEON ASSOCIATES, INC.
500 E LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

SITE SURVEY

THOMAS LAND SURVEYING, LLC
6230 90TH AVENUE
INDIANOLA, IOWA 50125
515-494-6663

REGULATORY AGENCIES

CITY ADMINISTRATOR
GARY MAHANNAH
515-984-6233

PUBLIC WORKS
MIKE SCHULTE
515-984-6233

FIRE CHIEF
JIM MITCHELL
515-984-6304

POLICE CHIEF
JEREMY SIEPKER
515-84-6565

UTILITY CONTACTS

STATE ONE CALL
1-800-292-8989

GAS
MIDAMERICAN ENERGY COMPANY
1-888-427-5632

ELECTRIC
MIDAMERICAN ENERGY COMPANY
1-888-427-5632

TELEPHONE
CENTURYLINK
1-800-244-1111

CABLE
MEDIACOM
1-800-262-3843

WATER
CITY OF POLK CITY
515-984-6223

SHEET INDEX

- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C2.1 DELIVERY VEHICLE TRACKER
- C2.2 FIRE TRUCK VEHICLE TRACKER
- C3.0 GRADING PLAN
- C3.1 EROSION CONTROL PLAN
- C4.0 UTILITY PLAN
- C4.1 PHOTOMETRIC PLAN
- C4.2 HYDRANT COVERAGE MAP
- C5.0 PLANTING PLAN
- C5.1 PLANTING DETAILS
- C6.0 CONSTRUCTION DETAILS
- C6.1 CONSTRUCTION DETAILS
- C6.2 CONSTRUCTION DETAILS
- C6.3 CONSTRUCTION DETAILS
- C6.4 CONSTRUCTION DETAILS

SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

DIVISION 31 - EARTHWORK

(312323) FILL:
PRODUCT DATA
MATERIAL SOURCE

DIVISION 32 - EXTERIOR IMPROVEMENTS

(321216) ASPHALT PAVING:
LIGHT DUTY MIX DESIGN
HEAVY DUTY MIX DESIGN

(321313) CONCRETE PAVING:
6" PCC MIX DESIGN
8" PCC MIX DESIGN
PAVING PHASING PLAN LAYOUT
PAVING JOINT PLAN LAYOUT
CURE COMPOUND PRODUCT DATA

(321316) DECORATIVE CONCRETE PAVING:
CONCRETE STAIN PRODUCT DATA

(321373) CONCRETE PAVING JOINT SEALANTS:
TAR JOINT SEALANT PRODUCT DATA

(321613) CURBS AND GUTTERS:
CURB AND GUTTER DESIGN MIX

(321623) SIDEWALKS:
SIDEWALK MIX DESIGN

(321723) PAVEMENT MARKINGS:
PAVEMENT MARKING PRODUCT DATA

(323100) FENCES AND GATES:
FENCE AND GATE PRODUCT DATA

(323200) RETAINING WALLS:
RETAINING WALL PRODUCT DATA
RETAINING WALL SHOPS

(323913) BOLLARDS:
PRODUCT DATA

(328000) IRRIGATION:
IRRIGATION CONTROLS PRODUCT DATA
IRRIGATION LAYOUT

SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

(329000) PLANTINGS:
PLANT SUBSTITUTION SCHEDULE
MULCH PRODUCT DATA

(329113) SOIL PREPARATION:
AMEND SOIL MIX

(329219) SEEDING:
SEEDING PRODUCT DATA

(329223) SOD:
SOD PRODUCT DATA

DIVISION 33 - UTILITIES

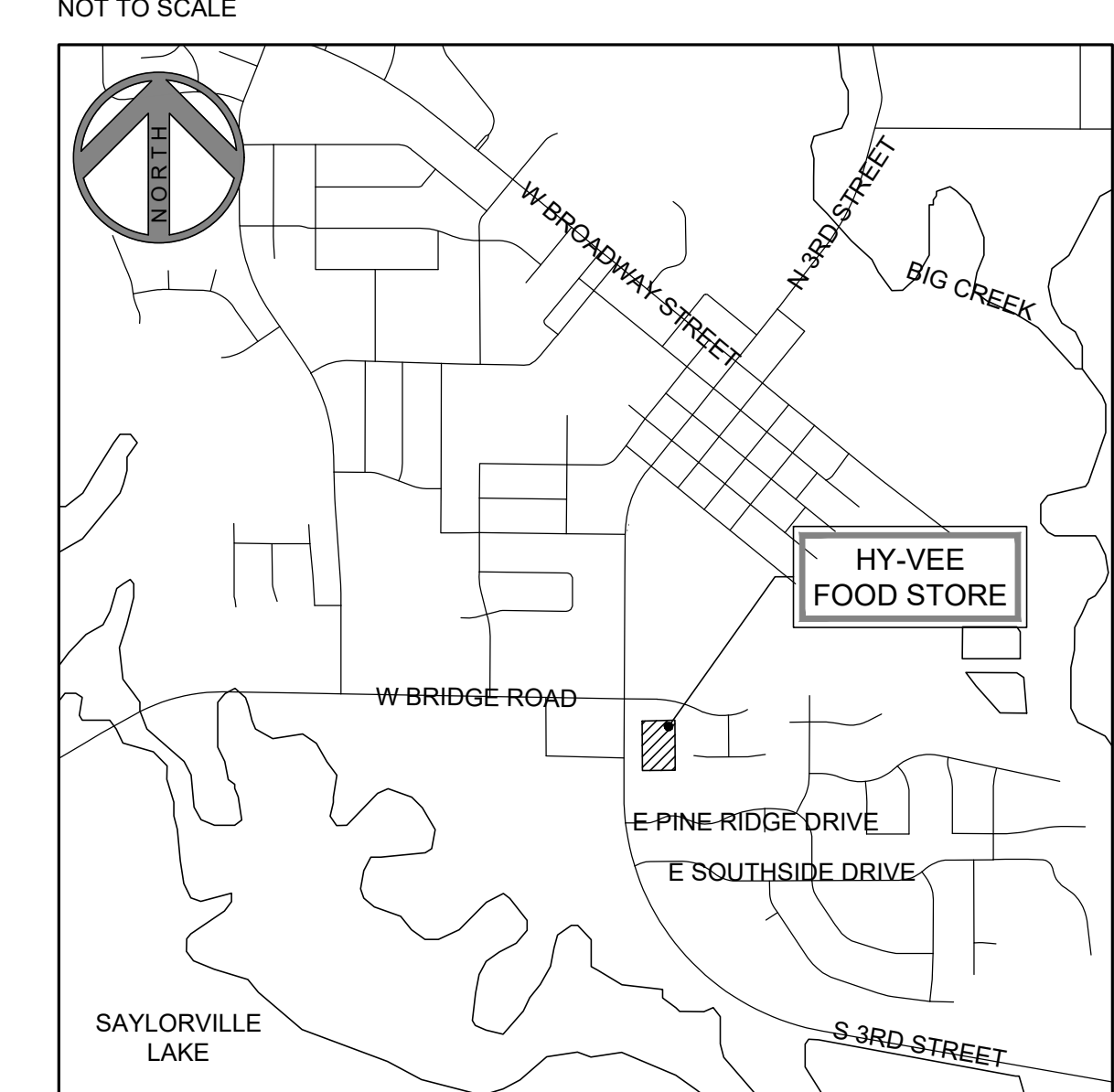
(331400) WATER MAIN APPURTENANCES:
WATER MAIN AND APPURTENANCES

(333100) SANITARY SEWER:
SANITARY SEWER AND
MANHOLES

(334100) STORM DRAIN PIPING:
STORM SEWER MANHOLES
TRENCH DRAINS
DRAIN TILE

PRELIMINARY NOT FOR CONSTRUCTION

SITE LOCATION MAP



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.

LUIS T. LEON
18685

Signature: _____ Date: _____
Luis T. Leon, P.E.
Iowa License Number 18685
My license renewal date is December 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS EXCEPT 5.0 AND 5.1

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

RACHEL A. HARRIS
LA00775

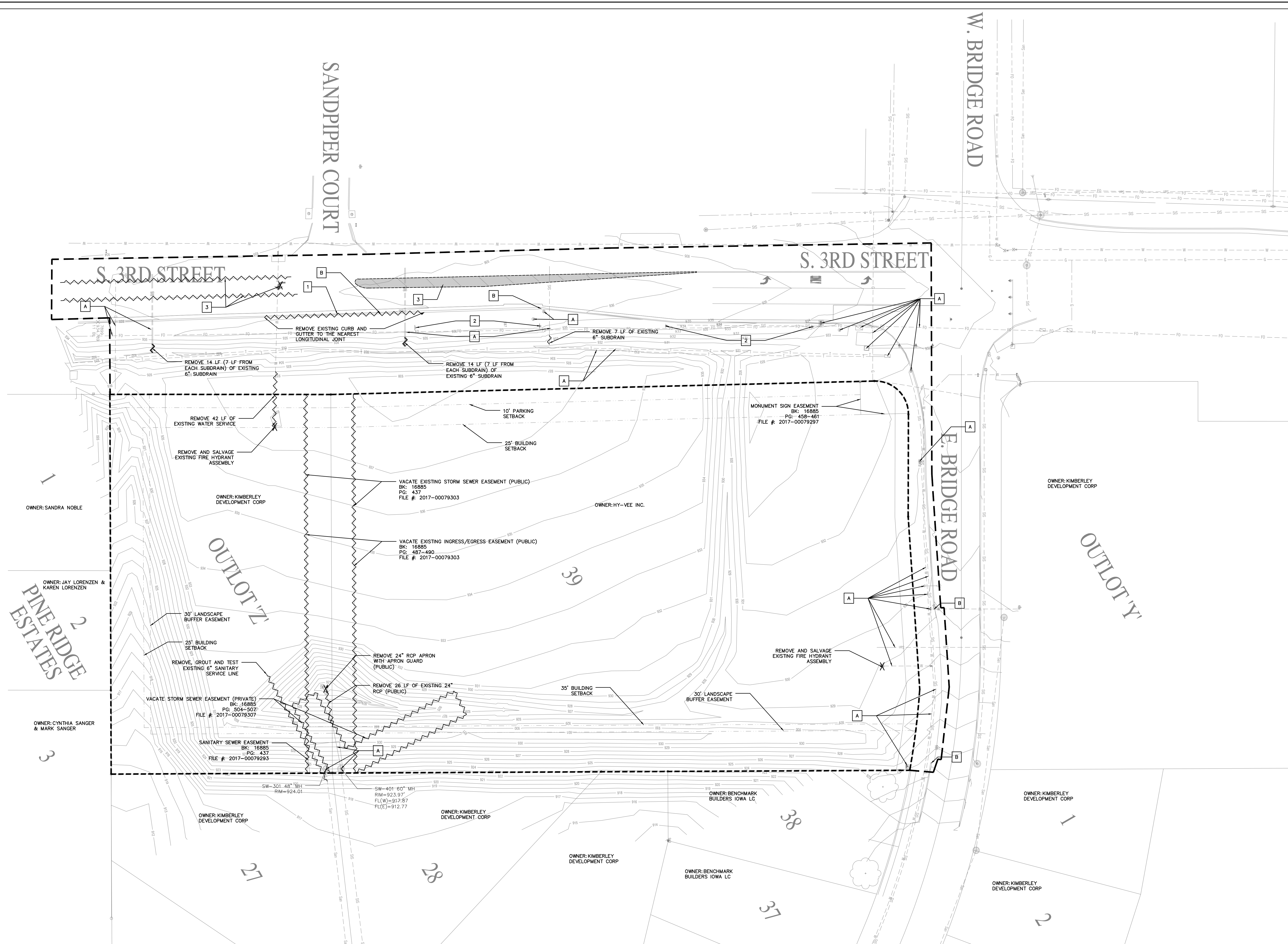
Signature: _____ Date: _____
RACHEL A. HARRIS, PLA #LA00775
DISCIPLINE: LANDSCAPE ARCHITECT
REGISTRATION EXPIRES: JUNE 22, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS C5.0 AND C5.1 ONLY



CITY SUBMITTAL #3

6-11-2021



DEMO LEGEND

X	REMOVE ITEM
~~~~~	REMOVE ITEM
-----	REMOVE ITEM

**DEMOLITION NOTES**

1. CONTRACTOR SHALL NOTIFY THE CITY OF POLK CITY A MINIMUM OF TWO WEEKS IN ADVANCE PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT TO THE CITY A TRAFFIC CONTROL PLAN AND CONSTRUCTION SCHEDULE AND RECEIVE APPROVAL AND ANY NECESSARY PERMITS FROM THE CITY PRIOR TO WORKING IN THE PUBLIC WAY.
2. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
3. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
4. PROTECT ADJACENT PROPERTY DURING DEMOLITION.

5. PROTECT EXISTING UTILITIES WHICH 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 MAY BE PRESENT.
6. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
7. ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.
8. 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.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.
12. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. LIMB UP EXISTING TREES SO THAT MINIMUM CLEARANCE FOR A PEDESTRIAN IS 7 FOOT ABOVE GRADE. PRUNE ALL DEAD, DAMAGED, AND CROSSING BRANCHES AT THE BRANCH COLLAR. PRUNE NO MORE THAN 1/4 OF ANY TREE IN A CALENDAR YEAR. DO NOT PRUNE IN MONTHS OF APRIL OR MAY.
13. REFER TO PUBLIC IMPROVEMENTS SET FOR PROPOSED S. 3RD STREET PAVEMENT MARKINGS.

**KEYED NOTES:**

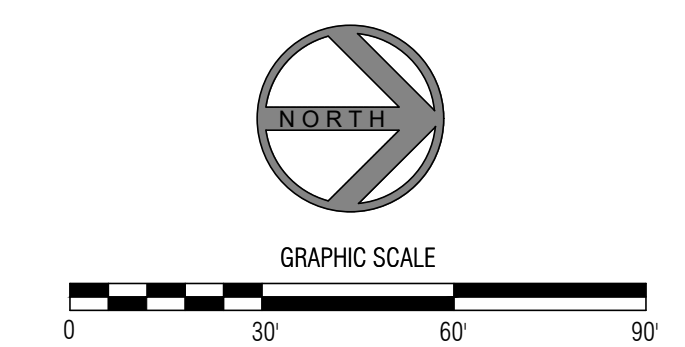
- 1 REMOVE EXISTING PAVEMENT, CURB AND GUTTER. SAWCUT AT EXISTING JOINT LINE, TYP.
- 2 REMOVE AND REPLACE EXISTING SIGN.
- 3 REMOVE EXISTING PAVEMENT MARKINGS AS PART OF PUBLIC IMPROVEMENTS.

**PROTECT ITEMS:**

- A PROTECT EXISTING UTILITY/STRUCTURE.
- B PROTECT EXISTING CURB AND GUTTER.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**IOWA ONE CALL**  
CALL 811 / 1-800-292-8989  
2 Working Days BEFORE YOU DIG  
DigSafeWait48.com



LOCATION:  
**POLK CITY DOLLAR FRESH**  
S 3RD ST & E BRIDGE RD

COCCA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA

**DEMOLITION PLAN**

DRAWN: IOM	DATE: 6/11/2021
SCALE: 1"=30'	JOB NUMBER: 098.001
SHEET:	

**C1.0**



**OWNER**  
COCCA DEVELOPMENT  
100 DEBARTLO PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512

**CIVIL ENGINEER**  
LT LEON ASSOCIATES, INC.  
500 EAST LOCUST STREET, SUITE 400  
DES MOINES, IOWA 50309  
(515) 422-7016

HY-VEE, INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

**APPLICANT**  
COCCA DEVELOPMENT  
100 DEBARTLO PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
(330) 729-1010

CONTACT: ANTHONY COCCA

**PAVEMENT SPECIFICATIONS**

**CONCRETE:**

- CONCRETE MIX BY UNIT VOLUME. MATCH IOWA SUDAS C-SUD MIX DESIGN.  
TYPE IP BLENDED CEMENT: 10.6%  
POTABLE WATER: 13.3%  
AIR ENTRAINMENT: 06.0%  
FINE AGGREGATE (No. 20): 31.5%  
COURSE AGGREGATE (No. 10): 38.6%  
A. MAXIMUM SUBSTITUTION OF FLY ASH SHALL BE 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C.  
B. MAXIMUM SLUMP USING SLIP-FORM PLACEMENT IS 1 1/2". MAXIMUM SLUMP USING OTHER PLACEMENT METHODS IS 4".  
C. AGGREGATE SHALL BE CLEAN SAND AND CLEAN CRUSHED STONE OR CLEAN GRAVEL FOR HIGH DURABILITY.
- INSTALL ROADS, PARKING SURFACES, SIDEWALKS AND CURBS WHERE INDICATED ON PLAN. CONCRETE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.
- FOR CONCRETE PAVEMENTS, PROVIDE CONTROL JOINTS AT 12'-0" OVER CENTER EACH WAY MAXIMUM UNLESS NOTED OTHERWISE ON PLAN.

- PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI 305 DURING HOT WEATHER AND ACI 306.1 DURING COLD WEATHER.
- CONCRETE FINISH: MEDIUM BROOM PERPENDICULAR TO THE PATH OF TRAVEL.
- CONCRETE CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1.
- CONCRETE SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY.
- CONCRETE ROADS, PARKING LOT, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL. DO NOT USE BACKER ROD.

**HAZARDOUS SUBSTANCE NOTES**

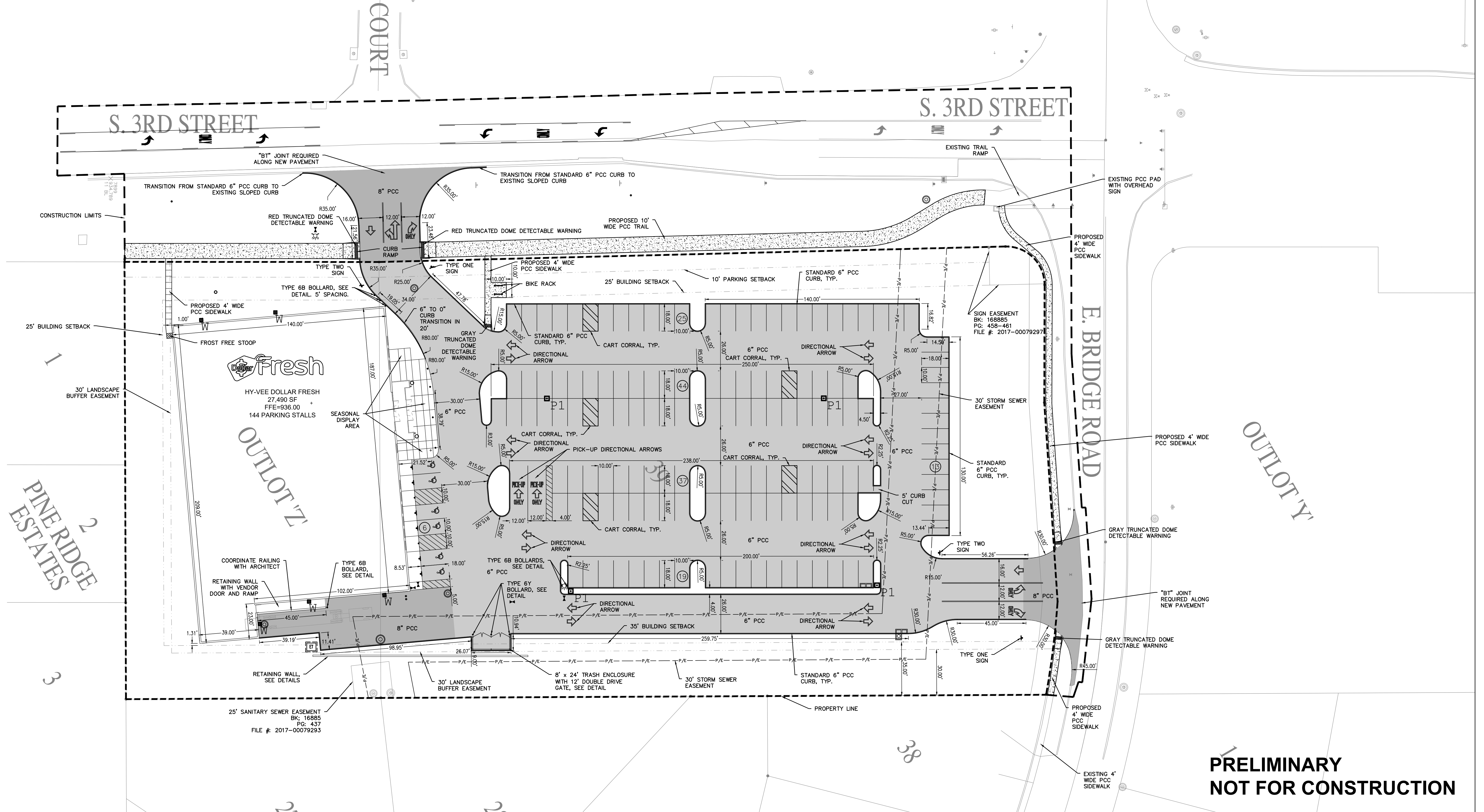
- SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
- ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.

**LEGEND**

●	PROPOSED BOLLARD	— PST —	PROPOSED EROSION CONTROL FENCE
○	PROPOSED LIGHT FIXTURE AND BASE	— PSS —	PROPOSED STORM SEWER
⊖	PROPOSED SANITARY SEWER MANHOLE	— UG —	PROPOSED SANITARY SEWER
⊕	PROPOSED CLEANOUT	— UGT —	PROPOSED UNDERGROUND TELEPHONE
⊖	PROPOSED STORM SEWER MANHOLE	— G —	PROPOSED GAS MAIN
⊕	PROPOSED STORM SEWER INTAKE	— FW —	PROPOSED WATER MAIN
⊖	PROPOSED TRAFFIC SIGN	---	PROPERTY LINE
⊕	PROPOSED FIRE HYDRANT	---	SETBACK LINE
⊖	PROPOSED WATER VALVE	---	EASEMENT LINE
⊕	PROPOSED FROST FREE HYDRANT	---	PROPOSED CONTOUR LINE
700.00	PROPOSED SPOT ELEVATION	930	PROPOSED SIDEWALK
700.00TC	TOP OF CURB ELEVATION	930	PROPOSED 8" PCC
700.00GU	GUTTER ELEVATION	930	PROPOSED 6" PCC
TW	TOP OF WALL ELEVATION	930	CRITICAL UTILITY CROSSING
BW	BOTTOM OF WALL ELEVATION	930	PROPOSED CONSTRUCTION ENTRANCE
TYP	TYPICAL		
⊖	PROPOSED SHRUB		
⊕	PROPOSED TREE		

**REVISION**

NO.	DATE	DESCRIPTION



**SITE PLAN NOTES**

- SIDEWALKS: INSTALL WHERE INDICATED ON PLANS. ALL NEW SIDEWALK SLABS SHALL BE A MINIMUM OF 4 INCHES THICK CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4" MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 6'-0" O/C MAXIMUM UNLESS OTHERWISE NOTED.
- ROADS, PARKING SURFACES, AND CURBS: INSTALL WHERE INDICATED ON PLANS. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE 1-1/2 INCH MAXIMUM SIZE. MAXIMUM SUBSTITUTION OF FLY ASH IS 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS NOTED OTHERWISE.
- PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI 305 DURING HOT WEATHER AND ACI 306.1 DURING COLD WEATHER.
- CONCRETE FINISH: MEDIUM BROOM
- BACKER ROD: DO NOT USE BACKER ROD
- CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1
- SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY.
- ROADS, PARKING, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL.

- CONCRETE TESTING: CORE COMPRESSIVE AND DEPTH TESTING AT 10 RANDOM LOCATIONS CHOSEN BY OWNER REPRESENTATIVE AT COMPLETION OF EXTERIOR CONCRETE WORK. TESTING SHALL BE DONE FOR COMPLIANCE WITH ACI 318 AND IN ACCORDANCE WITH ASTM C24/C42M.
- SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS. BOLLARD LOCATIONS MUST BE COORDINATED WITH AND APPROVED BY THE HY-VEE SITE WORK REPRESENTATIVE PRIOR TO BEGINNING WORK.
- NO OUTDOOR STORAGE IS PERMITTED, OTHER THAN AS DESIGNATED ON THE APPROVED SITE PLAN.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, DEVELOPER SHALL PROVIDE PLANS AND SPECIFICATIONS FOR RETAINING WALLS THAT HAVE BEEN CERTIFIED BY A STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER. HANDRAIL MAY BE REQUIRED ON TOP OF RETAINING WALL BY BUILDING INSPECTOR.
- MAIL WILL BE DELIVERED VIA A POSTAL PICK UP UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR AS PART OF A CLUSTER MAILBOX UNIT. NO INDIVIDUAL MAILBOX SHALL BE PERMITTED.
- DELIVERY HOURS WILL BE IN CONFORMANCE WITH THE CITY OF POLK CITY'S NOISE ORDINANCE.
- NO MONUMENT SIGN IS PROPOSED ON THIS SITE.
- A PERMIT SHALL BE OBTAINED FROM WRA FOR THE FATS, OILS, AND GREASE SEPARATOR PRIOR TO ISSUANCE OF BUILDING PERMIT.

**GENERAL NOTES**

- PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- 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 UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- UNLESS DETAILED OR NOTED OTHERWISE, PROVIDE 1" PRE-MOLDED EXPANSION JOINT MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST EXISTING CONCRETE. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR CONCRETE TO ELIMINATE VOIDS.
- FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.
- CONFIRM ALL DIRECTIONAL SIGNS, ORDER BOARD, MENU, CLEARANCE BAR, DETECTOR LOOPS, ELECTRICAL, AND PAVEMENT MARKING LOCATIONS WITH APPROVED SHOP DRAWINGS FOR THE COFFEE VENDOR PRIOR TO STARTING INSTALLATION OF EQUIPMENT.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN THE APPROPRIATE PERMITS FROM THE IOWA DOT FOR THE SOUTHWEST 3RD STREET DRIVEWAY ENTRANCE AND STORM SEWER CONSTRUCTION IN THE HIGHWAY 415 RIGHT-OF-WAY SHALL NOT COMMENCE UNTIL THESE PERMITS(S) HAVE BEEN APPROVED.
- IOWA DEPARTMENT OF TRANSPORTATION SHALL APPROVE ACCESS PERMIT PRIOR TO START OF CONSTRUCTION.

**SIGNAGE, STRIPING AND PAINTING SPECIFICATIONS:**

- PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW". UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.
- PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.
- PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-B-1325, TYPE I, GRADATION A.
- BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR.
- APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.
- MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED.
- APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
- TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS AT 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAYMENT.
- PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.
- PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136.
- REFER TO PUBLIC IMPROVEMENTS SET FOR PROPOSED S 3RD STREET PAVEMENT MARKINGS

**ZONING**

ZONING: LOT 39: C-2 COMMERCIAL DISTRICT  
OUTLOT Z: C-2 COMMERCIAL DISTRICT

PROPOSED USE: DOLLAR FRESH STORE

**PARKING SETBACKS**

10' FROM ADJACENT STREET  
5' ALL OTHER

**LANDSCAPE BUFFER**

30' LANDSCAPE BUFFER EASEMENT FROM EAST AND SOUTH PROPERTY LINE

**LEGAL DESCRIPTION**

LOT 39, IN CROSSROADS AT THE LAKE PLAT 2, AN OFFICIAL PLAT, NO INCLUDED IN AND FORMING A PART OF POLK CITY, POLK COUNTY, IOWA

OUTLOT Z CROSSROADS AT THE LAKES PLAT 2

**BUILDING SETBACKS**

FRONT YARD: 25'  
REAR YARD: 35'  
SIDE YARD: NONE (ADJACENT TO COMMERCIAL)  
SIDE YARD: 20' (ADJACENT TO RESIDENTIAL)  
MAX BUILDING HEIGHT: 4 STORIES (60')

**IMPERVIOUS SURFACE CALCULATIONS**

DOLLAR FRESH STORE:  
TOTAL AREA = 174,061 SF

IMPERVIOUS BUILDING = 27,490 SF (15.8%)  
PAVING = 80,303 SF (46.1%)

OPEN SPACE:  
TOTAL = 66,268 SF (38.1%)  
INTERIOR = 3,173 SF (1.8%)

**PARKING REQUIREMENTS**

DOLLAR FRESH: 1/200 RATIO  
REQUIRED SPACES: 138  
PROVIDED SPACES: 144

MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES: 4  
PROVIDED ACCESSIBLE SPACES: 6

**SITE PLAN**

**IOWA ONE CALL**  
CALL 811 / 1-800-292-8989  
2 Working Days BEFORE YOU DIG  
DigSafeWait48.com

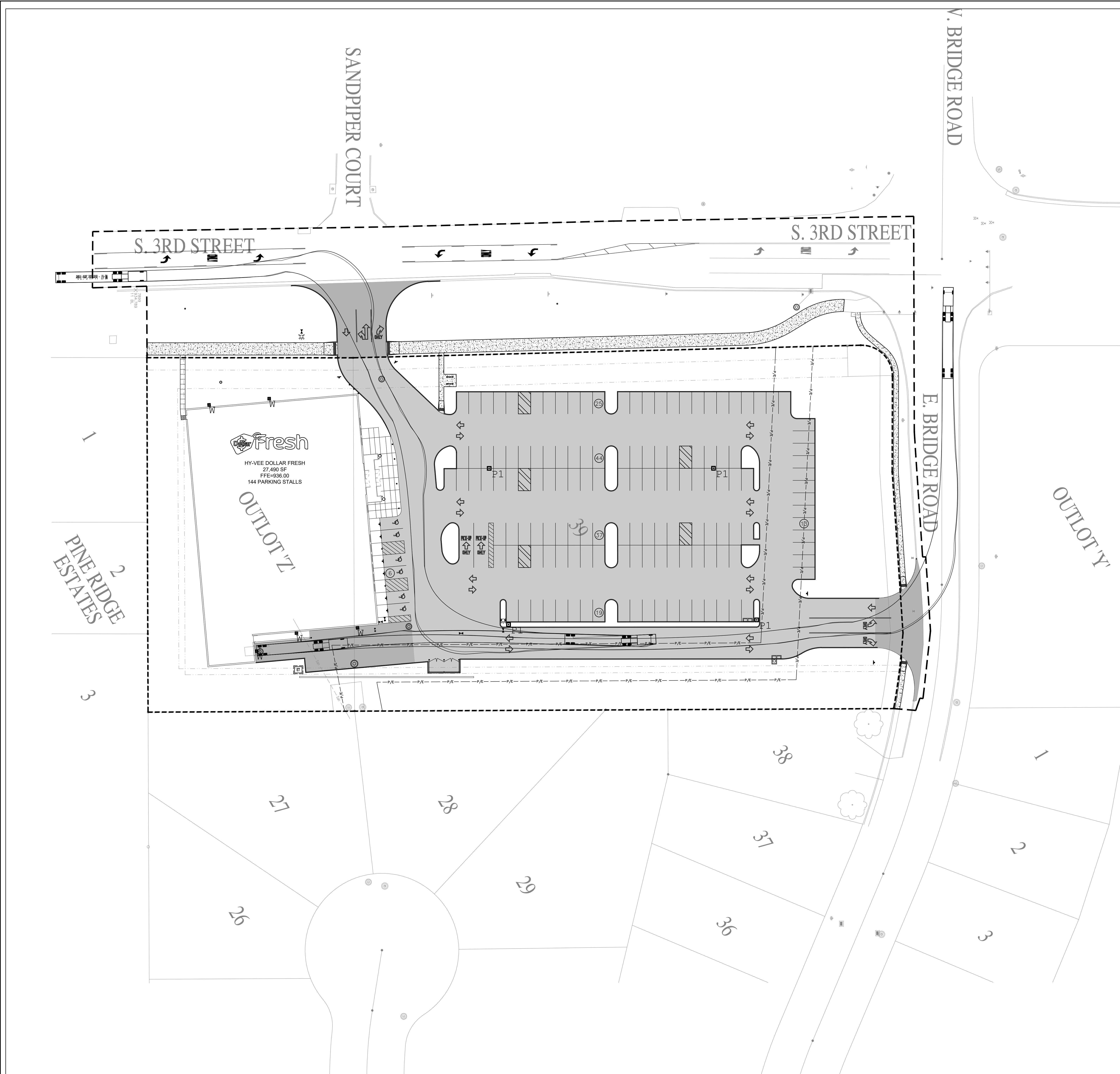
**GRAPHIC SCALE**  
0 30 60 90

LOCATION: POLK CITY DOLLAR FRESH  
E 3RD ST & W BRIDGE RD

COCCA DEVELOPMENT  
100 DEBARTLO PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 729-1010  
ATTN: ANTHONY COCCA

**Fresh.**

**C2.0**



LEGEND			
●	PROPOSED BOLLARD	— PST —	PROPOSED EROSION CONTROL FENCE
■	PROPOSED LIGHT FIXTURE AND BASE	— PSS —	PROPOSED STORM SEWER
⊙	PROPOSED SANITARY SEWER MANHOLE	— UGE —	PROPOSED SANITARY SEWER
○	PROPOSED CLEANOUT	— UGT —	PROPOSED UNDERGROUND ELECTRIC
⊕	PROPOSED STORM SEWER MANHOLE	— G —	PROPOSED UNDERGROUND TELEPHONE
⊖	PROPOSED STORM SEWER INTAKE	— FW —	PROPOSED GAS MAIN
⊗	PROPOSED TRAFFIC SIGN	—	PROPOSED WATER MAIN
⊘	PROPOSED FIRE HYDRANT	—	PROPERTY LINE
⊙	PROPOSED WATER VALVE	—	SETBACK LINE
⊙	PROPOSED FROST FREE HYDRANT	—	EASEMENT LINE
700.00	PROPOSED SPOT ELEVATION	—	PROPOSED CONTOUR LINE
700.00TC	TOP OF CURB ELEVATION	▬	PROPOSED SIDEWALK
700.00GU	GUTTER ELEVATION	▬	PROPOSED 8" PCC
TW	TOP OF WALL ELEVATION	▬	PROPOSED 6" PCC
BW	BOTTOM OF WALL ELEVATION	▬	PROPOSED 6" PCC
TYP	TYPICAL	⊙	CRITICAL UTILITY CROSSING
○	PROPOSED SHRUB	⊙	PROPOSED CONSTRUCTION ENTRANCE
☀	PROPOSED TREE		

REVISION	DATE	BY

**Dollar Fresh**  
 HY-VEE DOLLAR FRESH  
 27,490 SF  
 FFE-936.00  
 144 PARKING STALLS

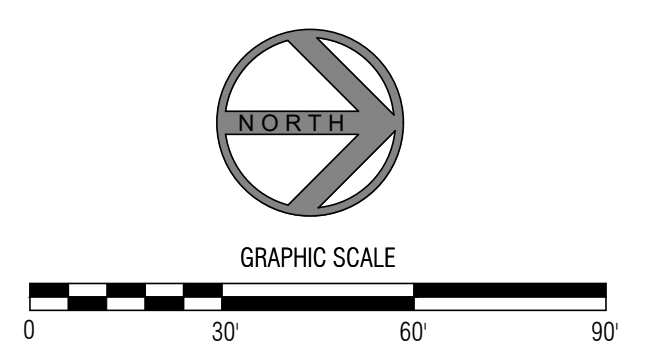
**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**FOR REFERENCE ONLY**

LOCATION:  
**POLK CITY DOLLAR FRESH**  
**E 3RD ST & W BRIDGE RD**  
 COCCA DEVELOPMENT  
 100 DEBARTLO PLACE, SUITE 400  
 YOUNGSTOWN, OHIO 44512  
 TELEPHONE: (330) 728-1010  
 ATTN: ANTHONY COCCA

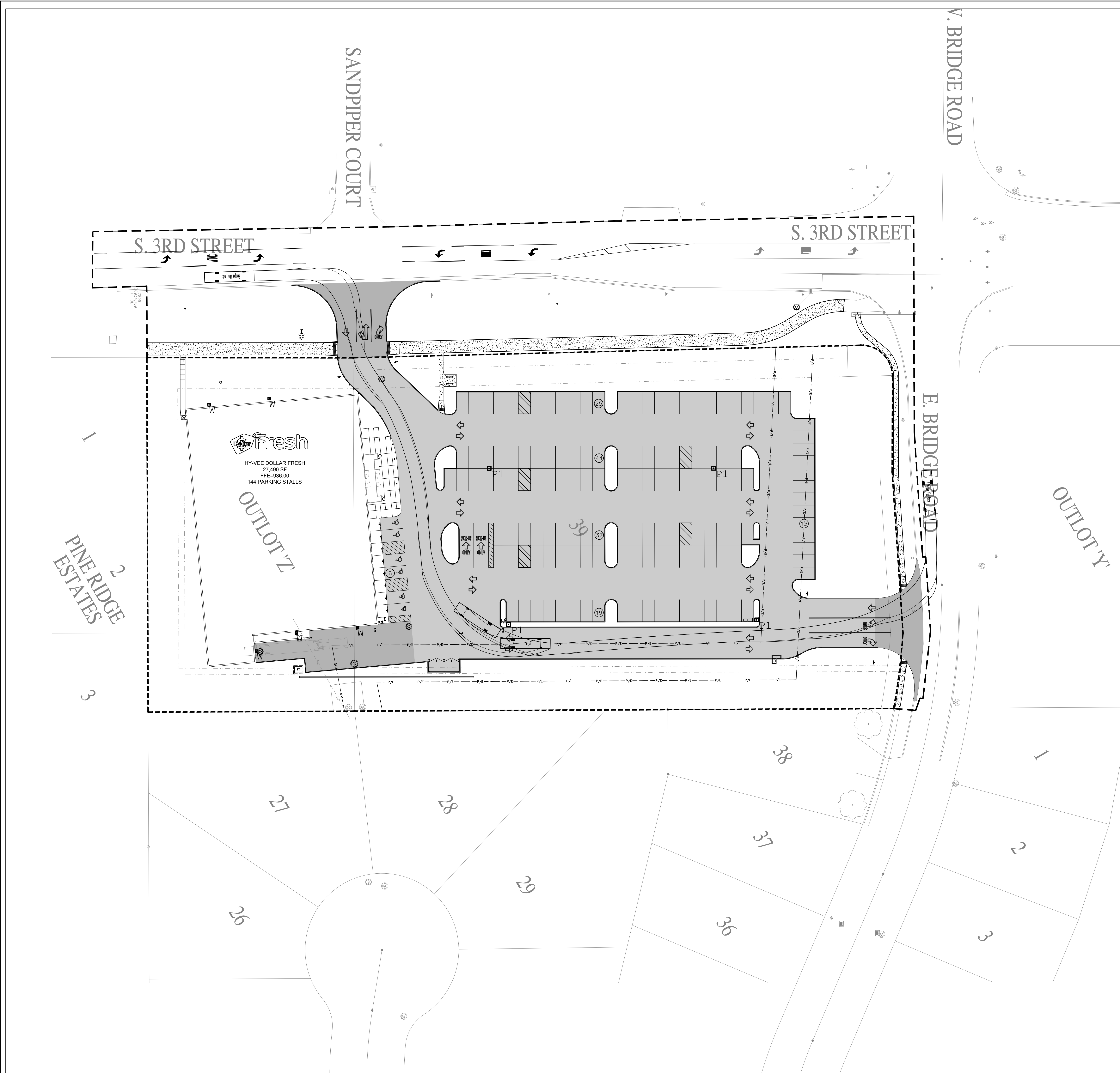
**DELIVERY  
 VEHICLE  
 TRACKER**

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 DigSafeWait48.com



DRAWN:	DATE:
ION	6/11/2021
SCALE:	JOB NUMBER:
1"=30'	098.001

**C2.1**



LEGEND			
●	PROPOSED BOLLARD	— PST —	PROPOSED EROSION CONTROL FENCE
■	PROPOSED LIGHT FIXTURE AND BASE	— PSS —	PROPOSED STORM SEWER
○	PROPOSED SANITARY SEWER MANHOLE	— UGE —	PROPOSED SANITARY SEWER
○	PROPOSED CLEANOUT	— UGT —	PROPOSED UNDERGROUND ELECTRIC
○	PROPOSED STORM SEWER MANHOLE	— G —	PROPOSED UNDERGROUND TELEPHONE
○	PROPOSED STORM SEWER INTAKE	— FW —	PROPOSED GAS MAIN
○	PROPOSED TRAFFIC SIGN	—	PROPOSED WATER MAIN
○	PROPOSED FIRE HYDRANT	—	PROPERTY LINE
○	PROPOSED WATER VALVE	—	SETBACK LINE
○	PROPOSED FROST FREE HYDRANT	—	EASEMENT LINE
700.00	PROPOSED SPOT ELEVATION	—	PROPOSED CONTOUR LINE
700.00TC	TOP OF CURB ELEVATION	—	PROPOSED SIDEWALK
700.00GU	GUTTER ELEVATION	—	PROPOSED 8" PCC
TW	TOP OF WALL ELEVATION	—	PROPOSED 6" PCC
BW	BOTTOM OF WALL ELEVATION	—	CRITICAL UTILITY CROSSING
TYP	TYPICAL	—	PROPOSED CONSTRUCTION ENTRANCE
○	PROPOSED SHRUB	—	
○	PROPOSED TREE	—	

REVISION	DATE	BY

2  
PINE RIDGE  
ESTATES

**Dollar Fresh**  
HY-VEE DOLLAR FRESH  
27,490 SF  
FFE-936.00  
144 PARKING STALLS  
OUTLOT 'Z'

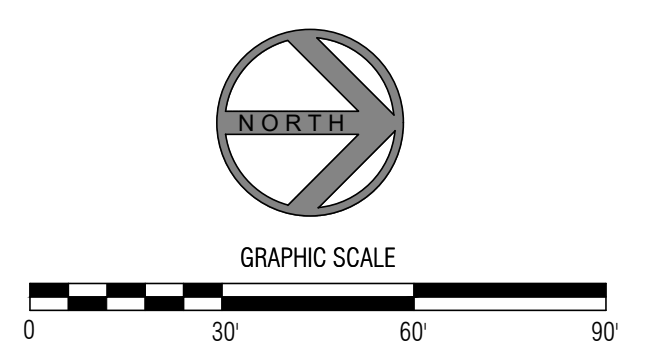
**PRELIMINARY  
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**FOR REFERENCE ONLY**

LOCATION:  
**POLK CITY DOLLAR FRESH**  
E 3RD ST & W BRIDGE RD  
COCOA DEVELOPMENT  
100 DEARBIRD PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA

**FIRE  
TRUCK  
VEHICLE  
TRACKER**

**IOWA ONE CALL**  
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2 Working Days BEFORE YOU DIG  
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DRAWN:	DATE:
ION	6/11/2021
SCALE:	JOB NUMBER:
1"=30'	098.001

**C2.2**

S. 3RD STREET

S. 3RD STREET

E. BRIDGE ROAD

Dollar Fresh

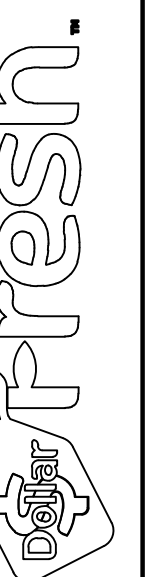
HY-VEE DOLLAR FRESH  
27,490 SF  
FFE=936.00  
144 PARKING STALLS

OUTLOT 'Z'

PRELIMINARY  
NOT FOR CONSTRUCTION

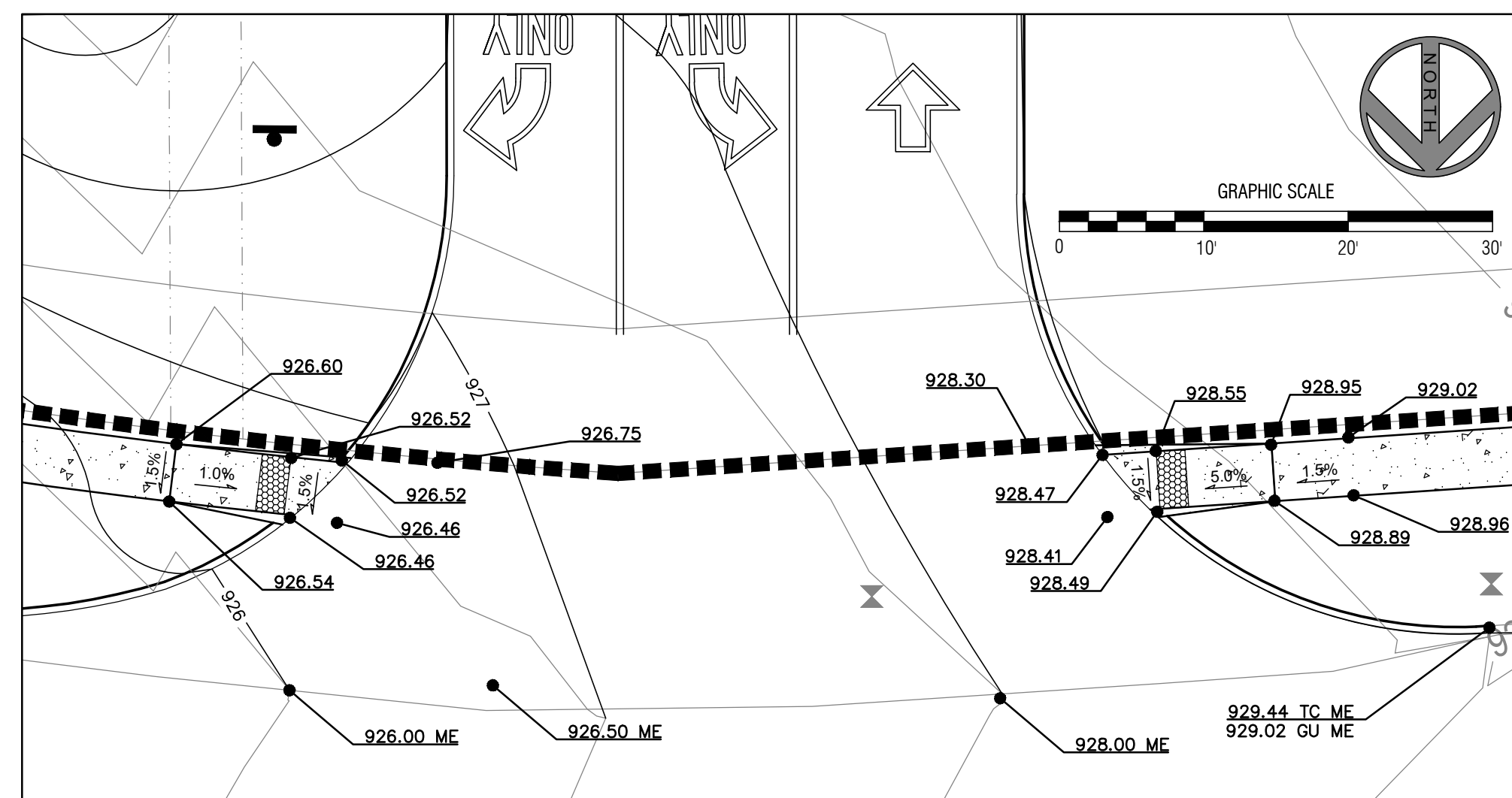
REVISION DATE

LOCATION: POLK CITY DOLLAR FRESH  
E 3RD ST & W BRIDGE RD  
COCOA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA



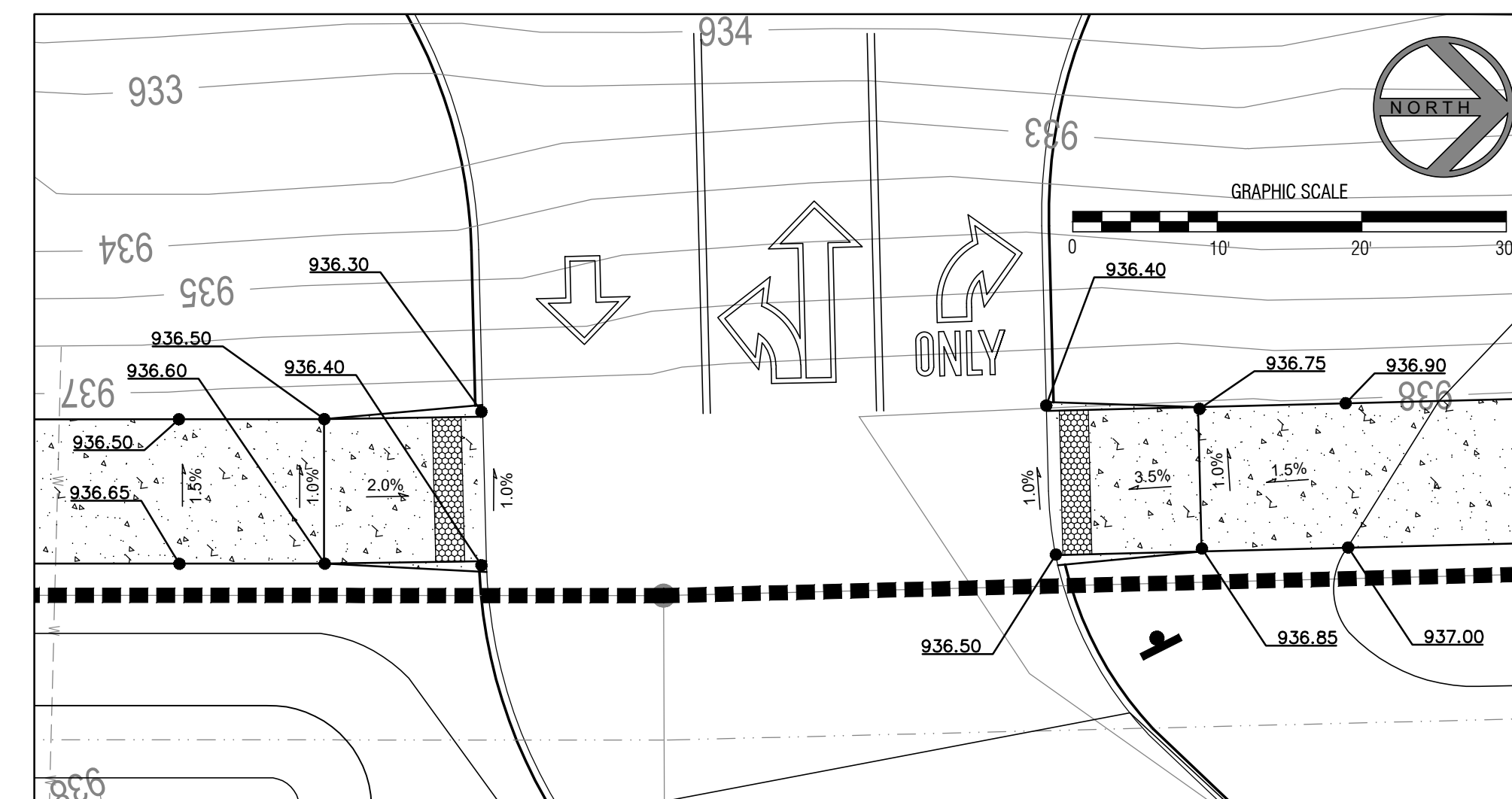
GRADING NOTES

1. STRIP TOPSOIL (MIN 4") FROM ENTIRE SITE AND STOCKPILE IN AREA DESIGNATED BY OWNER. TOPSOIL TO BE REUSED AS TOP DRESSINGS ON ALL UNSURFACED AREAS UPON COMPLETION OF THE ROUGH GRADING. TOP DRESSING SHALL BE A MINIMUM UNIFORM THICKNESS OF 4".
2. PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON PLANS. DEVICES TO REMAIN IN PLACE UNTIL PAVEMENT AND INTAKES ARE CONSTRUCTED AND UNTIL A LAWN IS ESTABLISHED.
3. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0" OF FINAL SUBGRADE. THE FINAL 1.0" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
4. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0" OF FINAL SUBGRADE. THE FINAL 1.0" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
5. PROVIDE MINIMUM OF 1.0" OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
6. ALL FILL AND BACKFILL MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER. PLACE ALL FILLS IN LIFTS OF NINE INCHES OR LESS LOOSE THICKNESS. ALL FILL SHALL BE PLACED BETWEEN 1% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT.
7. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
8. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
10. SPOT ELEVATIONS ARE SHOWN AT TOP OF FINISH GRADE. ADD 6" TO ELEVATIONS IN PAVED AREAS TO FIND TOP OF CURB ELEVATIONS.
11. NO SLOPE SHALL EXCEED A 3:1 SLOPE.



PEDESTRIAN RAMP SLOPES - ENTRANCE ON E BRIDGE ROAD

1" = 10'



PEDESTRIAN RAMP SLOPES - ENTRANCE ON S 3RD STREET

1" = 10'

**LEGEND**

—100—	CONTOUR LINE
•100.00	SPOT ELEVATION
100.50 TC	CURB ELEVATION/ GUTTER ELEVATION
+	FLOWLINE
—	SLOPE PERCENT

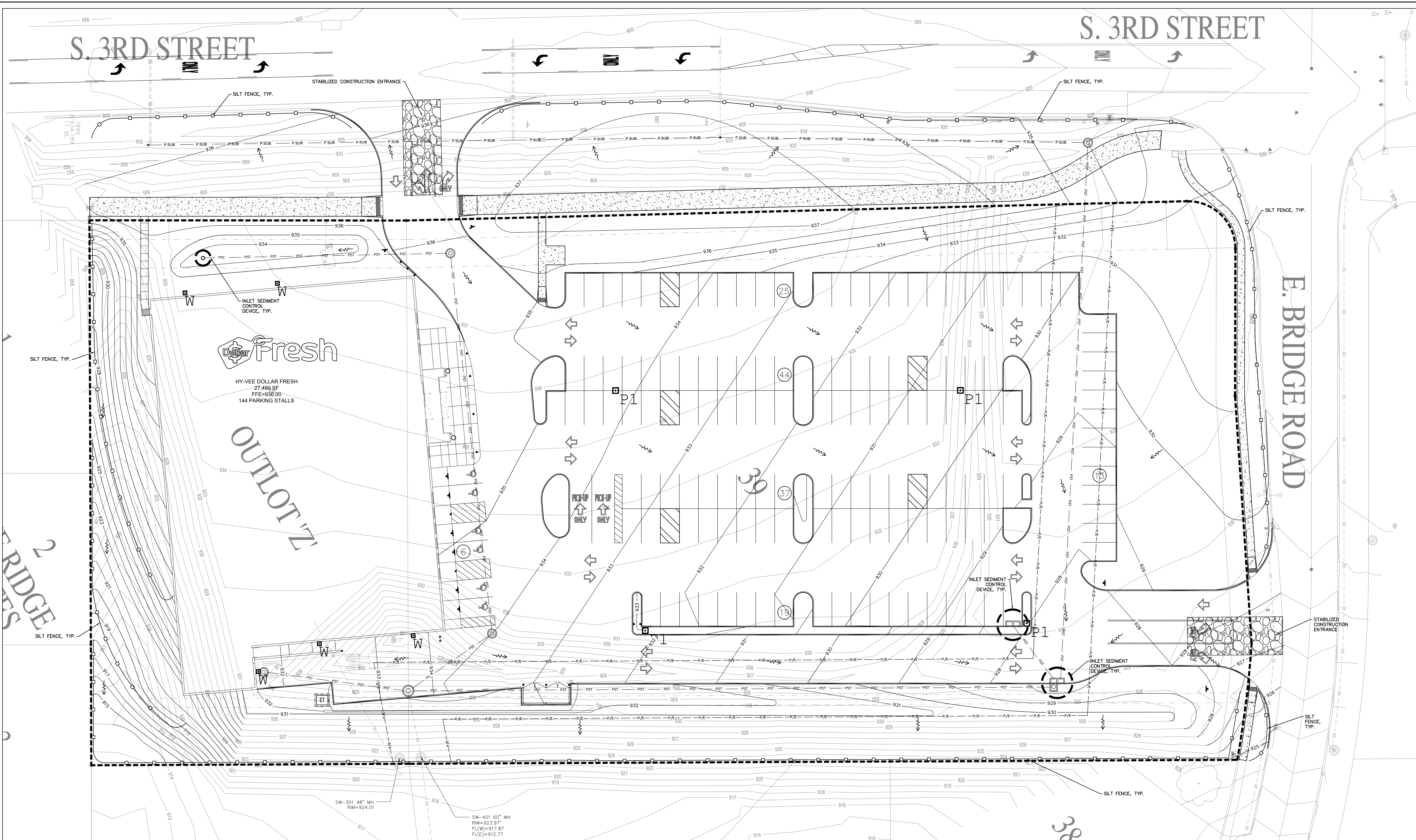
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GRADING PLAN

DRAWN: IOM DATE: 6/11/2021  
SCALE: 1"=20' JOB NUMBER: 098.001

SHEET: C3.0



- EROSION CONTROL NOTES**
- THIS EROSION CONTROL PLAN IS PART OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT HAS BEEN ISSUED WITH THE CONSTRUCTION DOCUMENTS. A SWPPP IS REQUIRED AS PART OF THE GENERAL NPDES PERMIT. THE PERMIT IS INCLUDED IN THE SWPPP. A SWPPP IS A LIVING DOCUMENT THAT NEEDS TO BE UPDATED ON A REGULAR BASIS TO MONITOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES IMPLEMENTED ON THE SITE FOR THE DURATION OF THE PROJECT.
  - DISTURB THE LEAST AREA POSSIBLE TO COMPLETE THE SCOPE OF THE PROJECT.
  - ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY.
  - INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSERT COPIES OF THE INSPECTION FORMS INTO THE ONSITE SWPPP AND SEND A COPY TO HY-VEE.
  - FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE BEING PERFORMED.
  - SOIL STABILIZATION SCHEDULE TEMPORARY SEEDING WITH OATS - 2 TO 3 BUSHELS PER ACRE - AND MULCH ALL SLOPES 4:1 AND STEEPER WILL BE INITIATED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF MORE THAN 21 CALENDAR DAYS BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED. THIS SEQUENCE SHALL REPEAT AS GROUND COVER IS REMOVED BY SUBSEQUENT CONSTRUCTION ACTIVITY.
  - GENERAL CONTRACTOR SHALL IMPLEMENT ALL POLLUTION PLAN ACTIVITY WITH THE ASSISTANCE OF THE UTILITY SUBCONTRACTORS, BUILDING CONTRACTORS AND SUPPLIERS.
  - APPLY FREQUENT LIGHT WATERING TO GROUND SURFACE, AS REQUIRED TO CONTROL DUST.
  - UPON COMPLETION AT CONSTRUCTION, SOD ALL DISTURBED AREAS PER PROJECT SPECIFICATIONS.
  - MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS. CLEANING OF CONTROL DEVICES SHALL BEGIN WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.

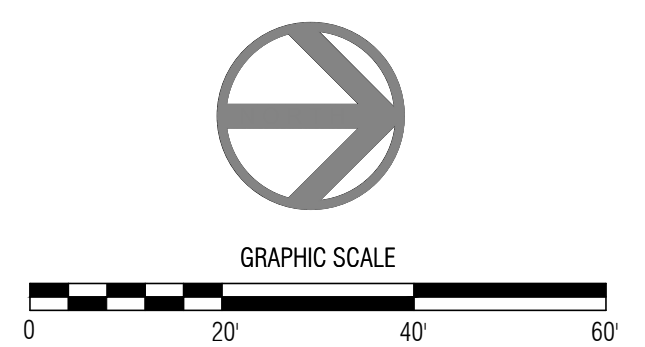
- LOCATION OF SOLID WASTE CONTAINER AND PORTABLE RESTROOM TO BE SPECIFIED BY CONTRACTOR AND UPDATED IN SWPPP.
  - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE IMPLEMENTING AGENCY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENT.
  - LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL. VEGETATE OR MULCH AREAS WITH EXPOSED SOILS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK. ADD SURFACE GRAVEL TO REDUCE THE SOURCE OF DUST EMISSION. LIMIT THE AMOUNT OF FINE PARTICLES (THOSE SMALLER THAN 0.075MM) TO 10 TO 20 PERCENT. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED TO PREVENT CARRYOUT OF MUD ONTO STREET. USE VACUUM STREET SWEEPERS TO SWEEP UP ANY TRACKED SEDIMENT. REMOVE MUD AND OTHER DIRT PROMPTLY SO IT DOES NOT DRY AND THEN TURN INTO DUST. LIMIT DUST CAUSING WORK ON WINDY DAYS.
- OWNER**  
 HY-VEE, INC.  
 5820 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA, 50266
- COCCA DEVELOPMENT  
 100 DEBARTLO PLACE, SUITE 400  
 YOUNGSTOWN, OHIO 45512
- AREA TO BE DISTURBED: 1987,177 SF/4.54 AC +/-**

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**LEGEND**

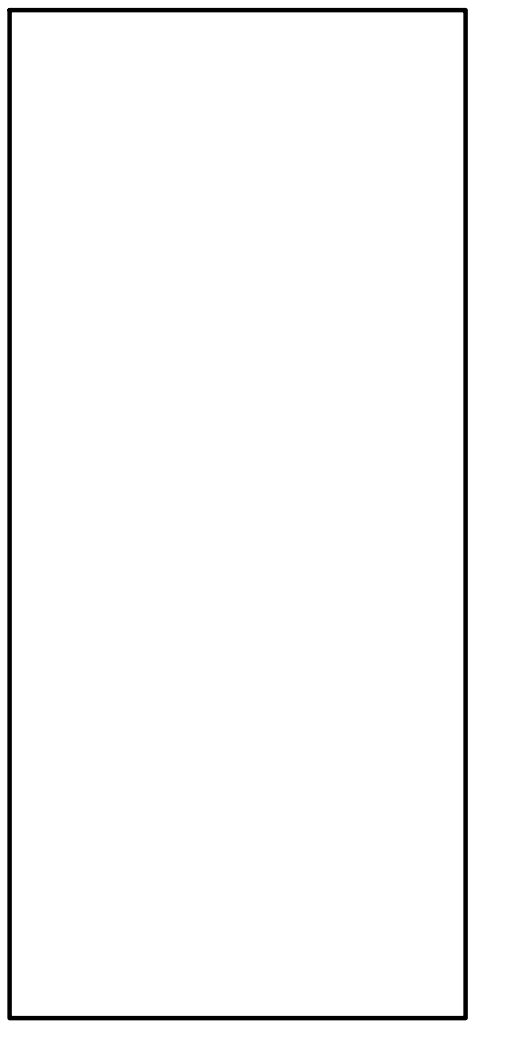
	SILT FENCE
	STABILIZED CONSTRUCTION EXIT
	INLET PROTECTION
	EROSION CONTROL SIGNAGE
	DRAINAGE PATTERN

**IOWA ONE CALL**  
 CALL 811 / 1-800-292-8989  
 2 Working Days BEFORE YOU DIG  
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REVISION DATE

REVISION	DATE



LOCATION:  
**POLK CITY DOLLAR FRESH  
 E 3RD ST & W BRIDGE RD**

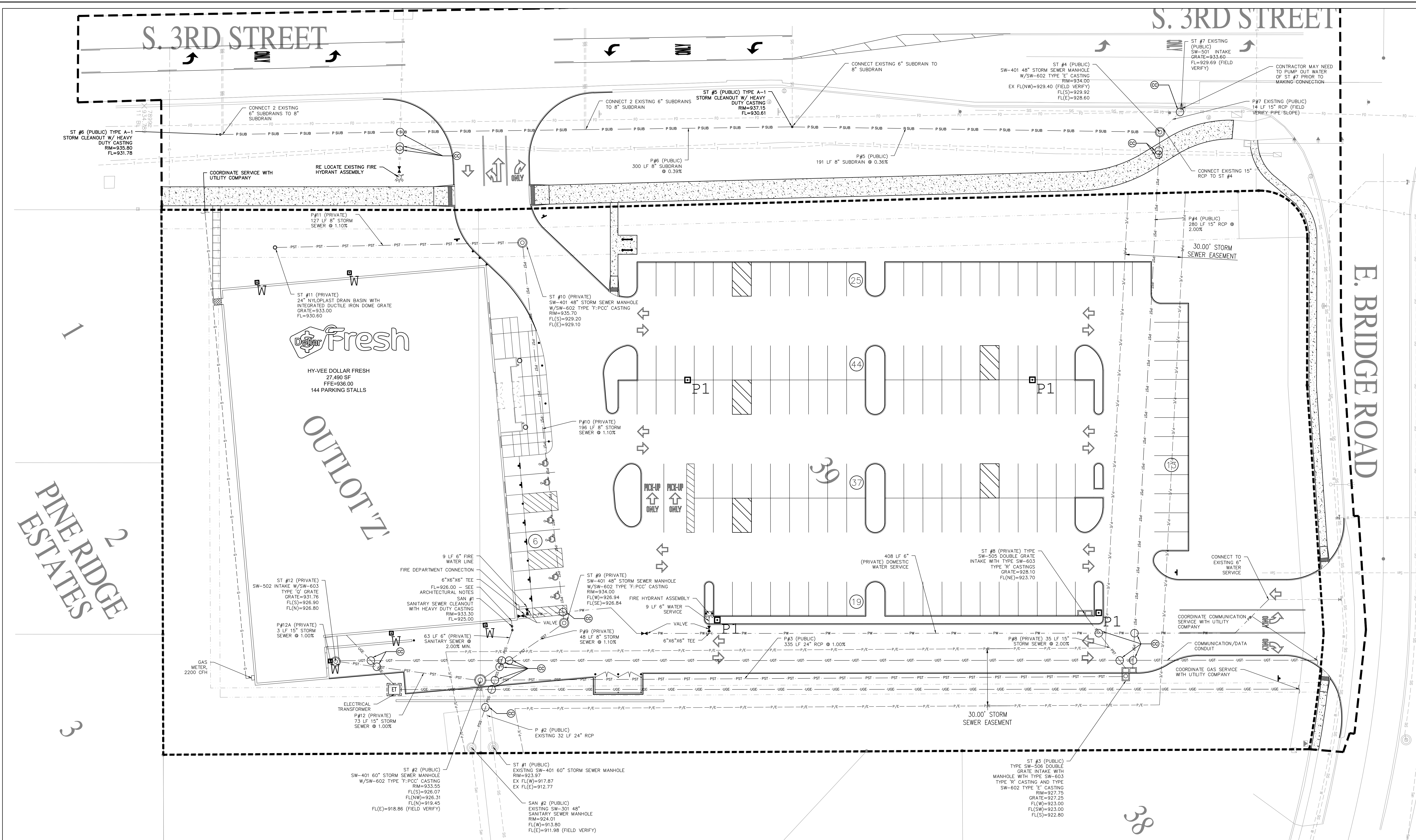
COCCA DEVELOPMENT  
 100 DEBARTLO PLACE, SUITE 400  
 YOUNGSTOWN, OHIO 45512  
 TELEPHONE: (330) 728-1010  
 ATTN: ANTHONY COCCA

**Fresh.**

**EROSION CONTROL PLAN**

DRAWN: IOM	DATE: 6/11/2021
SCALE: 1"=20'	JOB NUMBER: 098.001
SHEET:	

**C3.1**



**UTILITY NOTES**

- PROTECT EXISTING UTILITIES WHICH 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.
- SITWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING AND CAP FOR CONNECTION BY BUILDING UTILITY CONTRACTOR. COORDINATE ALL INVERT ELEVATIONS AND PIPING LOCATIONS WITH BUILDING PLANS.
- SEE DETAILS FOR UTILITY TRENCH CONSTRUCTION REQUIREMENTS. GEOTECHNICAL ENGINEER TO OBSERVE UTILITY TRENCH BACKFILL AND COMPACTION PROCEDURES.
- BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
- ALL WATER SERVICE CONSTRUCTION AND PRODUCTS SHALL COMPLY WITH SUDAS.

- WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM AND IN COMPLIANCE WITH SUDAS. ALL NEW WATER SERVICES LARGER THAN 2" DIAMETER THAT ARE LOCATED WITHIN 1,000' RADIUS OF A LEAKING UNDERGROUND STORAGE TANK (LUST) SITE WILL BE REQUIRED TO BE DUCTILE IRON PIPE WITH NITRILE GASKETS AND ALL 1" AND 2" SERVICES MUST BE TYPE K COPPER UNLESS DOCUMENTATION IS PROVIDED THAT THE PIPE IS BEING INSTALLED OUTSIDE OF THE CONTAMINATED AREA.
- ALL WATER PIPING SHALL HAVE A MINIMUM OF 6'-0" COVER.
- CONTACT POLK CITY PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.
- WATER LINES SHALL BE INSTALLED TO SUDAS SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
- FIRE HYDRANTS SHALL BE WATEROUS 6-1/4" PACER, LEFT OPEN, PAINTED YELLOW, WITH TWO 1 1/2" SIDE NOZZLES AND ONE 5" FRONT PUMPER NOZZLE.
- FOLLOW SUDAS FOR WATER SERVICE CONSTRUCTION SECTIONS 5030 TESTING AND DISINFECTION.
- SANITARY SEWER PIPING SHALL BE SOLID WALL POLYVINYL CHLORIDE (PVC) PER SUDAS SECTION 4010.

- ALL CONSTRUCTION SHALL CONFORM TO SUDAS.
- A RAPID-ENTRY LOCK BOX SHALL BE INSTALLED ON THE BUILDING, WITH THE MODEL AND LOCATION ARE SUBJECT TO THE APPROVAL OF THE FIRE CHIEF.
- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN THE PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
- THE PROPOSED BUILDING SHALL BE SPRINKLERED.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**LEGEND**

●	PROPOSED BOLLARD	— PST —	PROPOSED STORM SEWER
○	PROPOSED LIGHT FIXTURE AND BASE	— PSS —	PROPOSED SANITARY SEWER
⊙	PROPOSED SANITARY SEWER MANHOLE	— UGE —	PROPOSED UNDERGROUND ELECTRIC
⊕	PROPOSED CLEANOUT	— UGT —	PROPOSED UNDERGROUND TELEPHONE
⊖	PROPOSED STORM SEWER MANHOLE	— G —	PROPOSED GAS MAIN
⊗	PROPOSED STORM SEWER INTAKE	— PW —	PROPOSED WATER MAIN
⊘	PROPOSED TRAFFIC SIGN	—	PROPERTY LINE
⊙	PROPOSED FIRE HYDRANT	—	SETBACK LINE
⊙	PROPOSED WATER VALVE	—	EASEMENT LINE
⊙	PROPOSED FROST FREE HYDRANT	—	PROPOSED CONTOUR LINE
700.00	PROPOSED SPOT ELEVATION	930	PROPOSED SIDEWALK
700.00TC	GUTTER ELEVATION	—	PROPOSED 6" PCC
700.00GU	TOP OF CURB ELEVATION	—	PROPOSED 6" PCC
TW	TOP OF WALL ELEVATION	—	CRITICAL UTILITY CROSSING
BW	BOTTOM OF WALL ELEVATION	—	PROPOSED CONSTRUCTION ENTRANCE
TYP	TYPICAL	—	
⊙	PROPOSED SHRUB	—	
⊙	PROPOSED TREE	—	

LOCATION:  
**POLK CITY DOLLAR FRESH  
E 3RD ST & W BRIDGE RD**

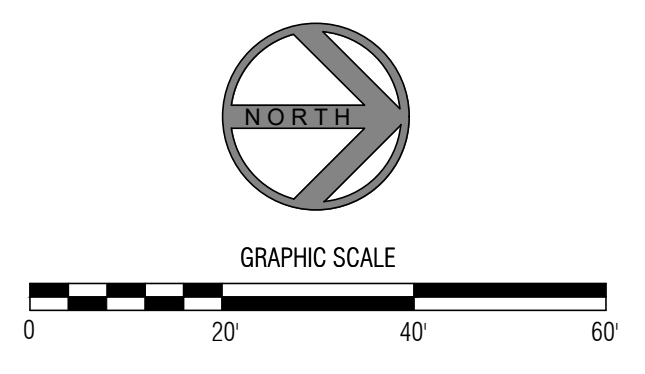
COCCA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA

**UTILITY PLAN**

DRAWN: IOM DATE: 6/11/2021  
SCALE: 1"=20' JOB NUMBER: 098.001  
SHEET:

**C4.0**

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S. 3RD STREET

S. 3RD STREET

E. BRIDGE ROAD

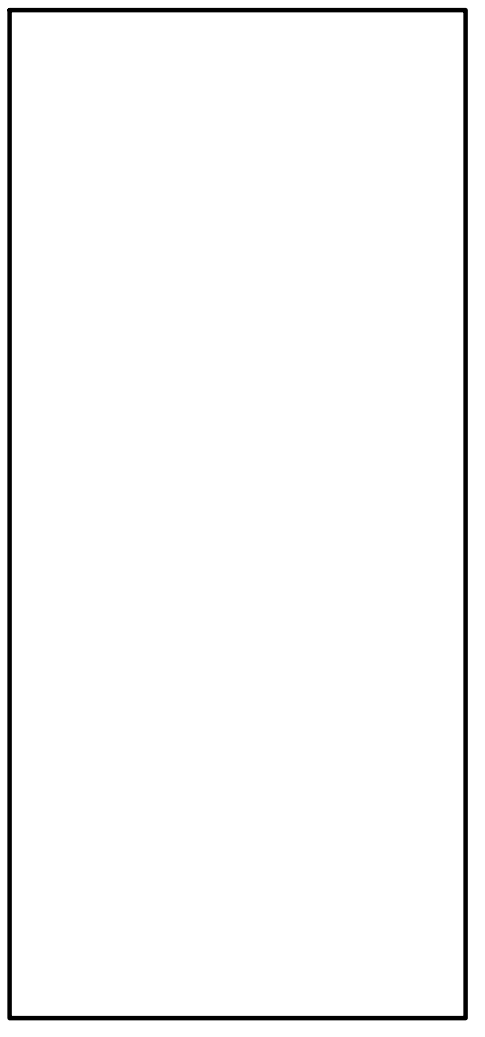


HY-VEE DOLLAR FRESH  
27,490 SF  
FFE-908.00  
144 PARKING STALLS

OUTLOT 'Z'

BRIDGE

REVISION	DATE	BY



LOCATION:  
**POLK CITY DOLLAR FRESH**  
E 3RD ST & W BRIDGE RD

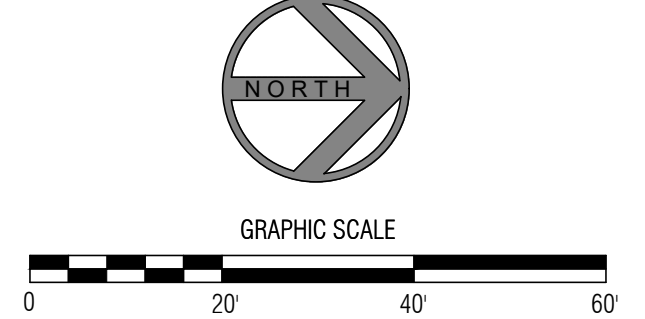
COCCA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊕	4	P1	SINGLE	N.A.	0.900	RCF-L-96L-1_ZA-NK-G2-5W - 30" POLE ON 3" BASE
⊕	9	W	SINGLE	N.A.	0.900	LPW32-G3-B

LEGEND	
●	PROPOSED BOLLARD
⊕	PROPOSED LIGHT FIXTURE AND BASE
⊕	PROPOSED SANITARY SEWER MANHOLE
⊕	PROPOSED CLEANOUT
⊕	PROPOSED STORM SEWER MANHOLE
⊕	PROPOSED STORM SEWER INTAKE
⊕	PROPOSED TRAFFIC SIGN
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED WATER VALVE
⊕	PROPOSED FROST FREE HYDRANT
⊕	PROPOSED SPOT ELEVATION
700.00TC	TOP OF CURB ELEVATION
700.00GU	GUTTER ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
TYP	TYPICAL
○	PROPOSED SHRUB
○	PROPOSED TREE
---	PROPOSED EROSION CONTROL FENCE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED GAS MAIN
---	PROPOSED WATER MAIN
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	PROPOSED CONTOUR LINE
---	PROPOSED SIDEWALK
---	PROPOSED 8" PCC
---	PROPOSED 6" PCC
---	CRITICAL UTILITY CROSSING
---	PROPOSED CONSTRUCTION ENTRANCE

**PRELIMINARY  
NOT FOR CONSTRUCTION**

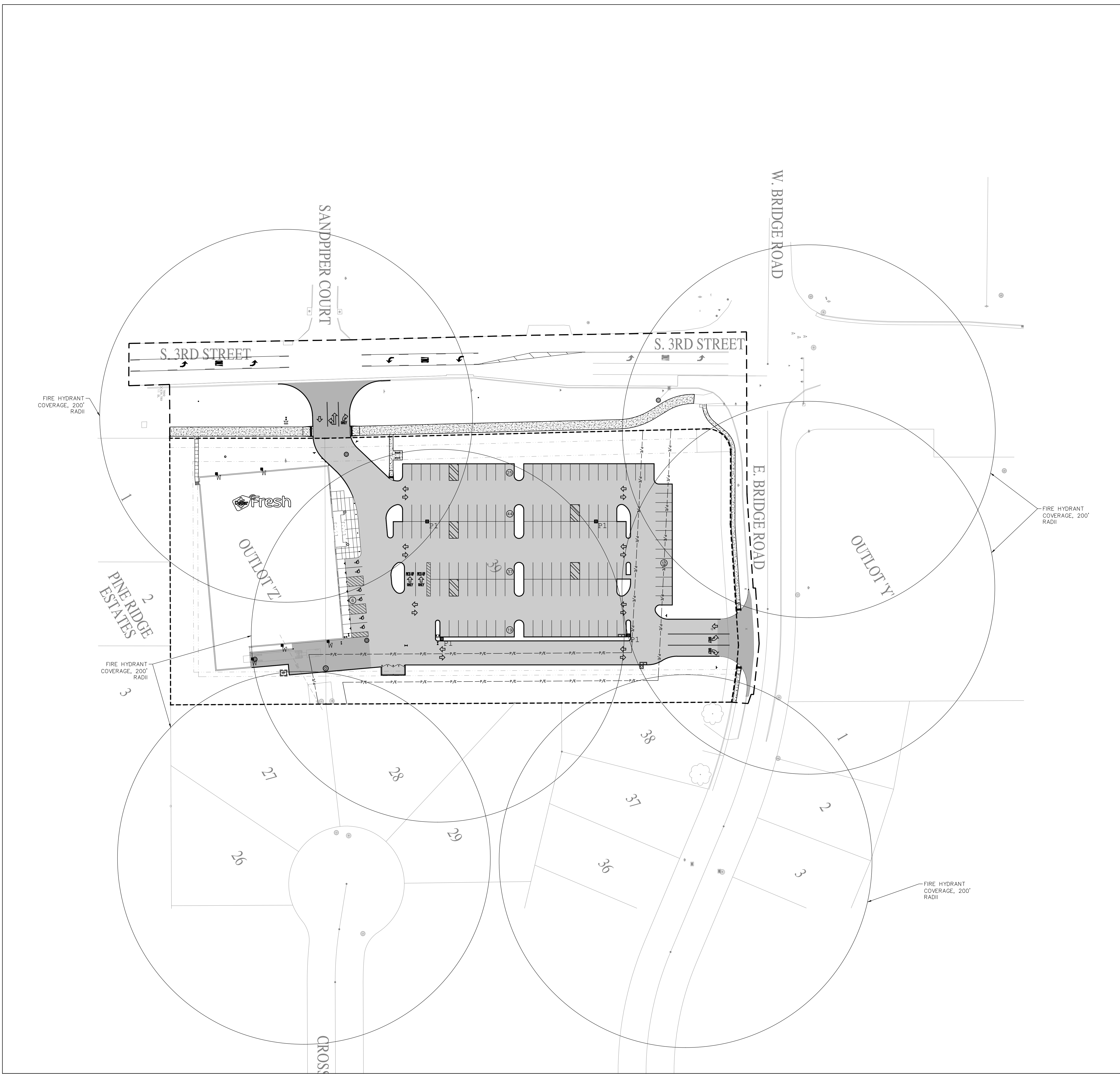
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PHOTOMETRIC PLAN

DRAWN:	DATE:
DOM	6/11/2021
SCALE:	JOB NUMBER:
1"=20'	098.001
SHEET:	

**C4.1**



LEGEND			
●	PROPOSED BOLLARD	— PST —	PROPOSED EROSION CONTROL FENCE
■	PROPOSED LIGHT FIXTURE AND BASE	— PSS —	PROPOSED STORM SEWER
○	PROPOSED SANITARY SEWER MANHOLE	— UGE —	PROPOSED SANITARY SEWER
○	PROPOSED CLEANOUT	— UGT —	PROPOSED UNDERGROUND ELECTRIC
○	PROPOSED STORM SEWER MANHOLE	— G —	PROPOSED UNDERGROUND TELEPHONE
○	PROPOSED STORM SEWER INTAKE	— FW —	PROPOSED GAS MAIN
—	PROPOSED TRAFFIC SIGN	—	PROPOSED WATER MAIN
—	PROPOSED FIRE HYDRANT	—	PROPERTY LINE
—	PROPOSED WATER VALVE	—	SETBACK LINE
—	PROPOSED FROST FREE HYDRANT	—	EASEMENT LINE
700.00	PROPOSED SPOT ELEVATION	— 930 —	PROPOSED CONTOUR LINE
700.00TC	TOP OF CURB ELEVATION	—	PROPOSED SIDEWALK
700.00GU	GUTTER ELEVATION	—	PROPOSED 8" PCC
TW	TOP OF WALL ELEVATION	—	PROPOSED 6" PCC
BW	BOTTOM OF WALL ELEVATION	—	PROPOSED 6" PCC
TYP	TYPICAL	—	CRITICAL UTILITY CROSSING
○	PROPOSED SHRUB	—	PROPOSED CONSTRUCTION ENTRANCE
○	PROPOSED TREE	—	

REVISION	DATE	BY

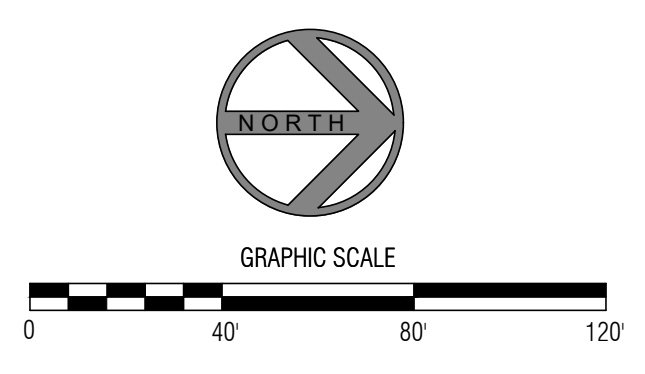
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**FOR REFERENCE ONLY**

LOCATION:  
**POLK CITY DOLLAR FRESH**  
**E 3RD ST & W BRIDGE RD**  
 COCCA DEVELOPMENT  
 100 DEARBORN PLACE, SUITE 400  
 YOUNGSTOWN, OHIO 44512  
 TELEPHONE: (330) 728-1010  
 ATTN: ANTHONY COCCA

**HYDRANT  
COVERAGE  
MAP**

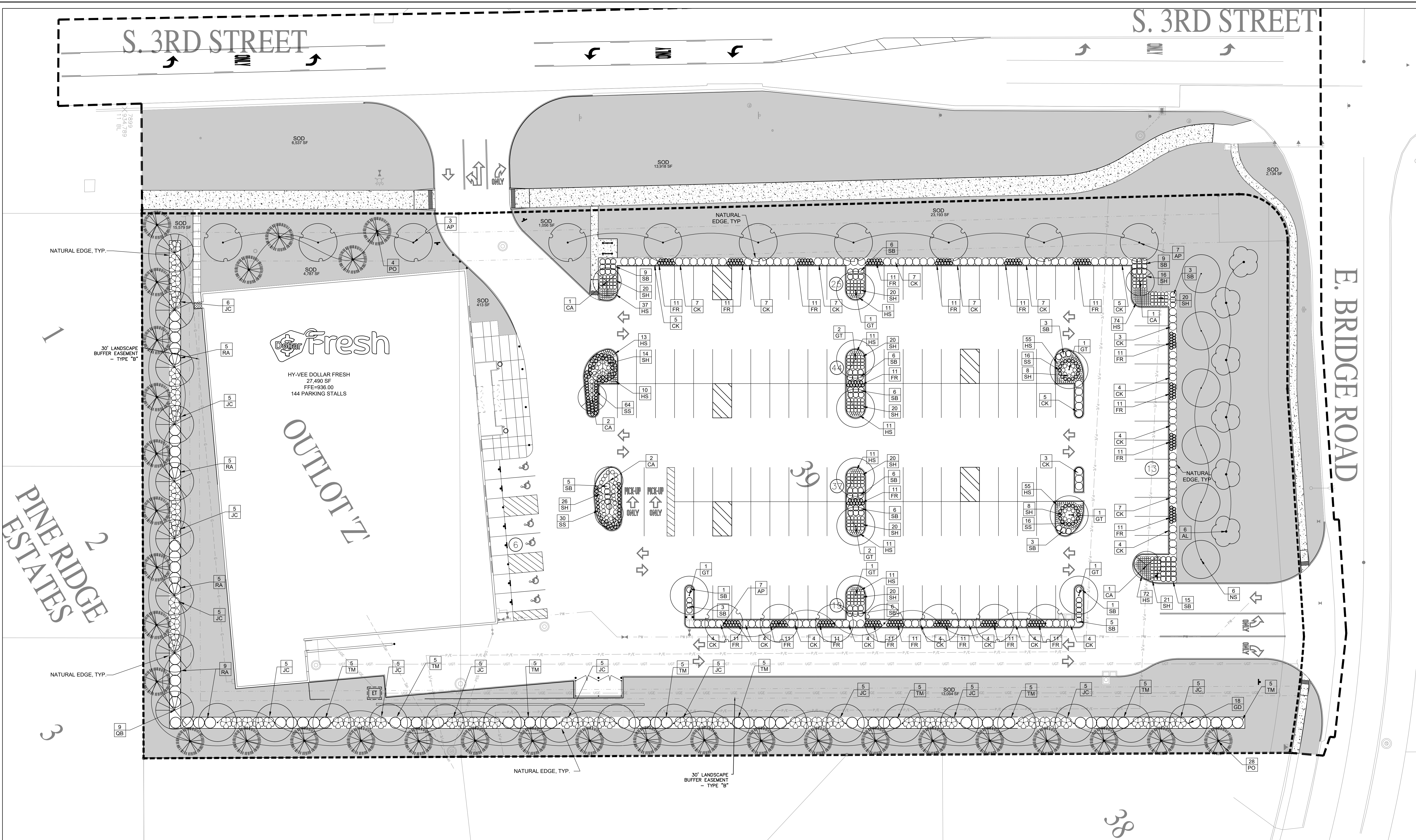
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 2 Working Days BEFORE YOU DIG  
 DigSafeWait48.com



DRAWN:	DATE:
IOM	6/11/2021
SCALE:	JOB NUMBER:
1" = 40'	098.001

**C4.2**





LANDSCAPE/FRONTAGE OPEN SPACE PLANTING SCHEDULE					
	QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE METHOD
TREES	10	AP	Quercus robur x bicolor 'Long'	REGAL PRINCE ENGLISH OAK	2-2" Cal. B&B
	5	NS	Nyssa sylvatica 'Wildfire'	WILD FIRE SWEET GUM	2-2" Cal. B&B
	6	AL	Amelanchier laevis	ALLEGHANY SERVICEBERRY	2-2" Cal. B&B
	4	PO	Picea omorika	SERBIAN SPRUCE	6' Ht. B&B
SHRUBS	42	SB	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	5 Gal. Cont.
	110	CK	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	5 Gal. Cont.
PERENNIALS & GRASSES	194	HS	Hemerocallis 'Stella d' Oro'	STELLA D' ORO DAYLILY	3 Gal. Cont.
	97	SH	Sporobolus Heterolepis	PRAIRIE DROPSEED	3 Gal. Cont.
	121	FR	Calamagrostis x acutiflora	FEATHER REED GRASS	3 Gal. Cont.

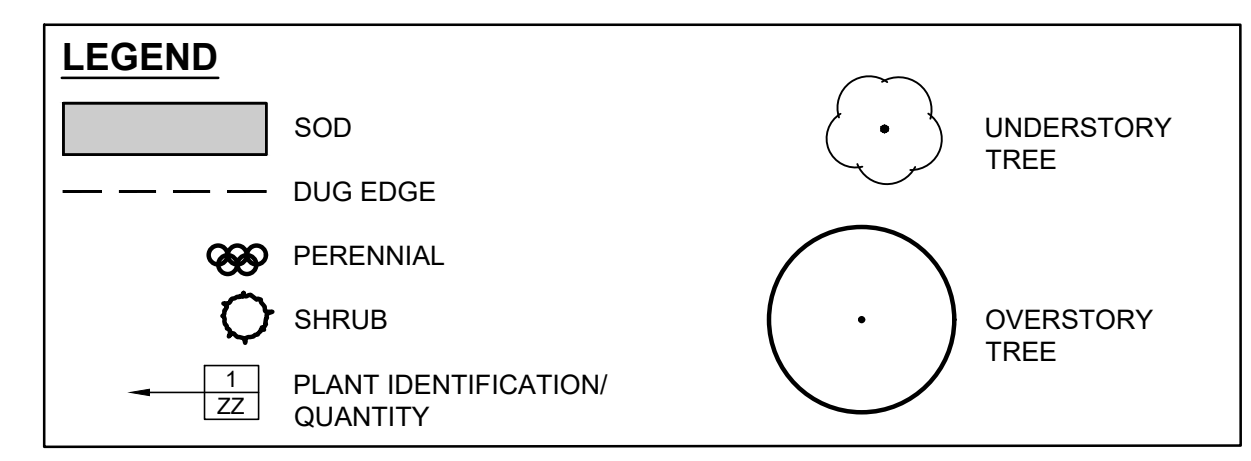
REPLACE ALL DISTURBED AREAS WITH SOD.  
GRAPHIC SYMBOLS SUPERSEDE WRITTEN QUANTITIES WHERE DISCREPANCIES OCCUR.

PARKING PLANTING SCHEDULE					
	QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE METHOD
TREES	7	CA	Cercis canadensis	EASTERN REDBUD	1-1" Cal. B&B
	10	GT	Gleditsia tricanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2-2" Cal. B&B
	7	AP	Quercus robur x bicolor 'Long'	REGAL PRINCE ENGLISH OAK	2-2" Cal. B&B
SHRUBS	51	SB	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	5 Gal. Cont.
	40	CK	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	5 Gal. Cont.
PERENNIALS & GRASSES	188	HS	Hemerocallis 'Stella d' Oro'	STELLA D' ORO DAYLILY	3 Gal. Cont.
	156	SH	Sporobolus Heterolepis	PRAIRIE DROPSEED	3 Gal. Cont.
	126	SS	Schizachyrium scoparium	LITTLE BLUE STEM	3 Gal. Cont.

REPLACE ALL DISTURBED AREAS WITH SOD.  
GRAPHIC SYMBOLS SUPERSEDE WRITTEN QUANTITIES WHERE DISCREPANCIES OCCUR.

BUFFER TYPE "B" PLANTING SCHEDULE					
	QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE METHOD
TREES	9	OB	Quercus bicolor	SWAMP WHITE OAK	2-2" Cal. B&B
	18	GD	Cymodactele ilicoides	KENTUCKY COFFEETREE	2-2" Cal. B&B
	28	PO	Picea omorika	SERBIAN SPRUCE	6' Ht. B&B
SHRUBS	45	TM	Taxus x media 'Tauntonii'	TAUNTON YEW	5 Gal. Cont.
	66	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	5 Gal. Cont.
	24	RA	Ribes alpinum 'Green Mound'	GREEN MOUND ALPINE CURRENT	5 Gal. Cont.

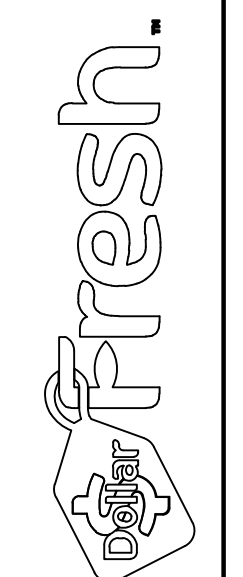
REPLACE ALL DISTURBED AREAS WITH SOD.  
GRAPHIC SYMBOLS SUPERSEDE WRITTEN QUANTITIES WHERE DISCREPANCIES OCCUR.



TYPE 'B' LANDSCAPE BUFFER	OPEN SPACE AREA	PARKING AREA LANDSCAPE REQUIREMENTS
<ol style="list-style-type: none"> <li>SEMI-OPAQUE SCREEN TYPE 'B'</li> <li>OPAQUE TO HEIGHT OF 3'</li> <li>INTERMITTENT VISUAL OBSTRUCTION FROM 3' TO 20' NOT TO EXCEED 10' WIDE</li> <li>BASED ON AVERAGE MATURE HEIGHT AND DENSITY</li> <li>MAY CONTAIN DECIDUOUS PLANTINGS</li> <li>30' WIDE MINIMUM BUFFER</li> </ol>	<ol style="list-style-type: none"> <li>MINIMUM 15% OF OPEN SPACE:</li> <li>TOTAL AREA: 174,061 SF (100%)</li> <li>OPEN SPACE REQUIRED: 26,109 SF (15.0%)</li> <li>LANDSCAPE/FRONTAGE OPEN SPACE: 32,732 SF</li> <li>BUFFER OPEN SPACE: 33,536 SF</li> <li>TOTAL OPEN SPACE PROVIDED: 66,268 SF (38.1%)</li> </ol>	<ol style="list-style-type: none"> <li>VEHICLE PAVEMENT AREA x 20%: 80,303 SF x 20% = 16,061 SF</li> <li>PLANT SQUARE FOOTAGE/700: 16,061 SF / 700 = 23 REQUIRED TREES</li> <li>PROVIDED TREES = 24</li> </ol>
<ol style="list-style-type: none"> <li>LANDSCAPE/FRONTAGE OPEN SPACE PLANTING:</li> <li>TWO (2) TREES AND SIX (6) SHRUBS/3,000 SF OF OPEN SPACE</li> <li>33,536 SF/3,000 SF = 12 X 2 TREES = 24</li> <li>REQUIRED TREES: 24</li> <li>PROVIDED TREES: 55</li> <li>33,536 SF/3,000 SF = 12 X 6 SHRUBS = 72</li> <li>REQUIRED SHRUBS: 72</li> <li>PROVIDED SHRUBS: 152</li> </ol>	<ol style="list-style-type: none"> <li>LANDSCAPE/FRONTAGE OPEN SPACE PLANTING:</li> <li>TWO (2) TREES AND SIX (6) SHRUBS/3,000 SF OF OPEN SPACE</li> <li>32,732 SF/3,000 SF = 11 X 2 TREES = 22</li> <li>REQUIRED TREES: 22</li> <li>PROVIDED TREES: 26</li> <li>32,732 SF/3,000 SF = 11 X 6 SHRUBS = 66</li> <li>REQUIRED SHRUBS: 66</li> <li>PROVIDED SHRUBS: 152</li> </ol>	

**PRELIMINARY  
NOT FOR CONSTRUCTION**

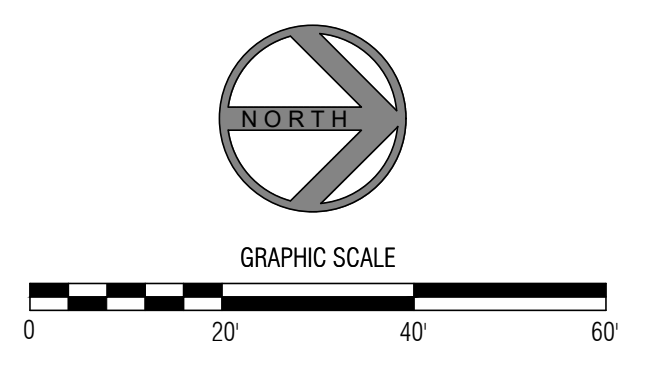
LOCATION:  
**POLK CITY DOLLAR FRESH  
E 3RD ST & W BRIDGE RD**  
COCOA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA



**PLANTING PLAN**

DRAWN: RAH	DATE: 6/11/2021
SCALE: 1"=20'	JOB NUMBER: 098.001
SHEET:	

**C5.0**



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**GENERAL NOTES**

1. ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOD, SHALL BE COMPLETED PRIOR TO GRAND OPENINGS.
2. ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST ADDITION).
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF HY-VEE, INC.
4. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES
5. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE. DRAWINGS SHALL GOVERN.
6. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.
7. PROVIDE A ONE-YEAR WARRANTY ON ALL TREES, SHRUBS AND PERENNIALS.

**SOIL PREPARATION:**

1. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE SHALL BE BETWEEN 5.4 AND 7.0.
2. REMOVE DEBRIS AND WEEDS FROM SUBSOIL.
3. SCARIFY SUBSOIL TO DEPTH OF 2" PRIOR TO PLACING TOPSOIL.
4. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6". TOPSOIL PLACEMENT SHALL TAKE PLACE DURING DRY WEATHER. PREPARE TOPSOIL SO THAT IT IS FREE OF DEBRIS AND GRADED TO DRAIN AS INDICATED ON GRADING PLANS.
5. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.

**SEEDING:**

1. SUBMIT SEED MIXES, FERTILIZER, AND MULCH DATA TO OWNER'S REPRESENTATIVE.
2. SEED MIXTURE SHALL BE 90% TURF TYPE TALL FESCUE AND 10% TURF TYPE PERENNIAL RYEGRASS.
3. FERTILIZER FOR SEEDING AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF.
5. APPLY SEED AT RATE OF 10LBS/1000 SF EVENLY IN TWO DIRECTIONS.
6. MULCH SEEDED AREAS IMMEDIATELY AFTER SOWING WITH STRAW OR A BIODEGRADABLE MATTING WITH OPEN WEAVE
7. WATER NEWLY SEEDED AREAS SO THAT SOIL IS SATURATED TO DEPTH OF TOPSOIL.
8. HYDROSEEDING: FERTILIZER, MULCH, AND SEED SLURRY SHALL BE APPLIED WITH A HYDRAULIC SEEDER AT A RATE OF 2,000LBS/ACRE, EVENLY.
9. SEEDED AREAS WILL BE ACCEPTED WHEN GRASS IS WELL ESTABLISHED AND EXHIBITS VIGOROUS GROWING CONDITIONS WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING SEED UNTIL ACCEPTED.

**SOD:**

1. SOD SHALL BE NURSERY GROWN GRADE, CULTIVATED GRASS SOD WITH STRONG FIBROUS ROOT SYSTEM FREE OF STONES, BURNED OR BARE SPOTS CONTAINING NO MORE THAN 5 WEEDS PER 1000 SF.
2. SOD MIXTURE SHALL BE 40% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS, 30% FINE FESCUES
3. FERTILIZER FOR SODDED AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF TO TOPSOIL PRIOR TO PLACING SOD.
5. MOISTEN PREPARED SOIL IMMEDIATELY PRIOR TO LAYING SOD. LAY SOD IMMEDIATELY UPON DELIVERY TO THE SITE. LEAVING NO OPEN JOINTS OR OVERLAPPING JOINTS. DO NOT STRETCH SOD. DO NOT LAY SOD IF TEMPERATURE IS BELOW FREEZING.
6. ROLL SOD WITH 1/3 FULL ROLLER AFTER SOD AND SOIL HAVE DRIED. ROLL BEFORE THE FIRST WATERING.
7. SOD WILL BE ACCEPTED WHEN IT IS WELL ESTABLISHED AND SHOWS VIGOROUS GROWTH WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING AND REPLACING SOD AS NEEDED UNTIL ACCEPTED.

**PLANTING:**

1. PRESERVE AND PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL ERECT 4" CONSTRUCTION FENCE AROUND PERIMETER OF TREES AT THE DRIP LINE. CONTRACTOR SHALL NOT STORE MATERIALS OR ALLOW VEHICLES TO ACCESS OR PARK INSIDE DRIP LINES.
2. DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES DROP BELOW 35° F OR RISE ABOVE 90° F. DO NOT INSTALL PLANTS WHEN WIND VELOCITIES EXCEED 30 MPH.
3. DAMAGED OR DEFICIENT PLANTS WILL BE REJECTED.
4. TREES WILL HAVE A REASONABLY STRAIGHT TRUNK AND SINGLE LEADER.
5. SOIL AMENDMENTS SHALL BE TOPSOIL OR COMPOST. COMPOST: DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, INDUSTRIAL RESIDUALS, BIOSOLIDS, OR YARD TRIMMINGS. COMPOST WILL BE FREE OF LARGE PARTICLES AND WILL POSSESS NO OBJECTIONABLE ODOR, NOR RESEMBLE THE MATERIAL FROM WHICH IT WAS DERIVED
6. MULCH: COMPOSTED, SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR.
7. FILL PLANTING PITS WITH WATER TO DETERMINE DRAINAGE. IF WATER REMAINS IN HOLE AFTER 24 HOURS, INSTALL FRENCH DRAIN AS SHOWN IN DETAILS TO INSURE PROPER DRAINAGE.
8. INITIAL ACCEPTANCE: UPON COMPLETION OF PLANTING, OWNER'S REPRESENTATIVE WILL REVIEW WORK AND TAKE INITIAL ACCEPTANCE OF WORK UPON CORRECTION OF ANY NOTED DEFICIENCIES.

**IRRIGATION**

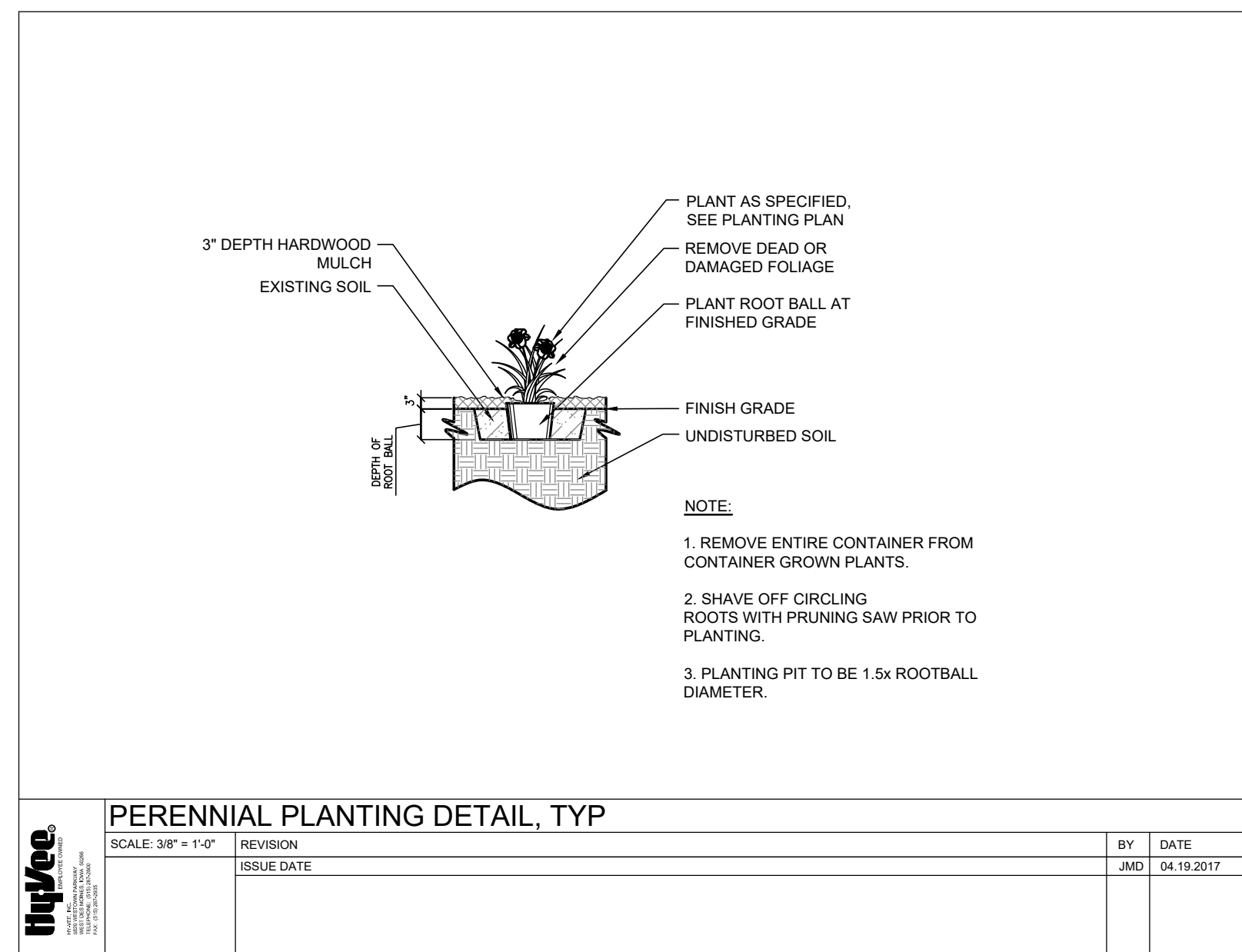
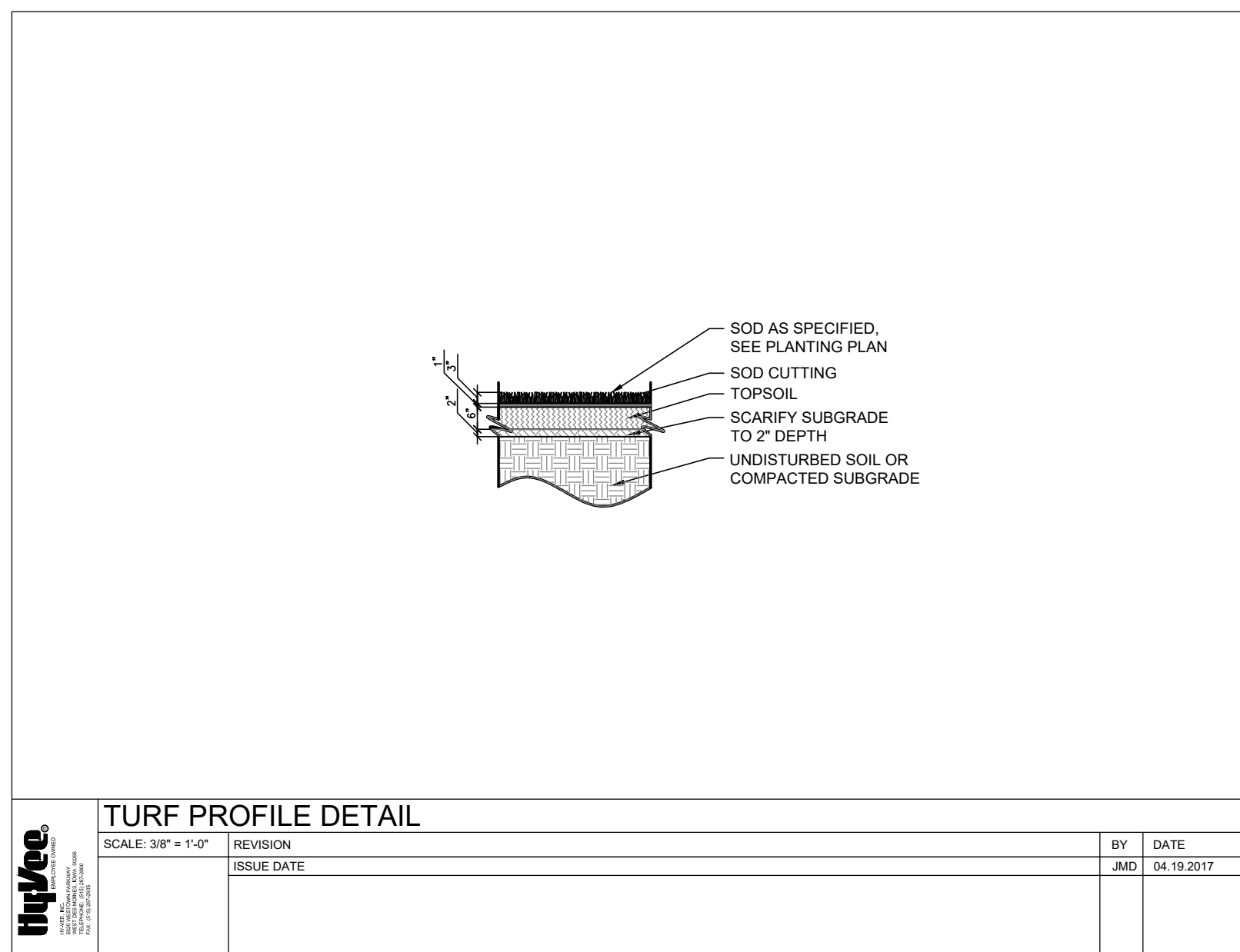
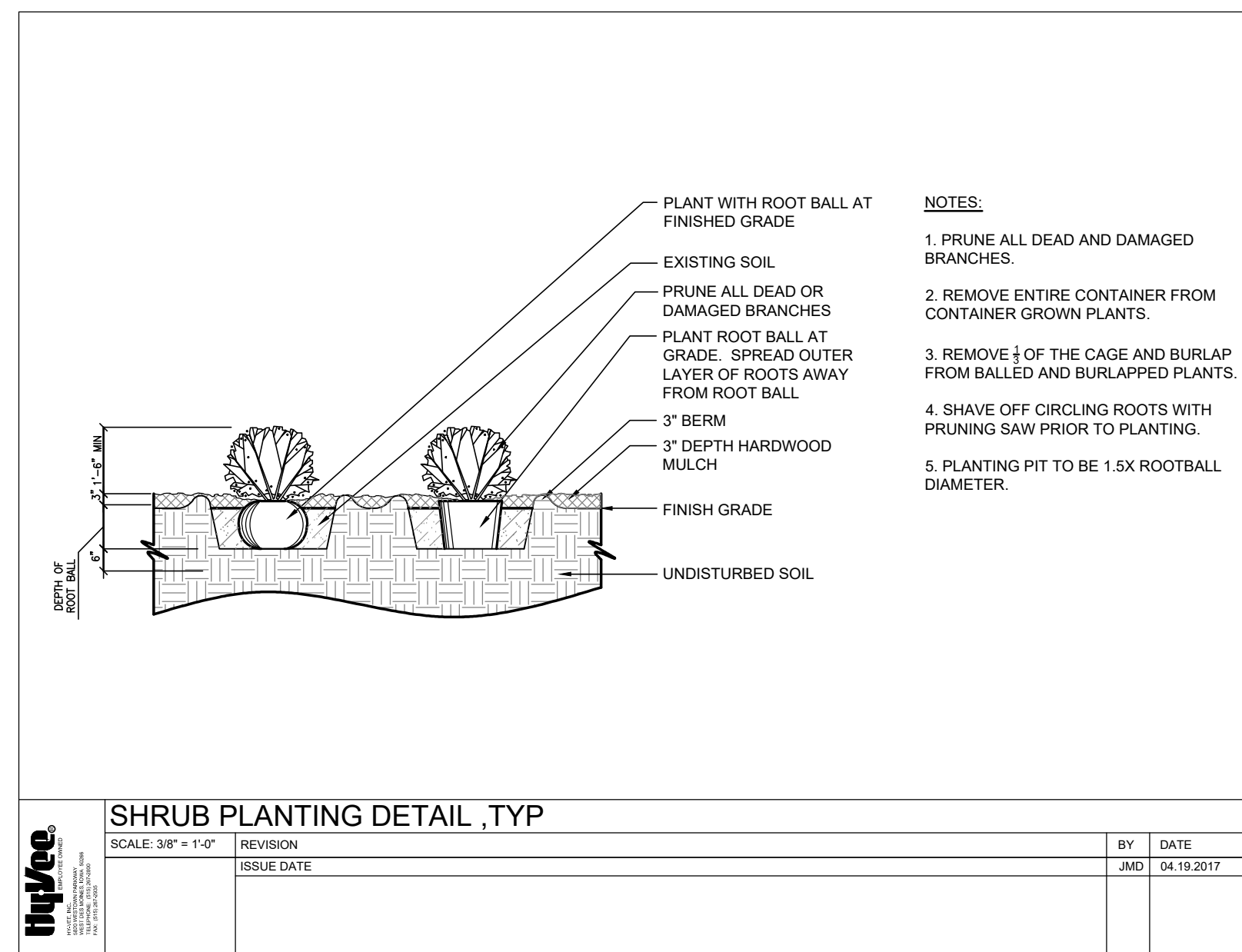
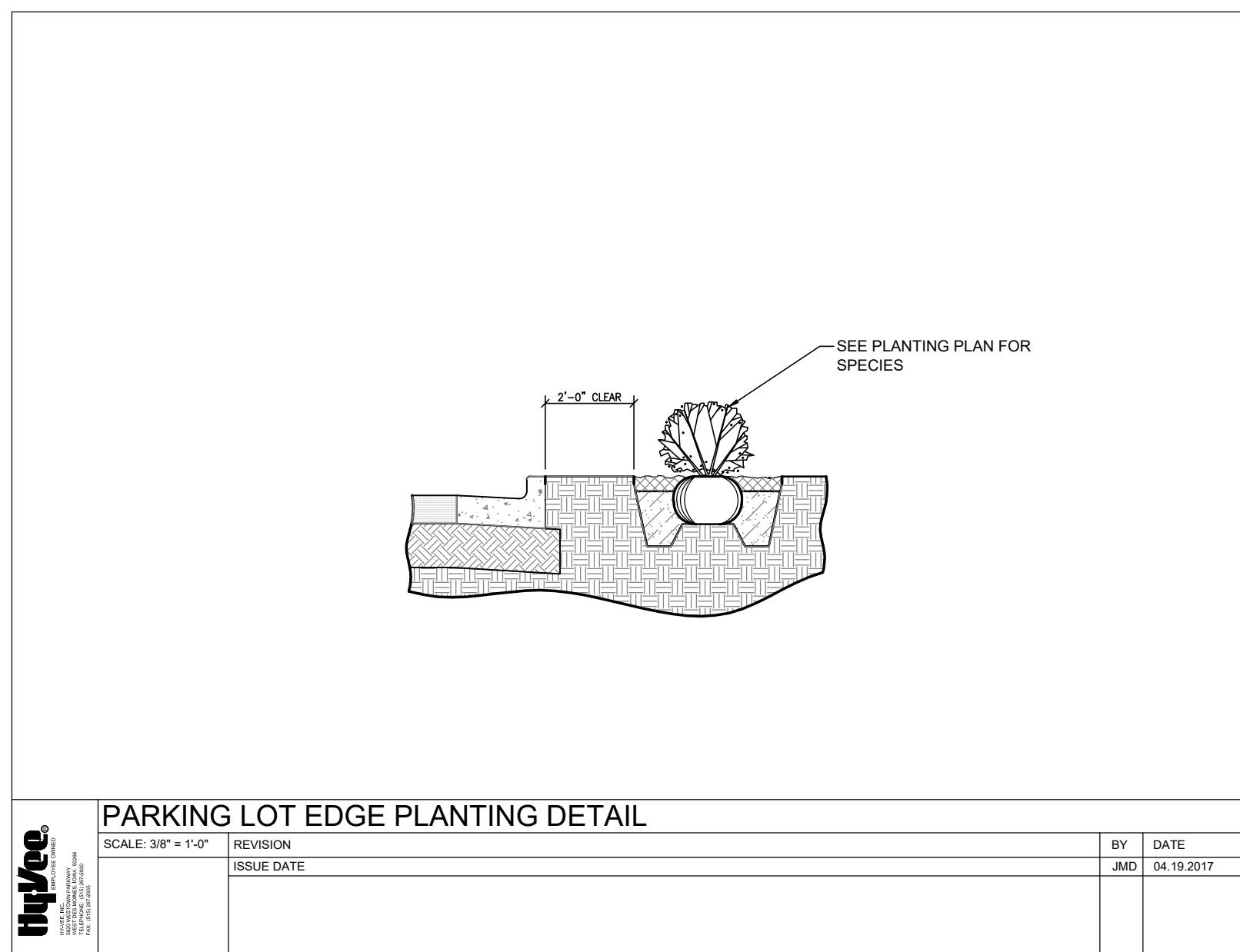
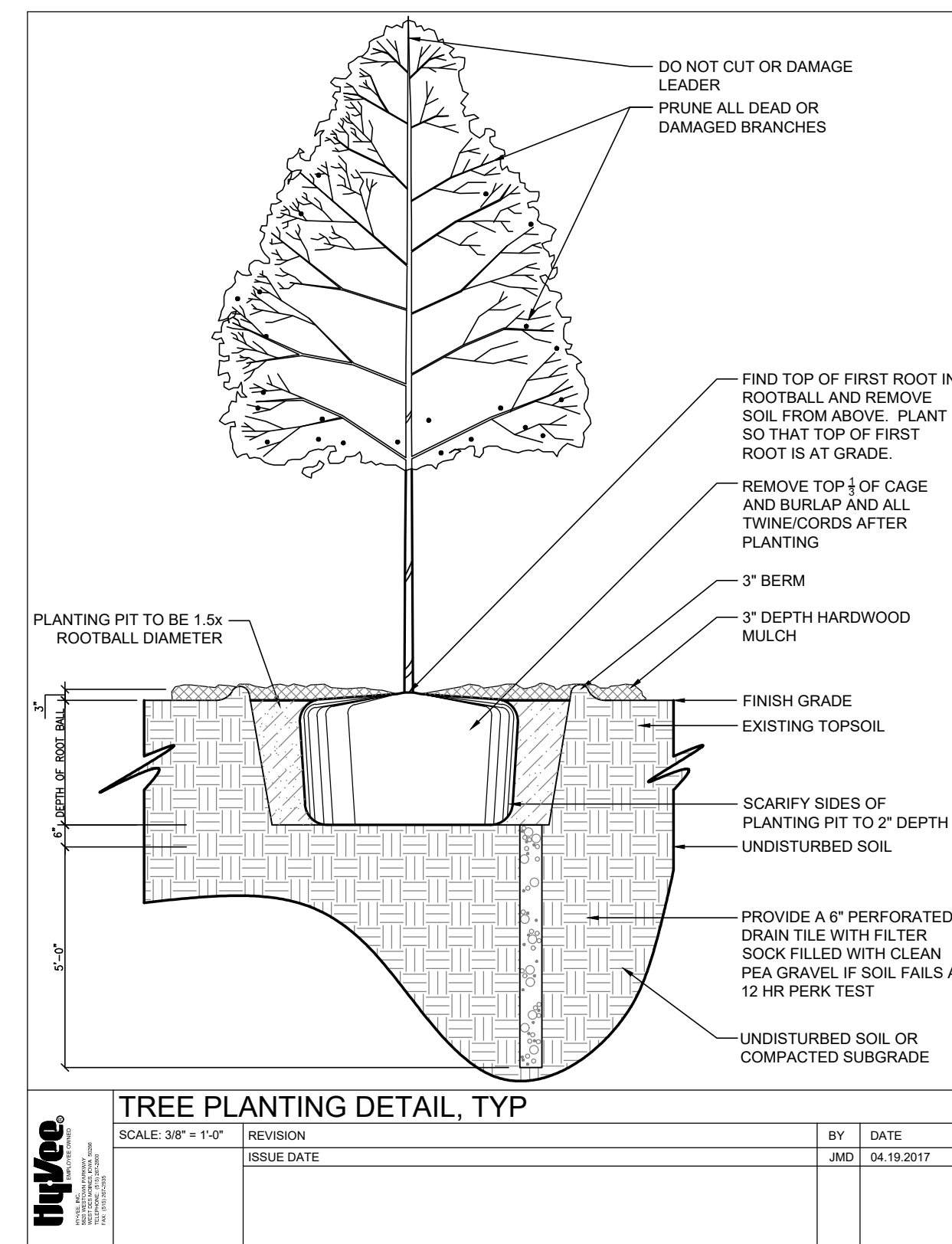
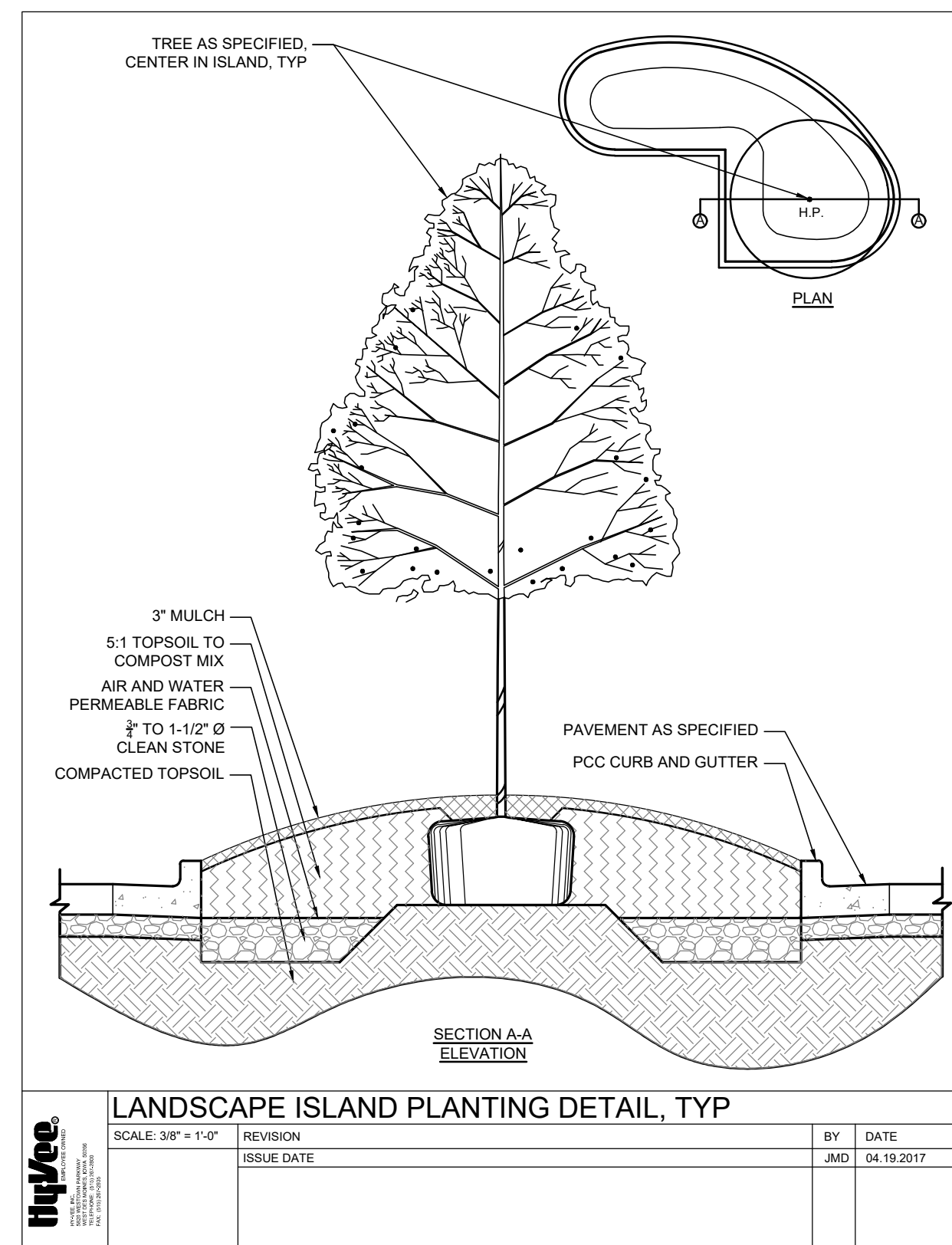
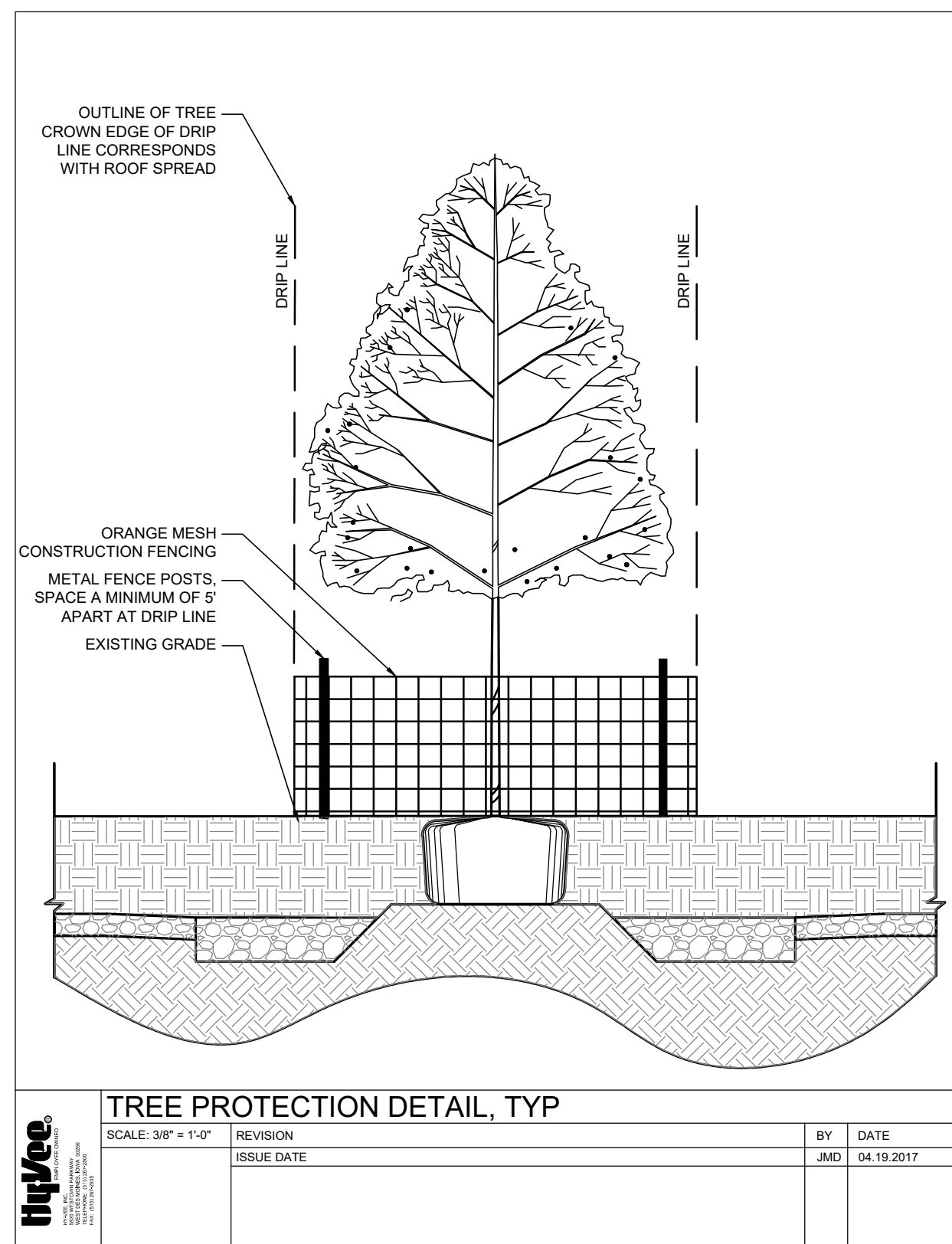
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FURNISHING ALL LABOR, MATERIALS, ACCESSORIES, EQUIPMENT AND OPERATIONS NECESSARY FOR INSTALLATION OF IRRIGATION SYSTEM.
2. CONTRACTOR TO SUBMIT IRRIGATION SYSTEM DESIGN AND COMPONENT CUT SHEETS TO HY-VEE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY APPROVALS, PERMITS, LICENSES AND INSPECTIONS REQUIRED BY LOCAL, MUNICIPAL, AND STATE JURISDICTIONS.
4. SYSTEM SHALL BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND IRRIGATION SYSTEM WITH PRESSURE BLOW-OUT DRAIN AS MANUFACTURED BY RAIN BIRD MANUFACTURING CORP. OR THE TORO COMPANY. SUBSTITUTIONS SUBJECT TO OWNER REVIEW AND APPROVAL.
5. AREAS TO BE IRRIGATED INCLUDE ALL SPACE INDICATED AS "SOD" ON THE PLANTING PLAN AND INCLUDE PARKING LOT ISLANDS, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE IRRIGATED VIA DRIP TYPE IRRIGATION.

**MATERIALS**

1. PIPING:
  - 1.1. PVC PIPE: ASTM D2241, 200 PSI PRESSURE RATED UPSTREAM FROM CONTROLS, 160 PSI DOWNSTREAM.
  - 1.2. COPPER PIPE: ASTM B42 REGULAR
  - 1.3. FITTINGS TO MATCH PIPE SIZE AND STYLE
  - 1.4. SOLVENT CEMENT: ASTM D2564 FOR PVC PIPE AND FITTINGS
  - 1.5. SOLDER AND FLUX: ASTM B32 TYPE 95TA SOLDER, PASTE
  - 1.6. SLEEVE MATERIAL: PVC
  - 1.7. OUTLETS: BRASS CONSTRUCTION
  - 1.8. ROTARY TYPE SPRINKLER HEAD: POP-UP TYPE WITH SCREENS; FULLY ADJUSTABLE FOR FLOW AND PRESSURE
  - 1.9. SPRAY TYPE SPRINKLER HEAD: POP-UP HEAD WITH FULL CIRCLE
  - 1.10. EMITTER: ADJUSTABLE OUTLET, NON-CLOGGING
  - 1.11. BUBBLER: ADJUSTABLE OUTLET
  - 1.12. QUICK COUPLER
2. MANUAL VALVES:
  - 1.1. GATE VALVES: BRONZE CONSTRUCTION, INSIDE SCREW WITH THREADED ENDS
  - 1.2. BACKFLOW PREVENTERS: BRONZE BODY CONSTRUCTION, DOUBLE CHECK VALVE TYPE.
3. CONTROLS AND CONTROL VALVES:
  - 1.1. CONTROLLER: AUTOMATIC CONTROLLER, MICROPROCESSOR SOLID STATE CONTROL WITH VISIBLE READOUT DISPLAY, TEMPORARY OVERRIDE FEATURE TO BYPASS CYCLE, TIMER FOR MULTIPLE STATION SYSTEM, PROGRAMMABLE FOR QUARTER HOUR INCREMENTS, WITH AUTOMATIC START AND SHUTDOWN, RAIN SENSOR CAPABLE OF TURNING OFF THE IRRIGATION SYSTEM IF ADEQUATE RAINFALL IS RECEIVED.
  - 1.2. CONTROLLER HOUSING: NEMA 250 TYPE 3, WEATHERPROOF, WATERTIGHT, WITH LOCKABLE ACCESS DOOR
  - 1.3. VALVES: ELECTRIC SOLENOID NORMALLY CLOSED; HYDRAULIC TUBING, WIRING, INCLUDING REQUIRED FITTINGS AND ACCESSORIES
  - 1.4. WIRE CONDUCTORS: COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL TYPE
  - 1.5. PROVIDE RAIN SENSORS
  - 1.6. DISCONNECT SWITCH: FACTORY MOUNTED DISCONNECT SWITCH IN CONTROL PANEL.

**EXECUTION**

1. VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND CONDITIONS PRIOR TO CONSTRUCTION. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.
2. COORDINATE LOCATION OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.
3. ROUTE PIPING TO AVOID PLANTS, GROUND COVER, AND STRUCTURES
4. TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPE TO DRAINS. KEEP TRENCHES FREE OF DEBRIS AND MATERIAL THAT ARE DAMAGING TO THE PIPE.
5. PROVIDE FOR THERMAL MOVEMENTS OF COMPONENTS IN SYSTEM.
6. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
7. PROVIDE 10 INCH EXPANSION COIL AT EACH CONTROL VALVE AND AT 100 FOOT INTERVALS. BURY WIRE BESIDE PIPE. MARK VALVES WITH NEOPRENE VALVE MARKERS CONTAINING LOCKING DEVICE. SET VALVE MARKERS IN 160 PSI PIPE RISERS EXITING FROM TOP OF VALVE TO FINISH GRADE.
8. AFTER PIPING IS INSTALLED AND PRIOR TO INSTALLING OUTLETS AND BACKFILLING, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.
9. INSTALL 3 INCH SAND COVER OVER PIPING AND PROTECT PIPE FROM DISPLACEMENT.
10. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKS FOR WHOLE SYSTEM MAINTAINING 100 PSI PRESSURE FOR ONE HOUR. SYSTEM IS ACCEPTABLE WHEN NO LEAKAGE OR LOSS OF PRESSURE OCCURS AND SYSTEM SELF DRAINS DURING TEST PERIOD.
11. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED TO ESTABLISH NEWLY INSTALLED PLANTS.
12. ADJUST HEADS FOR FULL WATER COVERAGE OF PLANTED AREAS.
13. INSTRUCT STORE PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.
14. FURNISH THE OPERATION AND MAINTENANCE MATERIALS, TWO EXTRA SPRINKLER HEADS OF EACH TYPE AND SIZE, TWO VALVE KEYS FOR MANUAL VALVES, TWO VALVE BOX KEYS, TWO KEYS FOR VALVE MARKERS, AND TWO WRENCHES FOR EACH HEAD CORE AND FOR REMOVING AND INSTALLING EACH HEAD TYPE.
15. PROVIDE ONE COMPLETE SPRING SEASON START UP AND FALL SEASON SHUT DOWN.



REVISION	DATE	BY

REVISION	DATE	BY

LOCATION: POLK CITY DOLLAR FRESH  
E 3RD ST & W BRIDGE RD

COSCA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COSCA

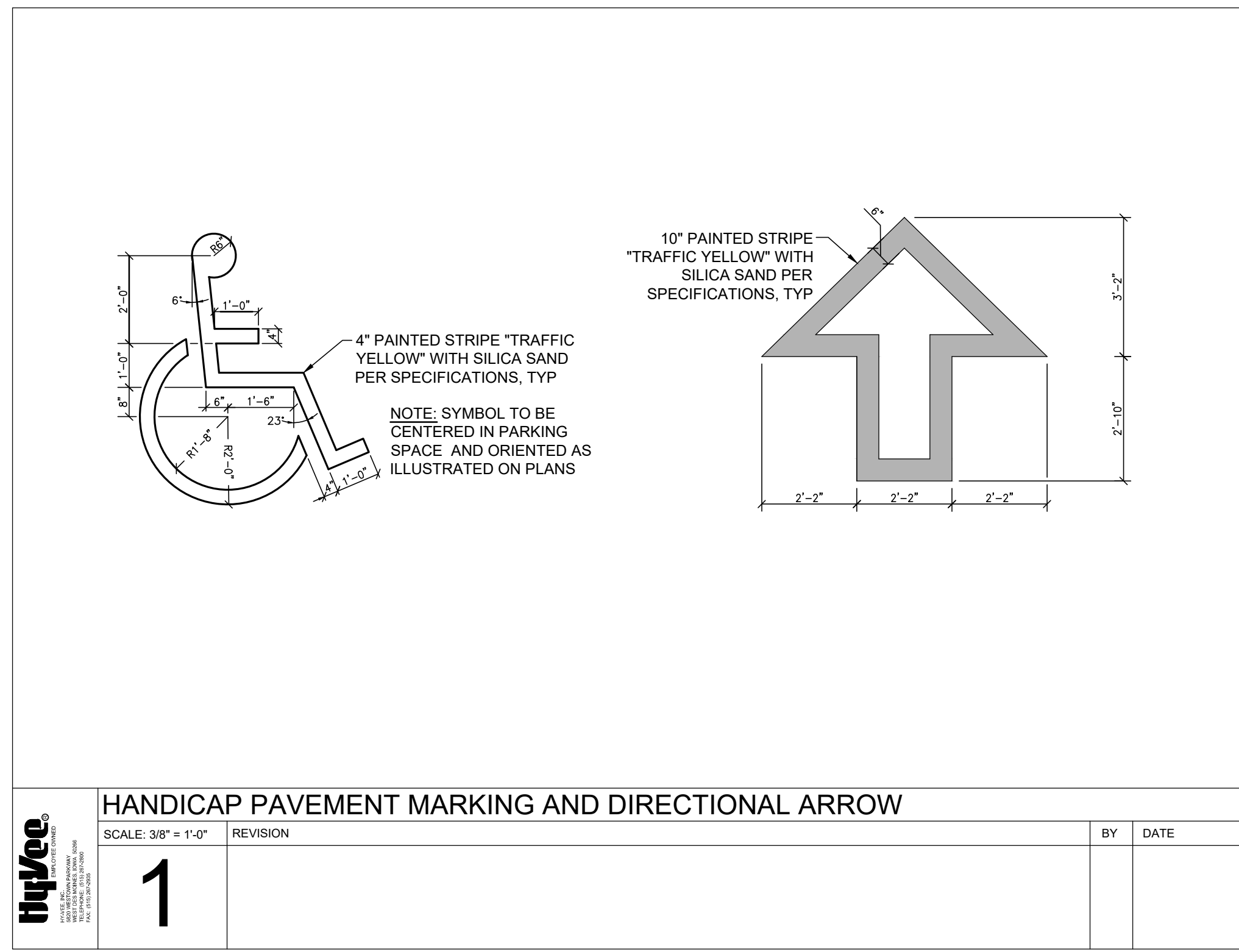
REVISION	DATE	BY

DRAWN: RAH	DATE: 6/11/2021
SCALE: NA	JOB NUMBER: 098.001
SHEET: C5.1	

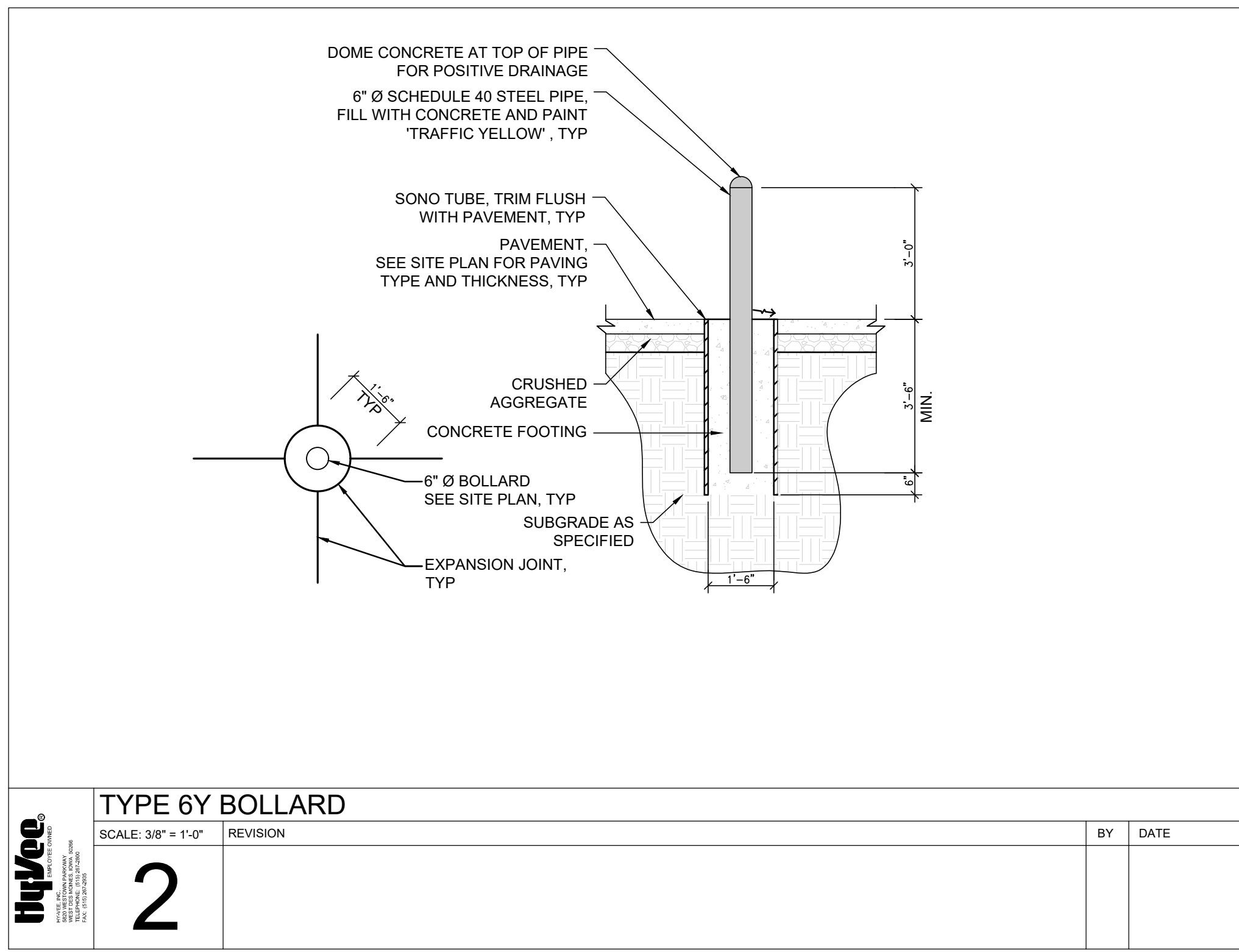
**PRELIMINARY  
NOT FOR CONSTRUCTION**

PLANTING  
DETAILS

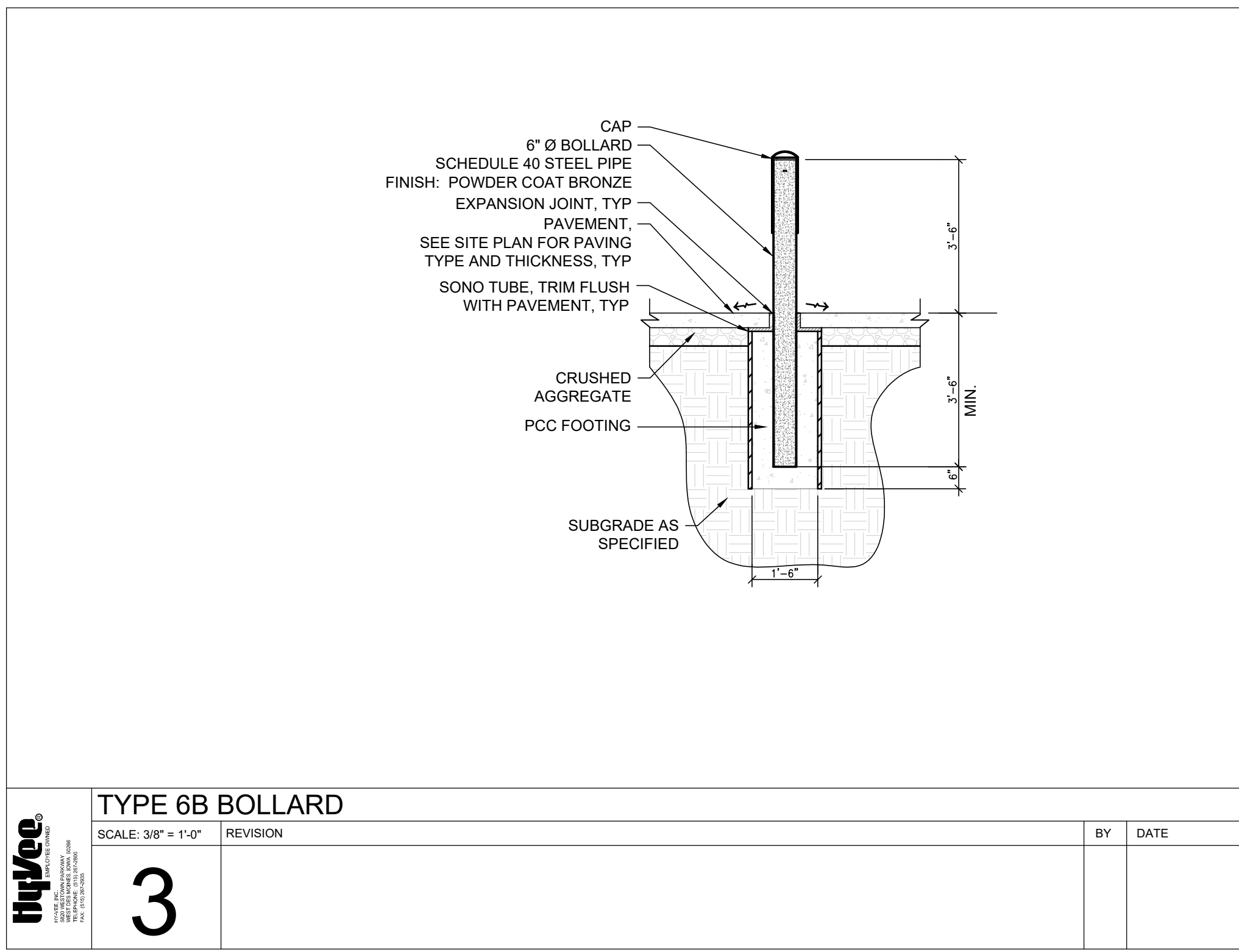
CALL 811 / 1-800-292-8989  
2 Working Days BEFORE YOU DIG  
DigSafeWat48.com



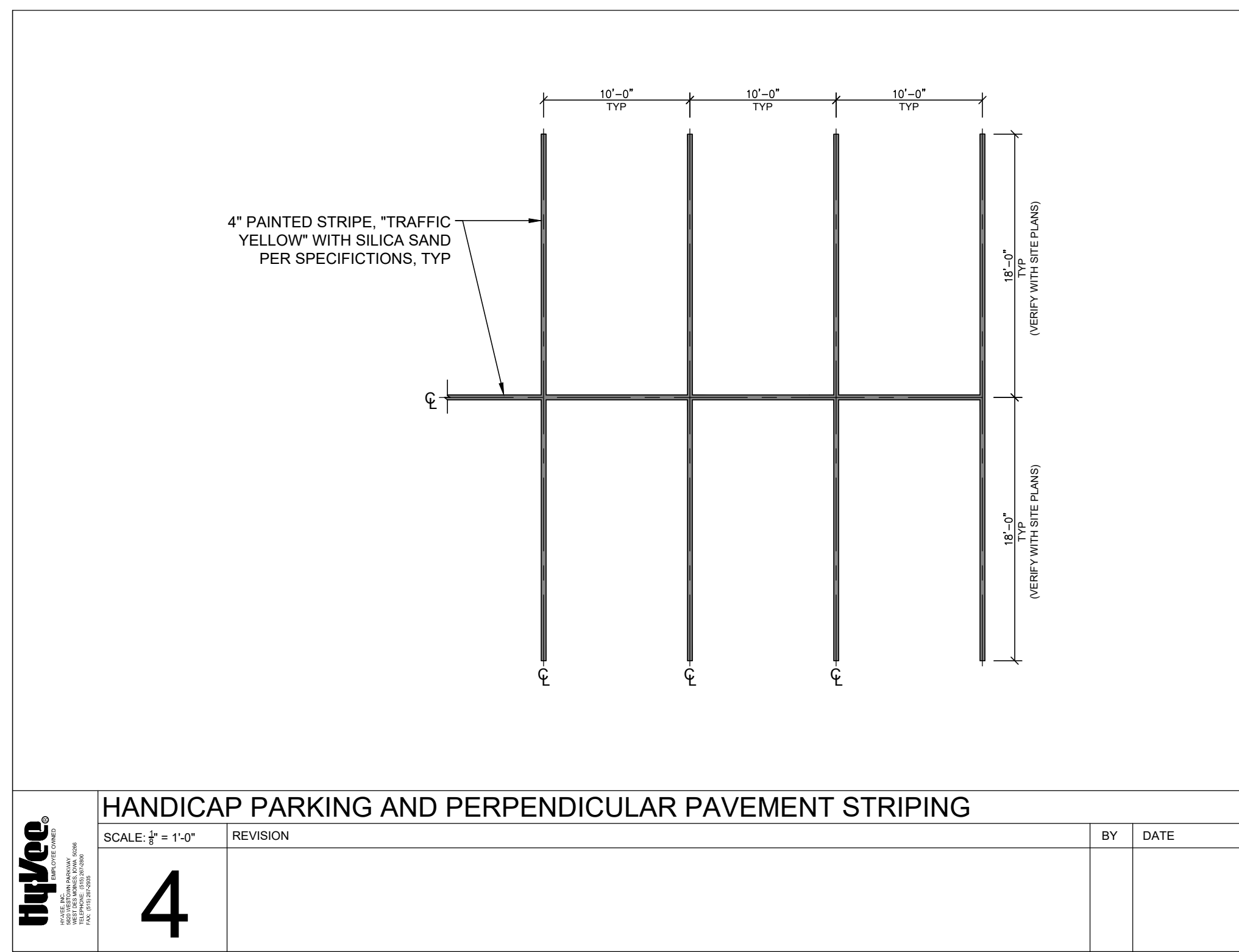
**1** HANDICAP PAVEMENT MARKING AND DIRECTIONAL ARROW  
SCALE: 3/8" = 1'-0" REVISION BY DATE



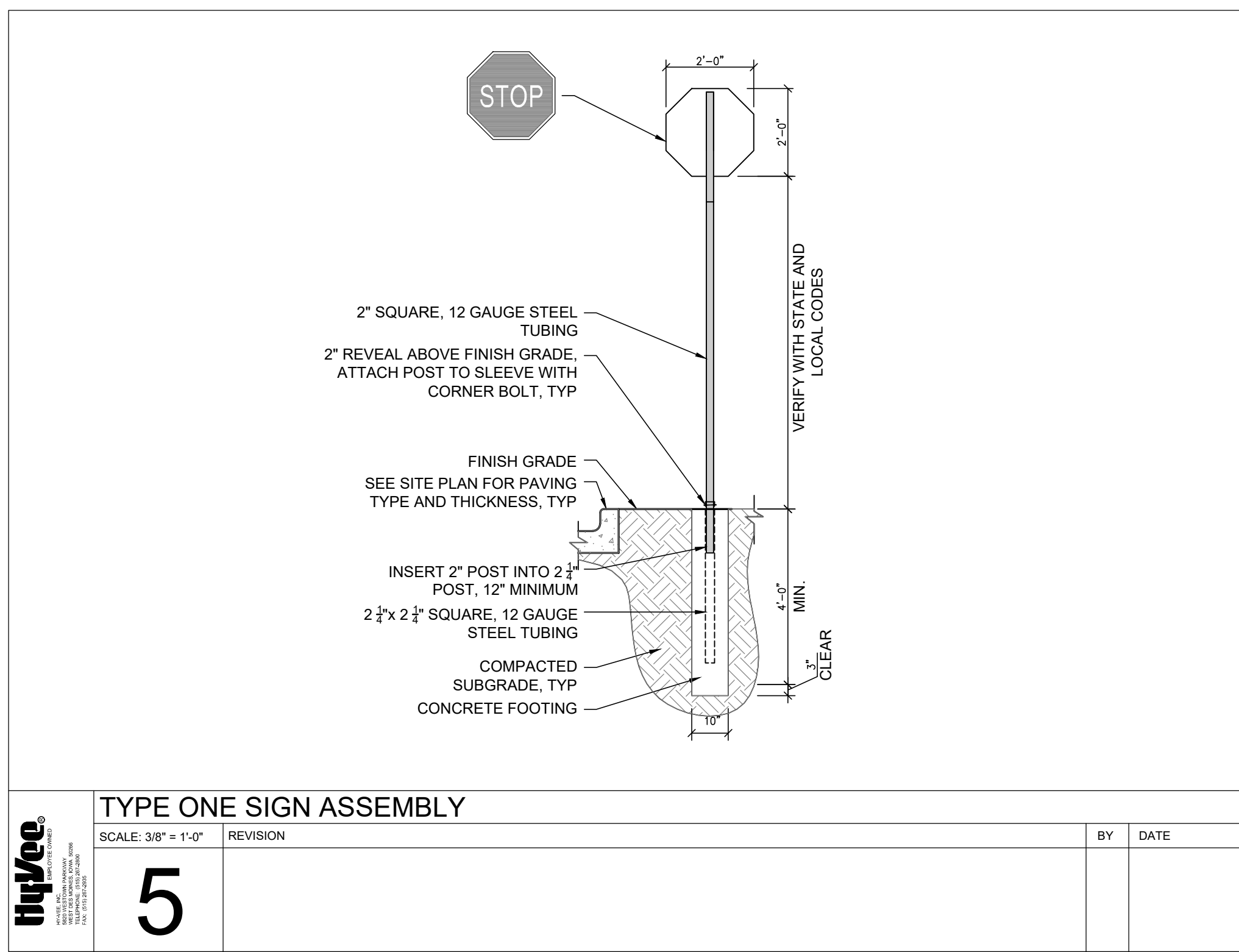
**2** TYPE 6Y BOLLARD  
SCALE: 3/8" = 1'-0" REVISION BY DATE



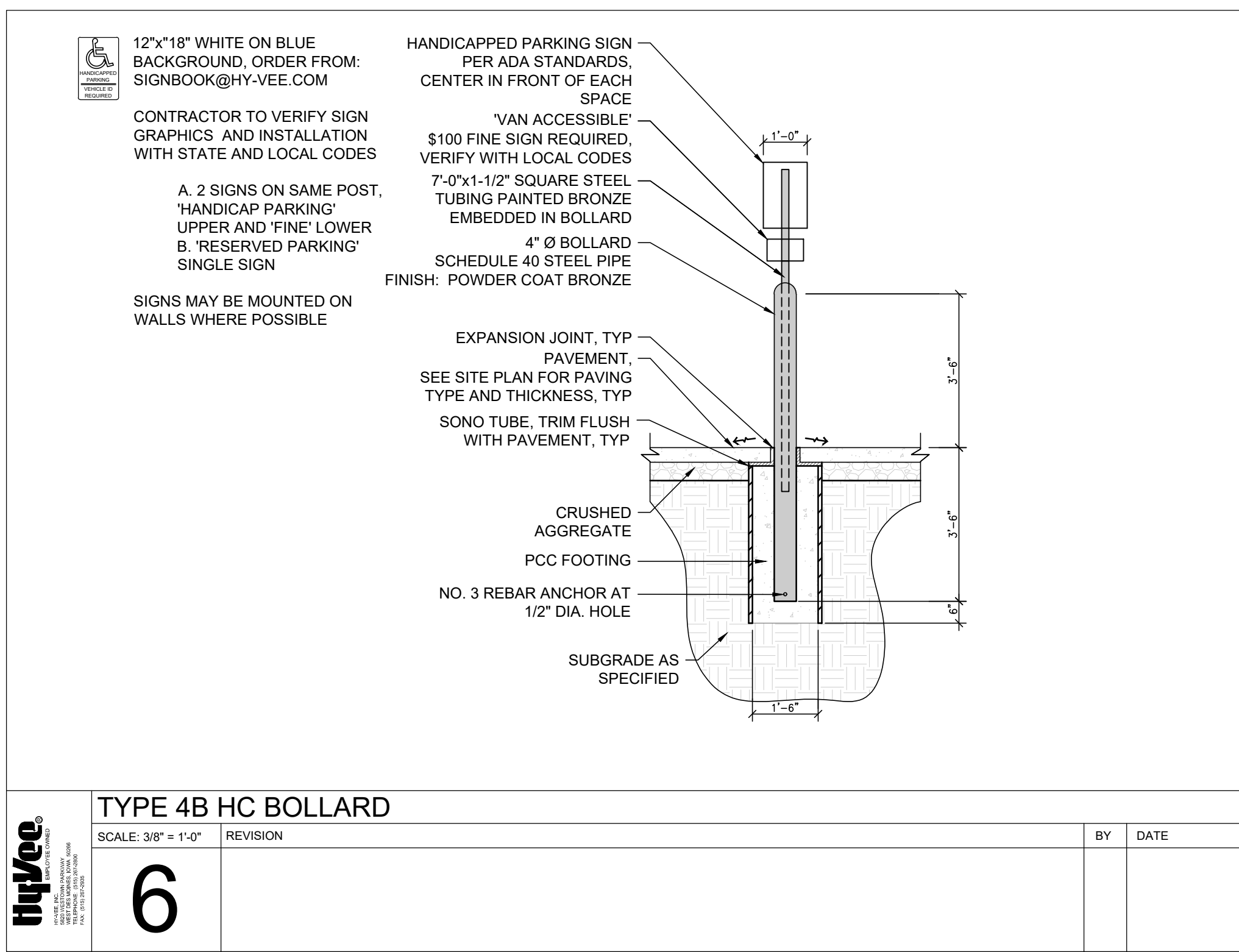
**3** TYPE 6B BOLLARD  
SCALE: 3/8" = 1'-0" REVISION BY DATE



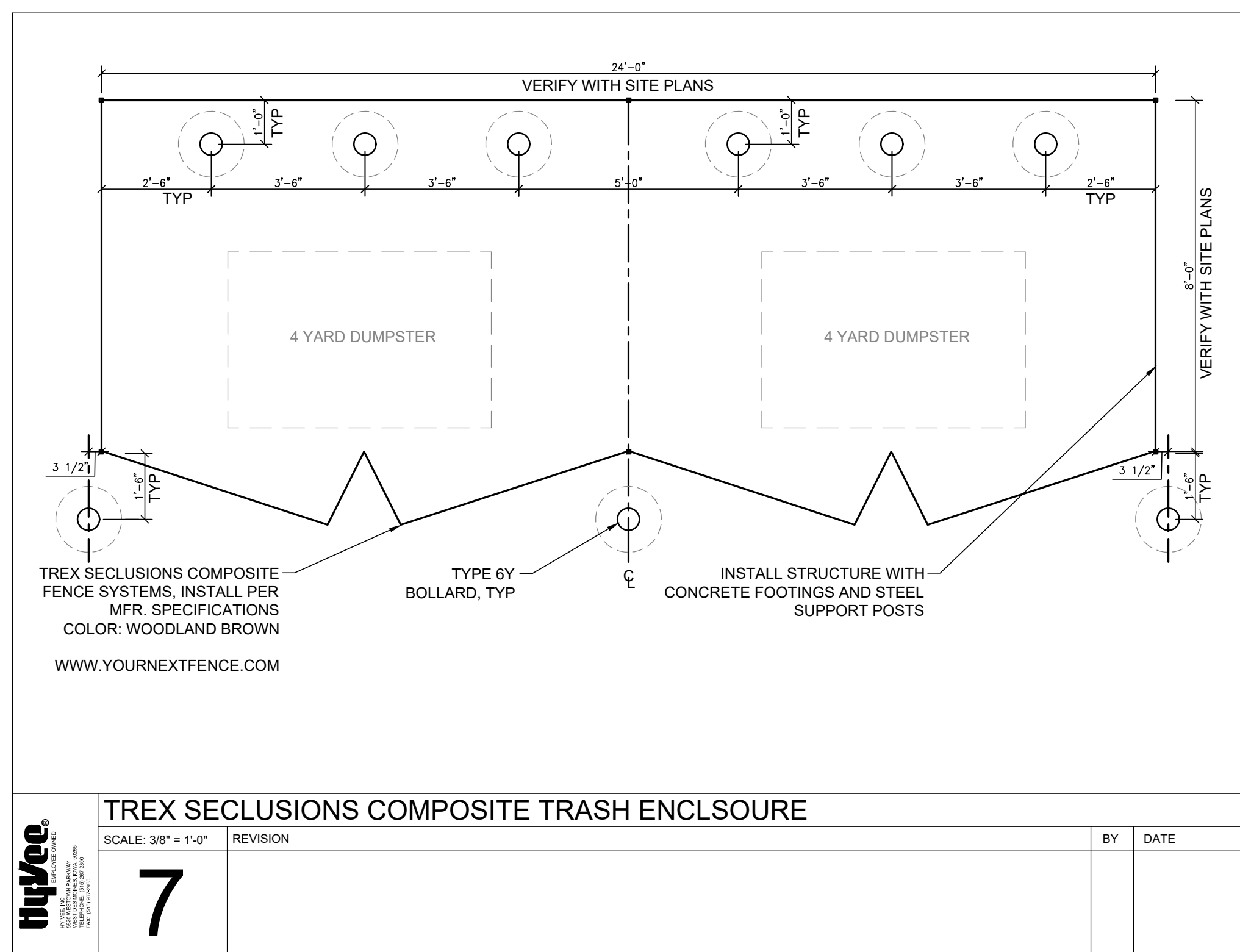
**4** HANDICAP PARKING AND PERPENDICULAR PAVEMENT STRIPING  
SCALE: 1/2" = 1'-0" REVISION BY DATE



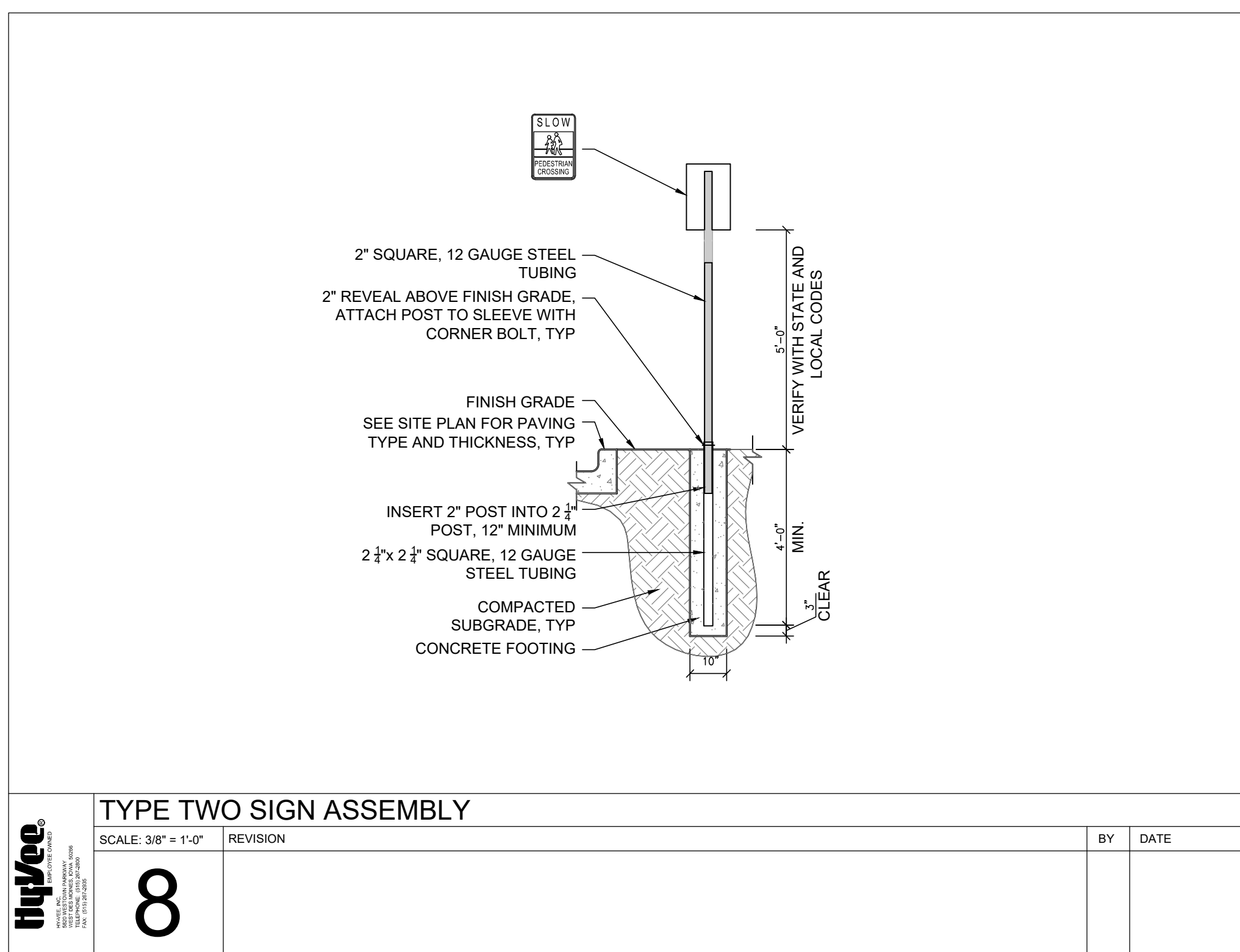
**5** TYPE ONE SIGN ASSEMBLY  
SCALE: 3/8" = 1'-0" REVISION BY DATE



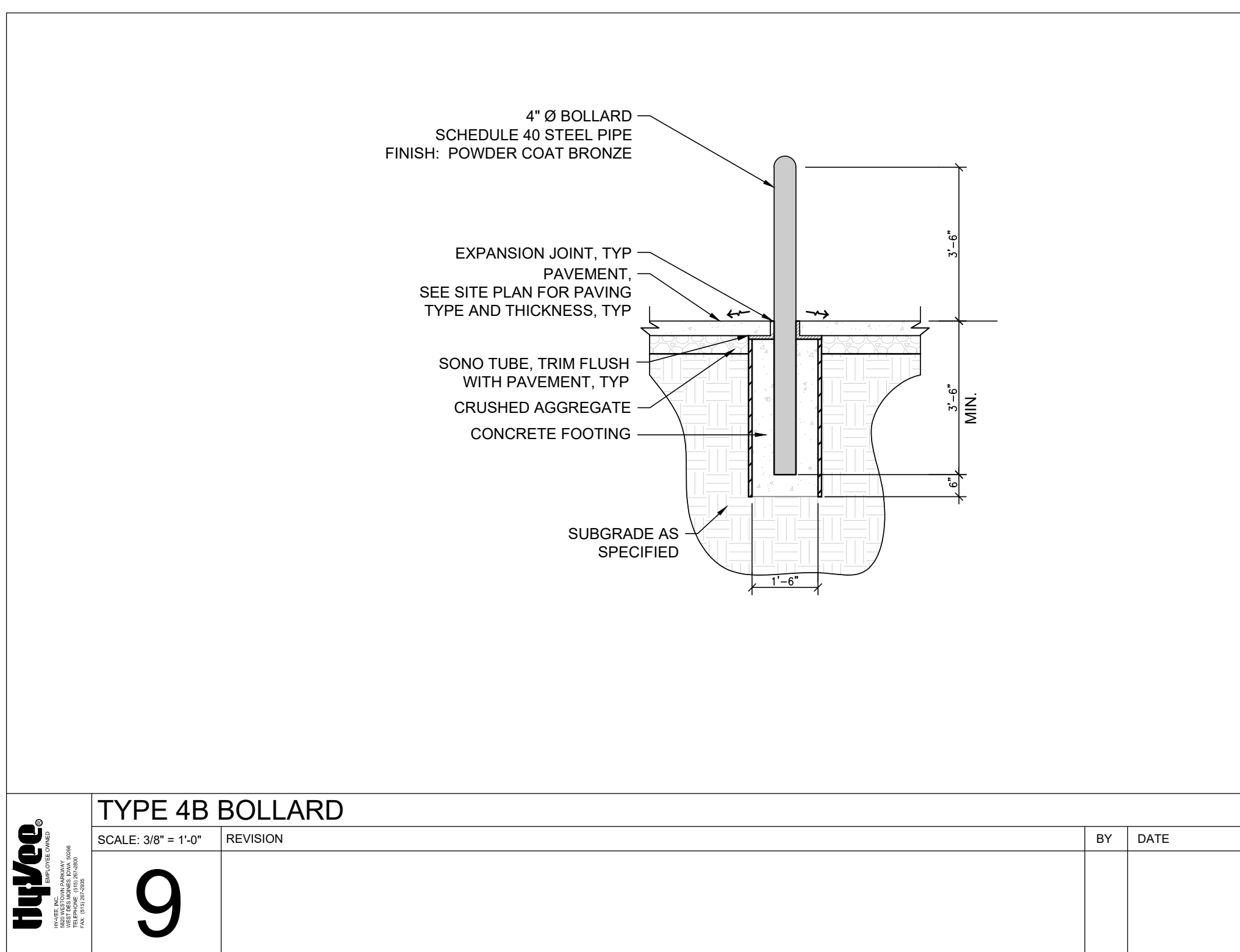
**6** TYPE 4B HC BOLLARD  
SCALE: 3/8" = 1'-0" REVISION BY DATE



**7** TREX SECLUSIONS COMPOSITE TRASH ENCLASURE  
SCALE: 3/8" = 1'-0" REVISION BY DATE



**8** TYPE TWO SIGN ASSEMBLY  
SCALE: 3/8" = 1'-0" REVISION BY DATE



**9** TYPE 4B BOLLARD  
SCALE: 3/8" = 1'-0" REVISION BY DATE

REVISION DATE BY

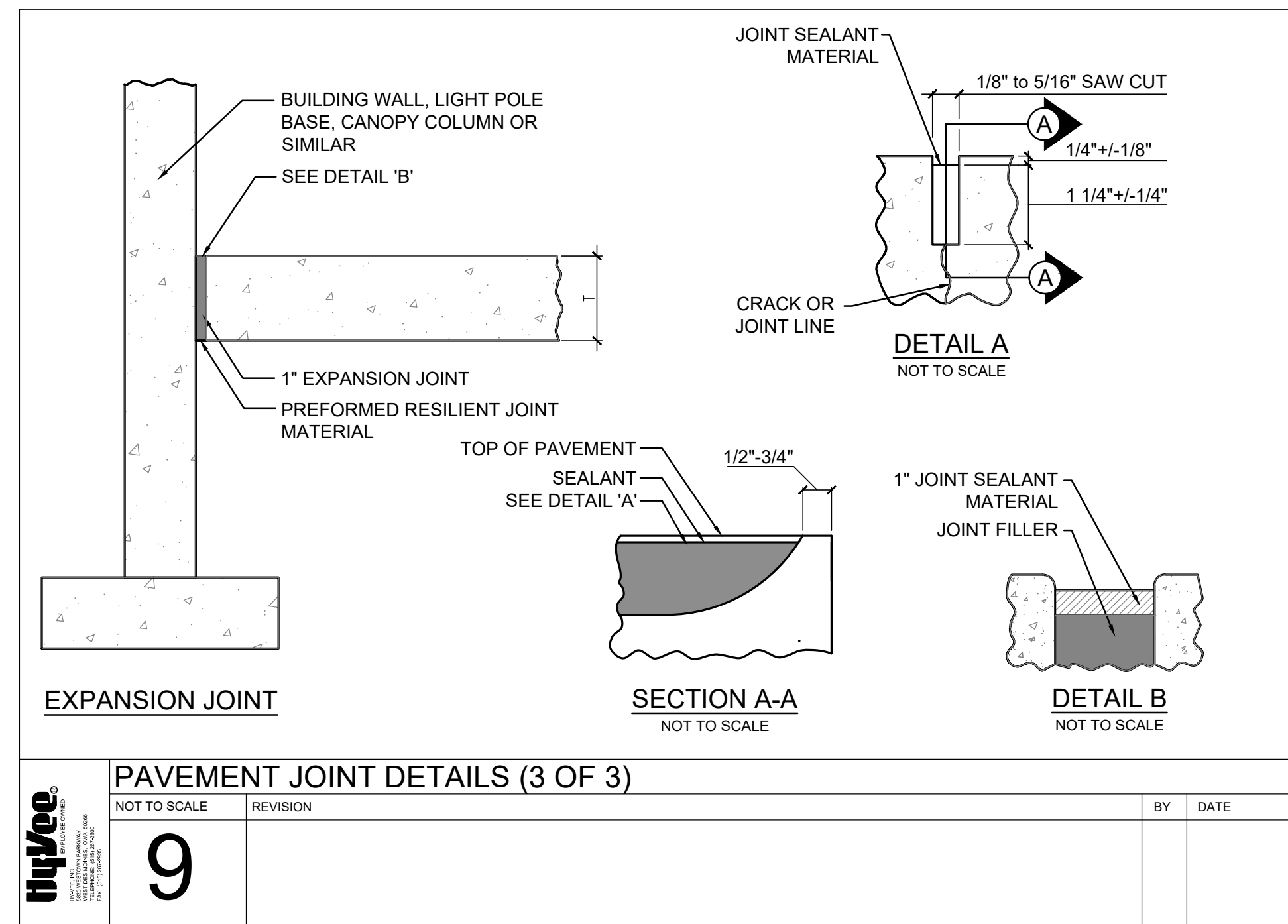
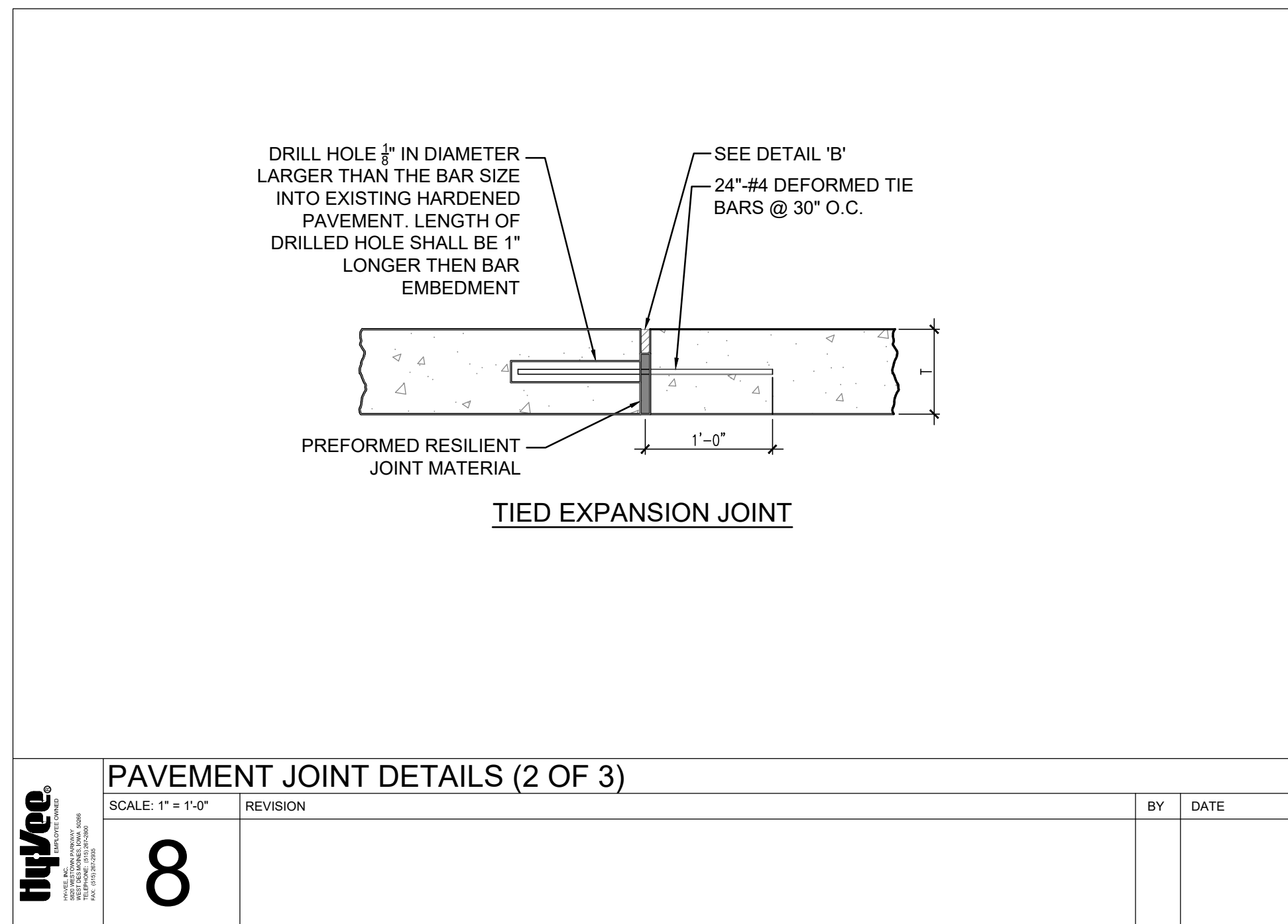
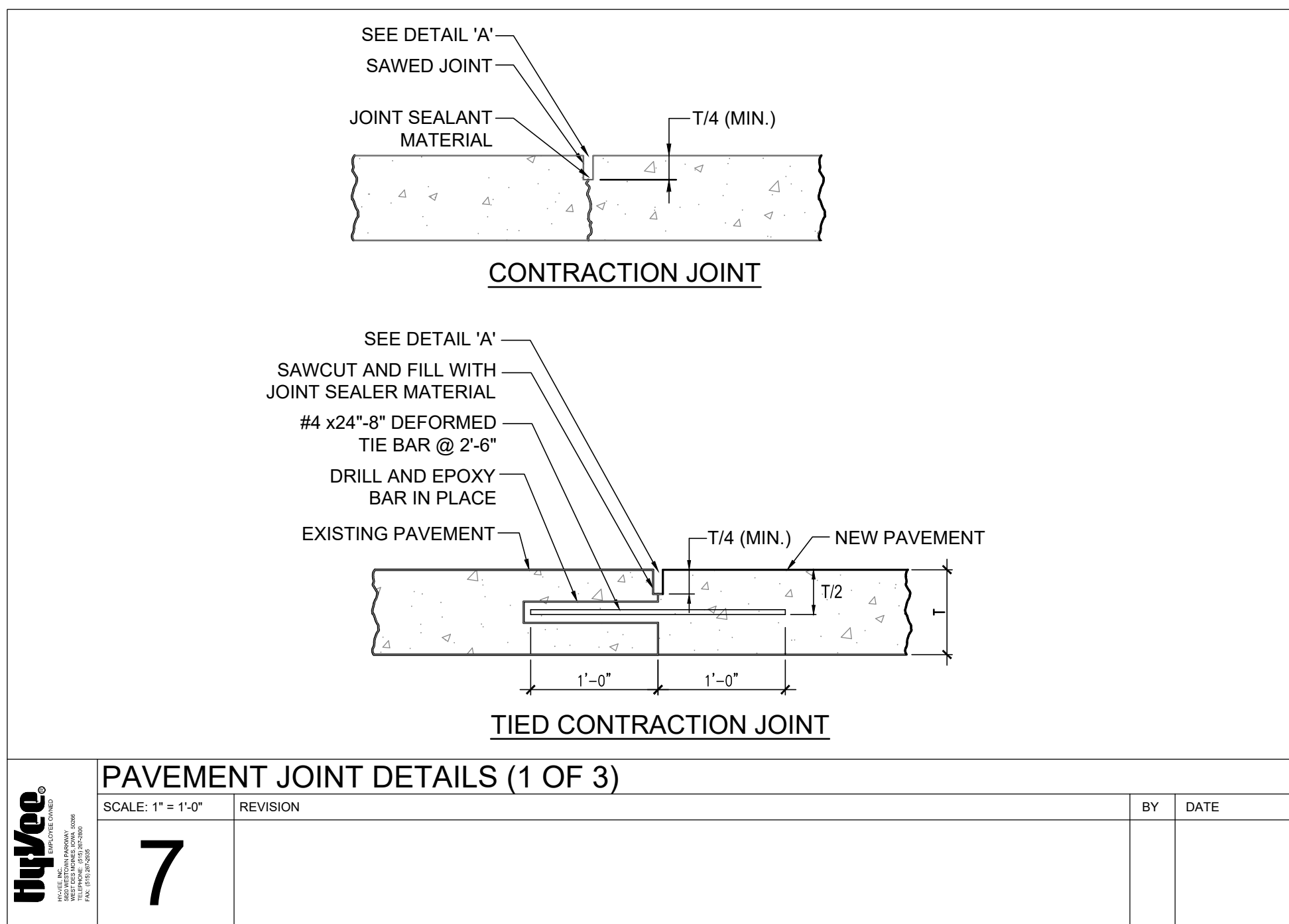
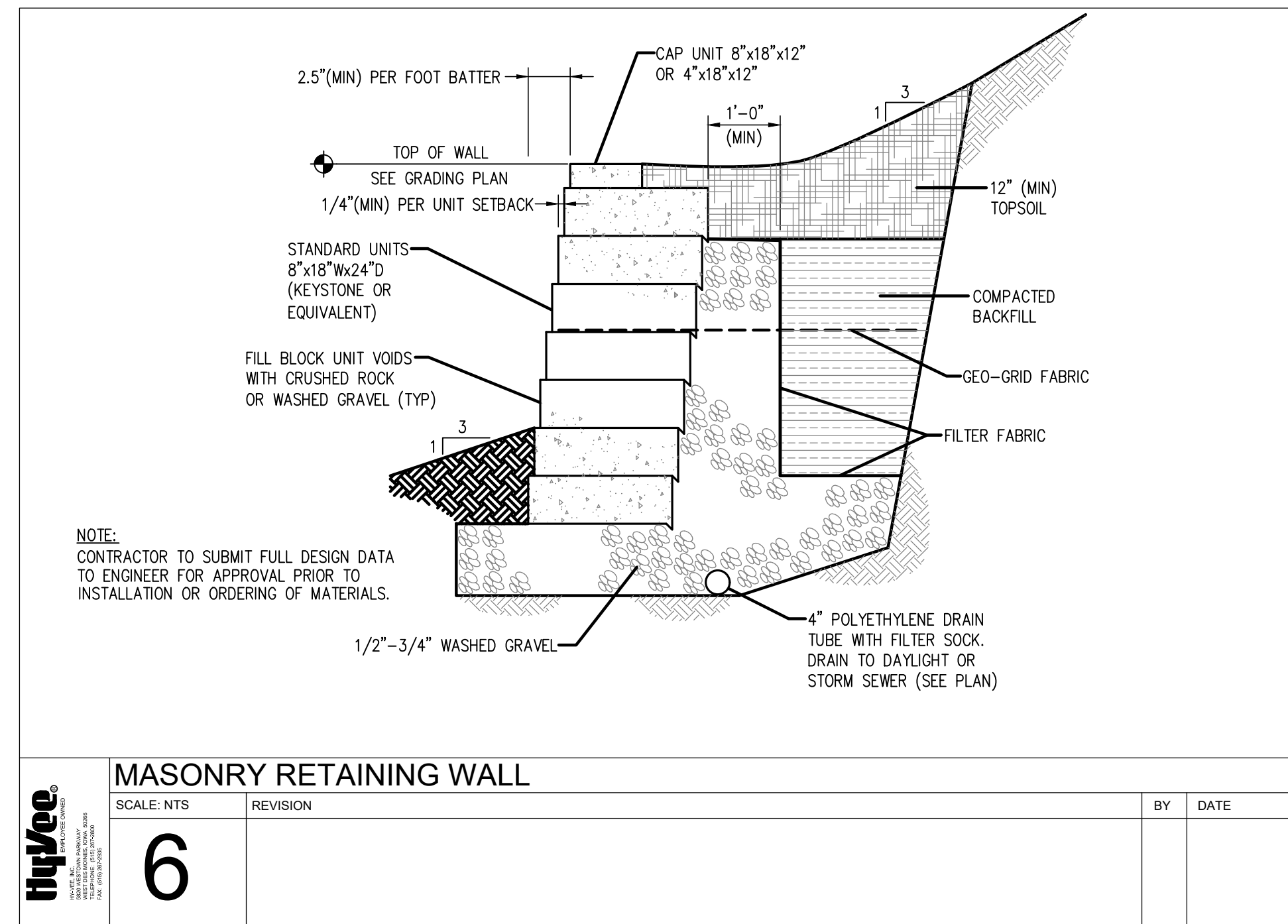
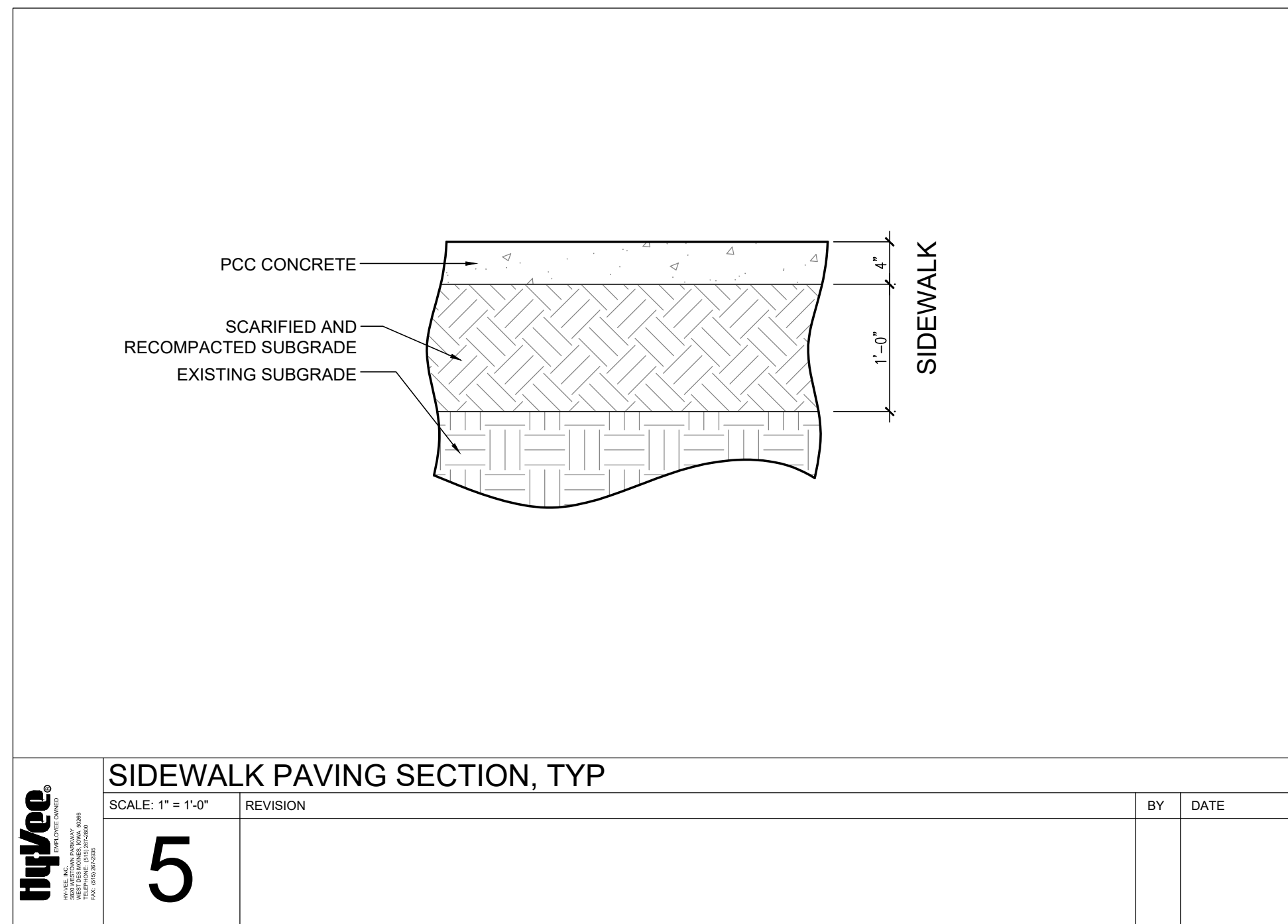
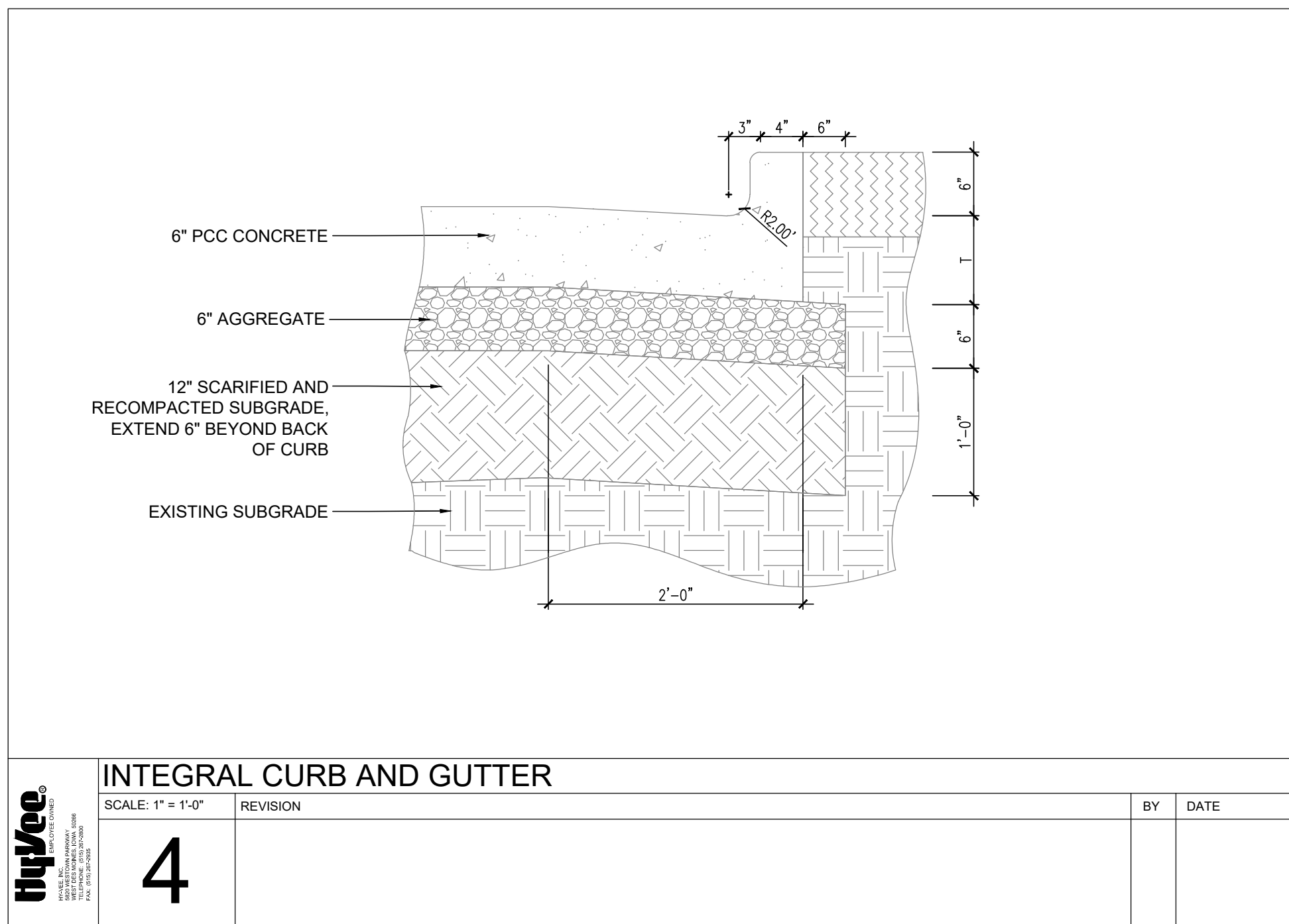
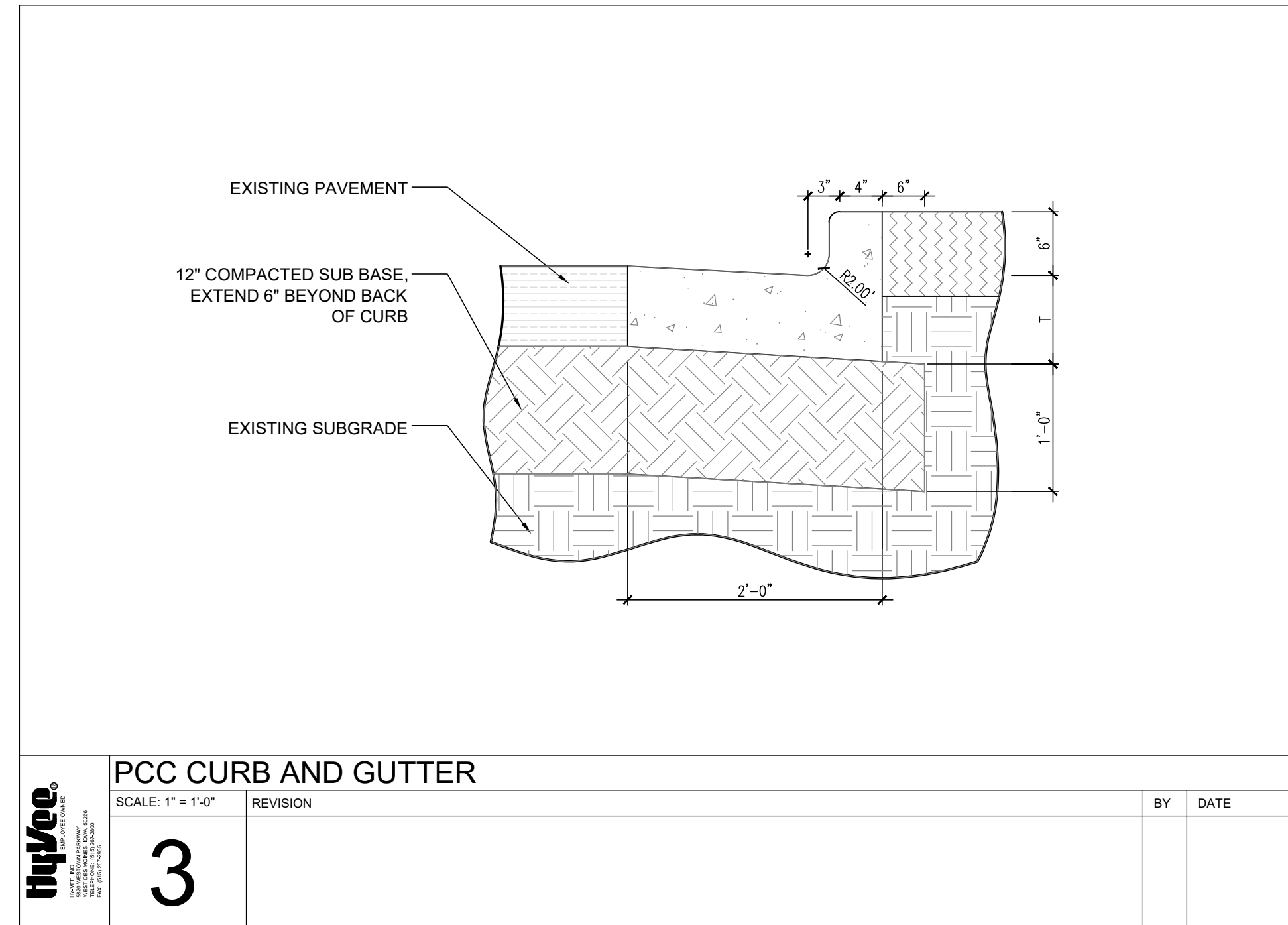
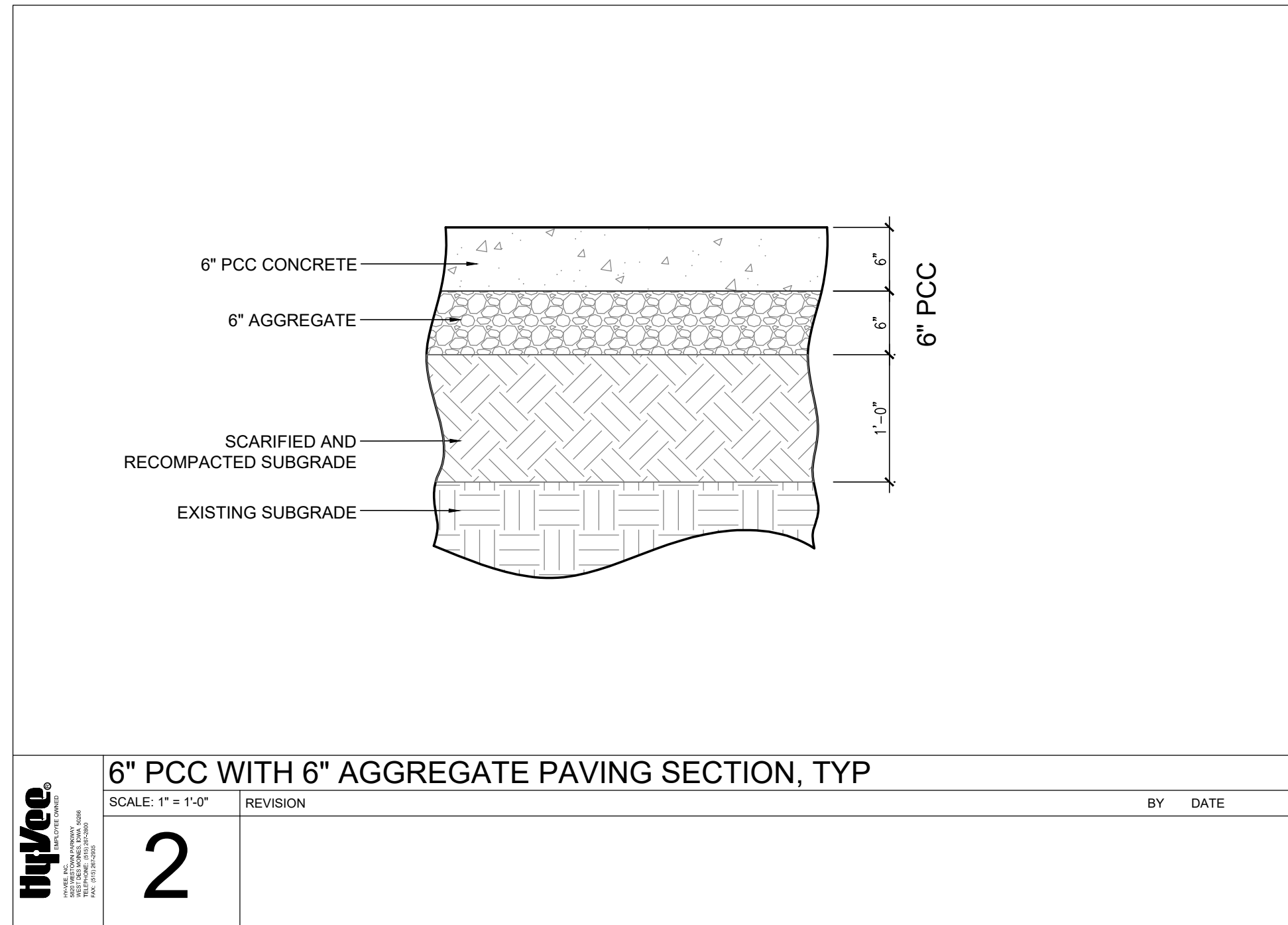
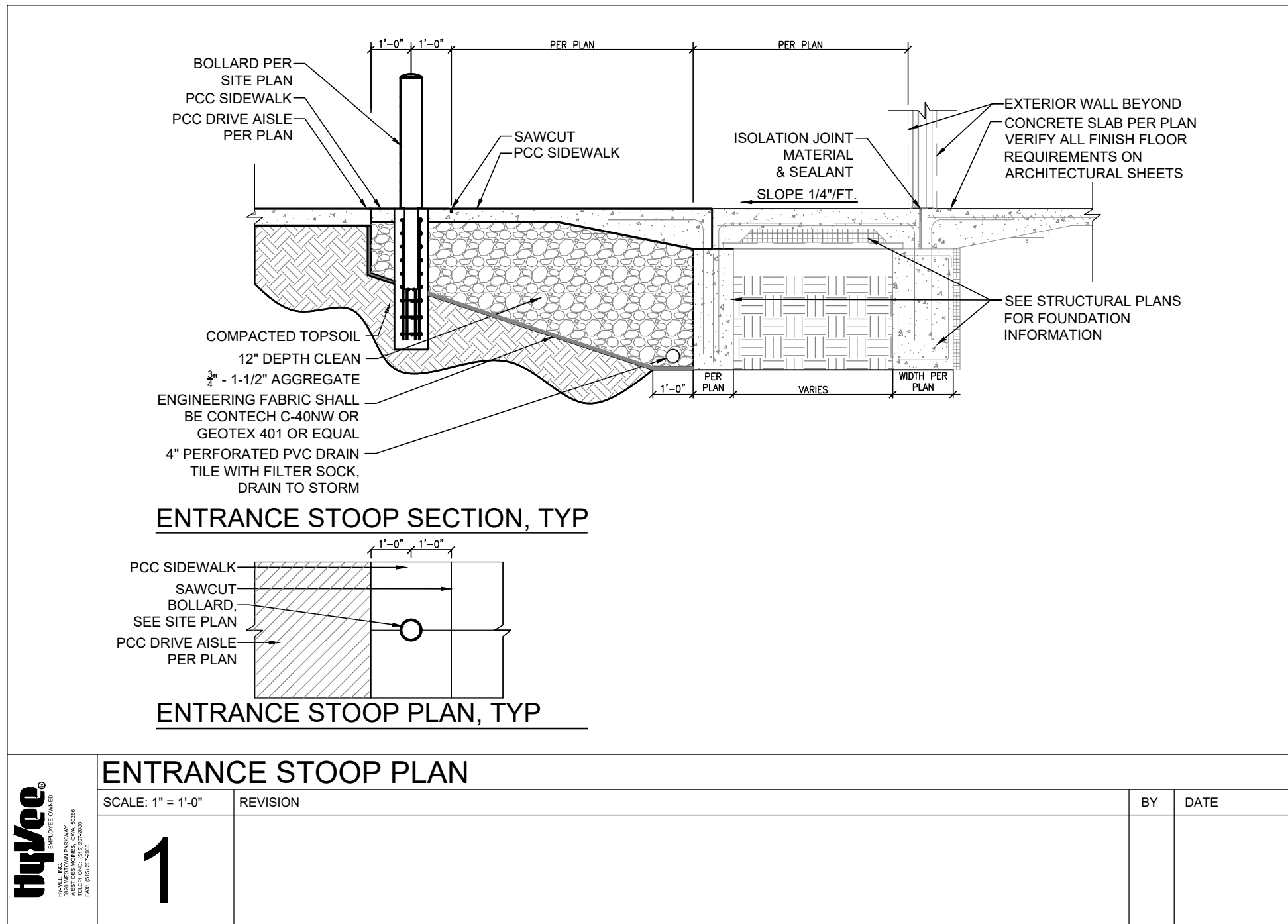
LOCATION:  
**POLK CITY DOLLAR FRESH**  
**E 3RD ST & W BRIDGE RD**  
COCCA DEVELOPMENT  
100 DEBARTLO PLAZA, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA

**Dollar Fresh.**

CONSTRUCTION DETAILS

DRAWN: IOM DATE: 6/11/2021  
SCALE: AS INDICATED JOB NUMBER: 098.001  
SHEET:

**C6.0**



REVISION	DATE BY

--

LOCATION: **POLK CITY DOLLAR FRESH**  
**E 3RD ST & W BRIDGE RD**

COCCA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA

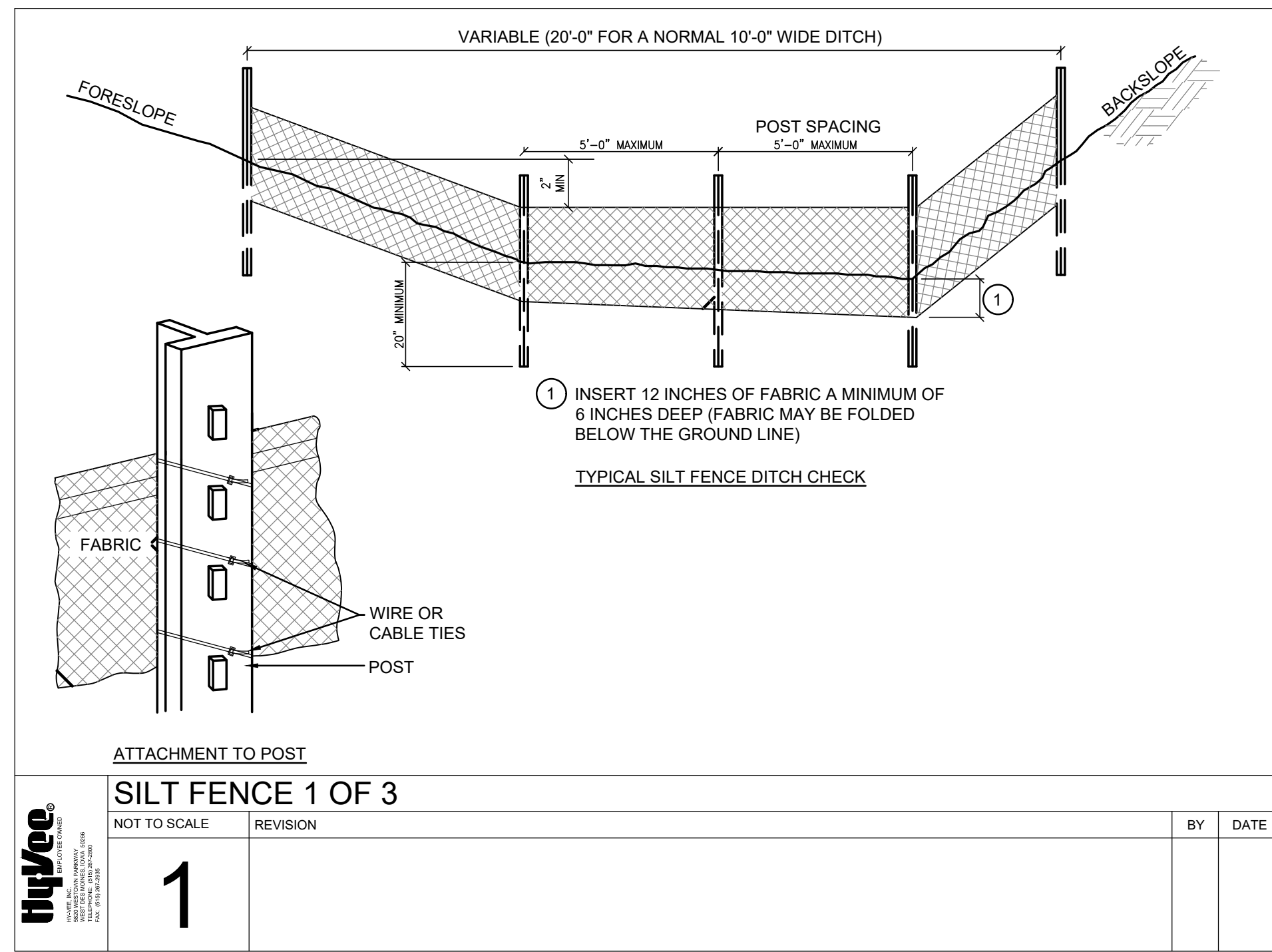
**Digit Fresh.**

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**CONSTRUCTION DETAILS**

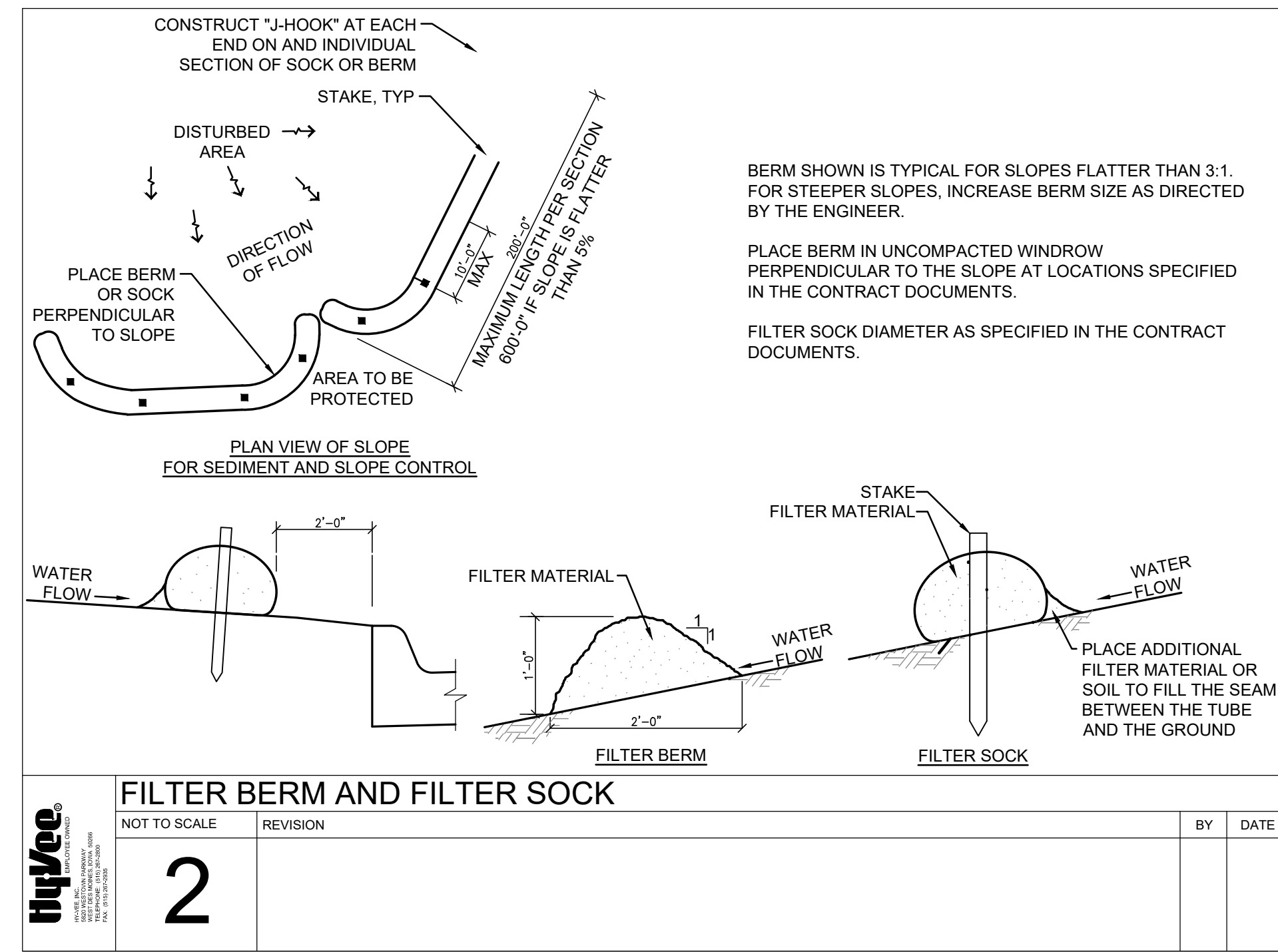
DRAWN: IOM	DATE: 6/11/2021
SCALE: AS INDICATED	JOB NUMBER: 098.001

**C6.1**



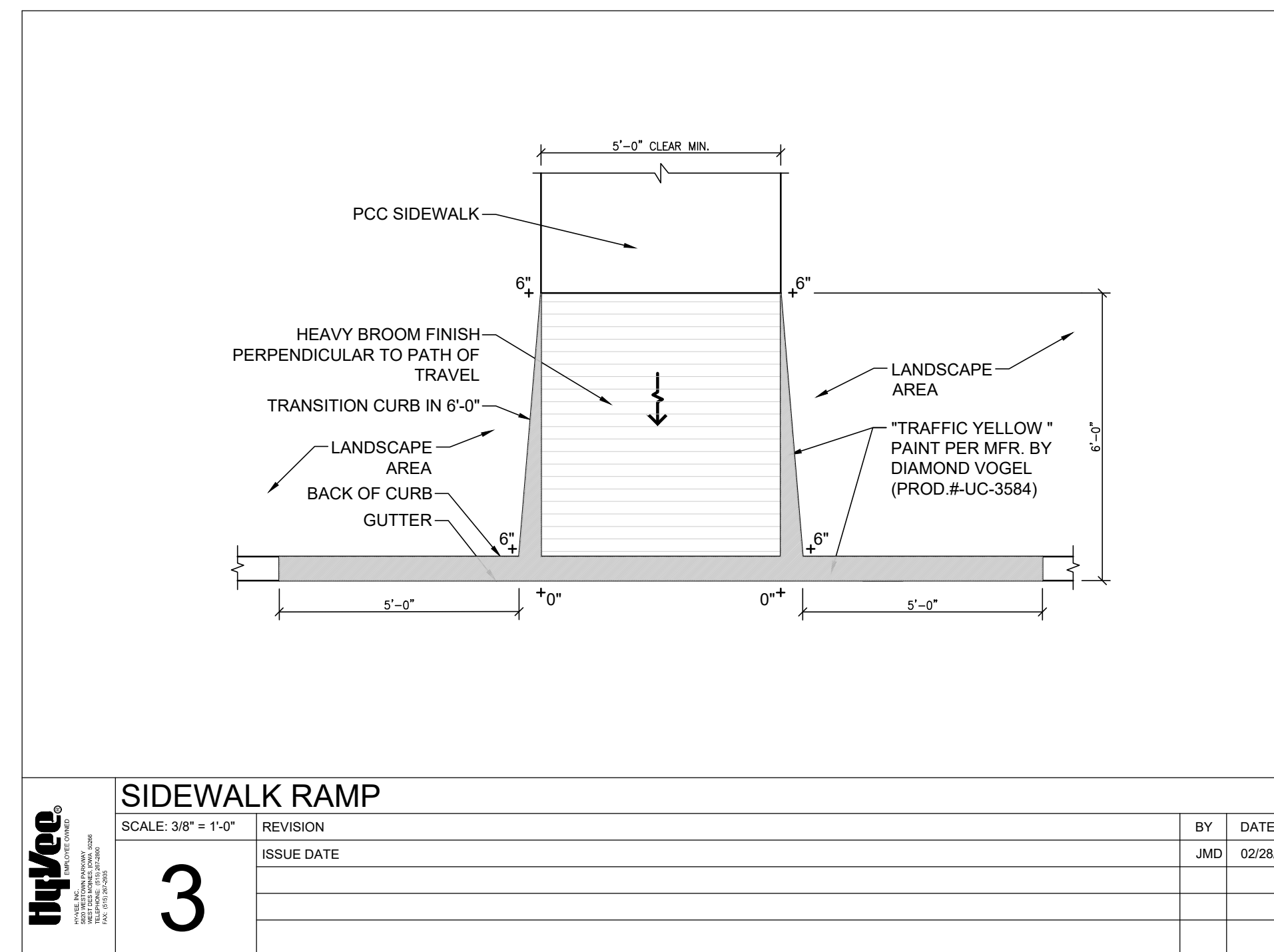
**SILT FENCE 1 OF 3**

NOT TO SCALE	REVISION	BY	DATE
1			



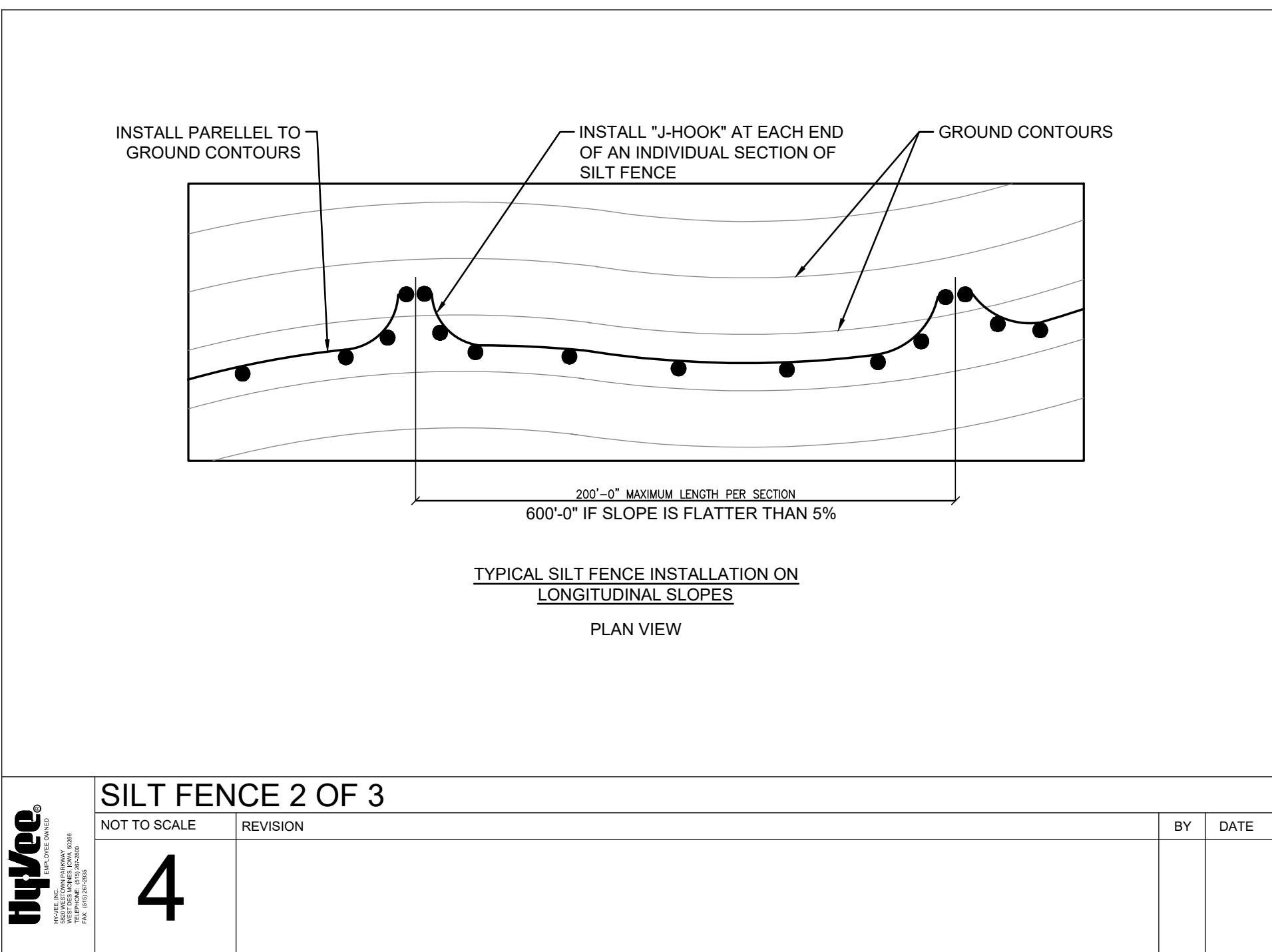
**FILTER BERM AND FILTER SOCK**

NOT TO SCALE	REVISION	BY	DATE
2			



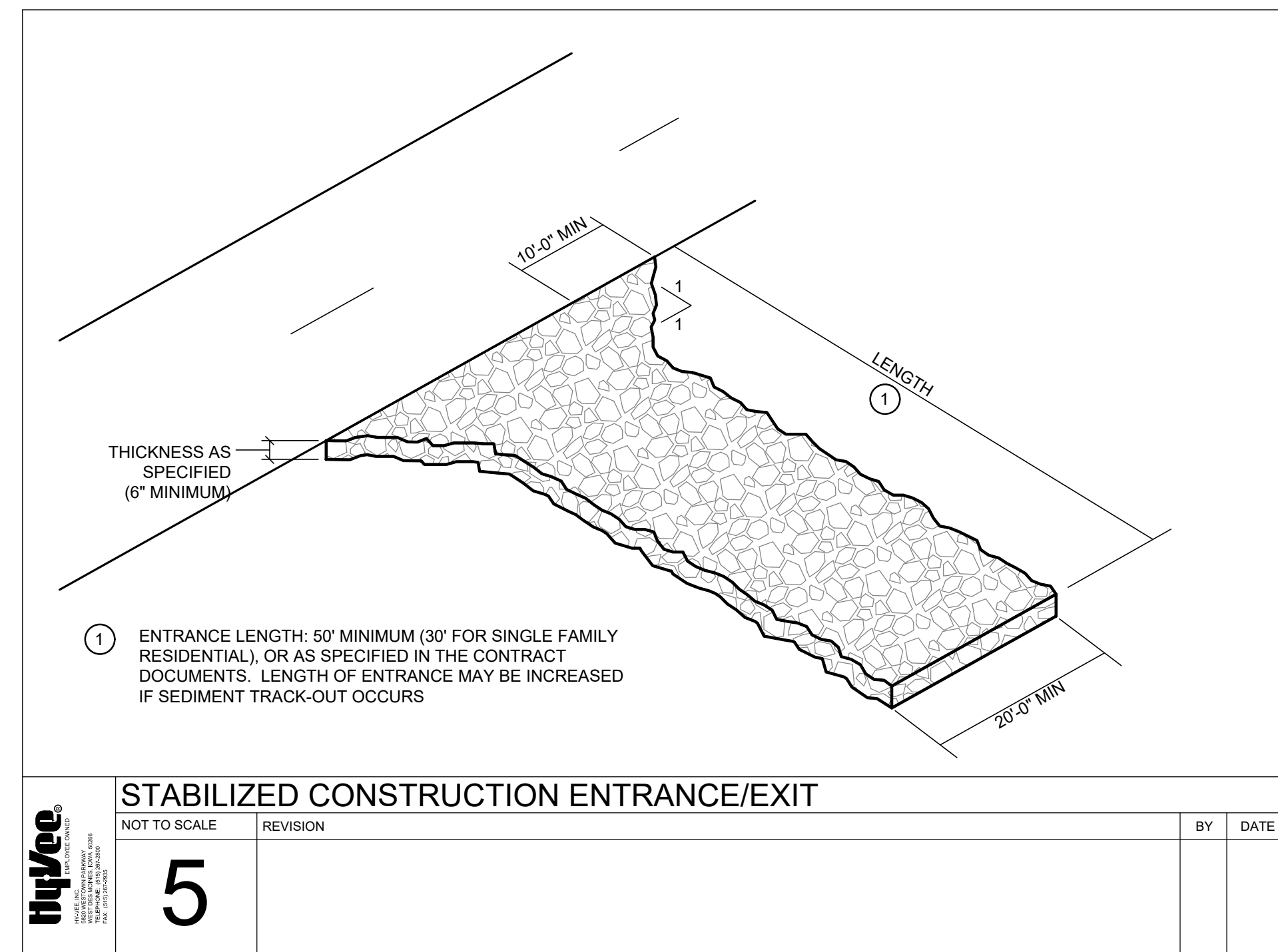
**SIDEWALK RAMP**

SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
3		JMD	02/28/18



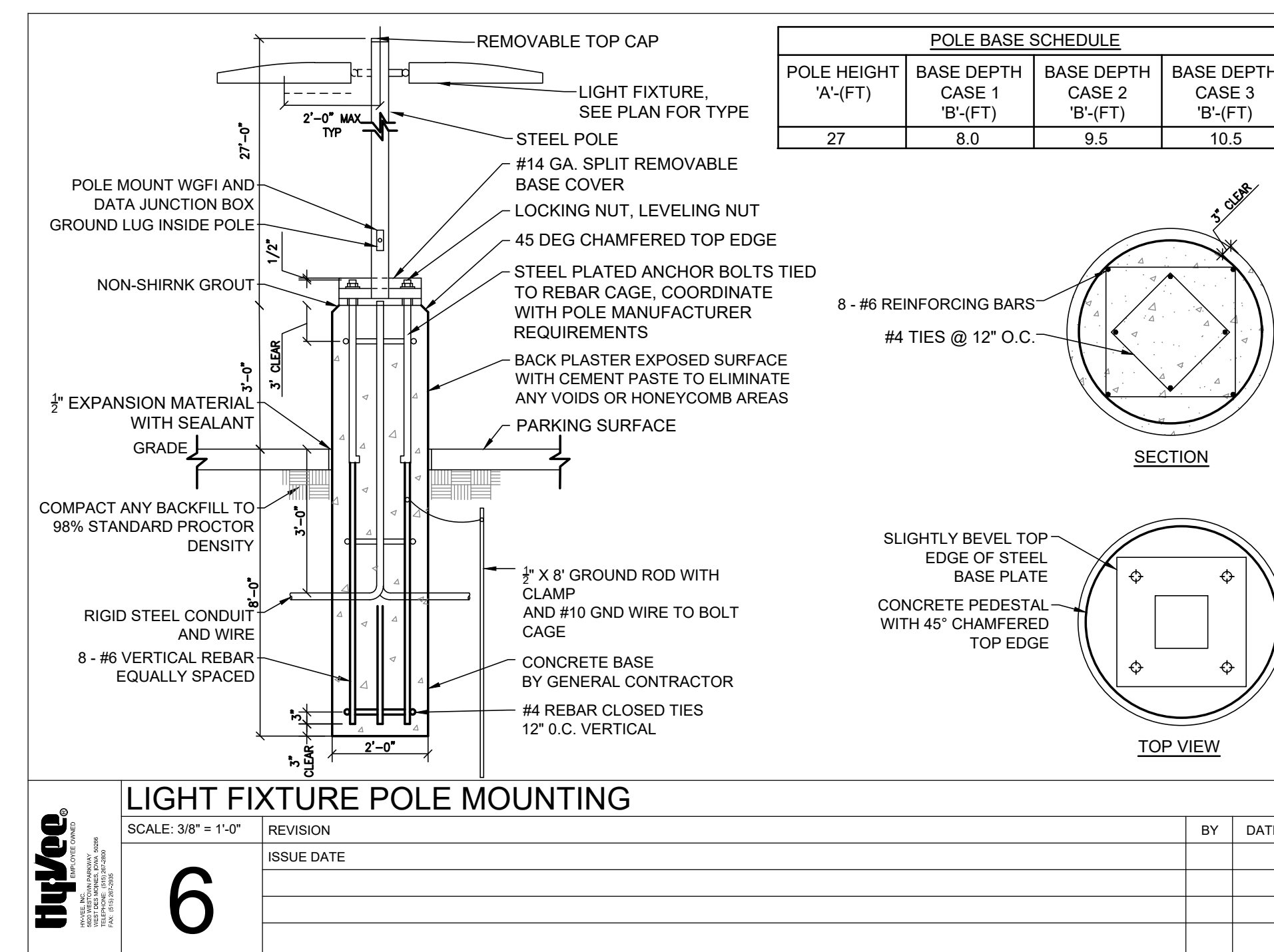
**SILT FENCE 2 OF 3**

NOT TO SCALE	REVISION	BY	DATE
4			



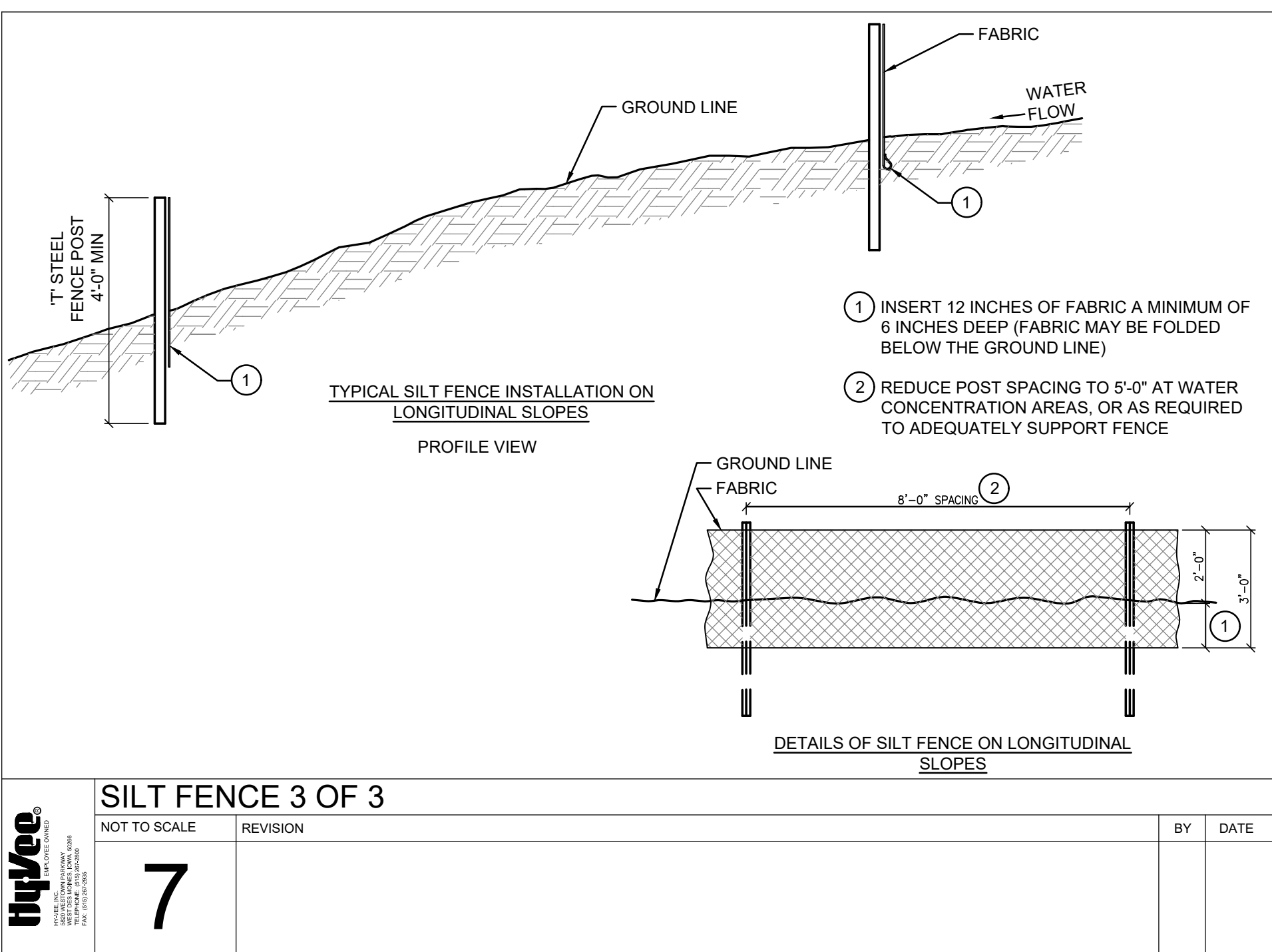
**STABILIZED CONSTRUCTION ENTRANCE/EXIT**

NOT TO SCALE	REVISION	BY	DATE
5			



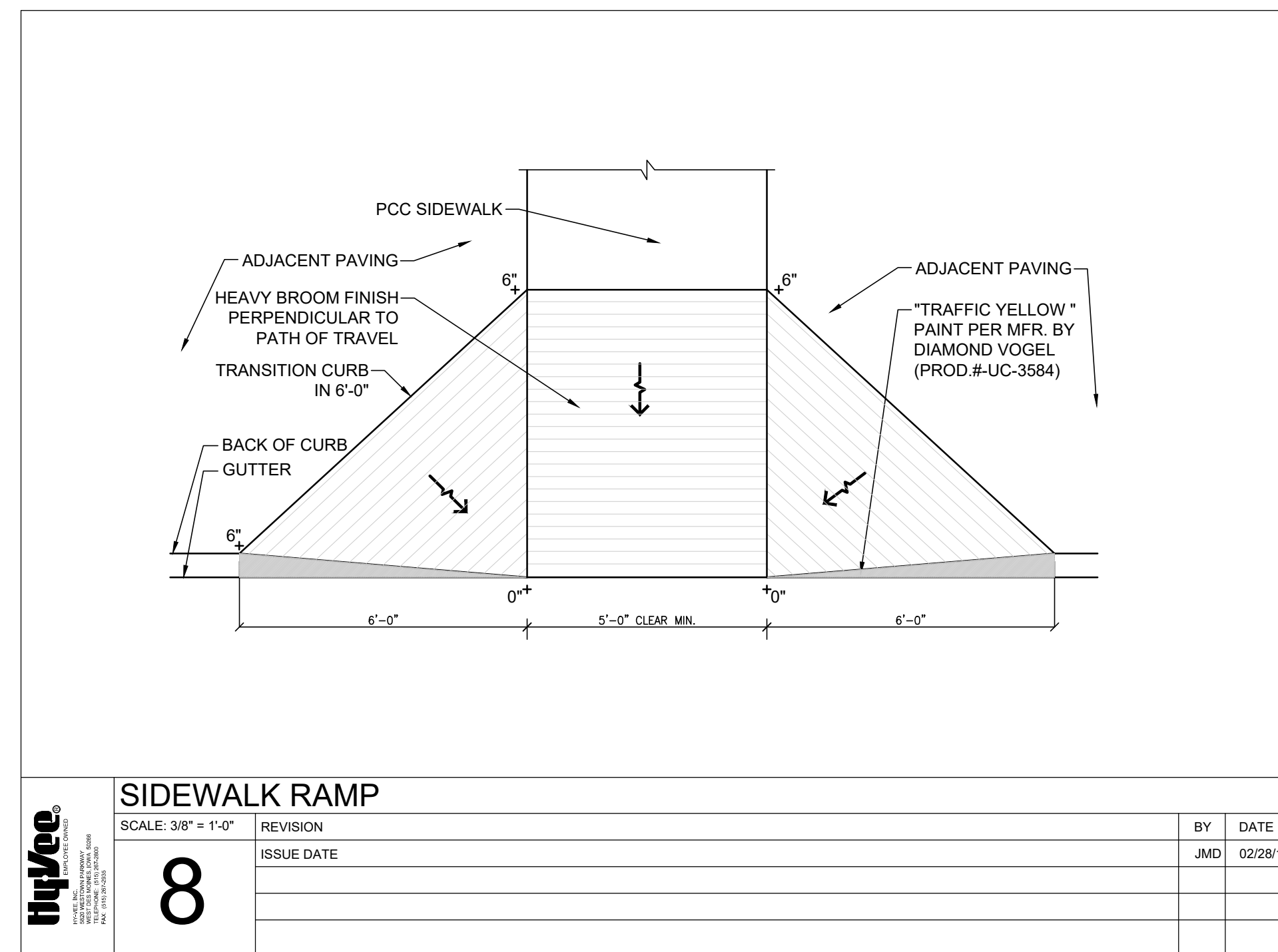
**LIGHT FIXTURE POLE MOUNTING**

SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
6			



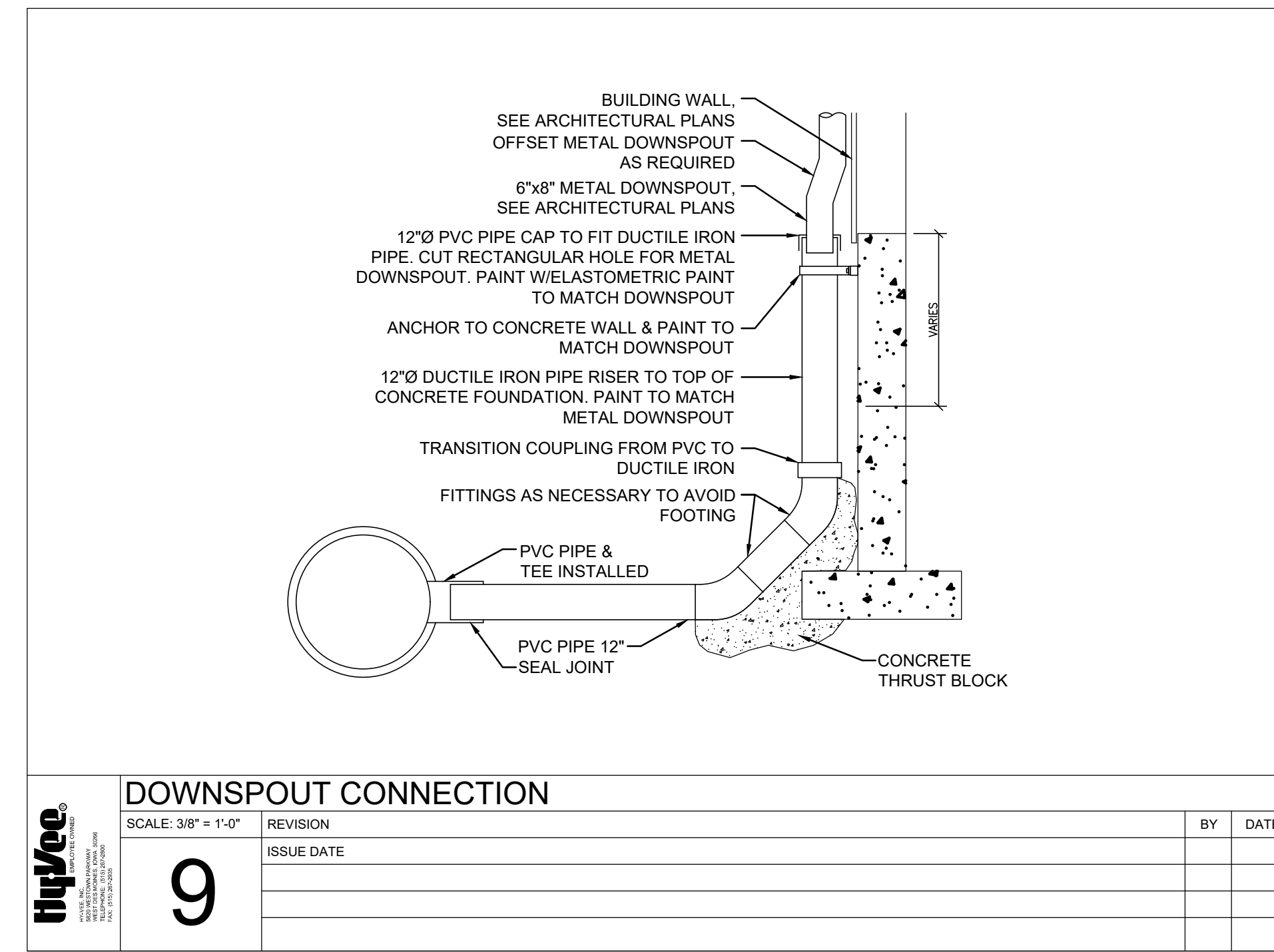
**SILT FENCE 3 OF 3**

NOT TO SCALE	REVISION	BY	DATE
7			



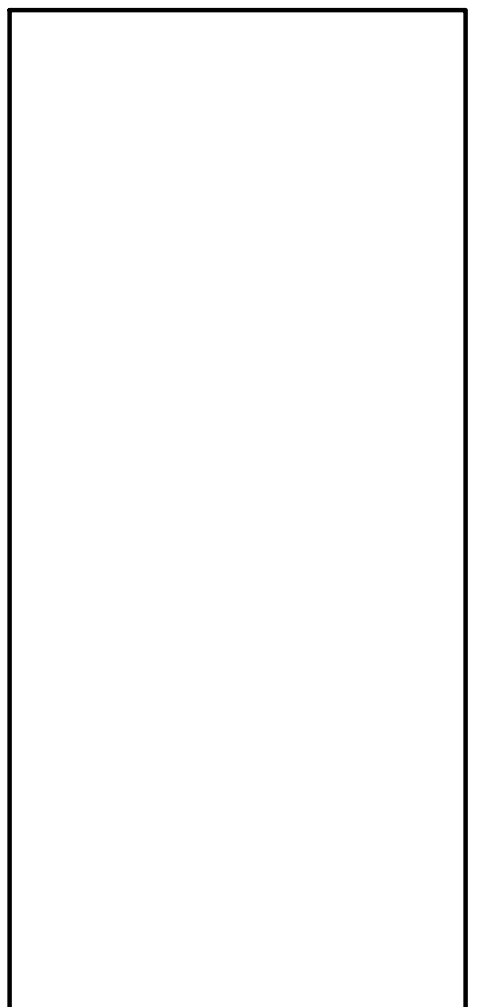
**SIDEWALK RAMP**

SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
8		JMD	02/28/18



**DOWNSPOUT CONNECTION**

SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
9			



LOCATION: **POLK CITY DOLLAR FRESH**  
**E 3RD ST & W BRIDGE RD**  
 COCCA DEVELOPMENT  
 100 DEPARTLO PLACE, SUITE 400  
 YOUNGSTOWN, OHIO 44512  
 TELEPHONE: (330) 728-1010  
 ATTN: ANTHONY COCCA

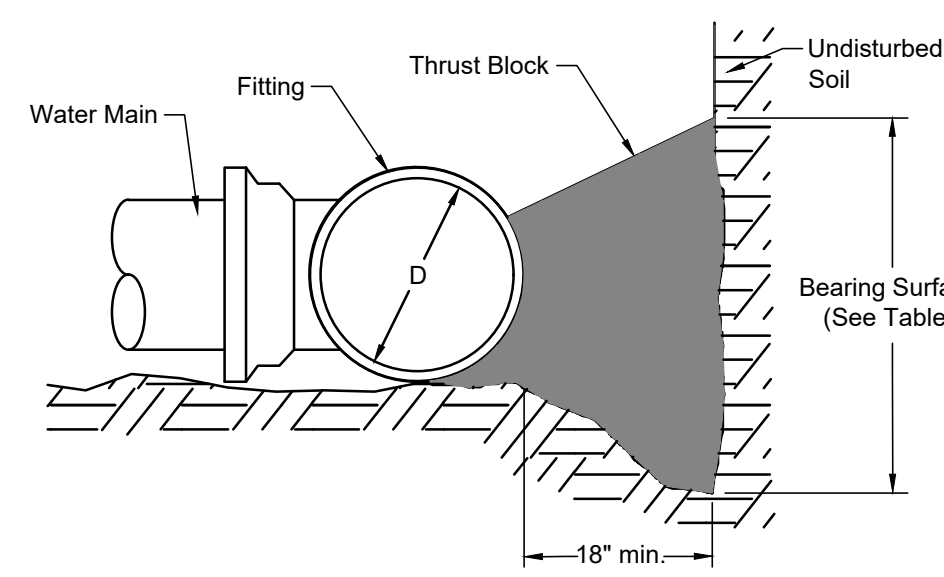
**Polk City Dollar Fresh**



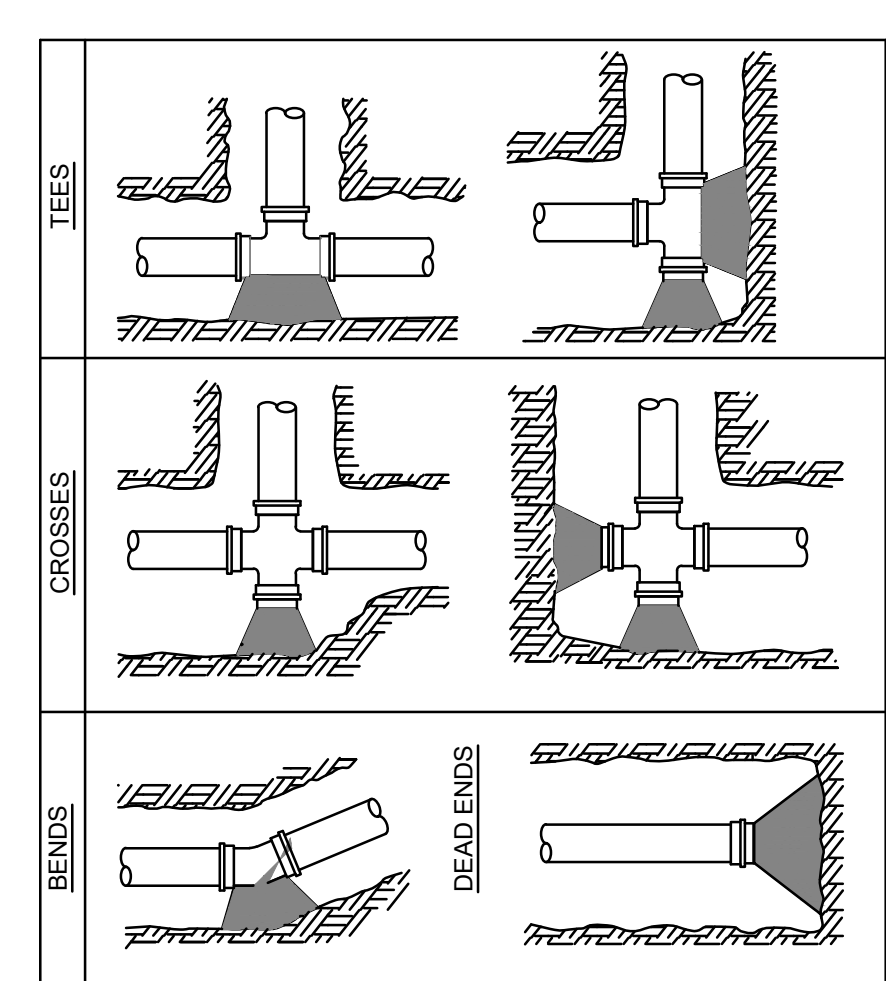
CONSTRUCTION DETAILS

DRAWN: IOM	DATE: 6/11/2021
SCALE: AS INDICATED	JOB NUMBER: 098.001
SHEET:	

C6.2

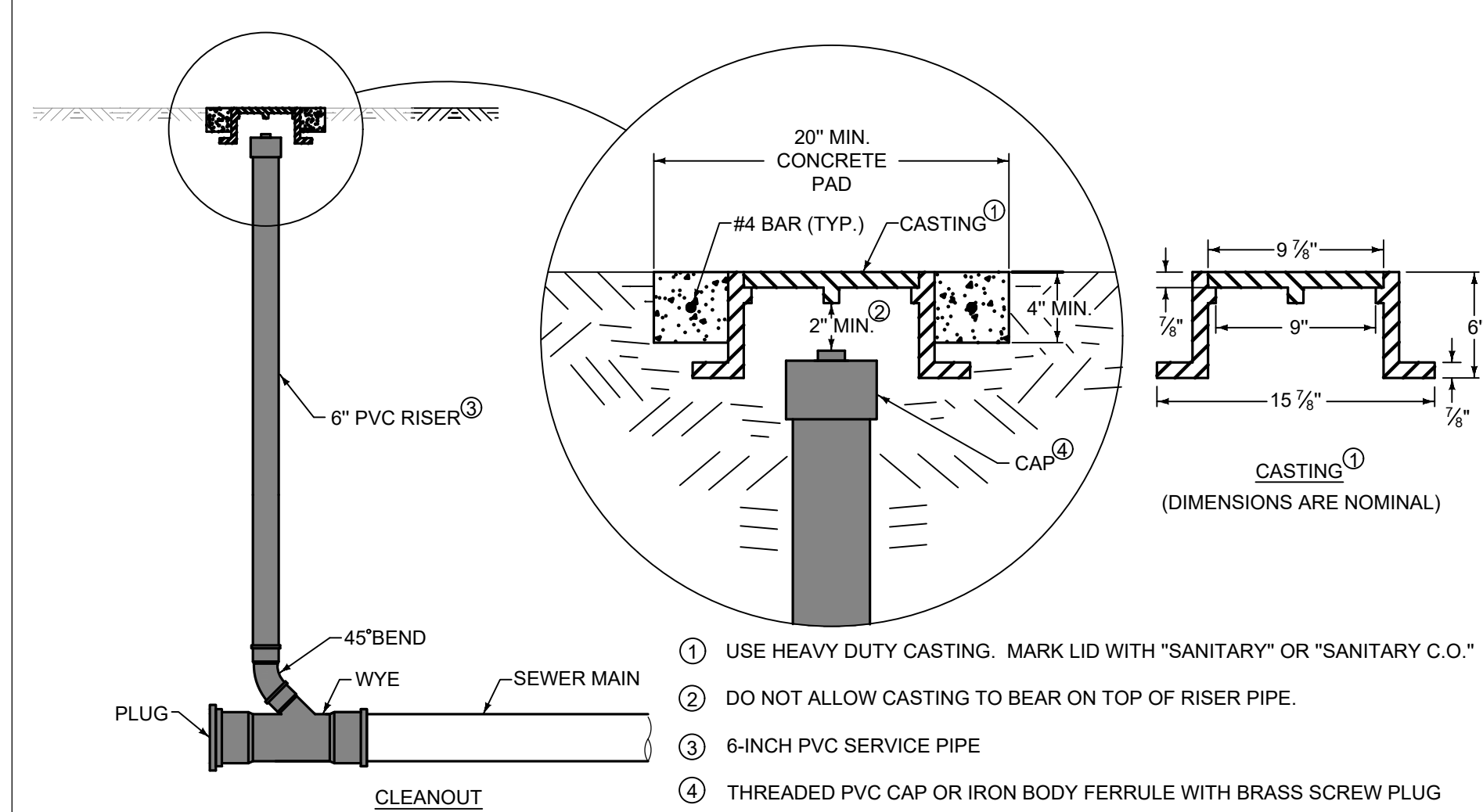


Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE(S)			
	11"	22"	45"	90"
4	1	1	2	4
6	1	2	4	8
8	2	4	7	14
10	3	6	11	21
12	4	8	16	29
14	5	11	21	39
16	7	14	27	50
18	8	17	34	63
20	11	21	42	78
24	15	31	60	111
30	24	47	92	171
36	34	67	132	246



EXTEND THRUST BLOCK TO UNDISTURBED SOIL. EXCAVATION INTO TRENCH MAY BE NECESSARY.  
FORM VERTICAL SURFACES OF POURED CONCRETE. THRUST BLOCKS EXCEPT ON BEARING SURFACE.  
ENCASE ALL FITTING IN POLYETHYLENE WRAP. DO NOT ALLOW CONCRETE TO DIRECTLY CONTACT JOINTS OR FITTING BOLTS.

THRUST BLOCK		REVISION	DATE
1	ISSUE DATE		



SANITARY SEWER CLEANOUT		REVISION	DATE
2	ISSUE DATE		

STANDARD DETAILS - SUDAS		
THE FOLLOWING LIST OF DETAILS FROM THE 2019 VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND STANDARD SPECIFICATIONS (SUDAS) ARE APPLICABLE FOR THIS PROJECT.		
FIGURE	DATE	TITLE
3010.102	04-20-21	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	04-20-21	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4010.201	04-21-20	SANITARY SEWER SERVICE STUB
6010.401	04-20-21	CIRCULAR STORM SEWER MANHOLE (SW-401)
6010.502	04-21-20	CIRCULAR SINGLE GRATE INTAKE (SW-502)
6010.506	04-21-20	DOUBLE GRATE INTAKE WITH (SW-505)
6010.511	04-21-20	RECTANGULAR AREA INTAKE (SW-511)
6010.602	04-21-20	CASTINGS FOR STORM SEWER MANHOLES (SW-602)
6010.603	10-16-18	CASTINGS FOR GRATE INTAKES (SW-603)
6010.604	04-21-20	CASTINGS FOR AREA INTAKES (SW-604)
4040.232	04-21-20	SUBDRAIN CLEANOUTS

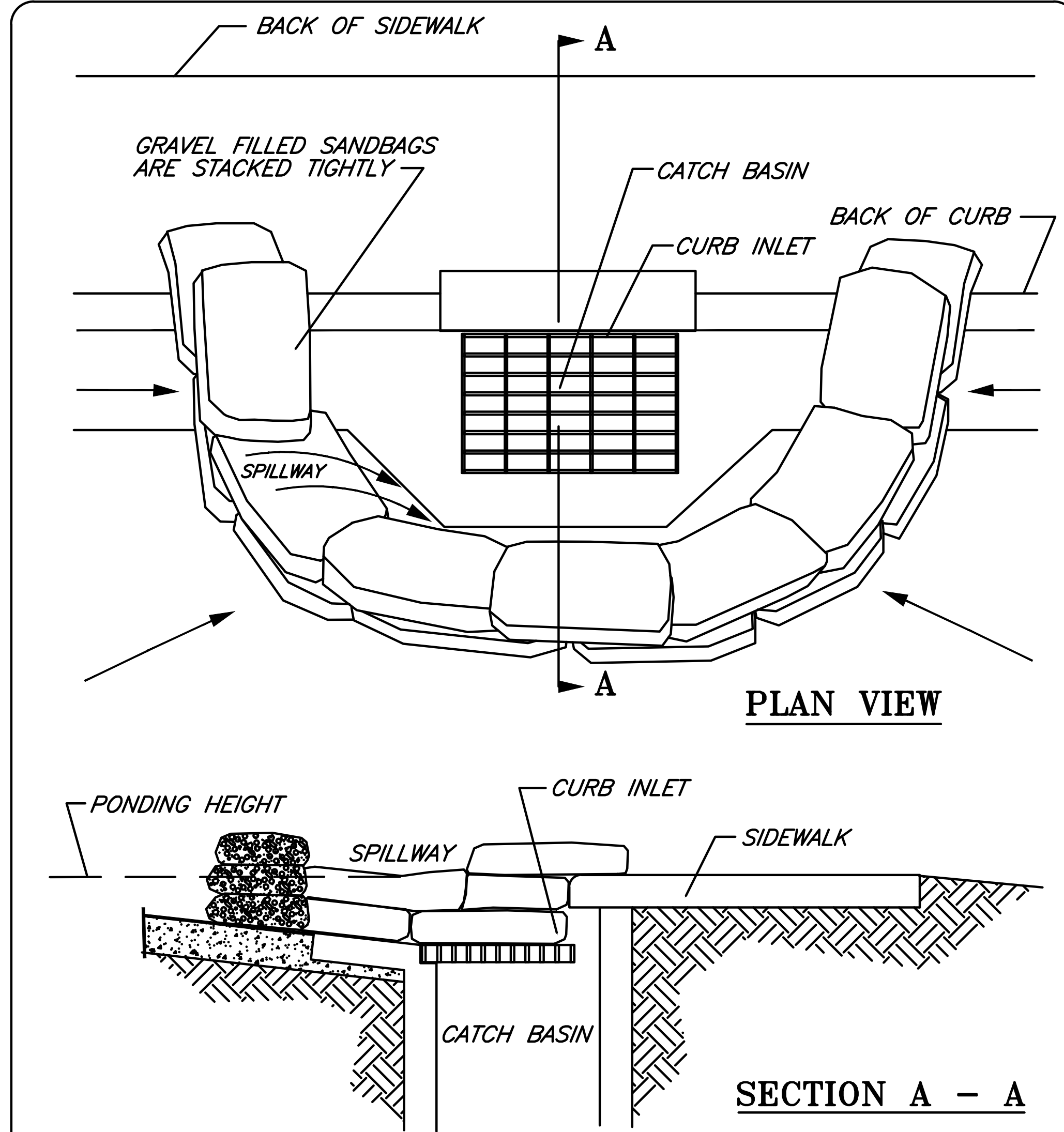
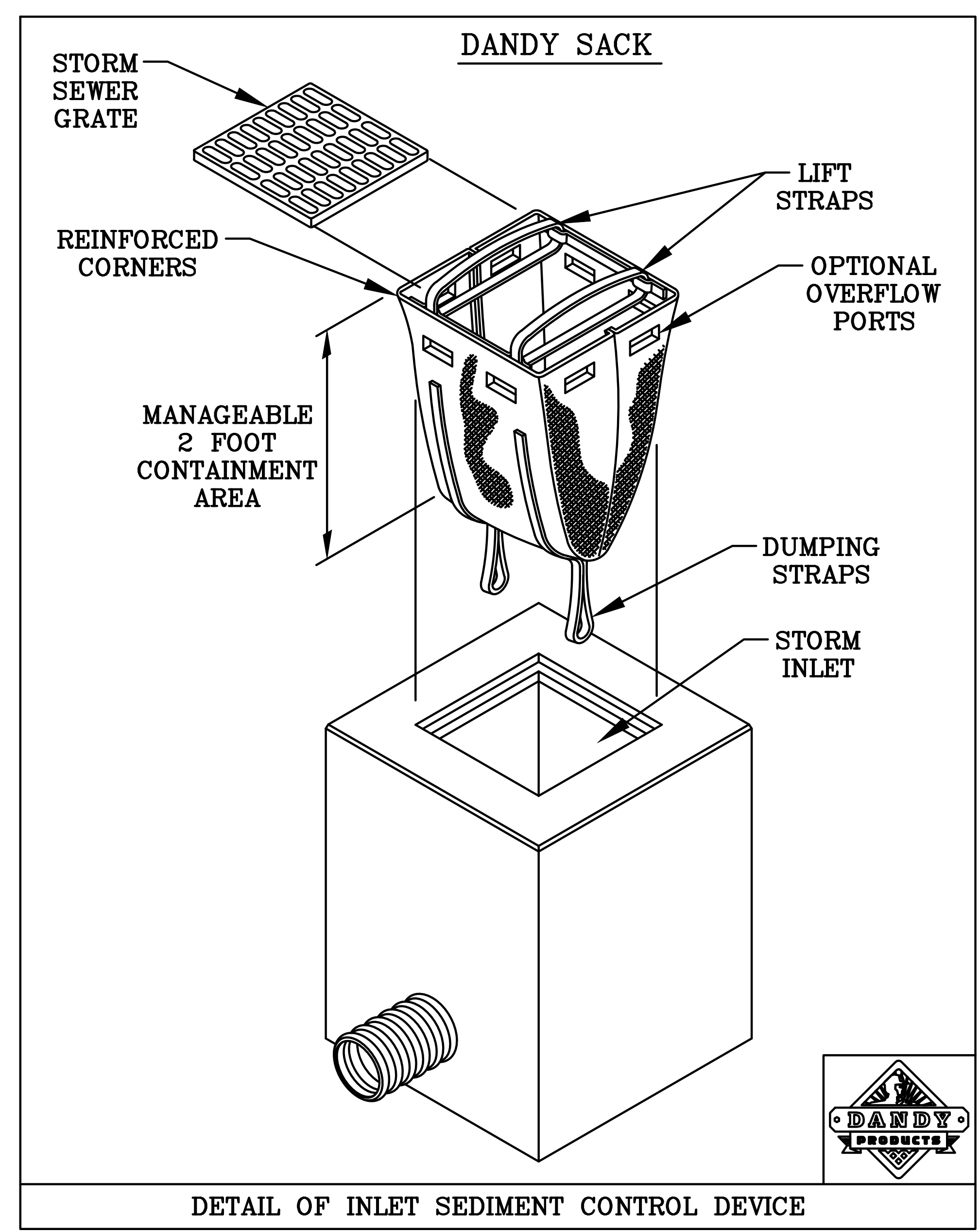
REVISION	DATE	BY

REVISION	DATE	BY

LOCATION: POLK CITY DOLLAR FRESH  
E 3RD ST & W BRIDGE RD  
COCOA DEVELOPMENT  
100 DEARBOLT PLACE, SUITE 400  
YOUNGSTOWN, OHIO 44512  
TELEPHONE: (330) 728-1010  
ATTN: ANTHONY COCCA  
Fresh

CONSTRUCTION DETAILS	

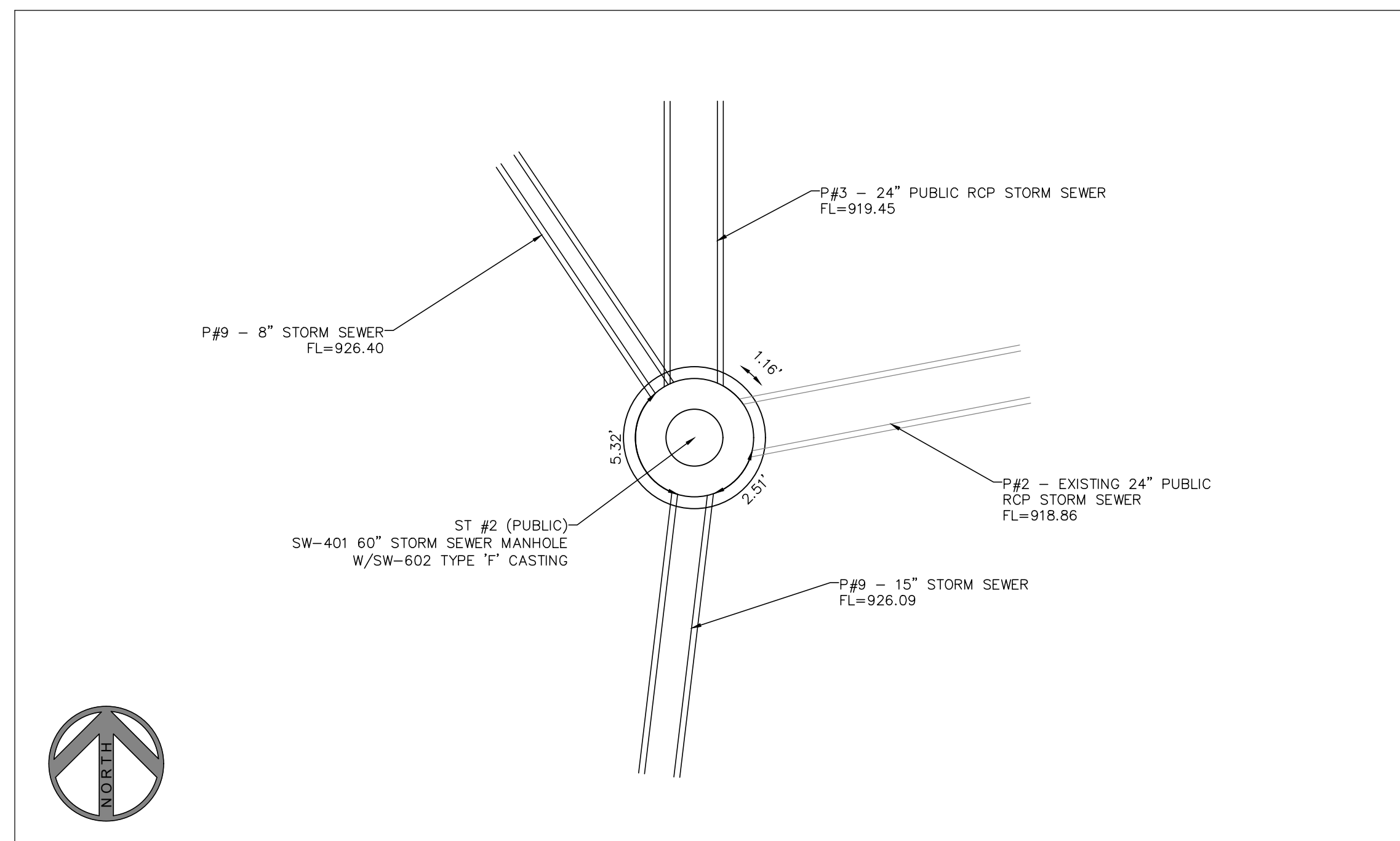
DRWN	DATE
ZCC	6/11/2021
SCALE	JOB NUMBER
AS INDICATED	098.001
SHEET	
C6.3	



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
- FILE: SANDCURB

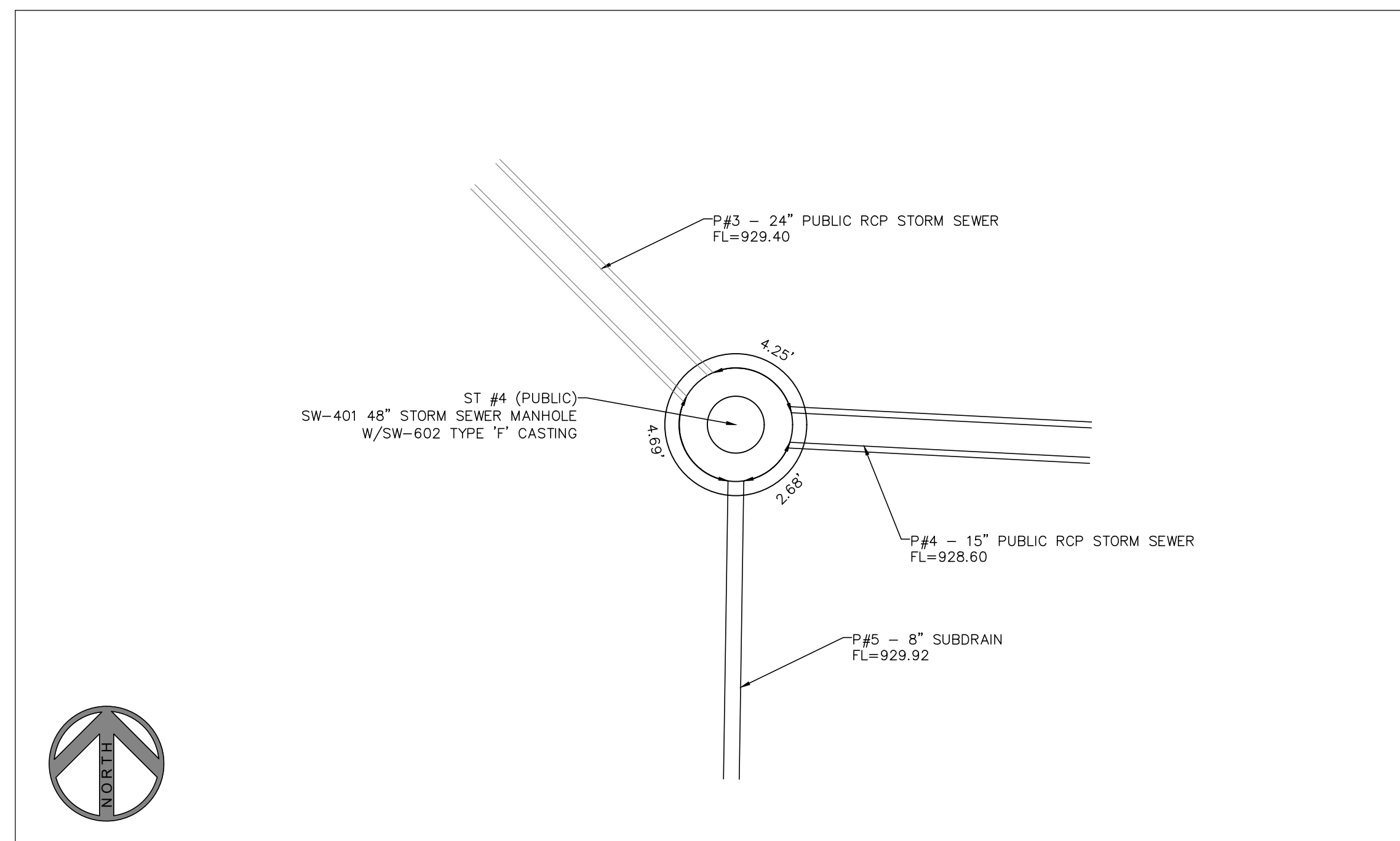
INLET SEDIMENT CONTROL DEVICES		REVISION	DATE
3	ISSUE DATE		

**Hy-Vee**  
EMPLOYEE OWNED  
HY-VEE, INC.  
5820 WESTTOWN PARKWAY  
DES MOINES, IA 50319  
TELEPHONE: (515) 267-2800  
FAX: (515) 267-2835



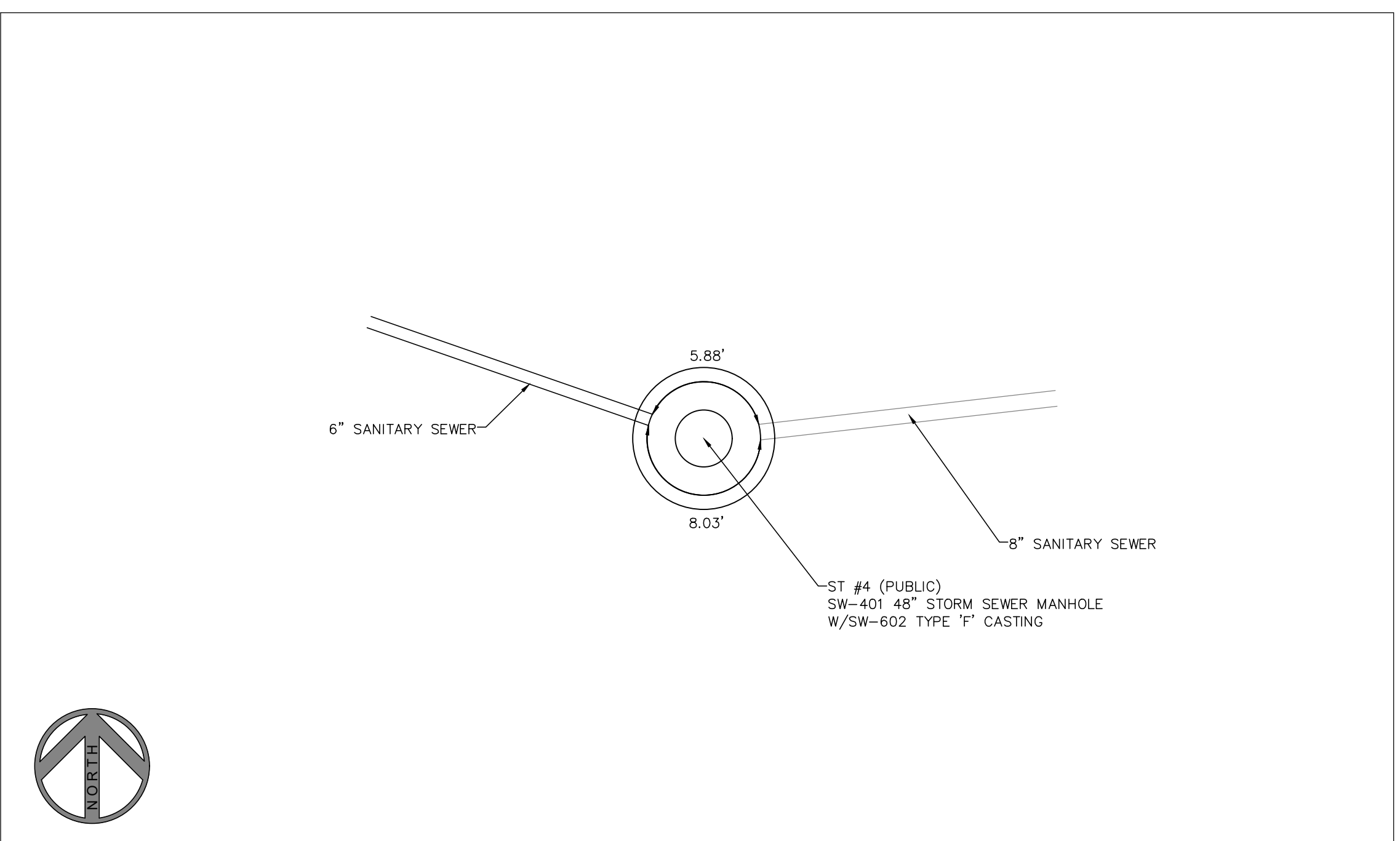
**ST #2 (PUBLIC) SW-401 60" STORM SEWER MANHOLE SPACING DETAIL**

1" = 5'	REVISION	BY	DATE
<b>1</b>			



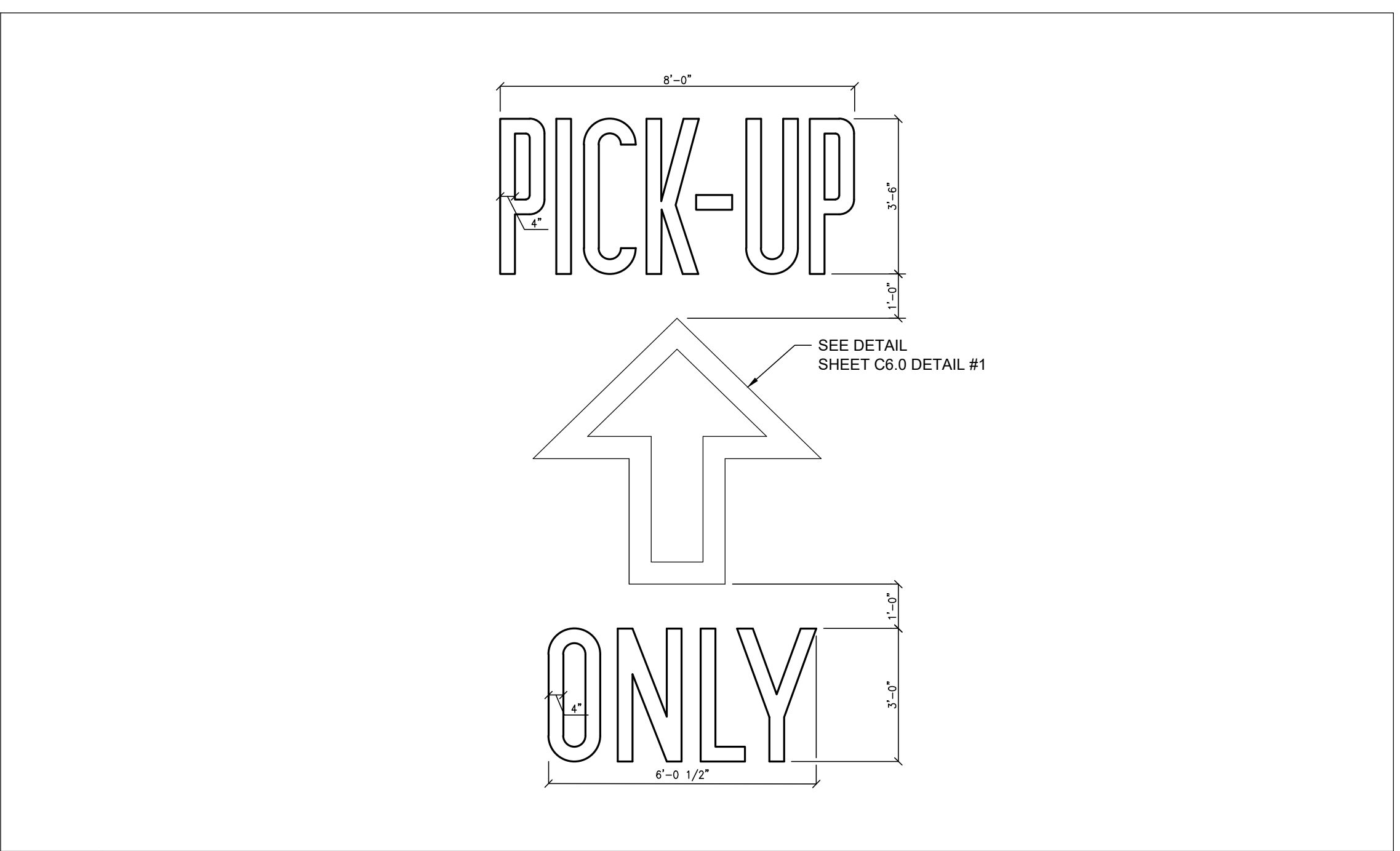
**ST #4 (PUBLIC) SW-401 48" STORM SEWER MANHOLE SPACING DETAIL**

1" = 5'	REVISION	BY	DATE
<b>2</b>			



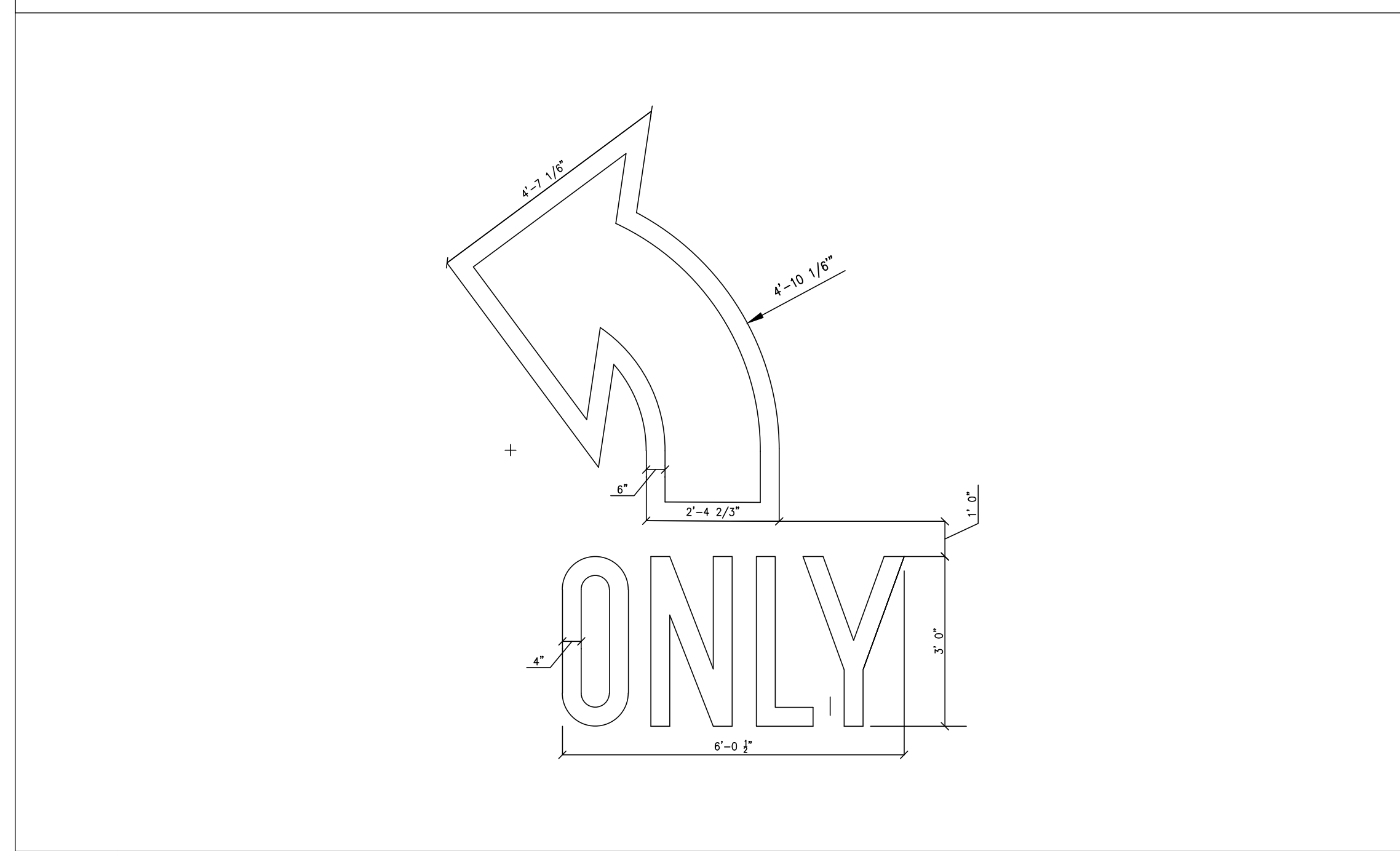
**ST #10 (PUBLIC) SW-301 48" SANITARY SEWER MANHOLE SPACING DETAIL**

SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
<b>3</b>			



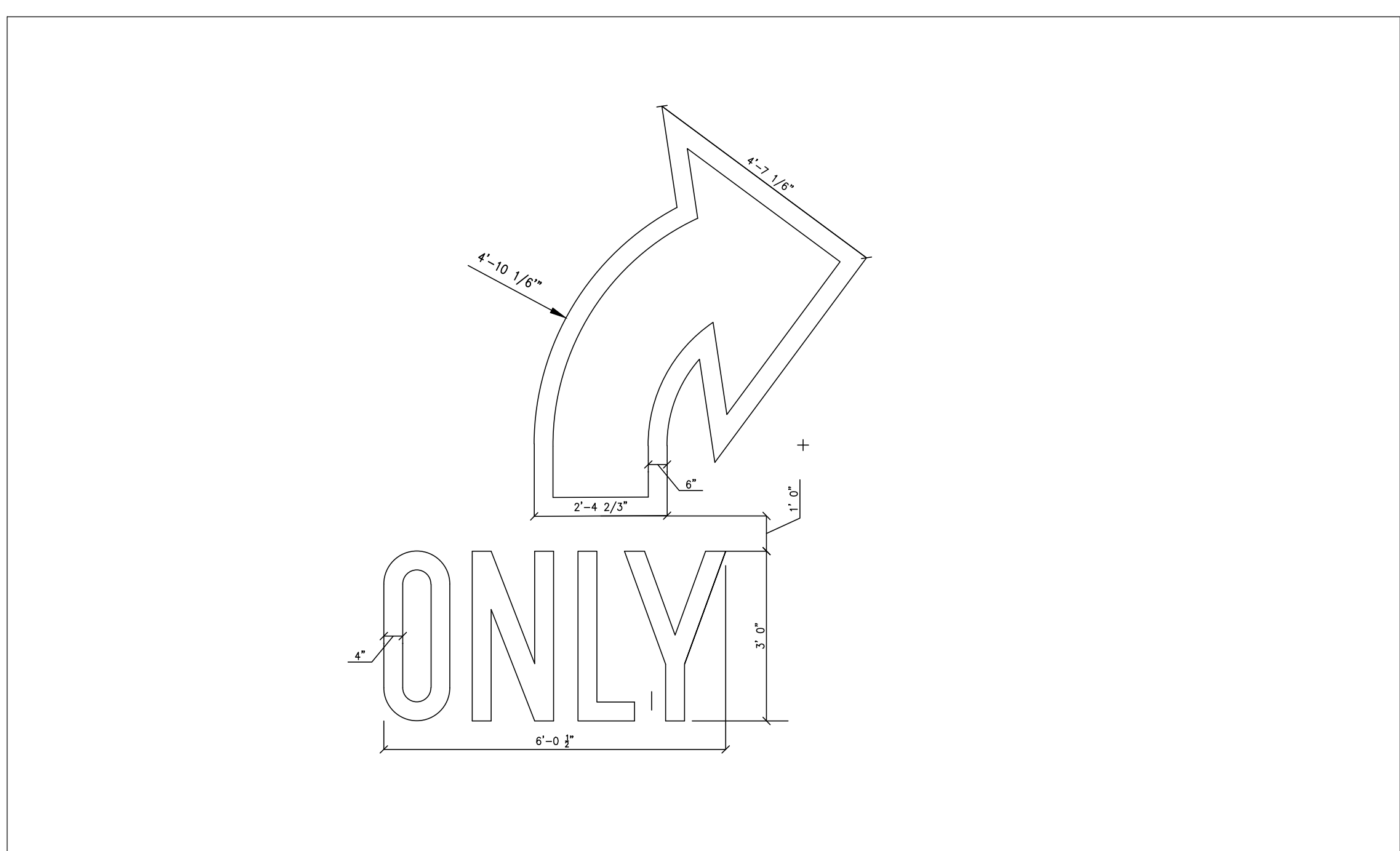
**GROCERY PICK-UP LANE PAVEMENT MARKING**

NOT TO SCALE	REVISION	BY	DATE
<b>4</b>			



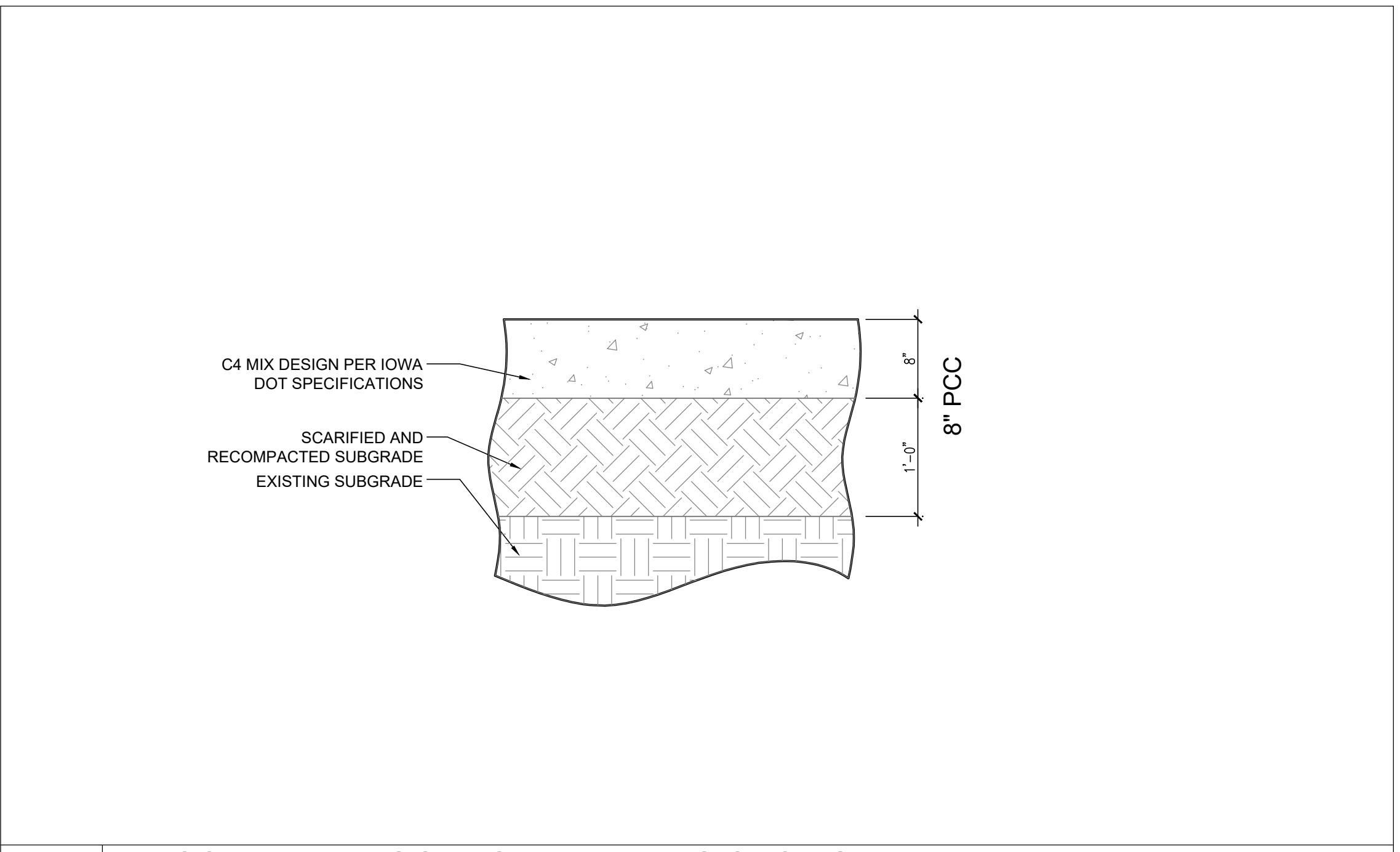
**LEFT TURN ONLY PAVEMENT MARKING**

NOT TO SCALE	REVISION	BY	DATE
<b>5</b>			



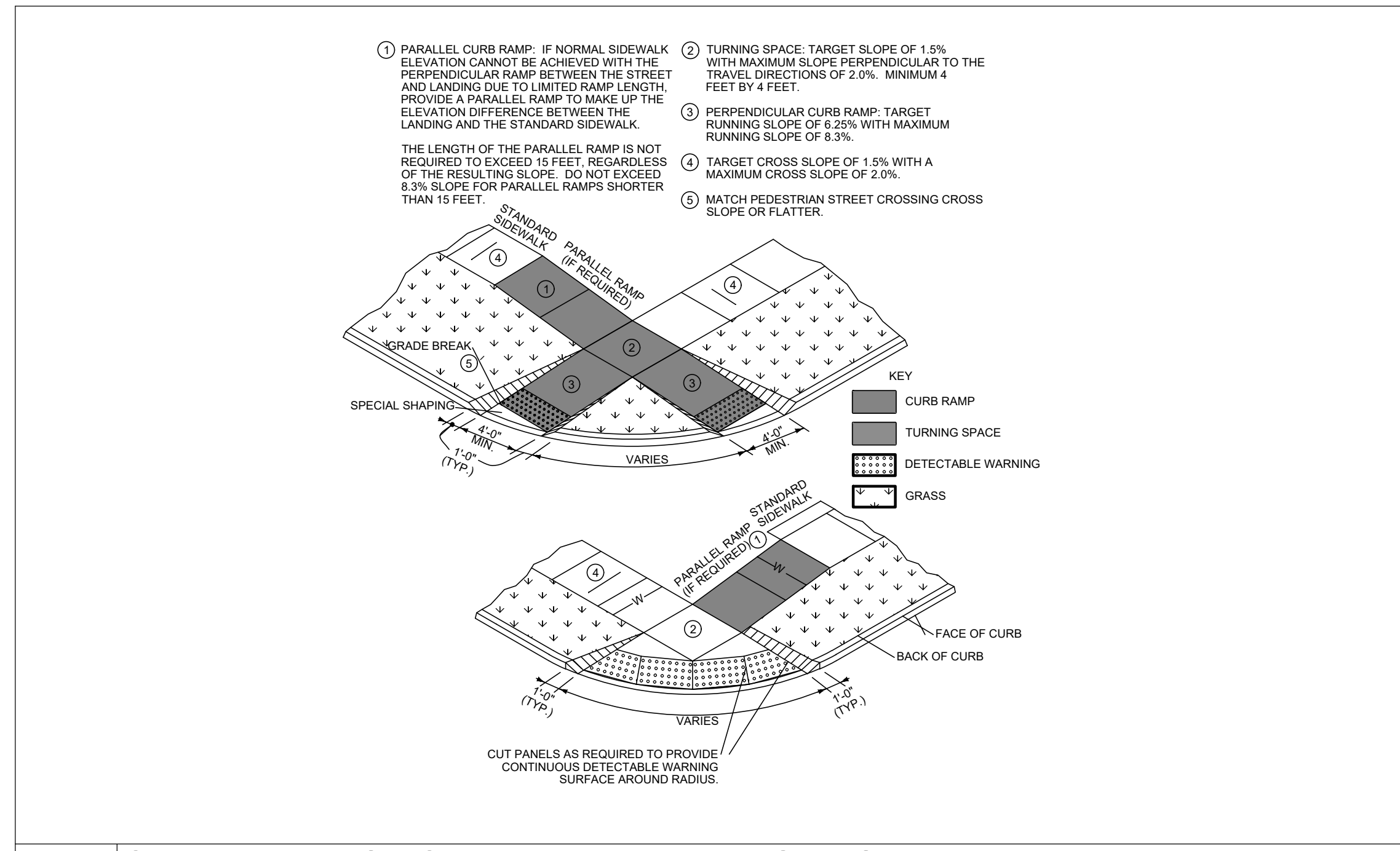
**RIGHT TURN ONLY PAVEMENT MARKING**

NOT TO SCALE	REVISION	BY	DATE
<b>6</b>			



**8" PCC WITH 1' AGGREGATE PAVING SECTION, TYP.**

NOT TO SCALE	REVISION	BY	DATE
<b>7</b>			



**CURB RAMP FOR SIDEWALK WITHIN RIGHT-OF-WAY**

NOT TO SCALE	REVISION	BY	DATE
<b>5</b>			

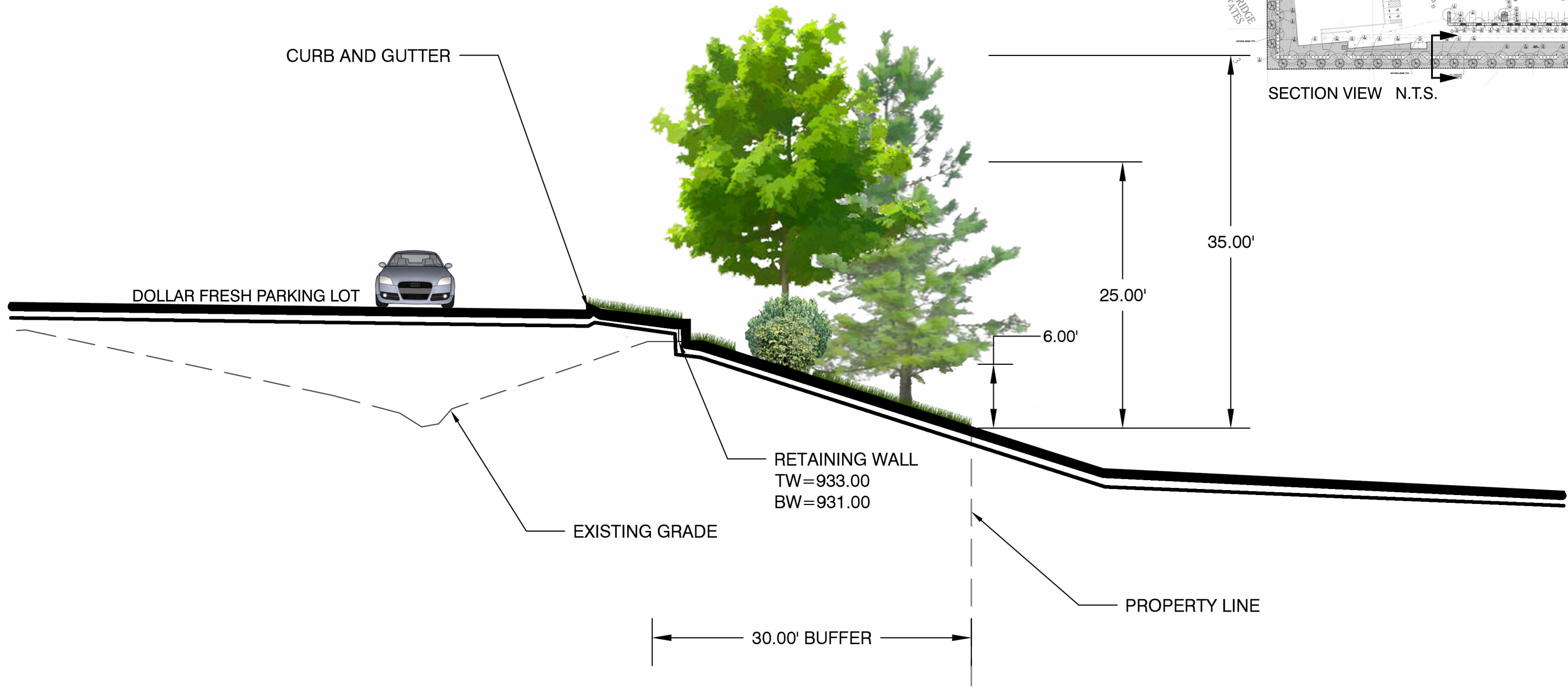
LOCATION:  
**POLK CITY DOLLAR FRESH**  
**E 3RD ST & W BRIDGE RD**  
 COCCA DEVELOPMENT  
 100 DEARBOLT PLACE, SUITE 400  
 YOUNGSTOWN, OHIO 44512  
 TELEPHONE: (330) 728-1010  
 ATTN: ANTHONY COCCA



**CONSTRUCTION DETAILS**

DRAWN:	DATE:
IOM	6/11/2021
SCALE:	JOB NUMBER:
AS INDICATED	098.001
SHEET:	

**C6.4**



POLK CITY DOLLAR FRESH  
 3RD ST & E BRIDGE RD  
 POLK CITY, IOWA  
 SECTION

TYPICAL TYPE 'B' BUFFER SECTION ALONG SOUTH  
 AND EAST PROPERTY LINE

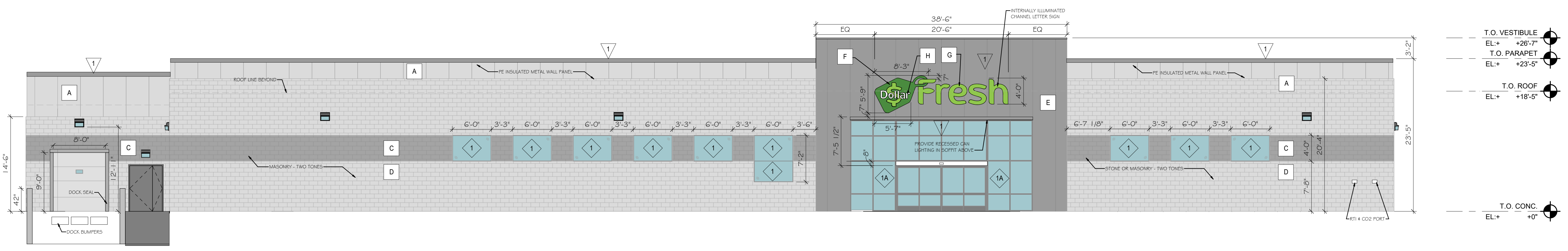
**LT LEON**  
 ASSOCIATES INC  
 500 EAST LOCUST STREET SUITE 400 office 515-422-7016  
 DES MOINES IOWA 50309 www.ltleon.com



PROJECT NO. 098.001  
 SECTION  
 SHEET NO.  
 1 OF 1

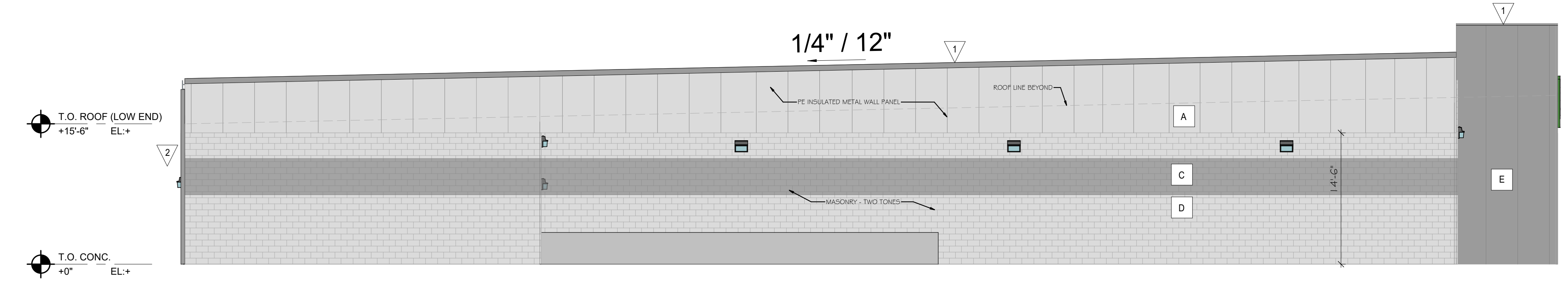


6/11/2021 9:57:16 AM  
X:\Projects\2021\Projects\Hy-Vee Dollar Fresh\Polk City, IA\20_Schematics\RV\Polk



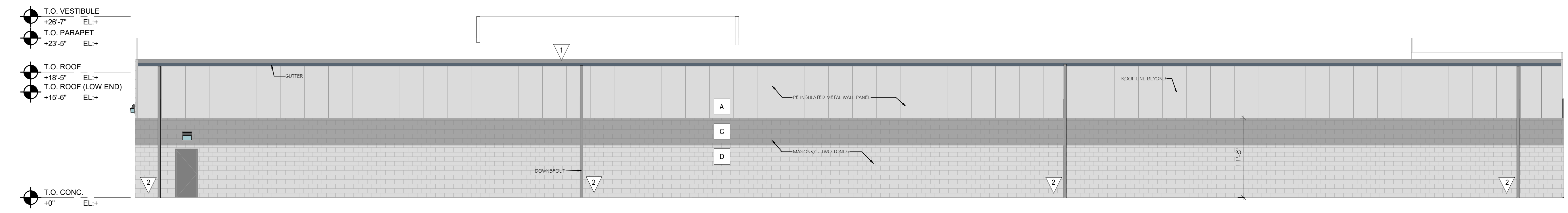
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

- T.O. VESTIBULE EL+ +26'-7"
- T.O. PARAPET EL+ +23'-5"
- T.O. ROOF EL+ +18'-5"
- T.O. CONC. EL+ +0"

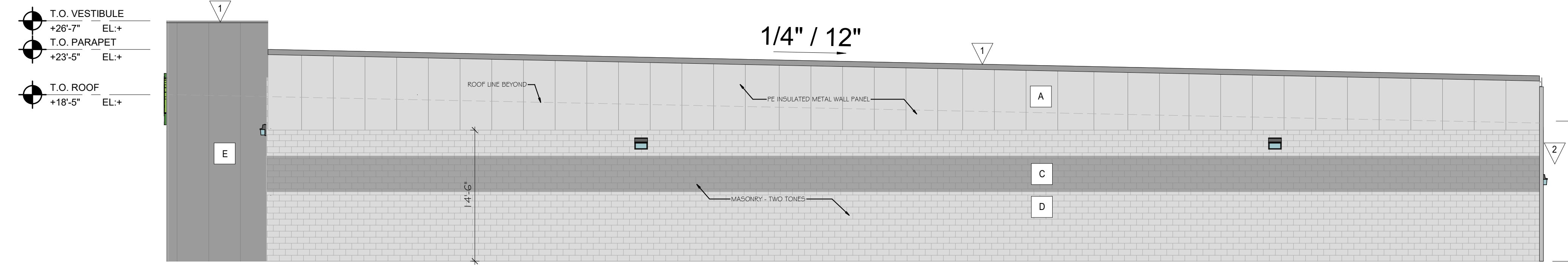


**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

- T.O. VESTIBULE EL+ +26'-7"
- T.O. PARAPET EL+ +23'-5"
- T.O. ROOF EL+ +18'-5"



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



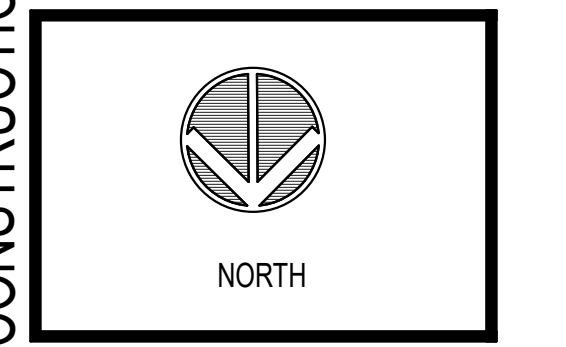
**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS					
TAG	DESCRIPTION	SQ FT	% REQUIRED	% ACTUAL	% TOTAL WALL AREA EXCLUSIVE OF GLASS
NORTH ELEVATION - 4979 SQ FT		4214 SQ FT			
A & E	METAL PANEL	1242	<60%	25%	30%
C & D	CMU	2939	>60%	60%	70%
EAST ELEVATION - 3381 SQ FT		3381 SQ FT			
A & E	METAL PANEL	1342	<50%	40%	40%
C & D	CMU	2039	>50%	60%	60%
SOUTH ELEVATION - 4249 SQ FT		4225 SQ FT			
A & E	METAL PANEL	1806	<50%	43%	43%
C & D	CMU	2419	>50%	57%	57%
WEST ELEVATION - 3381 SQ FT		3381 SQ FT			
A & E	METAL PANEL	1342	<60%	40%	40%
C & D	CMU	2039	>60%	60%	60%

REVISION	DATE BY



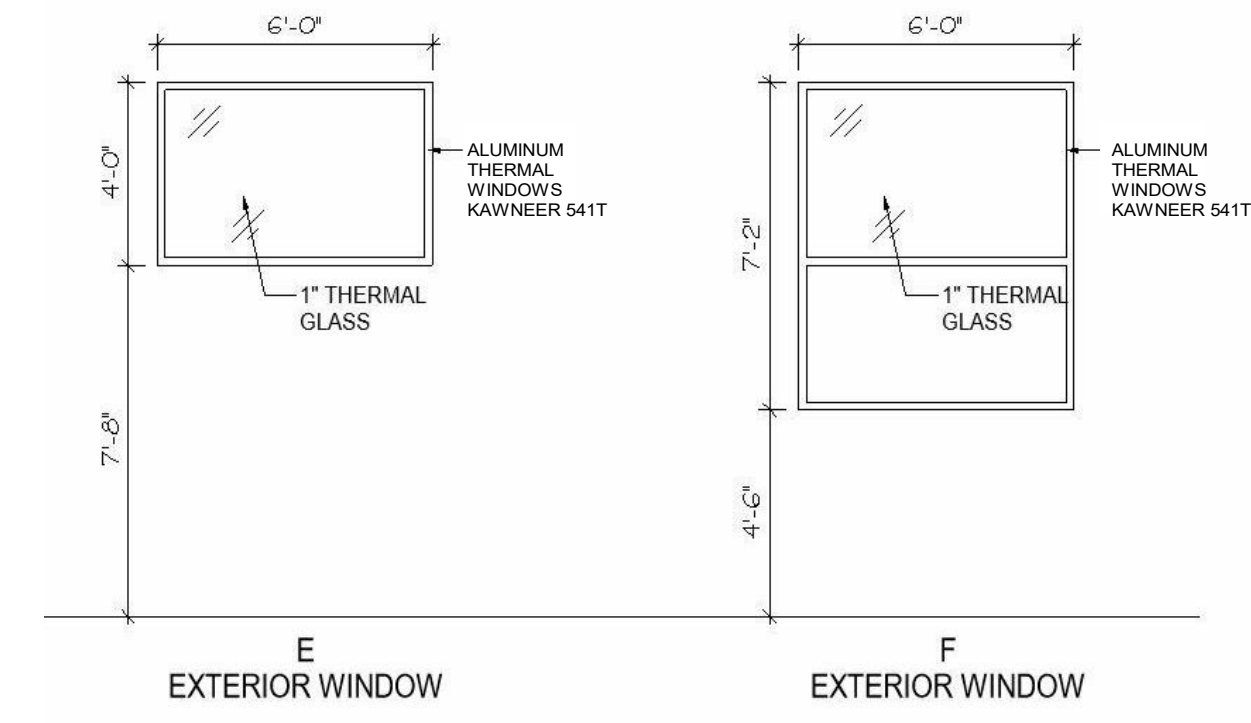
LOCATION: POLK CITY, IA  
HY-VEE INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
TELEPHONE: (515) 267-2800  
FAX: (515) 267-2535



EXTERIOR ELEVATIONS

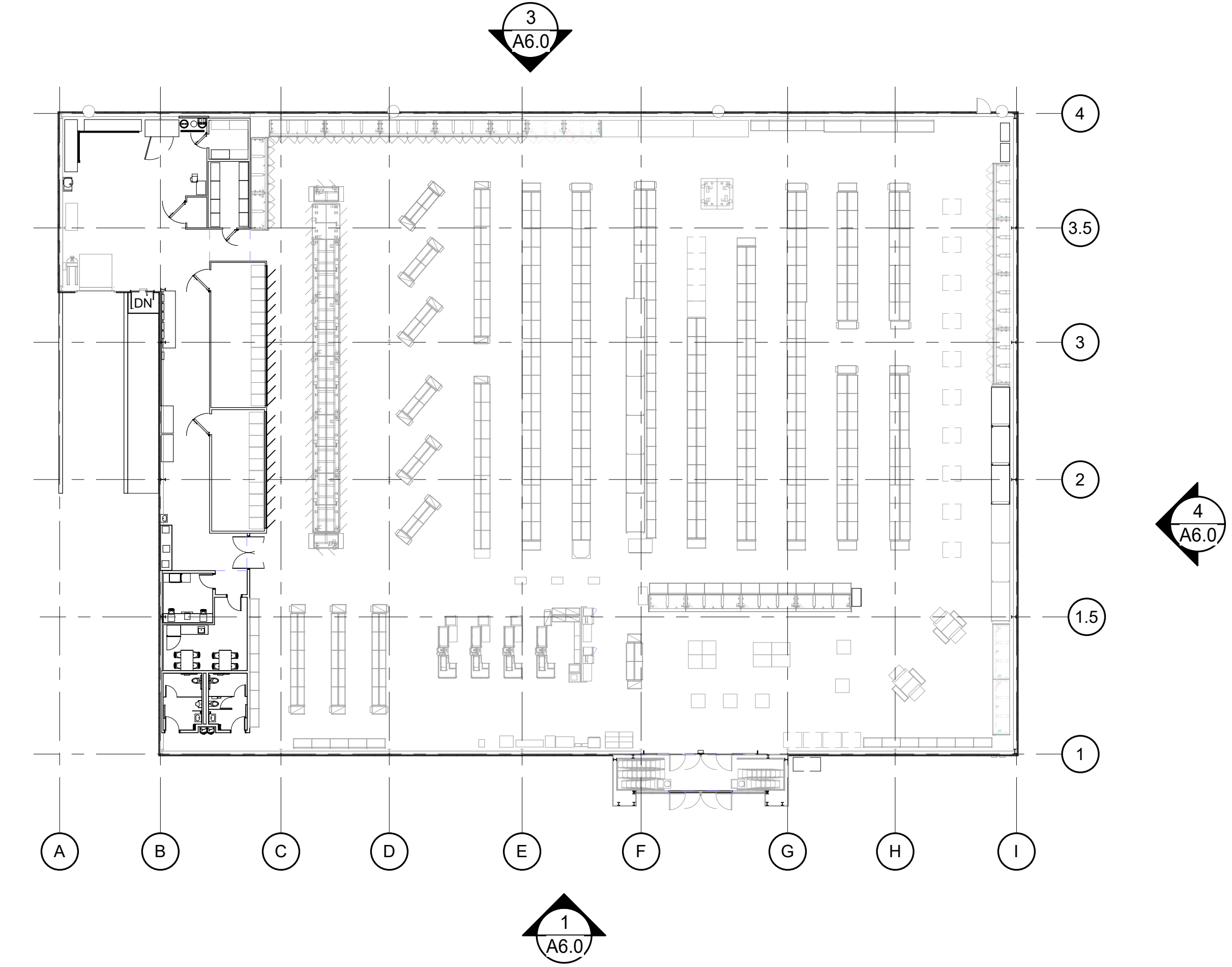
DRAWN: KMB	DATE: JUN 2021
SCALE: As Indicated	SHEET NUMBER: 21-423
SHEET	
A6.0	

6.11.21 PRELIMINARY - NOT FOR CONSTRUCTION



**FRAME ELEVATIONS**  
SCALE: 1/4" = 1'-0"

- INSULATED METAL PANEL COLORS:**
- A STAR BUILDING SYSTEMS / METASPAN  
TEXTURE: HEAVY EMBOSSED  
COLOR: TUNDRA
  - C ECHELON MASONRY SPLIT FACE MASONRY UNITS  
COLOR: DARK GRAY - 4303
  - D ECHELON MASONRY SPLIT FACE MASONRY UNITS  
COLOR: LIGHT GRAY - 4302
  - E STAR BUILDING SYSTEMS / METASPAN  
TEXTURE: HEAVY EMBOSSED  
COLOR: SLATE GRAY
- SIGN PANEL COLORS:**
- F PMS 383C - DARK GREEN
  - G PMS 2292C - LIGHT GREEN
  - H PMS 11-0601 TCX - BRIGHT WHITE
- GLASS & GLAZING**
- 1 VISION GLASS: 1" CLEAR ANNEALED INSULATION GLASS, LOW-E #3 SURFACE
  - 1A VISION GLASS: 1" CLEAR TEMPERED INSULATION GLASS, LOW-E #3 SURFACE
- METAL FLASHINGS:**
- V METAL GRAVEL STOPPING/COPING - COLOR TO MATCH THE METAL PANEL TYPE 'E' - SLATE GRAY
  - V GUTTERS & DOWNSPOUTS - COLOR TO MATCH THE METAL PANEL TYPE 'E' - SLATE GRAY
- EXTERIOR METAL ASSEMBLIES:**
- PAINT ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT WALL COLOR
  - PAINT ALL EXTERIOR PIPE BOLLARDS TO MATCH ADJACENT WALL COLOR



**5 KEY PLAN**  
SCALE: N.T.S.

# Concrete Masonry

## ARCHITECTURAL CMUs

Architectural CMUs provide a durable foundation and solution to commercial projects. Our CMUs are available in numerous finishes and colors to give architects and builders design versatility. Specific styles, colors and finishes are dependent on local availability. Most architectural CMUs are produced with integral water admixture to repel moisture and resist mold and pre-consumer recycled content may be added to help meet sustainable goals.

### Features & Benefits

- Durable with design freedom
- Available in many colors and sizes
- Manufactured Locally
- One step installation
- Available with pre-consumer recycled content

### Redline® CMU

Redline blended lightweight masonry is a successful time-tested product which is identified by a visible red line running vertically on the end of the block. This distinctive feature allows quick confirmation that the product being used in the wall is indeed the fire-rated product specified. Redline has an average weight of 28 pounds per 8x8x16 unit. It combines the insulation and productivity advantages of lightweight concrete with the strength of standard masonry units. Redline also offers advantages in reduced chippage, consistent color and texture with a smooth surface that requires less painting for an even top coat.

### Greenline® CMU

For decades, we have been providing recycled concrete masonry units and recycling or salvaging construction waste as a better way to utilize resources. If you are looking for innovative and environmentally friendly masonry solutions, utilize Greenline CMUs and Greenline Recycling Program.



### Split Face

Split Face masonry units are integrally colored pre-finished architectural concrete blocks with a beautiful, rough-hewn texture on one or more faces of the unit.



Meets and exceeds ASTM C90 (Specification for Load Bearing Concrete Masonry Units)

**NOTE:** All color samples are representative only.  
For accurate color selection, ask your sales representative for samples.

**Performance Upgrade Options:** InsulTech™ System, Filled & Polished



Adams Morrisville  
5701 McCrimmon Parkway  
PO Box 189 • Morrisville, NC 27560  
919-467-2218

Adams Asheville  
190 Meadow Road  
Asheville, NC 28803  
828-253-9383



# CF SANTA FE

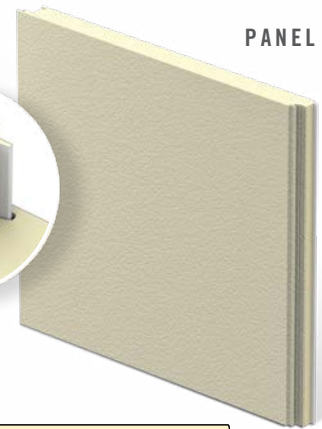
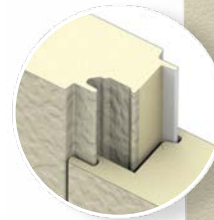
## INSULATED METAL WALL PANEL

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.

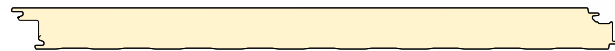
Note: Not intended for exterior walls on cold storage buildings.

LOCK & GROOVE SYSTEM

PANEL



PANEL PROFILE



### PRODUCT SPECIFICATIONS

**WIDTH** • 24", 30", 36", 42"

**THICKNESS** • 2", 2½", 2¾", 3", 4"

**LENGTH** 8'-0" to 32'-0" Horizontal  
8'-0" to 40'-0" Vertical

**EXTERIOR PROFILE** • Flat profile with **heavy embossing** resembling desert southwestern appearance

**EXTERIOR FACE** • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

**INTERIOR PROFILE** • Light Mesa, nominal ¼" deep, embossed or unembossed

**INTERIOR FACE** • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

**JOINT** • Offset double tongue-and-groove with extended metal shelf for positive face fastening

**REVEAL** • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

#### U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h-ft²·°F)**

R-VALUE (h-ft²·°F/BTU)**

PANEL WIDTH: 42"

PANEL WIDTH: 42"

	75°		75°
2"	0.0669	2"	14.95
2½"	0.0500	2½"	20.00
2¾"	0.0450	2¾"	22.50
3"	0.0400	3"	25.00
4"	0.0307	4"	32.57

*Available only from Nevada plant and Mattoon Plant

** Based on ASTM C518, ASTM C1363 and thermal modeling, 75° F core mean temp.

### DESIGN FEATURES & BENEFITS

- Masonry stucco appearance
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications
- Can be used in conjunction with other Metl-Span joint profiles

# TESTING: CF SANTA FE INSULATED METAL WALL PANEL

TEST/APPROVAL	TEST METHOD	TEST TITLE	RESULTS
<b>Fire US</b>	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load-bearing rating with two layers of Type X Gypsum Vertical or horizontal installation
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285	Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies	Panel assembly met the requirements of the standard
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1
<b>Fire Canada</b>	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load-bearing fire rating with two layers of Type X Gypsum
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard
<b>Structural</b>	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Wall Load Chart
<b>Thermal Performance</b>	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.126 BTU.in/hr.ft ² .°F at 40° F mean core K-Factor of 0.14 BTU.in/hr.ft ² .°F at 75° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
<b>Air Infiltration</b>	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.01 cfm/ft ² at 20 psf Vertical or horizontal installation
<b>Water Infiltration</b>	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 20 psf Vertical or horizontal installation
<b>Special Approval</b>	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at [metlspan.com](http://metlspan.com).

# COLORS & COATINGS

All Metl-Span colors are formulated to provide premium energy efficient solar reflectivity.

## STANDARD I EXTERIOR COLORS

Full-Strength 70% PVDF Fluoropolymer Coating



## STANDARD II EXTERIOR COLORS

Full-Strength 70% PVDF Fluoropolymer Coating



## PREMIUM I EXTERIOR COLORS

Full-Strength 70% PVDF Fluoropolymer Coating



## PREMIUM I EXTERIOR COLORS CONT.

Full-Strength 70% PVDF Fluoropolymer Coating



## PREMIUM II METALLIC & PEARLESCENT EXTERIOR COLORS

Full-Strength 70% PVDF Fluoropolymer Coating

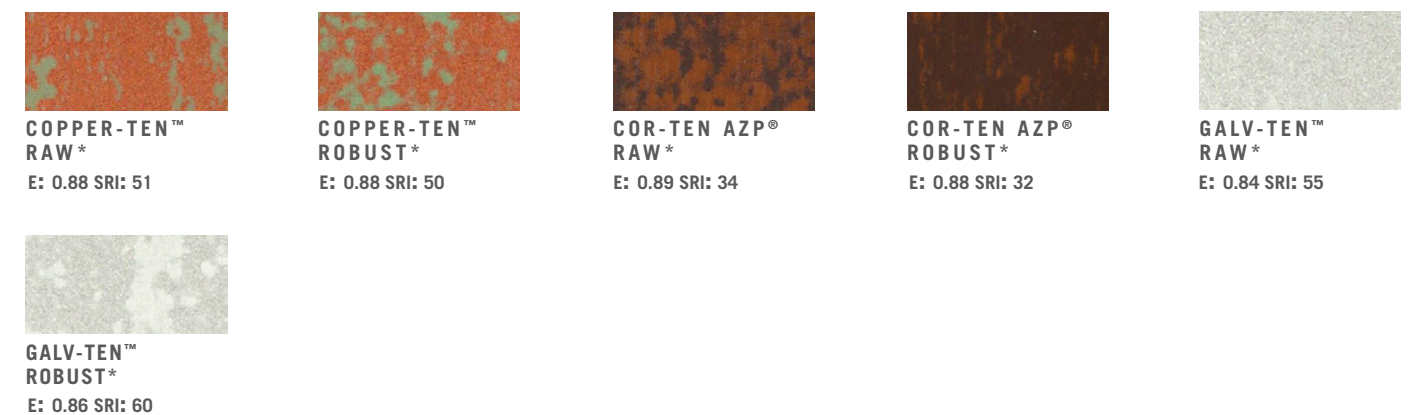


Metallic paint finishes have inherent characteristics exhibiting color shift, shade variances, striations and longitudinal patterning that are not a product defect or cause for rejection.

■ Requires a 3 coat color.

## PREMIUM III WEATHERED METAL

Full-Strength 70% PVDF Fluoropolymer Coating



## AURORA™ COLORS

*Kameleon® Full-Strength 70% PVDF Fluoropolymer Coating*

Aurora colors are a pearlescent coating that provides a distinctive prismatic appearance when viewed from different orientations and in varying lighting conditions. This innovative and multicolored system incorporates mica flakes to create a vibrant iridescent look.



**FADING ROSE**  
E: 0.88 SRI: 38



**LAVENDER ESSENCE**  
E: 0.89 SRI: 25



**SEA MINT**  
E: 0.86 SRI: 25



**COPPER FAIRWAY**  
E: 0.88 SRI: 34



**ELECTRIC SKY**  
E: 0.88 SRI: 34

## TUFF COTE® EXTERIOR COLORS

*Tuff Cote® Fiber-Reinforced Polymer Coating – for Tuff Wall® or Tuff-Cast™ Panels only*



**TEXTURED WHITE**  
E: 0.86 SRI: 77



**WARM LIMESTONE**  
E: 0.87 SRI: 51



**LIGHT STONE** ■  
E: 0.84 SRI: 56



**MEDIUM BEIGE**  
E: 0.88 SRI: 40



**SURREY BEIGE**  
E: 0.88 SRI: 34



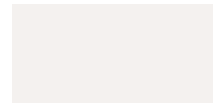
**ANTIQUÉ BRONZE**  
E: 0.87 SRI: 24



**LIGHT GRAY**  
E: 0.87 SRI: 36

## POLYESTER EXTERIOR COLOR

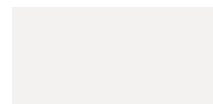
*Igloo White is the standard interior color for all panels*



**IGLOO WHITE**  
E: 0.86 SRI: 75

## STANDARD WEATHERXL® EXTERIOR COLORS

*Siliconized Polyester*



**WINTER WHITE***  
E: 0.86 SRI: 71



**LIGHT STONE** ■*  
E: 0.86 SRI: 57

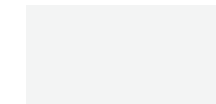


**ASH GRAY***  
E: 0.86 SRI: 45

■ Light Stone SP does not match the Light Stone Tuff Cote® color offering

## PREMIUM WEATHERXL® EXTERIOR COLORS

*Siliconized Polyester*



**SOLAR WHITE***  
E: 0.85 SRI: 76



**CRIMSON RED***  
E: 0.86 SRI: 26



**RUSTIC RED***  
E: 0.86 SRI: 33



**HAWAIIAN BLUE***  
E: 0.86 SRI: 27



**FERN GREEN***  
E: 0.86 SRI: 29



**BURNISHED SLATE***  
E: 0.86 SRI: 25



**CHARCOAL GRAY***  
E: 0.86 SRI: 30



**KOKO BROWN***  
E: 0.86 SRI: 29

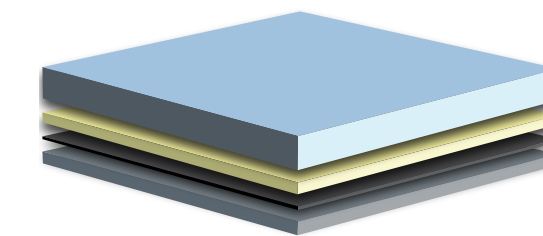


**DESERT SAND***  
E: 0.87 SRI: 39



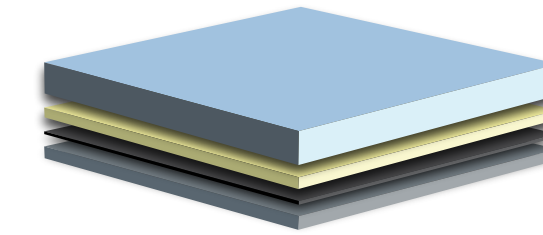
**SADDLE TAN***  
E: 0.86 SRI: 45

## COLOR SYSTEMS



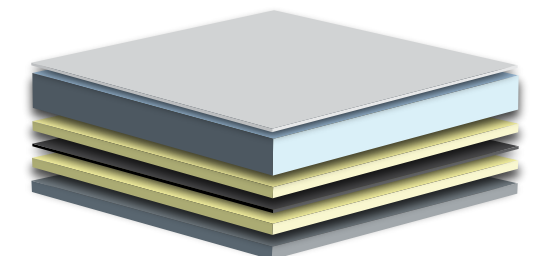
*Fluoropon®, WeatherXL® and 2-Coat Color Systems:*

1. 0.75 mil nominal Top Color Coat
2. 0.25 mil nominal Primer
3. Metal Substrate



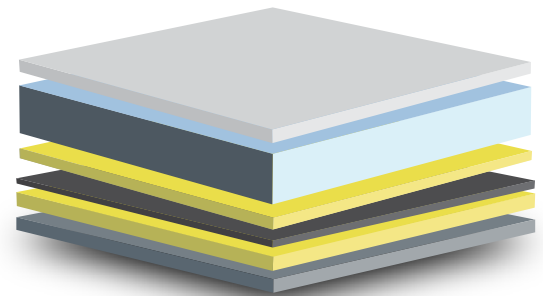
*Polyester Color Systems:*

1. 0.75 mil nominal Top Color Coat
2. 0.25 mil nominal Primer
3. Metal Substrate



*3-Coat Color System:*

1. 0.50 mil nominal PVDF Clear Coat
2. 0.75 mil nominal PVDF Top Color Coat
3. 0.25 mil nominal Primer
4. Metal Substrate



*Kameleon® Color Systems:*

1. 0.80 mil nominal PVDF Top Color Coat
2. 0.50 mil nominal PVDF Base Color Coat
3. 0.25 mil nominal Primer
4. Metal Substrate

* Only available on an AZ-50 substrate

For color suitability, testing codes data and pricing, contact your local representative or visit [metlspan.com](http://metlspan.com) for more information. Pricing varies depending on colors, quantity and gauge. All colors shown are approximate to actual finish colors.

Colors shown are for preliminary selection only. **Printed colors can vary from actual painted material, request a metal color chip prior to a final color selection.** Color warranties vary based upon color. Contact Metl-Span for full warranty information. Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at [metlspan.com](http://metlspan.com).

**Metl-Span has 61 listings with (CRR) Cool Roof Rating Council. Visit [coolroofs.org](http://coolroofs.org) to view color listings.**



★ ENERGY STAR® Qualified

Metl-Span: All-In-One Performance  
1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 (f) 972.420.9382 [metlspan.com](http://metlspan.com)

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PART# CICC1019



Provides a comfortable 60° cut-off to both the actual and reflected source. Utilizes a robust frame-in kit, light engine and reflector design that is designed for a wide variety of installation conditions with a plenum depth of 4-1/2".

Project: _____  
 Location: _____  
 Cat.No: _____  
 Type: _____  
 Lamps: _____ Qty: _____  
 Notes: _____

**Frame** (frame + trim = complete product) example: 6RN

Series	Aperture	Installation	Options
6 6-inch Non-IC	R Round	<b>N</b> New construction (Non-IC)	— Universal 120/277V (specify for Power Over Ethernet) <b>3</b> 347V (not compatible with ELV dimming) <b>LC</b> Chicago Plenum <b>3IP</b> 347V with Interact Pro (for use with 0-10V engines only) <b>EM</b> Emergency ¹ <b>IP</b> Interact Pro (for use with 0-10V engines only)
		<b>R</b> Remodeler (Non-IC)	— Universal 120/277V (specify for Power Over Ethernet) <b>3</b> 347V (not compatible with ELV dimming)
		<b>A</b> AirSeal (IC) ¹	— Universal 120/277V (specify for Power Over Ethernet)

**Trim** example: P6RDL20835CDZ10U

Series	Style	Lumen	CRI/CCT	Reflector	Flange	Dimming ²	Voltage
P6R LyteProfile 6-inch Round	<b>DL</b> Downlight	<b>10</b> 1000lm	<b>827</b> 80CRI / 2700K	<b>CL</b> Specular clear	— White (matte)	<b>Z10</b> 0-10V 1% <b>L</b> Lutron LDE1 EcoSystem (fade-to-black)	<b>U</b> Universal 120/277/347V
	<b>LW</b> Lensed Wall Wash	<b>15</b> 1500lm	<b>830</b> 80CRI / 3000K	<b>CC</b> Comfort clear	<b>P</b> Polished		
	<b>SL</b> Shower light ³ (non-conductive lens)	<b>20</b> 2000lm	<b>835</b> 80CRI / 3500K	<b>CD</b> Comfort clear diffuse	— White (matte)		
		<b>25</b> 2500lm	<b>840</b> 80CRI / 4000K	<b>WH</b> White (matte)			
		<b>30</b> 3000lm	<b>850</b> 80CRI / 5000K	<b>BK</b> Black (matte)	— White (matte)		
	<b>35</b> 3500lm			<b>B</b> Black (matte)			

**P** Power over Ethernet (PoE) **E** Ethernet 48V DC

Only compatible with 1000 (10) to 2500 (25) lumen configurations

### Accessories

- CAEM** Field instalable EM pack (for use with new construction frame only)
- AMS** ActiLume multi-sensor (optional accessory for PoE configurations)
- SWZDT** SpaceWise wireless controller with dwell time functionality (compatible with all 0-10V options, see SWZDT spec sheet)
- SRAINT** InterAct Office Accessory (for use with Lightolier UniFrame 0-10V products)

1. Emergency (EM) frame includes emergency battery with ceiling and reflector mountable test switch (see page 2 for details and limitations). Integral emergency battery not compatible with Power over Ethernet configurations.  
 2. Consult factory for available Dali and 0-10V dimming to 0.1% availability.  
 3. Order Shower light (SL) with WH finish only.

Note: For reflector mounted test switch add "EM" to end of catalog code (example: P6RDL20835CDZ10UEM). Leave blank for ceiling mounted test switch. Reflector mounted test switch requires above ceiling access and 1.25" max ceiling thickness for downlight only. See LED-EM spec sheet for more details.

# P6R LyteProfile 6"

## Round Downlight & Lensed Wall Wash

### Features

#### Optics

- Provides a 60° cutoff (physical and reflected)
- Wide beam distribution for general illumination
- Spun and anodized reflectors available in specular (clear), semi-specular (comfort clear and diffuse finishes. Also available in white and black painted finishes.

#### Quality of light

- Lumen Maintenance: L80 at 60,000 hours
- Color consistency: 3 SDCM
- 80 CRI minimum

#### Construction (New Construction)

- Galvanized stamped steel for dry / plaster ceilings.
- Pre-installed telescoping mounting bars (13"-24")
- Frame accommodates C- channel, black iron, and 3/4" EMT for mounting distances greater than 24" between joists.
- Manufactured from 20 gage galvanized steel construction with rolled edge aperture to guide cutting tools for perfect hole cutting.

**Max ceiling thickness is 2" (51 mm).  
Including PoE frame 4.88" (124 mm).**

#### Patented install Mounting frame

- Pre-installed mounting bars allow for fast and tool-less install into T-grid & hat channel ceilings
- Close-cut aperture design eliminates an undesired gap between ceiling material and reflector.
- Simple plug-and-play connection between frame and light engine from below the ceiling allows for:
  - Easy upgrades
  - Technology changes
  - Repairs and troubleshooting

#### Dimming

- Advance 0-10V 1% dimming
- Lutron Hi-lume EcoSystem H Series 1% dimming
- EldoLED ECOdrive Dali 1% dimming
- EldoLED SOLOdrive 0-10V 0.1% dimming
- EldoLED DMX POWERdrive

#### Light engine

Quick connect power pack allow for easy installation and replacement from below ceiling with no need for additional wiring. This allows for:

- Frame and ceiling installation to be performed while still finalizing details such as lumen packages, CCT and control type.
- Easy replacement of electronics at end of life with minimal wasted material and labor required.
- Ease and upgradability of technology.

### Wired Controls Options

#### Interact Office Wired (PoE):

- PoE based IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on Personal Control, Space Management, wayfinding, room/desk reservation and offers open APIs for light control and data exchange.
- PoE lighting controller is accessible from below.
- Integral sensor option for occupancy sensing (PIR) and/or daylight harvesting available for additional energy savings.
- Optional integral emergency controller and battery pack provides 600lm nominal output.
- Test switch and indicator light mounted on side of chassis on one end.
- Emergency battery has a 3 month pre-installed shelf life, and must be stored and installed in environments of 20C to 30C (-4F to 86F) ambient, and 45-85% relative humidity.
- For more information on Interact Office Wired, visit: [www.interact-lighting.com/office](http://www.interact-lighting.com/office) or [www.usa.lighting.philips.com/systems/systemareas/offices](http://www.usa.lighting.philips.com/systems/systemareas/offices).

#### Interact Office Wired (PoE),

#### Static White and Tunable White:

- A wireless IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- View all your projects under one dashboard and easily compare insights from multiple projects in one view.
- Compatible Zigbee Green Power wall dimmer and wireless Occupancy or Daylight & Occupancy sensors available.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on wayfinding, room/desk reservation and offers open APIs
- Requires compatible Interact Office Gateway and internet connectivity for commissioning.
- For more information on Interact Office Wireless, visit: [www.interact-lighting.com/office](http://www.interact-lighting.com/office) or [www.usa.lighting.philips.com/systems/systemareas/offices](http://www.usa.lighting.philips.com/systems/systemareas/offices).

### Interact Pro (IAP)

- Interact Pro brings the power of connected lighting to small and medium businesses without the complexity usually associated with connected lighting.
- Interact Pro includes an app, a portal and a broad portfolio of wireless Luminaires, lamps and retrofit kits all working on the same system.
- Commissioning via Interact Pro App (Android or iPhone).
- Prepare commissioning remotely via Interact Pro portal.
- Requires compatible Interact Pro Gateway and internet connectivity for commissioning.
- Compatible with UID8451/10 ZigBee Greenpower wireless dimmer switch.
- Compatible with wireless Occ sensor (OCC SENSOR IA CM IP42 WH 10/1) or wireless Day/Occ sensor (OCC MULTI SENSOR IA CM WH 10/1).
- For more information on Interact Pro visit: [www.interact-lighting.com/pro](http://www.interact-lighting.com/pro).
- For more information on Interact Ready visit: [www.philips.com/interact-ready](http://www.philips.com/interact-ready).

### Power over Ethernet

#### Powered via Philips PoE lighting controller:

complies with FCC rules per Title 47 part 15 (Class A) for EMI / RFI (conducted & radiated). PoE lighting controller accessible from below ceiling.

**Rated life:** 60,000 hrs at 80% lumen maintenance based on IES LM-80-08 and TM-21-11.

### Emergency

For reflector mounted test switch add "EM" to end of the catalog code (example: P6RDL20835CDZ10UEM). Leave blank for ceiling mounted test switch.

Reflector mounted test switch requires above ceiling access and 1.25" max ceiling thickness for downlight only. See LED-EM spec sheet for more details.

### ENERGY STAR® exceptions

- 500lm configurations
- Black finishes
- PoE drivers

### Labels and Listings

- cULus listed for wet locations
- CCEA (frames with *LC suffix)
- ENERGY STAR® certified
- RoHS certified

### Warranty



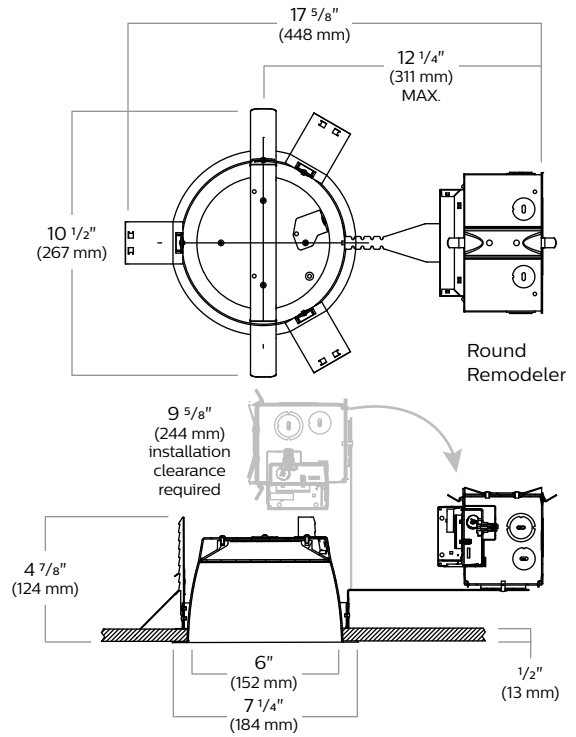
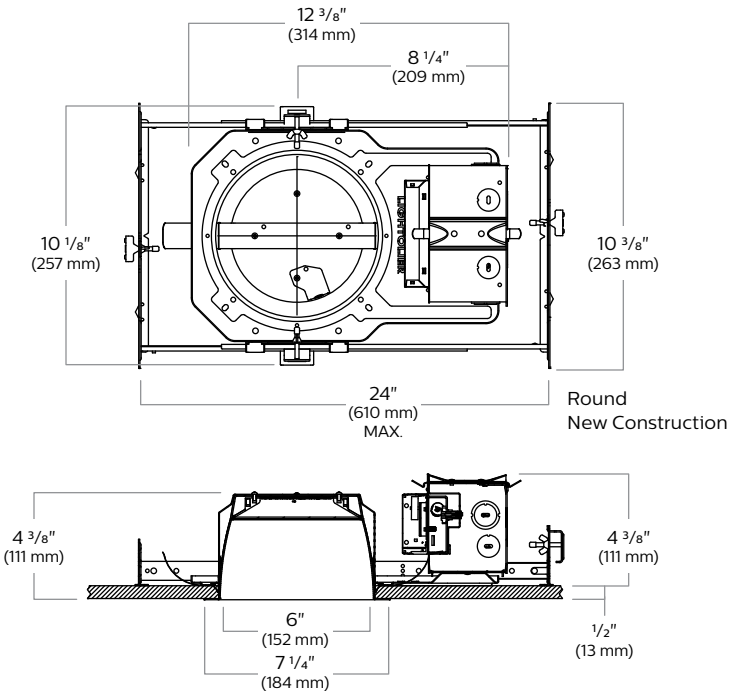
5 year limited warranty  
Visit [Signify.com/warranties](http://Signify.com/warranties) for more information on Signify's standard 5-year limited warranty on complete luminaire systems.



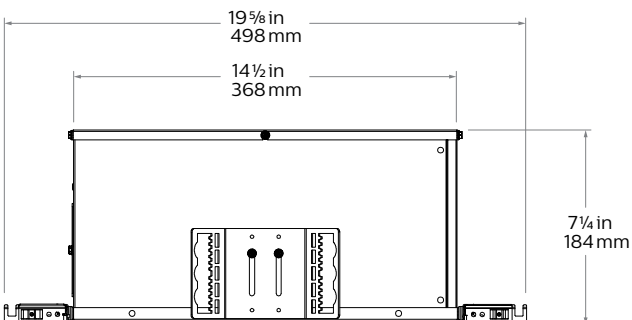
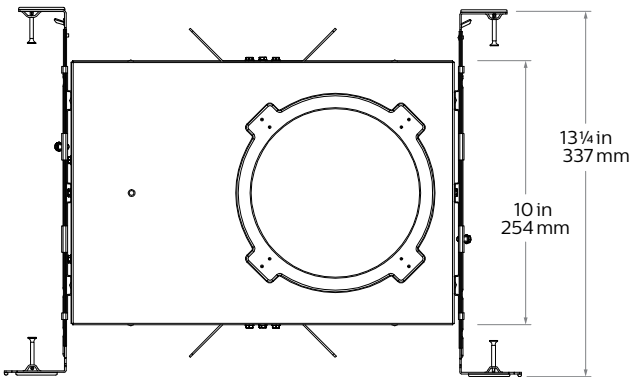
# P6R LyteProfile 6"

## Round Downlight & Lensed Wall Wash

### Dimensions



### AirSeal (A)



### Electrical

Product	Input Volts	Input Freq.	Input Current (A)	Input Power (W)
P6*10*Z10U	120	50/60Hz	0.083	10
	277		0.038	10
P6*15*Z10U	120	50/60Hz	0.125	15
	277		0.061	15
P6*20*Z10U	120	50/60Hz	0.17	21
	277		0.078	21
P6*25*Z10U	120	50/60Hz	0.21	25
	277		0.096	26
P6*30*Z10U	120	50/60Hz	0.27	32
	277		0.12	33
P6*35*Z10U	120	50/60Hz	0.32	38
	277		0.14	37

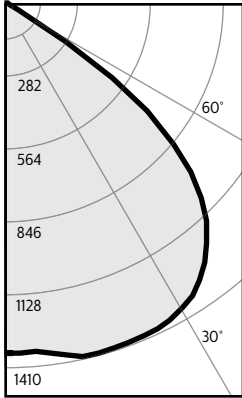
Product	Input Volts	Input Freq.	Input Current (A)	Input Power (W)
P6*10*LU	120	50/60Hz	0.093	10
	277		0.046	10
P6*15*LU	120	50/60Hz	0.13	15
	277		0.07	15
P6*20*LU	120	50/60Hz	0.175	20
	277		0.085	21
P6*25*LU	120	50/60Hz	0.21	25
	277		0.099	25
P6*30*LU	120	50/60Hz	0.274	31
	277		0.122	31
P6*35*LU	120	50/60Hz	0.32	36
	277		0.14	37

# P6R LyteProfile 6"

## Round Downlight & Lensed Wall Wash

### P6RDL30835CLZ10U • 30W LED, 80 CRI, 3500 K

#### Candela Curves



Angle	Mean CP	Lumens
0	1361	
5	1362	131
10	1391	
15	1408	398
20	1403	
25	1397	644
30	1372	
35	1316	820
40	1218	
45	1073	816
50	852	
55	506	428
60	60	
65	12	17
70	6	
75	3	4
80	2	
85	1	1
90	0	

#### Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	54	7.5'
6'	38	9.0'
7'	28	10.5'
8'	21	12.0'
9'	17	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

#### Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	141.2	1.34
6'	92.7	0.88
7'	66.2	0.63
8'	55.2	0.52
9'	44.1	0.42

#### Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%											
	70	50	30	10	50	10	50	10	50	10	0											
Wall	Zonal cavity method - Effective floor reflectance = 20%																					
RCR	Zonal cavity method - Effective floor reflectance = 20%																					
Room Cavity Ratio	0	1	2	3	4	5	6	7	8	9	10	119	119	119	119	116	116	111	111	106	106	100
	1	2	3	4	5	6	7	8	9	10	11	112	108	105	102	106	101	102	98	98	95	90
	2	3	4	5	6	7	8	9	10	11	12	104	98	93	88	96	87	93	85	90	83	80
	3	4	5	6	7	8	9	10	11	12	13	97	88	82	77	87	76	84	75	81	73	70
	4	5	6	7	8	9	10	11	12	13	14	90	80	72	67	78	66	76	66	74	65	62
	5	6	7	8	9	10	11	12	13	14	15	83	72	64	59	71	58	69	58	67	57	55
	6	7	8	9	10	11	12	13	14	15	16	77	65	58	52	65	52	63	51	61	51	49
	7	8	9	10	11	12	13	14	15	16	17	72	60	52	46	59	46	57	46	56	46	44
	8	9	10	11	12	13	14	15	16	17	18	67	55	47	42	54	41	53	41	51	41	39
	9	10	11	12	13	14	15	16	17	18	19	62	50	43	38	50	37	48	37	47	37	35
	10	11	12	13	14	15	16	17	18	19	20	58	46	39	34	46	34	45	34	44	34	32

#### Report¹: 1552GFR

Output lumens: 3258 lms  
 Spacing Criterion: 1.5  
 Beam Angle: 101°  
 Input Watts²: 30.3W

Efficacy: 107.5lm/w  
 CCT³: 3500 K  
 CRI: 80min

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

#### Zonal lumens & percentages

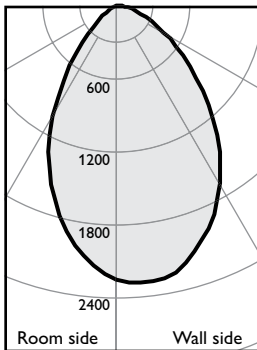
Zone	Lumens	%Luminaire
0-30	1173.33	36.0%
0-40	1993.21	61.2%
0-60	3236.94	99.3%
0-90	3258.47	100.0%

#### CRI and CCT adjustment factors

90 CRI 2700K = 84%  
 80 CRI 2700K = 100%  
 80 CRI 3000K = 100%  
 80 CRI 3500K = 105%

### P6RLW30835CLPZ10U • 30W LED, 80 CRI, 3500 K

#### Candela Curve



Report¹: 1560GFR  
 Efficacy: 104.6 lm/w  
 Output lumens: 3177 lms  
 Input watts²: 30.3 W  
 CRI: 80 min  
 CCT³: 3500K

#### Multiple unit data

Footcandles on wall	2' from wall		
	3' on ctr.	3' on ctr.	3' on ctr.
1	74	48	74
2	111	91	111
3	96	90	96
4	74	72	74
5	56	56	56
6	43	44	43
7	35	35	35
8	29	29	29
9	24	24	24
10	21	21	21
12	17	17	17
14	15	15	15

#### Multiple unit data

Footcandles on wall	3' from wall		
	3' on ctr.	3' on ctr.	3' on ctr.
1	28	25	28
2	56	54	56
3	69	67	69
4	67	67	67
5	59	59	59
6	50	50	50
7	42	42	42
8	36	36	36
9	31	31	31
10	27	27	27
12	21	21	21
14	18	18	18

#### Multiple unit data

Footcandles on wall	3' from wall		
	4' on ctr.	4' on ctr.	4' on ctr.
1	24	18	24
2	46	38	46
3	55	49	55
4	52	49	52
5	46	45	46
6	38	38	38
7	33	33	33
8	28	28	28
9	24	24	24
10	21	21	21
12	17	17	17
14	14	15	14

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.  
 2. Wattage: controlled to within 5%  
 3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.





Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project: _____  
 Location: _____  
 Cat.No: _____  
 Type: _____  
 Lamps: _____ Qty: _____  
 Notes: _____

### Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options		
					Photocontrol	Location	Finish
<b>LPW16</b>							
LPW16 LytePro 16 LED medium wall sconce	20 20W	<b>NW-G3</b> Neutral White 4000K 70 CRI Generation 3	2 Type 2	120 120V	--- None <b>PCB</b> Photocontrol Button ¹	<b>BAC³</b> Meets the requirements of the Buy American Act of 1933 (BAA)	<b>Textured</b> <b>BK</b> Black <b>WH</b> White <b>BZ</b> Bronze <b>DGY</b> Dark Gray <b>MGY</b> Medium Gray  <b>Customer specified</b> <b>RAL</b> Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)  <b>CC</b> Custom color (Must supply color chip for required factory quote)
	30 30W		3 Type 3	208 208V			
	50 50W		4 Type 4	240 240V			
				277 277V			
	347 347V						
	480 480V						
	UNV 120-277V (50/60Hz)						
	HVU 347-480V (50/60Hz)						

### Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

### Stocked accessories – Ordering guide (Must be ordered separately)⁴

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ ²	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

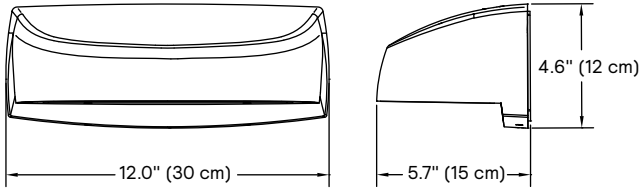
¹ Must specify voltage. Not available in 347V or 480V.  
² Other colors available upon request as made-to-order  
³ Failure to properly select the “BAC” suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the “Buy America” domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.  
⁴ Consult Signify to confirm whether specific accessories are BAA-compliant.



# LPW16 LytePro

## LED medium wall sconce

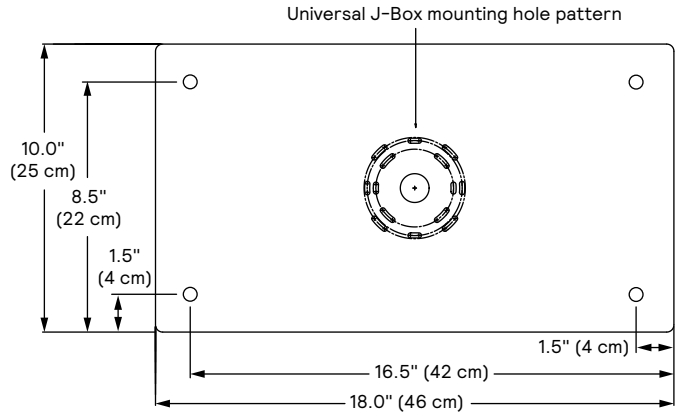
### Dimensions



Luminaire weight: 6lbs (2.7 kg)

### Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



### LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22	2,725	B1-U0-G1	122	2,668	B1-U0-G1	120	2,632	B1-U0-G1	118
LPW-16-30-NW-G3	16	650	4000	34	4,089	B1-U0-G1	119	4,003	B1-U0-G1	117	3,950	B1-U0-G1	115
LPW-16-50-NW-G3	16	900	4000	48	5,448	B1-U0-G1	114	5,334	B1-U0-G1	111	5,263	B1-U0-G1	110
LPW-16-20-WW-G3	16	400	3000	22	2,510	B1-U0-G0	113	2,457	B1-U0-G1	110	2,425	B1-U0-G1	109
LPW-16-30-WW-G3	16	650	3000	34	3,766	B1-U0-G1	110	3,687	B1-U0-G1	107	3,638	B1-U0-G1	106
LPW-16-50-WW-G3	16	900	3000	48	5,017	B1-U0-G1	106	4,912	B1-U0-G1	103	4,846	B1-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

### Predicted lumen depreciation data

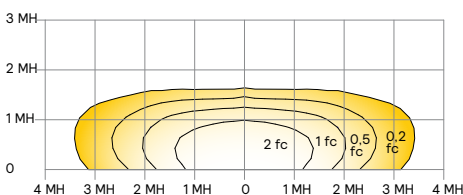
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.

Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

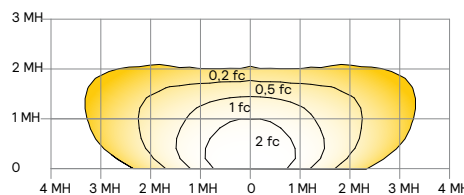
### Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



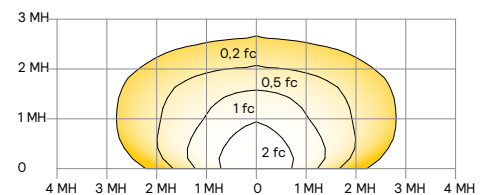
Type 2

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.29	1.14	1.00



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

# LPW16 LytePro

## LED medium wall sconce

### General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

### Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

### Mounting

Easy interlocking hook and mount housing/backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

### IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

### LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

### Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

**Surge protection (SP1):** Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

### Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

### Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

### Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See [www.signify.com/warranties](http://www.signify.com/warranties) for details.

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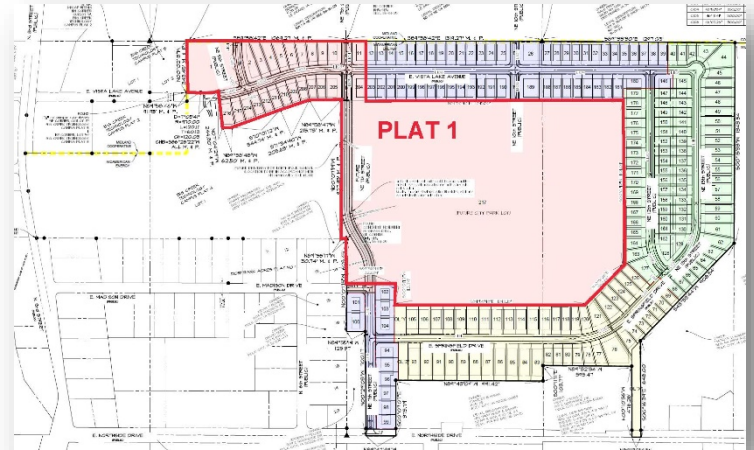
**FINAL PLAT REVIEW**

Date: June 17, 2021  
Project: Big Creek Commons Plat 1

Compiled by: Kathleen Connor  
Project No.: 121.0433.01

**GENERAL INFORMATION:**

Applicant: William C. Knapp, L.C.  
Request: Approval of Final Plat  
Location: East of Big Creek Technology Campus Plat 4  
Size: 139.02 Acres  
Zoning: R-1, R-1A. and M-1  
Proposed use: 1 light industrial lot  
23 single family lots  
1 lot for public park  
4 Lots – Public Right-of-way



*Big Creek Commons  
(Plat 1: Highlighted in Pink)*

**BACKGROUND & DESCRIPTION:**

The subject property represents the first phase of development of the Big Creek Commons. Plat 1 includes the lots described above and is consistent with the approved Preliminary Plat. The lots range in size from 10,517 square feet for a 70’ wide lot to 21,942 square feet.

The Parkland Dedication for this subdivision is being fulfilled through the city’s acquisition of Lot 25 for a regional park. The public improvements include paving of the extension of E. Vista Lake Avenue along with the associated water main, sanitary sewer, storm sewer and services. The improvements also includes detention basins on the rear of several single-family lots; these Private Storm Water Management Facilities will be maintained by the Homeowners Association. City staff is meeting with the developer, the developer’s engineer, and the park’s designer to resolve issues related to the proposed Storm Water Management Plan as it pertains to the conceptual plans for the city’s park.

The developer proposes to obtain final plat approval prior to construction of the public improvements so the city can proceed with closing on the park property. A subdivision bond will be required to ensure construction of the required public improvements.

**FINAL PLAT REVIEW COMMENTS:**

A. **Final Plat Drawing.** Based on our review of Submittal #2, the following comments will need to be addressed:

1. All storm sewer easements, storm water management facility easements, and drainage easements will need to be revised as necessary based on the revised Storm Water Management Plan and revised Construction Drawings; the concept for which will be discussed at a meeting planned for June 21, 2021.
  2. Provide MidAmerican Energy's layout for gas and electric so the PUE locations can be reviewed. Provide Midland Cooperative's layout if they will be serving any of the lots or streetlights. We question if a PUE is needed across Lot 25 for looping purposes since this lot appears to be near the limits of MidAmerican Energy's service area.
  3. For simplicity, rather than defining an irregular rear yard setback line on Lots 2-6 with bearings and distances, we recommend moving the setback line to the Private Storm Water Management Facility and Easement since the area to the north is not buildable anyway.
  4. Provide additional dimensions from lot corners, and bearings and distances as necessary to pin down the location of the rear yard setback on Lot 17, 22, 23 and 24.
  5. Provide an updated Engineering Exhibit for review, revised if necessary based on the amended Storm Water Management Plan and Construction drawings. Revise Note#4 on the Engineering Exhibit to remove the last sentence, referencing legal descriptions for easements.
  6. Add a note to the plat stating "The Temporary Public Facilities and Use Easement shall automatically be vacated when the public improvements on the plat immediately east of Big Creek Commons Plat 1 are accepted by City Council."
  7. We will coordinate with the Public Works Director regarding the location of the siren for this area. Its location should be noted if it will be situated within this plat.
  8. Add a note to the cover sheet stating "The Temporary Public Facilities and Use Easement shall be automatically vacated when the City of Polk City accepts the public improvements associated with the abutting plat to the east that includes the extension of E. Vista Lake Avenue."
  9. Once assigned by staff, add the addresses for each lot to the final plat.
  10. Prior to this item being scheduled for the City Council agenda, provide legal description for all easements for review and inclusion in easement documents.
- B. Legal Documents.** Prior to City Council consideration of this Final Plat, all legal documents, shall be reviewed and approved by the City Attorney prior to this item being placed on the Council agenda. These documents include:
1. *Easement documents* will be provided by the City Attorney on the city's own forms for signature by the developer, and include:
    - a. Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement
    - b. Public Storm Sewer Easement
    - c. Public Sanitary Sewer Easement
    - d. Overland Flowage Easement
    - e. Public Recreational Trail Easement

- f. Public Sidewalk Easement
  - g. Public Utility Easement
  - h. Temporary Easement to accommodate utilities that will be stubbed out for future extension, end-of-pavement markers, and snow removal.
2. *Covenants and Homeowners Association*, required since the HOA will be responsible for maintenance of the Storm Water Management Facility as well as maintenance of the monument signs and associated lighting or landscaping, if any.
  3. *Platting legal documents* including Title Opinion, Consent(s) to Plat, and Certificate of Treasurer.
  4. *Warranty Deed* for dedication of Lots A, B, C and D (Street) along with Groundwater Hazard Statement.
  5. *Engineering Exhibit* to establish MOE elevations for recordation with the Final Plat.
  6. *Streetlights and Electrical Distribution*. Provide a pdf copy of the contract with Midland Cooperative, signed by the developer, for the installation of same; along with the provider(s) layout plan based on the approved streetlight design. CEC shall be required to stake the location of all streetlights, transformers, and similar equipment to ensure their locations are not within the 10' wide recreational easement.
  7. *Sidewalk Performance Bond* covering the developer's responsibility to pave any uncompleted sidewalks or trail that remain unpaved four years after final plat approval.
  8. *Subdivision bond or Letter of Credit* as surety to cover the cost of the public improvements.
- A. **Public Improvements Construction.** The developer is requesting approval of the Final Plat prior to commencing construction on the public improvements in order to close on the sale of property within this plat. The developer or his contractors will need to provide a Subdivision Performance Bond in an amount equal to 100% of the cost of construction prior to this item, including quantities and unit prices for all construction items. Prior to acceptance, construction will need to be completed and all punch list items will need to be addressed. The developer's contractors will need to provide four-year Maintenance bonds for the public improvements and service locates. The developer's engineer will need to provide as-built Record Drawings, certification letter that as-built grading conforms to the approved Storm Water Management Plan, and surveyor's certification that all property corners have been set prior to Council acceptance.

No Building Permits will be issued for any lot within this plat until the public improvements are accepted.

### **RECOMMENDATION:**

Based on the foregoing, staff recommends P&Z approval of the Final Plat for Big Creek Commons Plat 1, subject to the following:

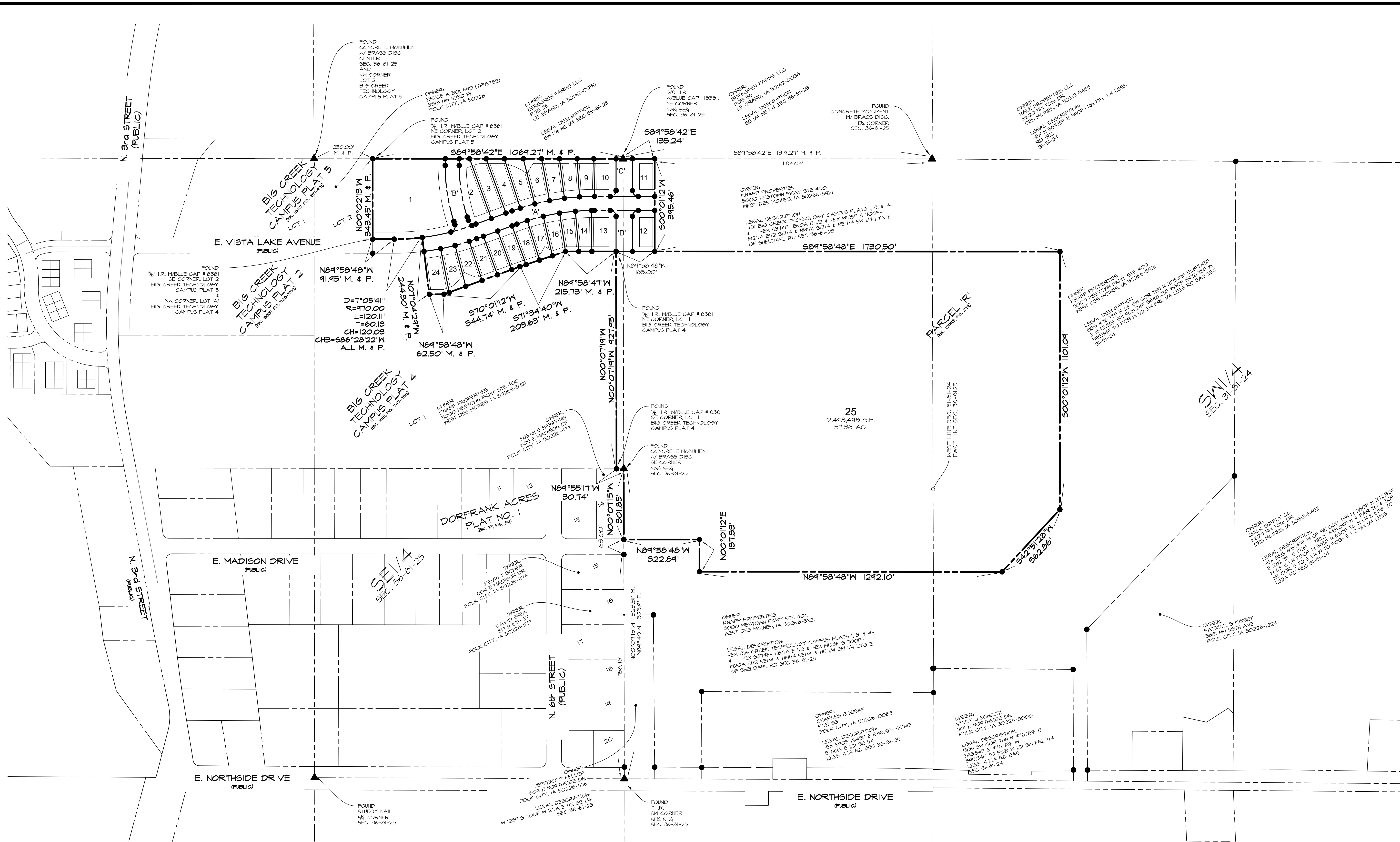
1. All of staff's review comments, including revisions to the Storm Water Management Plan shall be addressed prior to this item being placed on the City Council agenda for approval.



2. City Council approval of the Construction Drawings for Big Creek Commons Plat 1 prior to Council action on the Final Plat, with the stipulation that the public improvements for Big Creek Technology Campus Plat 4 shall be completed prior to or in conjunction with the public improvements for Big Creek Commons Plat 1.
3. City Attorney's review and approval of all legal documents associated with Big Creek Commons Plat 1 prior to this Final Plat being placed on the City Council agenda for approval.
4. No Building Permits shall be issued for any lot within Big Creek Commons Plat 1 until the public improvements have been accepted by City Council.
5. Payment in full of all fees to the City of Polk City.



PLOT BY: PAUL CLAMSEN - 2021/06/10 - G:\E-FILES\800004191\3D Dwg\BigCreek\BigCreek.dwg - ANSI EXPAND D (24.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)P23 - CEC-XES TEST\TAB - PLOT SCALE = 1:1

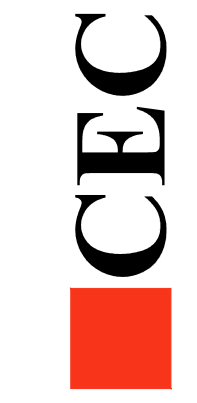


**PRELIMINARY**

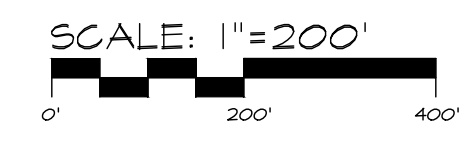
**BIG CREEK COMMONS PLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA  
**BOUNDARY AND GEOMETRIC PLAN**

PUBLISH DATE: June 10, 2021

DATE OF SURVEY:	APRIL 02, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH



**Civil Engineering Consultants, Inc.**  
 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

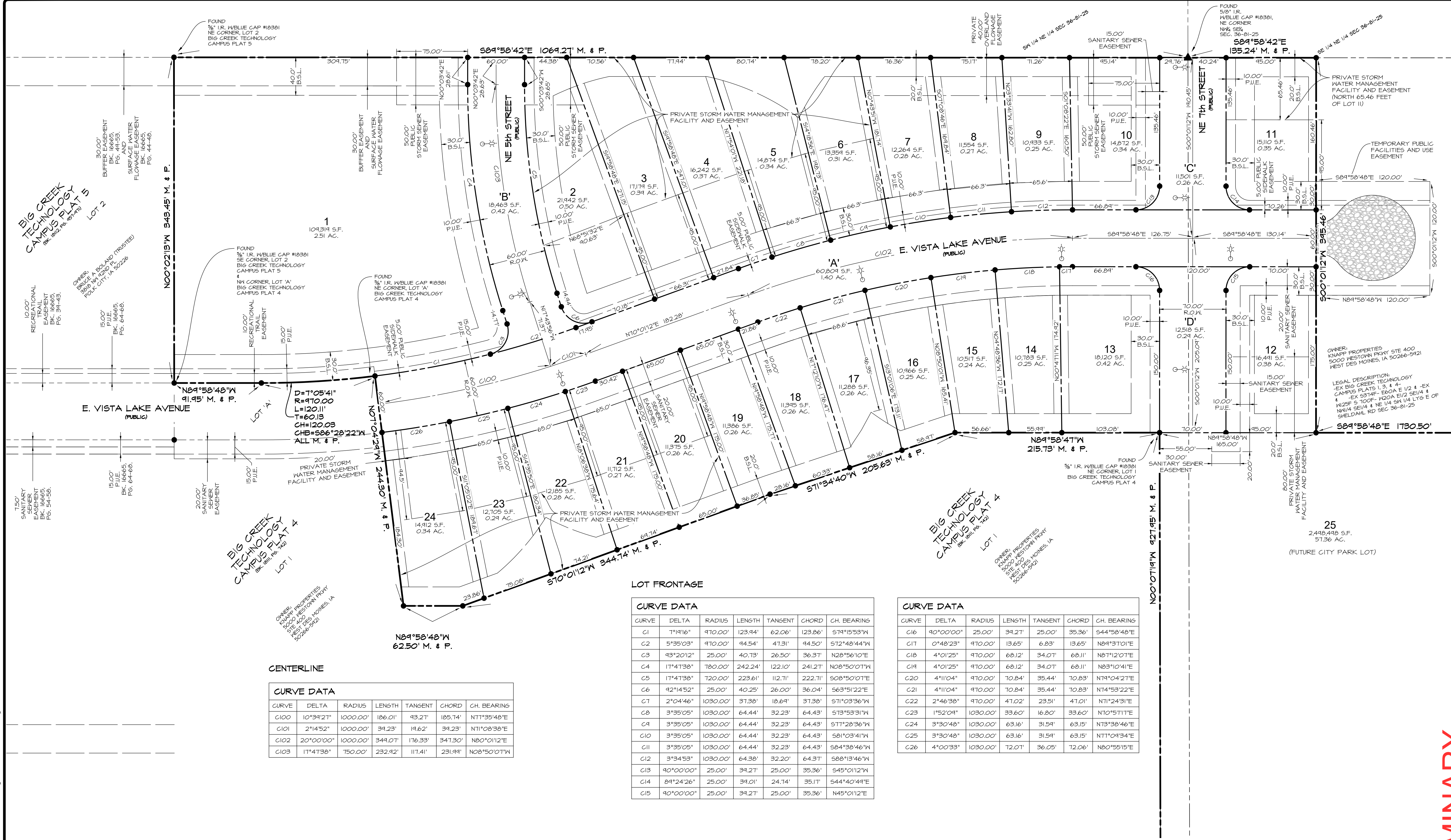


1"=200' PRINTED ON 22"x34" SHEET  
 1"=400' PRINTED ON 11"x17" SHEET

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**CENTERLINE**

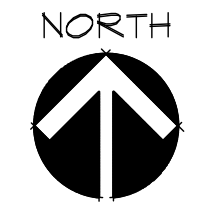
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	10°34'21"	1000.00'	186.01'	93.21'	185.74'	N71°35'48"E
C101	2°14'52"	1000.00'	34.23'	14.62'	34.23'	N71°08'38"E
C102	20°00'00"	1000.00'	344.07'	176.33'	341.30'	N80°01'12"E
C103	17°41'38"	750.00'	232.92'	117.41'	231.94'	N08°50'07"W

**LOT FRONTAGE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	7°19'16"	970.00'	123.94'	62.06'	123.86'	S79°15'53"W
C2	5°35'03"	970.00'	94.54'	47.31'	94.50'	S72°48'44"W
C3	43°20'12"	25.00'	40.73'	26.50'	36.37'	N28°56'10"E
C4	17°41'38"	780.00'	242.24'	122.10'	241.27'	N08°50'07"W
C5	17°41'38"	720.00'	223.61'	112.71'	222.71'	S08°50'07"E
C6	42°14'52"	25.00'	40.25'	26.00'	36.04'	S63°51'22"E
C7	2°04'46"	1030.00'	37.38'	18.64'	37.38'	S71°03'36"W
C8	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S73°53'31"W
C9	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S71°28'36"W
C10	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S81°03'41"W
C11	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S84°38'46"W
C12	3°34'53"	1030.00'	64.38'	32.20'	64.37'	S88°13'46"W
C13	90°00'00"	25.00'	34.27'	25.00'	35.36'	S45°01'12"W
C14	84°24'26"	25.00'	34.01'	24.74'	35.17'	S44°40'44"E
C15	90°00'00"	25.00'	34.27'	25.00'	35.36'	N45°01'12"E

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C16	90°00'00"	25.00'	34.27'	25.00'	35.36'	S44°58'48"E
C17	0°48'23"	970.00'	13.65'	6.83'	13.65'	N84°37'01"E
C18	4°01'25"	970.00'	68.12'	34.07'	68.11'	N87°12'07"E
C19	4°01'25"	970.00'	68.12'	34.07'	68.11'	N83°10'41"E
C20	4°11'04"	970.00'	70.84'	35.44'	70.83'	N79°04'27"E
C21	4°11'04"	970.00'	70.84'	35.44'	70.83'	N74°53'22"E
C22	2°46'38"	970.00'	47.02'	23.51'	47.01'	N71°24'31"E
C23	1°52'04"	1030.00'	33.60'	16.80'	33.60'	N70°57'17"E
C24	3°30'48"	1030.00'	63.16'	31.54'	63.15'	N73°38'46"E
C25	3°30'48"	1030.00'	63.16'	31.54'	63.15'	N77°09'34"E
C26	4°00'33"	1030.00'	72.07'	36.05'	72.06'	N80°55'15"E



**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**  
400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**DIMENSION PLAN**

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OF  
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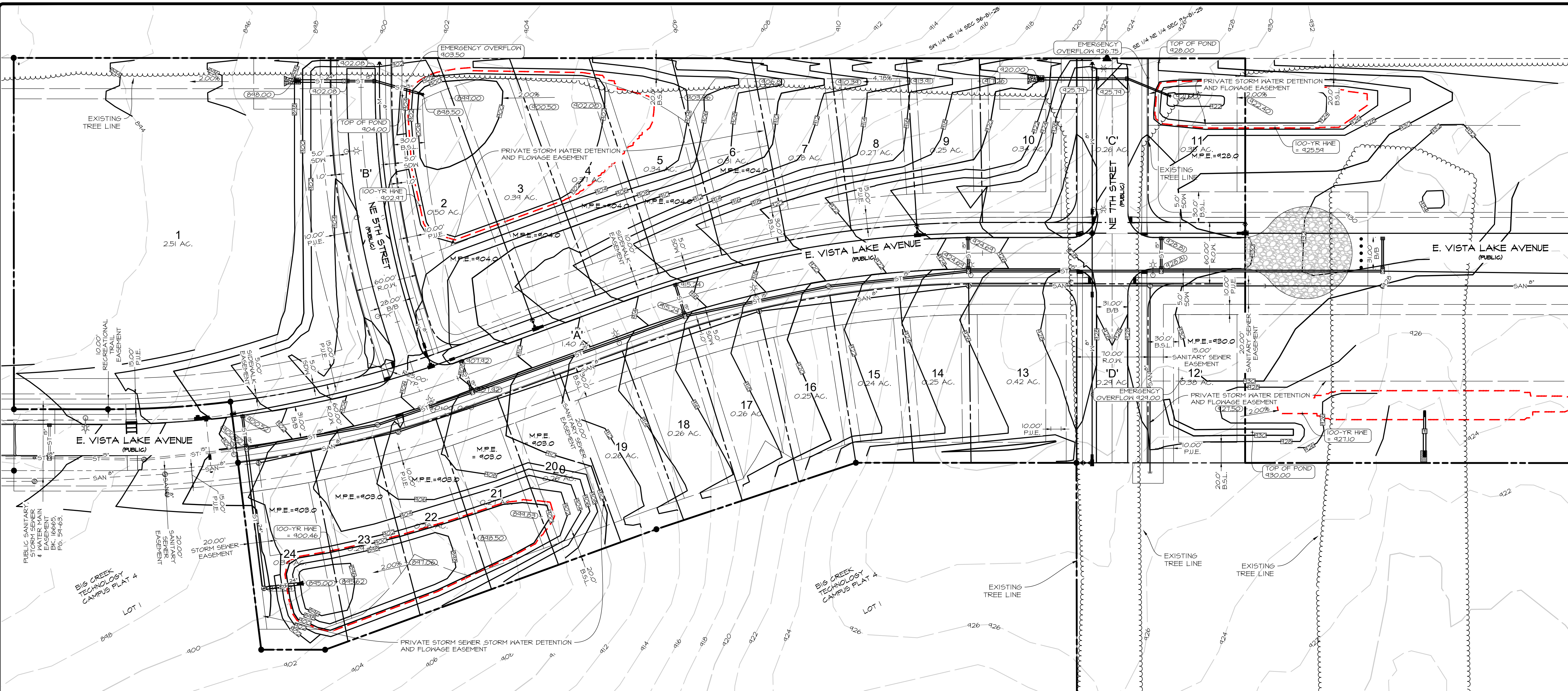
PUBLISH DATE: June 10, 2021

DATE OF SURVEY: APRIL 02, 2020  
DESIGNED BY: PC  
DRAWN BY: REH

**CEC**  
Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

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**GENERAL LEGEND**

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

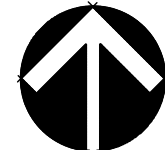
**NOTES:**

1. THE MINIMUM OPENING ELEVATION (M.O.E.) SHALL BE THE ELEVATION OF THE LOWEST OPENING IN THE FOUNDATION.
2. THE MINIMUM BASEMENT ELEVATION (M.B.E.) SHALL BE THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT.
3. THE MINIMUM PROTECTION ELEVATION (M.P.E.) SHALL BE THE PROTECTION ELEVATION OF THE LOWEST FOUNDATION OPENING.
4. AN ELEVATION CERTIFICATE SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON ALL LOTS WITH A DESIGNATED M.B.E. OR M.O.E. TO DEMONSTRATE PROTECTION ELEVATION REQUIREMENTS HAVE BEEN MET. PRIOR TO THIS ITEM BEING SCHEDULED FOR THE CITY COUNCIL AGENDA, PROVIDE LEGAL DESCRIPTION FOR ALL EASEMENTS FOR REVIEW AND INCLUSION IN DOCUMENTS.



SCALE: 1"=50'  
 1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET

NORTH



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.

PAUL J.D. CLAMSEN, IOWA REG. NO. 29172    DATE: 6/10/2021  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL: _____

**PRELIMINARY**

**BIG CREEK COMMONS PLAT 1**

400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**ENGINEERING EXHIBIT**

SHEET  
 OF 01

E-8474

PUBLISH DATE: June 10, 2021

DATE OF SURVEY: APRIL 02, 2020  
 DESIGNED BY: PC  
 DRAWN BY: REH



**Civil Engineering Consultants, Inc.**  
 2400 86th Street    Unit 12    Des Moines, Iowa 50322  
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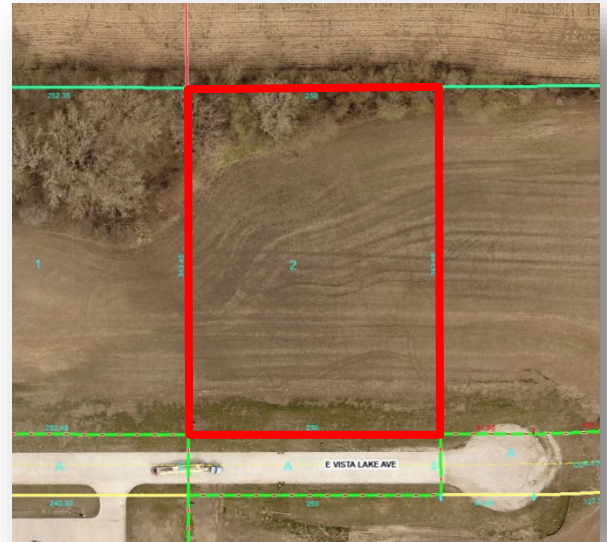
## SITE PLAN REVIEW

Date: June 17, 2021  
 Project: Lakes Early Learning Center

Compiled by: Kathleen Connor, Planner  
 Project No.: 121.0562.01

### GENERAL INFORMATION:

<b>Applicant:</b>	Feldman Real Estate, LLC
<b>Owner:</b>	Bruce Boland
<b>Requested Action:</b>	Approval of Site Plan
<b>Location</b>	Lot 2, BCTC Plat 5
<b>Size:</b>	1.97 acres
<b>Zoning:</b>	M-1
<b>Propose Use:</b>	Child Care Center



### PROJECT BACKGROUND:

In March of 2009, the subject property was rezoned to M (Restricted) as part of the Big Creek Technology Campus development. The property was re-classified to M-1 in May of 2010 when the City updated their zoning ordinance to include two industrial zoning districts.

This property was platted as part of Big Creek Technology Campus Plat 5 in 2021 and the public improvements were completed in 2011.

### PROJECT DESCRIPTION:

Feldman Real Estate, LC plans to purchase the subject property for use as a childcare facility. The developer intends to construction an 8,844 sf, single story structure, with a 6,100 sf playground area on the north side of the building. The building will have metal panel siding in multiple colors, with cultured stone around the entry, on the front corners, and as wainscoting on all sides of the building. The roof will have asphalt shingles. The architectural elevations have been revised as required by Knapp's Design Review Committee to include additional stone.

The building will have a paved, PCC parking lot, with 47 paved parking stalls. The parking lot is configured to allow for the provision of the additional 14 parking stalls in the future if necessary. Staff proposes the developer enter into a deferral agreement in order to reduce the required parking stalls from the 62 stalls required by Polk City Code, to 47 stalls, which is consistent with parking requirements for child care facilities in other cities in the metro area. Paving of the additional 14 stalls may be deferred by Agreement for no more than three years, per Section 165.16, paragraph 4-B of city code. The additional 14 stalls would then need to be paved, unless Polk City's parking regulations have been amended or the use of the property has changed such that additional stalls are no longer required.

A 10' recreational trail will be paved along E. Vista Lake Avenue. Landscaping will be added, including street trees at 40' on center along the south property line and headlight screening around the parking lot.

Detention will be provided north of the building. The building will not be sprinklered.

**ISSUES:** The applicant requests clarification and/or a waiver of the following requirements:

- A. Staff's review comments include the need for a 10' recreational trail to be paved within the existing 10' wide easement rather than a 5' sidewalk as shown. This comment is based on P&Z's recommendation, made at the time Big Creek Commons Preliminary Plat was approved, for a 10' trail on the north side of E. Vista Lake Avenue running from N. 3rd Street to a crosswalk at the east entrance to North Polk Intermediate School. Big Creek Commons Preliminary Plat was revised accordingly and approved by Council. Since Lot 2 of Big Creek Technology Campus Plat 5 lies west of this crosswalk, we recommend this Site Plan be required to install a 10' trail. However, the applicant requests the opportunity to discuss this requirement with P&Z.
- B. Staff's review comments included the need to install a hydrant on site in order for the building to be covered by a 200' radii. This requirement is per Polk City Fire Code, Chapter 155.09, paragraph 13 which states "no part of a multi-family, commercial or industrial building shall be more than 200 feet from a fire hydrant unless said building is fully sprinklered". We discussed this issue with the Fire Chief who recommends the Site Plan be required to conform to Polk City Fire Code.
- C. Staff's review comments included the requirement to plant 9 open space trees and 6 parking area trees, for a total of 15 new trees which are to be exclusive of required buffer trees. No additional trees were required in the 30' buffer since it is wooded and three of the aforementioned trees fill out the east side of the buffer. The site plan has been revised to show the required 15 trees, however the applicant believes this is excessive given the wooded area on the north side of their site, particularly in the west half of the buffer, and requests a waiver of 6 of the required open space trees.

**REVIEW COMMENTS:** Pursuant to staff's review of Submittal #3, we offer the following:

1. Revise address on cover sheet if provided by city staff prior to Council approval.
2. Dimension the 60' wide public right-of-way, or 30' half right-of-way, on one sheet.
3. Chapter 151.10, paragraph 3 requires construction fence to be installed at the dripline of all existing trees that are to remain in place. Exceptions to this requirement may be made only when construction is not occurring near the trees to be saved. In this case, grading of the west half of the lot is occurring under the dripline of trees that are to be saved for the landscape buffer. Construction fence in this area will need to be installed at the grading limits since it is not possible to install at the dripline. Show and label this code-required construction fence. Also per 151.10, paragraph 3, add a note stating that the tree protection fencing shall be installed prior to issuance of a grading permit.

4. Unless otherwise recommended by P&Z, show and label the proposed 10' wide, 5" thick PCC recreational trail and the red detectible warnings, in lieu of 5' sidewalk.
5. We question if a bike rack will be provided.
6. We confirmed with the Public Works Director that Type A Driveways are no longer allowed by Polk City Public Works, primarily due to the issues these driveways create for snow removal. Revise paving jointing plan, and all other plans and details to show sawcutting and removal of a 2.5' curb and gutter section at both driveways. Dimension the width and length of the saw cut on the pavement jointing plan. Add a note stating "the contractor shall be responsible for sawcutting and removal of the street pavement to the nearest longitudinal joint at the driveway connection. 12" lugs are not permitted." Remove the Type A detail on Sheet G3.1 and replace with Type B detail with radii.
7. Since there is no note or color differentiation between the 6" PCC and 7" PCC, it is not clear the trail/sidewalk across driveways will be 7" thick. Add a note or other means to clarify this pavement thickness on Sheet C2.1.
8. The alignment of the flared end section should be adjusted so runoff does not encroach on Lot 1, other than within the existing Surface Water Flowage Easement. The flared end section should open directly north, either by adding a bend or by changing the pipe's alignment, rather than relying solely on riprap in the flat "outlet channel" to direct runoff to the drainage easement.
9. Unless otherwise recommended by P&Z, revise Site Plan to include a fire hydrant so the building falls entirely within the 200' coverage radii per Polk City Fire Code. The hydrant should be located a distance equal to 1.5 times the height of the building away from the building.
10. Unless P&Z recommends waiving the requirement for an on-site hydrant, provide turning movements to demonstrate a fire truck ability to access the on-site fire hydrant.
11. Label the color of the trash enclosure, which should coordinate with the building.

**RECOMMENDATION:**

Based on the satisfactory resolution of each of the above mentioned review comments, staff recommends P&Z approval of the Site Plan for Lakes Early Learning Center. P&Z approval will need to be subject to the following:

1. Prior to this item being placed on the Council agenda, the applicant will need to sign an Agreement deferring the paving of 14 parking stalls for no more than three years, unless the code requirement is changed such that fewer parking stalls are required.
2. P&Z's recommendation for either a 10' recreational trail or a 5' sidewalk along E. Vista Lake Avenue.
3. P&Z's recommendation regarding use of a 250' hydrant radius rather than the 200' radius as required by Polk City Fire Code.
4. P&Z's recommendation regarding elimination of 6 of the required open space trees in consideration of the existing wooded buffer area on the north side of the lot.

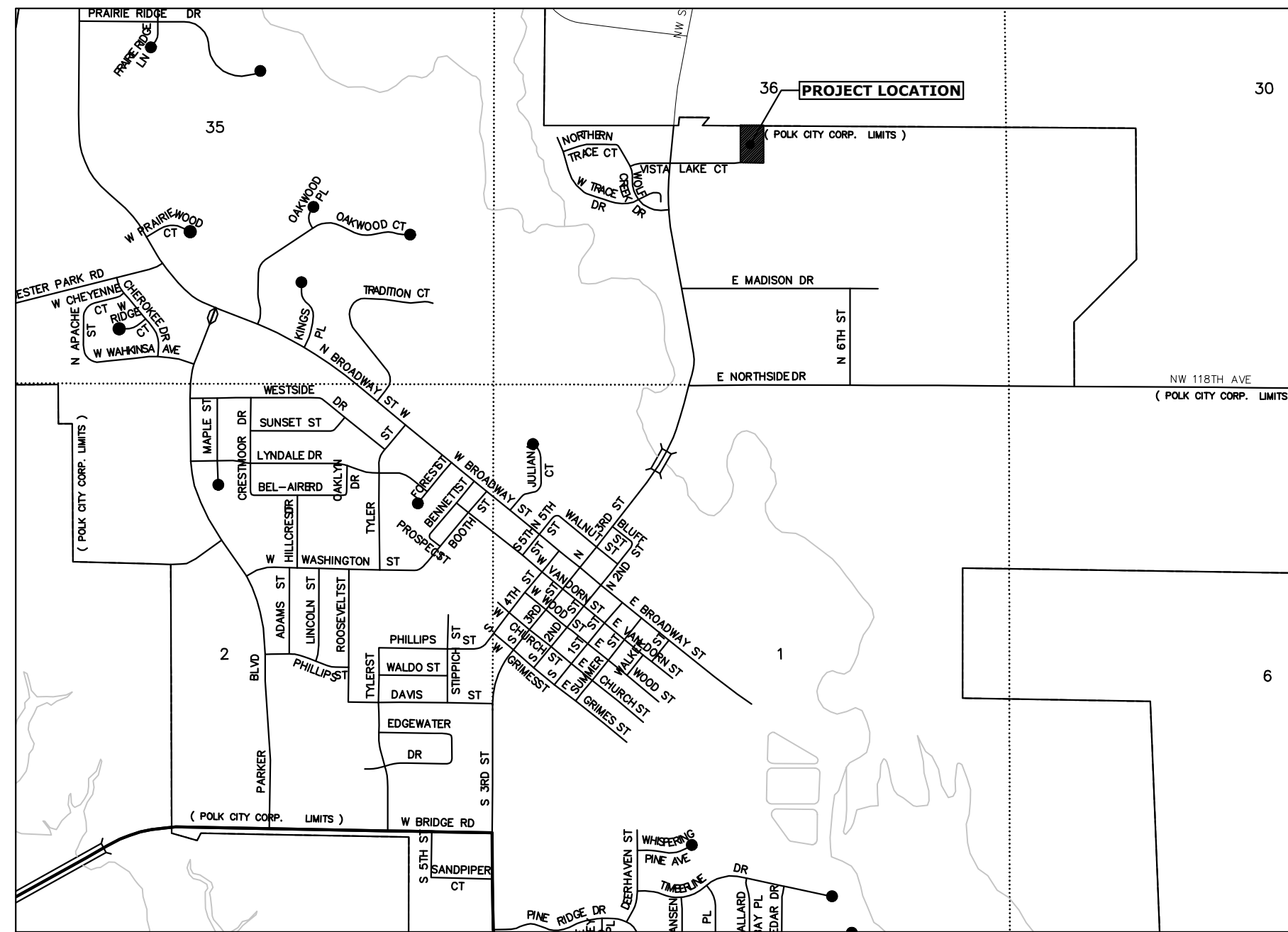


5. All staff review comments and P&Z's recommendations shall be deemed satisfactorily addressed by the City Engineer prior to this Site Plan being placed on the Council agenda.
6. Payment in full of all fees to the City of Polk City.

# LAKES EARLY LEARNING CENTER

POLK CITY, IOWA

## LOCATION MAP



No.	Description
G1.1	COVER SHEET
G2.1	LEGEND / GENERAL NOTES
G3.1 - G3.2	TYPICAL DETAILS
G4.1 - G4.2	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C1.1	EXISTING CONDITIONS & REMOVALS
C2.1	SITE LAYOUT & DIMENSIONING PLAN
C2.2	PARKING LOT JOINTING PLAN
C3.1	SITE GRADING PLAN
C3.2	GRADING DETAIL VIEW
C4.1	UTILITY PLAN
C5.1	LANDSCAPING PLAN

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONING OF GENERAL PERMIT NO. 2 AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF THE DOT STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS 2021) AND POLK CITY SUPPLEMENTAL SPECIFICATIONS; AND APPLICABLE SUPPLEMENTAL SPECIFICATIONS, DEVELOPMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS, AND ALL APPROPRIATE ADDENDUMS AND REVISIONS SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED ON THE PLANS OR IN THE CONTRACT.

Zoning (165.11)	M-1 Industrial		
Building requirements	Max Height	75	FT
Open Space	165.06,10	15	%
Building Setbacks	Front	30	FT
	Side Yard	0	FT
	Rear	40	FT

Building Use	Education - Child Care
Employees	17 - MAX per shift
Fire	The building is not sprinkled

Survey Datum: All elevations are to NAV 88 unless otherwise noted

Flood Information: This site is not in a regulated floodplain

Lot 2, Site Area =	85,893	SF	(1.97 AC)
Developed Site Area =	72,507	SF	
New Building Area =	8,844	SF	
Total Pavement Area =	30,128	SF	
Total Hard Surface =	38,972	SF	
Pervious Playground Area =	6,100	SF	
Total Open Space	40,821	SF	47.5%
Required Open Space	12,884	SF	15.0%

Parking (165.16)	
1 space per employee	17 Employees
(+) 1 space per 200 sf	44.22 #/200 SF
* 1 space per 300 sf	29.48 #/300 SF (deferral #)

Total Building Gross Floor Area =	8,844	SF
Employee Parking Required =	17	Spaces
Floor Area Parking Required =	45	SF
Total Spaced Required =	62	Spaces
Deferred Parking Stalls Shown	16	Spaces
Total Spaces Provided =	47	Spaces
Total Future Spaces Shown =	62	Spaces
Accessible Spaces Required =	3	Spaces (1 van)
Accessible Spaces Provided =	2	Spaces (1 van), (deferral #)

The City has entered into a deferral agreement on 16 stalls to be paved at a later date or waved at such time the code is revised. Total required stalls is 47 at time of construction, based on 1/300 SF + 17 employees. Note that 62 stalls require 1 additional accessible stall. The site would lose one existing stall due to striping to accommodate additional accessible stall.

### Landscaping Requirements (165.17)

Open Space		
Developed Area =	72,507	SF
Open Space =	40,821	SF
Open Space Required =	12,884	SF
Trees =	9	EA
Shrubs =	26	EA

Parking Area		
Vehicle Pavement Area =	21,012	SF
Plant Square Footage =	4,202	SF
No. of Trees Required =	6	EA

### Construction

Start Date Fall 2021  
End Date Fall 2022

SITE PLAN DATA	
Site Address	1xx East Vista Lake Avenue
Legal Description	Lot 2 Big Creek Technology Campus, Plat 5
Owner	Bruce Boland 3818 NW 92nd Place Polk City, IA 50226
Applicant	Feldman Real Estate, LLC 1301 Boone Street PO Box 34 Sheldahl, IA 50243
Site Plan Prepared by:	Eric Thompson, P.E. FOX Engineering Associates 414 S. 17th Street, Suite 107 Ames, Iowa 50010 Phone: 515-233-0000 Email: ELT@foxeng.com

### TRAFFIC ANALYSIS

Daily trips = 120 vehicles per day  
Peak Hour = 50 vehicles per hour (AM/PM)  
% Trucks = 0%

Utility Coordination  
The Contractor is responsible to coordinate construction with the following utilities know to have services in the area:

Water and Sewer: Mike Schulte, City of Polk City (515) 208-1271

Gas: Craig Ranfeld, MidAmerican (515) 252-6632

Electric: Midland Cooperative (515) 386-4111

Phone and Cable: Tim Adreon, Mediacom (515) 233-2318

Tom Sturmer, Centurylink (303) 453-9927


OUTDOOR STORAGE IS PROHIBITED, UNLESS ITS LOCATION AND TYPE IS DEPICTED ON THE SITE PLAN

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR OBTAINING WRA APPROVAL OF A FATS, OILS AND GREASE (FOG) PERMIT IN CONJUNCTION WITH THE BUILDING PERMIT

### SITE NOTE:

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.


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.

 DATE: 6/11/21

ERIC L. THOMPSON P.E.  
License number P21937

My license renewal date is December 31, 2022.


Pages or sheets covered by this seal:



DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
	ELT		SRS		05/25/23

DATE	REVISION

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103



COVER SHEET  
LAKES EARLY LEARNING CENTER  
115 EAST VISTA LAKES AVENUE  
POLK CITY, IOWA

PROJECT NO.  
5497-20A

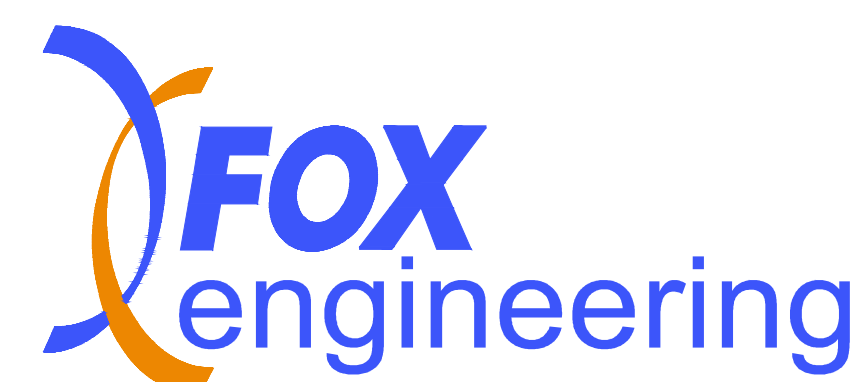
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LAKES EARLY LEARNING CENTER

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PLOT STYLE TABLE: FoxGrayScale.ctb  
LAYER: MNGR_NAME  
LAYOUT NAME: G1.1



GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.



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 PLOT STYLE TABLE: FoxgrayScale.ctb  
 LAYER: MNGR_NAME  
 LAYOUT NAME: G2.1

CIVIL LEGEND		LINEWORK	
EXISTING	PROPOSED	EXISTING	PROPOSED
		BUILDING	
		CONCRETE PAVING	
		ASPHALT PAVING	
		SIDEWALK	
		PROPERTY LINE	
		EASEMENT	
		BUILDING SETBACK LINE	
		FENCE - BARBED WIRE	
		FENCE - CHAIN LINK	
		FENCE - VINYL	
		FENCE - WOOD	
		FENCE - SILT	
		WATER MAIN	
		STORM SEWER / CULVERT	
		STORM SEWER SUBDRAIN	
		SANITARY SEWER	
		FORCE MAIN	
		ELECTRIC - OVERHEAD	
		ELECTRIC - UNDERGROUND	
		TELEPHONE - OVERHEAD	
		TELEPHONE - UNDERGROUND	
		FIBER OPTIC	
		NATURAL GAS	
		TREE LINE	
		CROP LINE	
		RAIL ROAD TRACK	
		GROUND SURFACE CONTOURS	
		LIMITS OF CONSTRUCTION	
		BOLLARD	
		BUSH	
		CABLE TV PEDESTAL	
		CONTROL / TRAVERSE POINT	
		CURB STOP	
		ELECTRICAL PEDESTAL	
		ELECTRICAL MANHOLE	
		ELECTRICAL TRANSFORMER	
		FIBER OPTIC PEDESTAL	
		GAS METER	
		GAS VALVE	
		FIRE HYDRANT	
		JUNCTION BOX	
		LIGHT POLE	
		MAIL BOX	
		MANHOLE (UNKNOWN)	
		PROPERTY CORNER - FOUND	
		POWER POLE	
		RIGHT OF WAY RAIL	
		SANITARY CLEANOUT	
		SANITARY MANHOLE	
		SECTION CORNER - FOUND	
		SIGN	
		STUMP	
		TREE - DECIDUOUS	
		TREE - EVERGREEN	
		STORM SEWER INTAKE, SW-501/ 502	
		STORM SEWER INTAKE, SW-503/ 504	
		STORM SEWER INTAKE, SW-505	
		STORM SEWER INTAKE, SW-506	
		STORM SEWER INTAKE, SW-507/ 508	
		STORM SEWER INTAKE, SW-509/ 510	
		STORM SEWER INTAKE, SW-511	
		STORM SEWER INTAKE, SW-512/ BEEHIVE	
		STORM SEWER INTAKE, SW-513	
		STORM SEWER, FLARED END SECTION	
		STORM SEWER MANHOLE	
		STORM SEWER SUBDRAIN CLEANOUT	
		TELEPHONE MANHOLE	
		TELEPHONE PEDESTAL	
		TRAFFIC POLE	
		WATER MANHOLE	
		WATER METER	
		WATER VALVE	
		WITNESS POST	
		YARD HYDRANT	
<b>FG</b>	<b>FL</b>	<b>BOP</b>	<b>ABBIATIONS</b>
<b>TOC</b>	<b>INV</b>	<b>EOP</b>	<b>FORM GRADE (GUTTER)</b>
<b>TOW</b>	<b>PL</b>	<b>PC</b>	<b>FLOWLINE</b>
<b>FFE</b>	<b>ROW</b>	<b>PT</b>	<b>TOP OF CURB</b>
<b>TOB</b>	<b>PUE</b>	<b>PI</b>	<b>TOP OF WALK</b>
<b>TOE</b>	<b>CL</b>		<b>FINISH FLOOR ELEVATION</b>
			<b>RIGHT OF WAY</b>
			<b>TOP OF BANK</b>
			<b>PUBLIC UTILITY EASEMENT</b>
			<b>CENTER LINE</b>
			<b>BEGINNING OF PROJECT</b>
			<b>END OF PROJECT</b>
			<b>POINT OF CURVATURE</b>
			<b>POINT OF TANGENCY</b>
			<b>POINT OF INTERSECTION</b>

**Specifications and Notes**

All work and materials shall conform to the 2020 Edition of the Iowa Statewide Urban Design and Specifications (SUDAS) except as modified in these notes and as modified by the City of Polk City.

Where referenced as "IDOT Spec", the Iowa Department of Transportation's 2015 Standard Specifications for Highway and Bridge Construction, Series 2019, plus all appropriate supplemental specifications shall apply to this project.

**Sanitary Sewer and Water Specifications**

All sanitary sewer and water utility and service work shall conform to the current edition of the Iowa Statewide Urban Design and Specifications (SUDAS) and City of Polk City Supplemental Conditions.

Pipe smaller than 4 inches in diameter shall conform to the International Plumbing Code and City of Polk City approved modifications to the Plumbing Code.

**Work to be Completed Prior to Construction**

* Joint utility locate meeting. Contractor shall set up a One-Call meeting. The Owner, City, Engineer, Testing Firm, and associated utility providers shall attend the meeting.

**Utility Protection**

Water, gas and electric must be maintained for the duration of the construction. Temporary shut downs are not allowed unless absolutely necessary and with a 7-day advance notice to those affected by the construction. The plans have been prepared so that no shutdown is required, but there may be unknown conflicts that develop during construction.

**Land For Construction Purposes**

Contractor will be permitted to use available land belonging to or leased by the Owner, on or near the site of the Work, for construction purposes and for the storage of materials and equipment. The location and extent of the areas available to the Contractor shall be as indicated on the Drawings. Any additional right-of-way desired by the Contractor shall be acquired at his expense, and the Contractor shall hold harmless the Owner and Engineer from claims for damages made by the owners of such additional right-of-way.

**Construction Materials Storage**

All construction materials, dumpsters, detached trailers or similar items are prohibited on the public streets or within the public right of way and any easement area.

**Permits**

The Owner has obtained the State and City erosion control permits. The Contractor shall co-sign all necessary documents with the permit. Construction monitoring of the erosion control permit is handled by the Owner. The Contractor will be copied all records and observation forms required for the permits.

**Connections to Existing Facilities**

Unless otherwise specified or indicated, Contractor shall make all necessary connections to existing facilities, including structures, drainlines, and utilities such as water, sewer, gas, telecommunications, and electric. In each case, Contractor shall receive permission from the Owner or the utility prior to undertaking connections. Contractor shall protect facilities against deleterious substances and damage.

Connections to existing facilities, which are in service, shall be thoroughly planned in advance, and all required equipment, materials, and labor shall be on hand at the time of undertaking the connections. Work shall proceed continuously if necessary to complete connections in the minimum time. Operations of valves, hydrants, or other appurtenances on existing utilities, when required, shall be by or under the direct supervision of the owning utility.

**Notices**

Contractor shall notify owners of adjacent properties and utilities when prosecution of the Work may affect them. When it is necessary to temporarily deny access by owners or tenants to their property, or when any utility service connection must be interrupted, the Contractor shall give notices sufficiently in advance to enable the affected persons to provide for their needs. Notices whether given orally or in writing shall include appropriate information concerning the interruption and instruction on how to limit their inconvenience.

**Lines and Grades**

All Work shall be done to the lines, grades, and elevations indicated on the Drawings. Construction staking is provided for the site and buildings by FOX Engineering. The Contractor shall preserve the stakes as restaking is \$200 per hour. A minimum 48 hours notice is required for construction staking. Contact Seth Polich, Construction Survey Manager, at 515-290-0802 for stakes. The Contractor shall verify all match points during the phasing of the work and maintain drainage paths during the work to prevent ponding of water.

**Temporary Drainage**

The Contractor shall have a plan for temporary drainage during construction of the storm sewer and related work. The temporary drainage shall not block drainage from existing offsite neighbors draining through the property. Erosion control features should not block flow and cause flooding.

**Unfavorable Construction Conditions**

During unfavorable weather, wet ground, or other unsuitable construction conditions, the Contractor shall confine his operations to work, which will not be affected adversely by such conditions. No portion of the Work shall be constructed under conditions, which would affect adversely the quality of efficiency thereof, unless special means or precautions are taken by the Contractor to perform the work in a proper and satisfactory manner.

**Clean Up**

Contractor shall keep the premises occupied by the Contractor free from accumulations of waste materials and rubbish at all times. Contractor shall provide adequate trash receptacles about the work site, promptly empty containers when filled, and properly dispose of waste materials at his expense. Wastes shall not be buried or burned on the site or disposed of in storm drains, sewer, streams, or waterways.

Construction materials such as forms and scaffolding shall be neatly stacked by Contractor when not in use. Contractor shall promptly remove splattered concrete, asphalt, oil, paint, corrosive liquids, and cleaning solutions from surfaces to prevent marring or other damage.

**Geotechnical Engineering Report**

A geotechnical report has not been completed for this site. The Contractor may elect to have one completed at their own expense.

**Topsoil Areas**

The Contractor shall place 8 inches of black topsoil on all areas of permanent vegetation. The Contractor is responsible for hauling in topsoil where needed to supplement available on-site top soil.

**Excavation Quantities and Borrow Soils**

The Contractor is responsible for determining the volume of cut and fill for the site. A digital copy of the grading plan will be provided to the Contractor on request. The request should be made to Eric Thompson at Fox Engineering Associates; Phone 515-233-0000 or by email at ELT@foxeng.com. The Owner reserves the right to review the material for acceptability for this project.

There is an area where numerous loads of waste soil have been stockpiled. The material is from many locations. This material can be used as fill under the parking areas and slope fills using IDOT Type 'A' compaction.

**Rocks and Concrete Debris**

Rocks and concrete debris larger than 4 inches in any dimension cannot be used in the fill for the project except as fill outside the edge of buildings or pavement by a minimum of 2 feet. The large material should not be used where settlement of materials could cause damage to the site.

**Storm Sewer Pipe Materials**

Reference the plans for the type of pipe allowed. Substitutions are not allowed unless requested in writing to the Engineer.

Contech A2000 PVC shall be used for PVC storm sewer unless otherwise specified. Utilize the standard gasketed joint for storm sewer. Substitution of other pipes can be allowed by the Engineer.

**Storm Sewer Pipe Bedding**

All plastic pipe shall be bedded in crushed stone to a minimum of 12 inches above the top of the pipe unless shown otherwise on the plan details. The top of the bedding shall be level across the top of the pipe. Humping of the bedding over the pipe is incorrect method of installation. It is recommended a concrete stinger probe be used to consolidate the rock under the pipe rather than relying completely on shoveling and hand work.

Pipe bedding for the RCP shall be as per SUDAS.

**Required Separation Distances**

Water main and water main services shall maintain 18 inches of separation between sanitary sewer and storm sewer. If the separation cannot be maintained, then water main grade pipe shall be used for the sanitary sewer or storm sewer for a minimum distance of 10 feet either side of the water main per SUDAS.

**PCC Paving Specifications**

All PCC paving shall be IDOT Class C pavement in accordance with the specifications. A jointing diagram has been provided in the plans. Alternate jointing plans shall be approved by the Engineer. The maximum joint spacing is 12 feet for concrete slabs and 15 feet for curb & gutter sections. Weight tickets shall be provided to the Owner and Owner reserves the right to request a core to confirm thickness at the rate of 1 core per 2,000 square feet at locations selected by the Owner or Engineer.

**Erosion Control**

The Erosion Control contractor shall install silt fence or equivalent device where soils may exit the site and around any intake or pipe opening. The silt fence shall be removed when the site is stabilized. The Contractor shall comply with all provisions of the NPDES permit and SWPPP. The Owner shall conduct the record keeping necessary to maintain the permit and SWPPP.

Each Contractor onsite shall be responsible for maintaining the erosion control impacted by their work including the repair, cleaning or replacement of the erosion control.

The Contractor is responsible for keeping tracked mud, debris and dust off adjacent streets and shall clean the streets daily. The construction entrance has already been constructed and will be maintained and cleaned by the Contractor using the site daily. Replacement stone, if necessary, will be provided by the Contractor using the site.

**Locate Wires**

Locate wires are required for all water services and storm sewer as shown in plans. Locate wires are not required for conduit, sanitary sewer or storm sewer. All pipe and services shall be buried with a locate wire as per the specifications and terminated in a testing box next to the building terminations.


**Determination of Quantities**

The Contractor shall determine his quantities for the project. The Contractor may request a digital copy of the plans by calling Eric Thompson at Fox Engineering at 515-233-0000 or by email at ELT@foxeng.com. The Engineer does not assume any liability for providing the digital drawing to the Contractor. The Contractor shall provide his quantities and a schedule of values at the preconstruction meeting for the project.

DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
06/21	ELT		SRS		05/25/23

REVISION	DATE

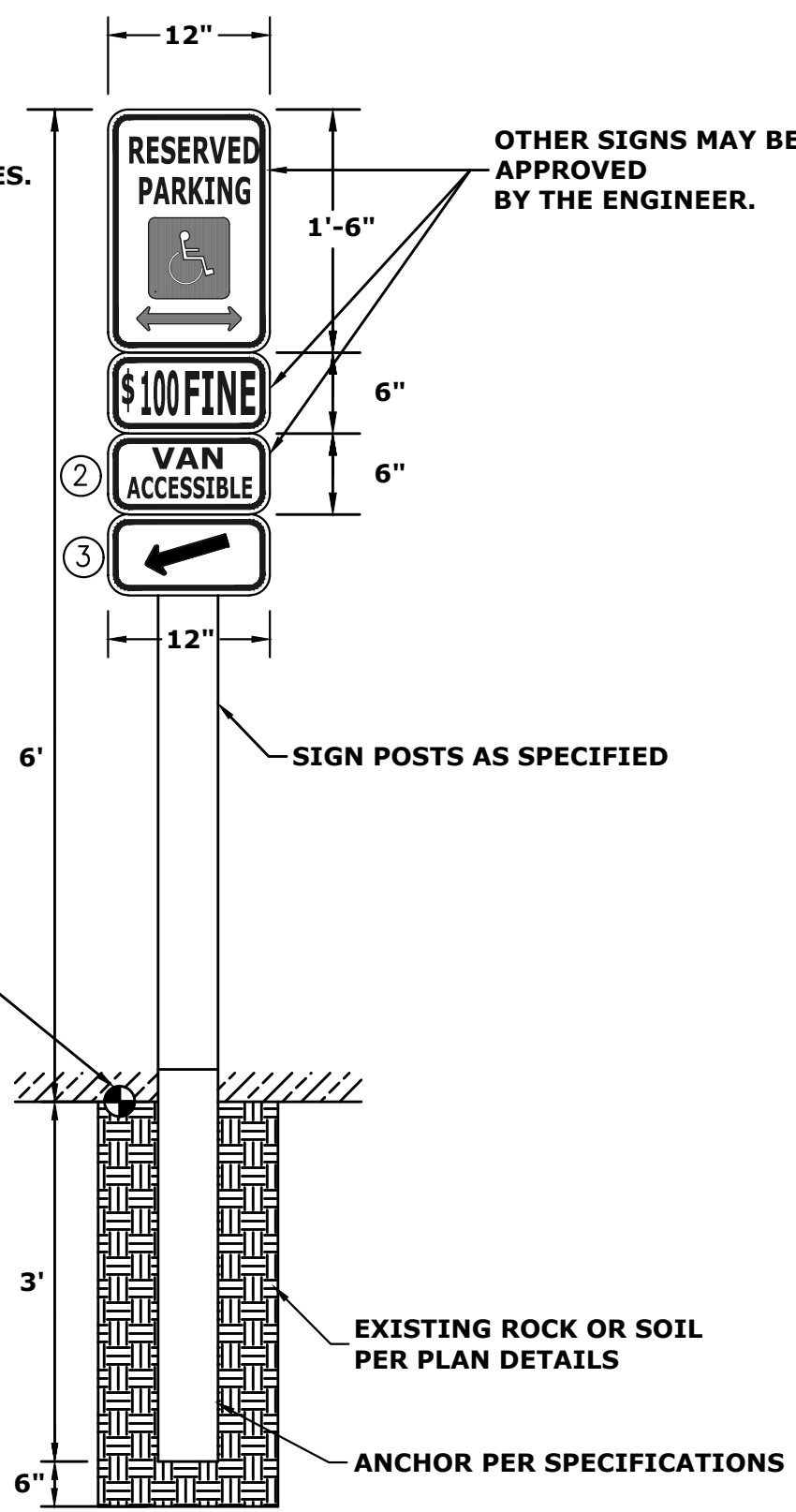
FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103



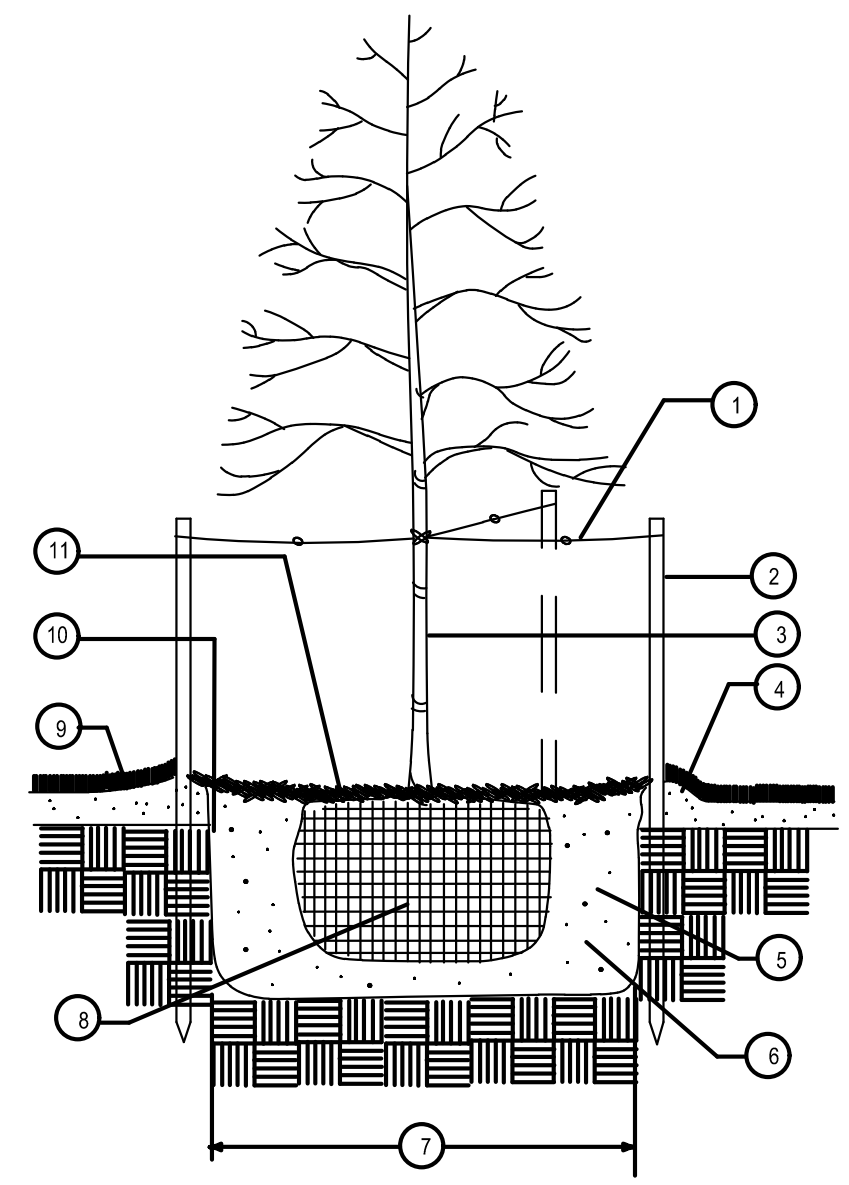
LEGEND / GENERAL NOTES  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKES AVENUE  
 POLK CITY, IOWA

**SIGNAGE NOTES:**

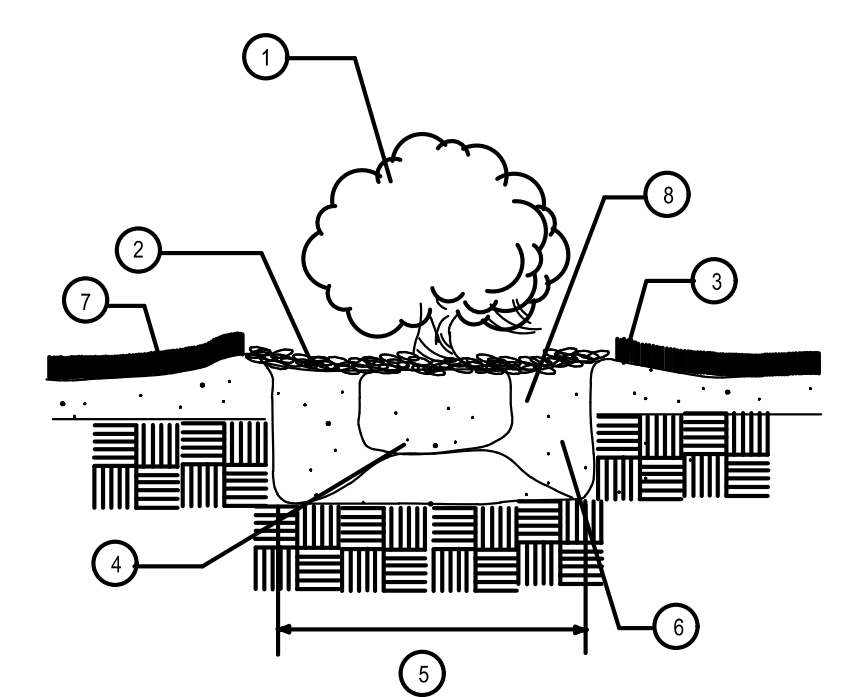
1. VERIFY THAT SIGNAGE PROVIDED COMPLIES WITH STATE AND LOCAL CODES.
2. VAN ACCESSIBLE PLACARD SHALL BE PLACED IN FRONT OF VAN ACCESSIBLE STALLS.
3. USE W16-7P SUPPLEMENTAL PLAQUE WHERE INDICATED ON THE PLANS.
4. FIELD VERIFY LOCATIONS OF SIGNS.



**1 HANDICAP SIGN POST DETAIL**  
NOT TO SCALE



**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE



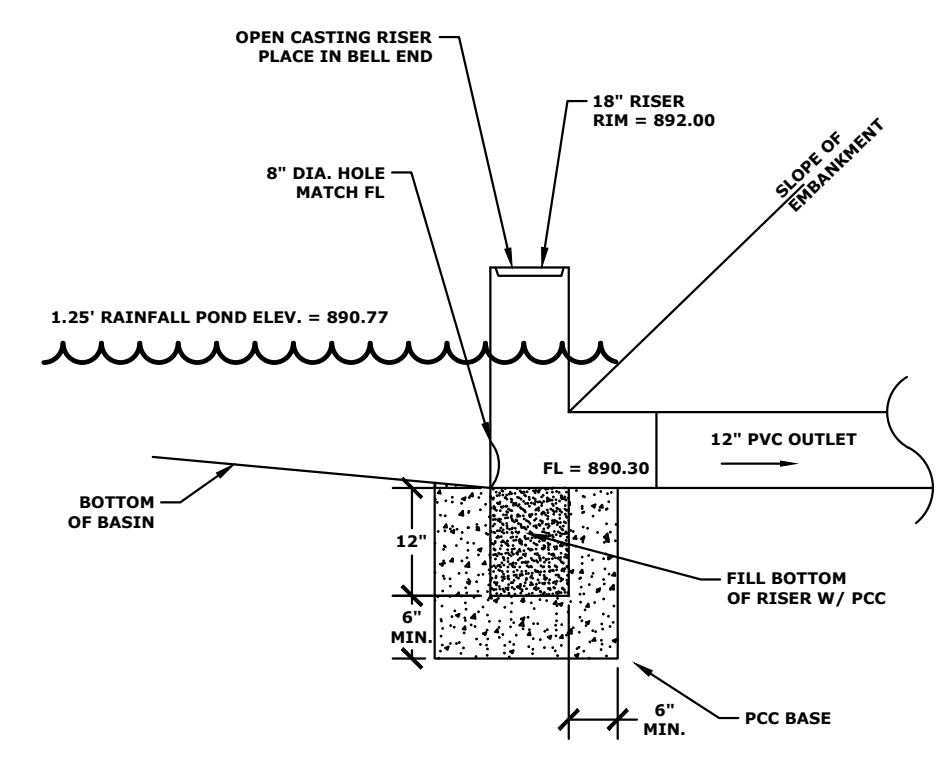
**SHRUB PLANTING DETAIL**  
NOT TO SCALE

**2 PLANTING DETAILS**  
NTS

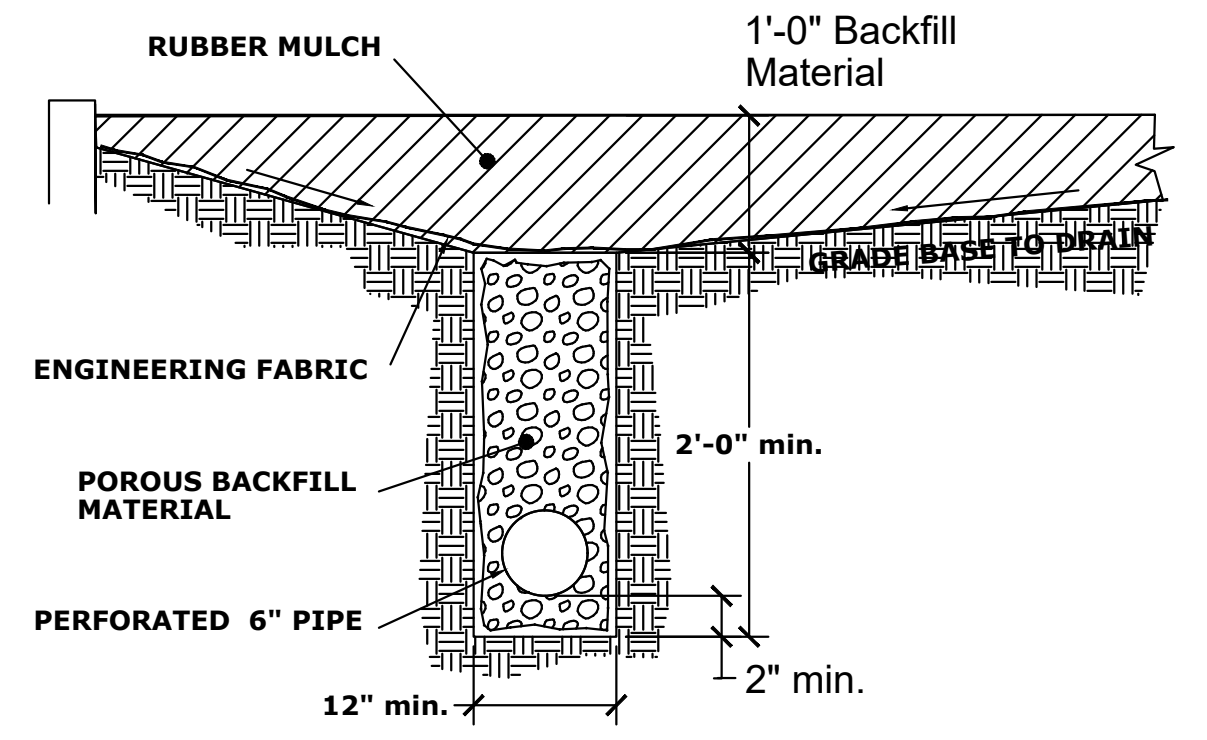
- 1 TREE TIE - FASTEN TO TREE TRUNK W/ RUBBER HOSE ABOUT SCAFFOLD BRANCHES
- 2 WOOD STAKE OR WOOD DEADMEN (8-10" EXPOSED) STAKE ON THREE SIDES SPACED 120 DEGREES APART
- 3 TREE TRUNK W/ WRAP
- 4 5" WATERING BASIN
- 5 FERTILIZER TABLETS (3" DEEP)
- 6 PLANTING BACKFILL
- 7 THREE TIMES ROOTBALL DIAMETER (MINIMUM)
- 8 ROOTBALL
- 9 FINISH GRADE
- 10 PLANT PIT W/ ROUGHENED SIDES
- 11 3-4" SHREDDED BARK/HARDWOOD MULCH

- NOTES:
1. THE PLANTING HOLE SHOULD BE SHALLOW AND WIDE TO ALLOW FOR RAPID GROWTH AFTER PLANTING.
  2. DO NOT THIN CROWN. PRUNE DAMAGED OR BROKEN BRANCHES AS NEEDED.
  3. SET TREE 2-3 INCHES ABOVE FINISHED GRADE.
  4. APPLY WATER TO HOLE WHILE BACKFILLING TO ASSURE AIR POCKETS DO NOT FORM.

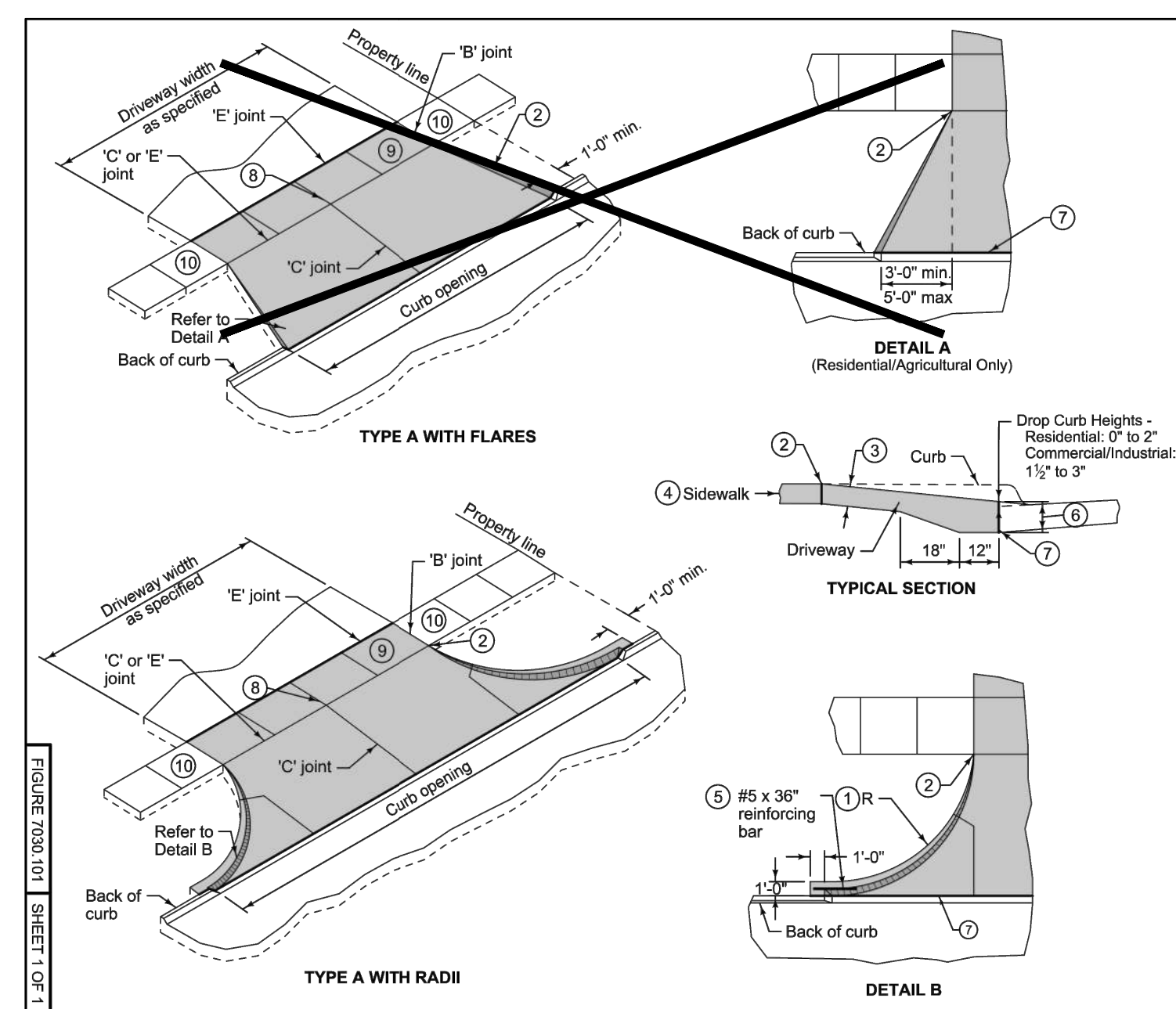
- 1 SHRUB
- 2 4" SHREDDED BARK MULCH
- 3 5" WATERING BASIN
- 4 ROOTBALL
- 5 TWICE ROOTBALL DIAMETER
- 6 FERTILIZER TABLET (1) - 3" DEEP
- 7 FINISH GRADE
- 8 PLANTING BACKFILL - SEE SPECIFICATION



**3 POND OUTLET DETAIL**  
NOT TO SCALE

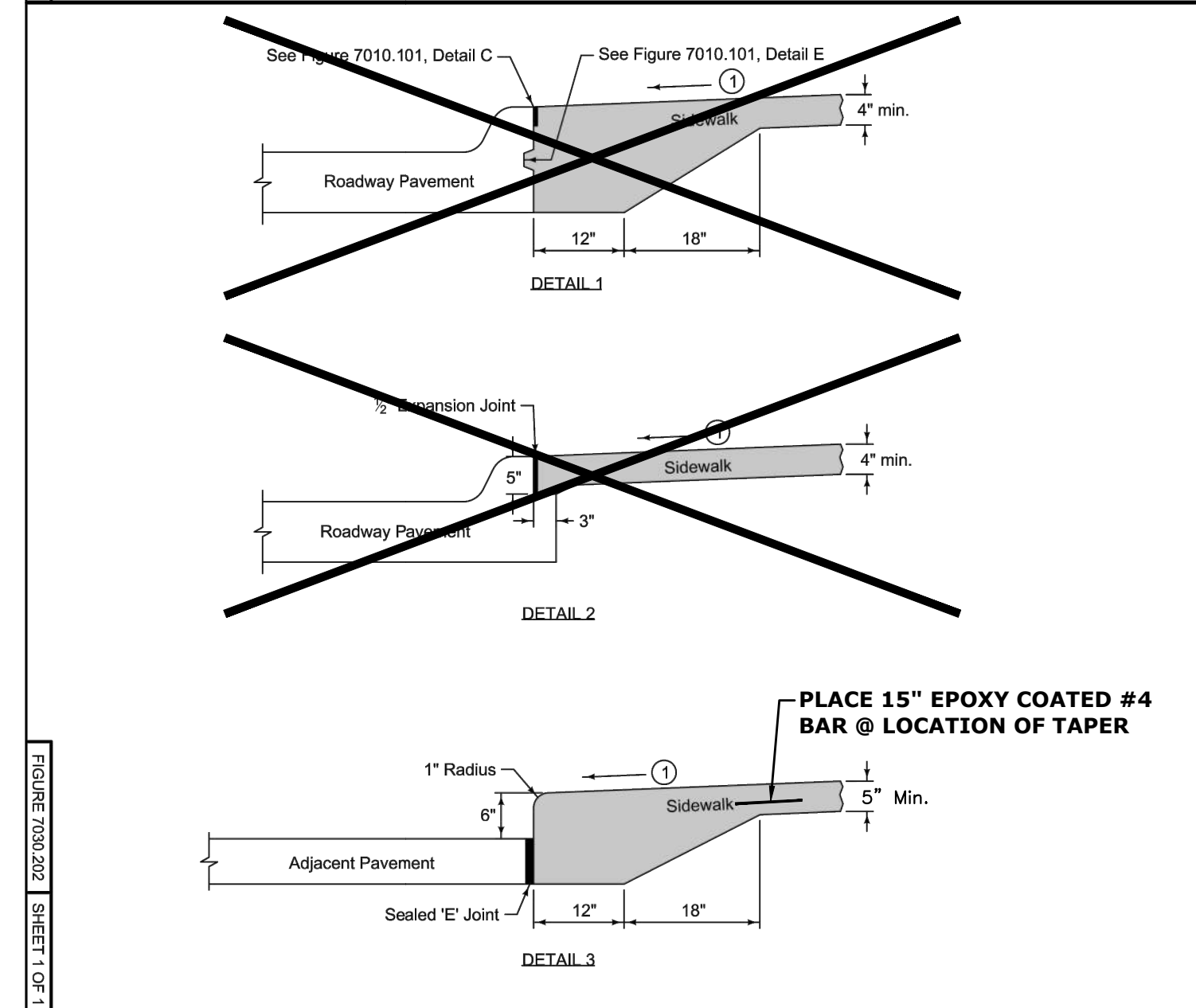


**4 PLAYGROUND SUBDRAIN DETAIL**



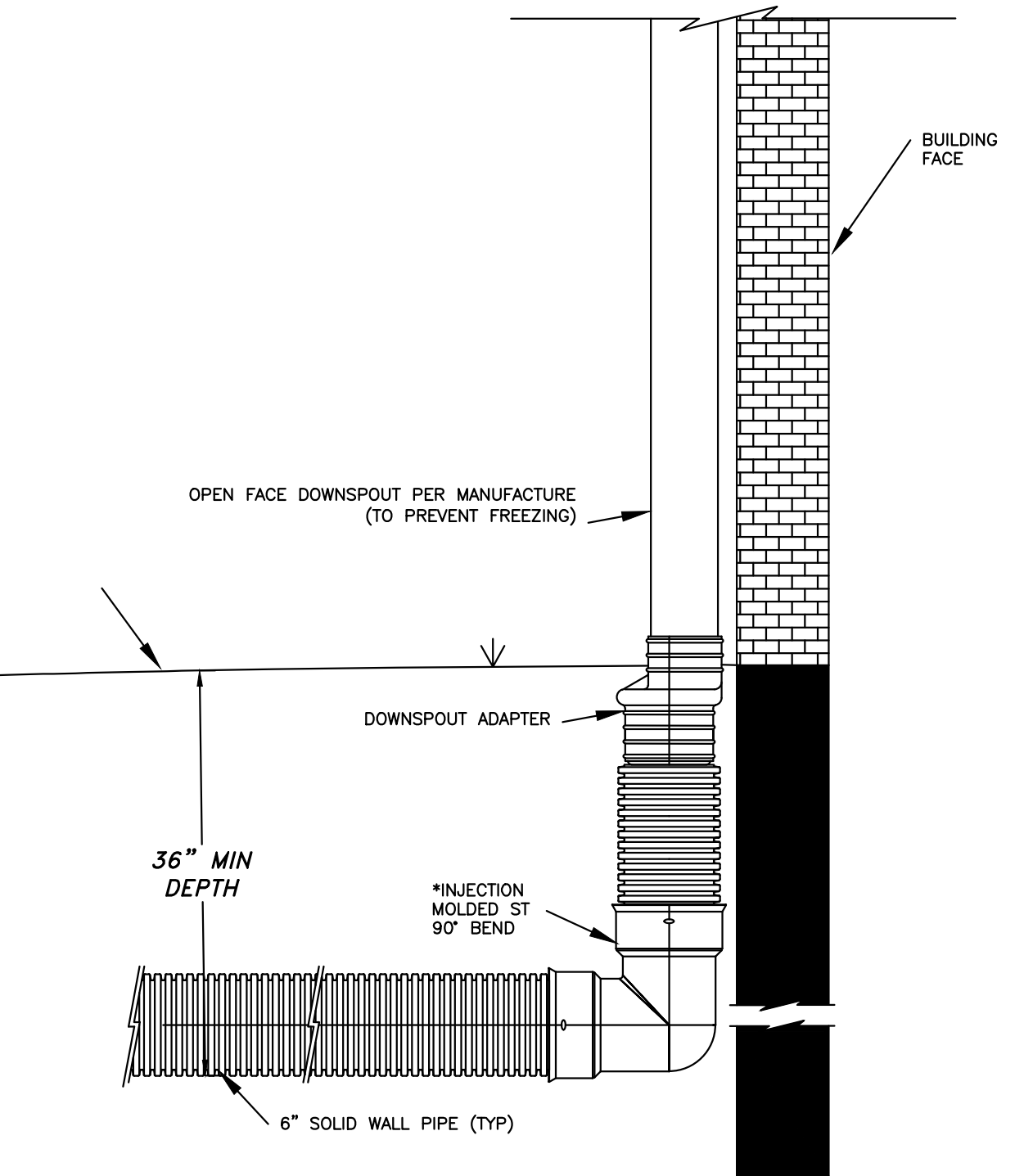
- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 Center reinforcing bar vertically in the pavement.
- 6 Match thickness of adjacent roadway, 8 inches minimum.
- 7 Provide 'E' joint at back of curb unless 'B' joint is specified.
- 8 For alleys, invert the pavement crown 2% toward center of alley.
- 9 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 2 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.

SUDAS	REVISION	3	06-20-15
	7030.101	SHEET 1 of 1	
SUDAS Standard Specifications			
CONCRETE DRIVEWAY, TYPE A			



- For new sidewalk with new curb and gutter, comply with Detail 1 or Detail 2. Comply with Detail 3 for new sidewalk adjacent to existing pavement or when specified in the contract documents.
- 1 Target cross slope of 1.5% with a maximum cross slope of 2.0%.

SUDAS	REVISION	3	06-20-15
	7030.202	SHEET 1 of 1	
SUDAS Standard Specifications			
CURB DETAILS FOR CLASS A SIDEWALK MODIFIED			



PROPOSED ROOF DRAIN LINE SHALL BE 6-INCH SDR 23.5 OR DUAL WALL A2000 WITH SMOOTH WALL INTERIOR. CONTRACTOR SHALL CONNECT ALL PROPOSED DOWNSPOUTS TO THE 6-INCH ROOF DRAIN LINE WITH PREFABRICATED FITTINGS.

**5 DOWNSPOUT CONNECTION TO SUBDRAIN**

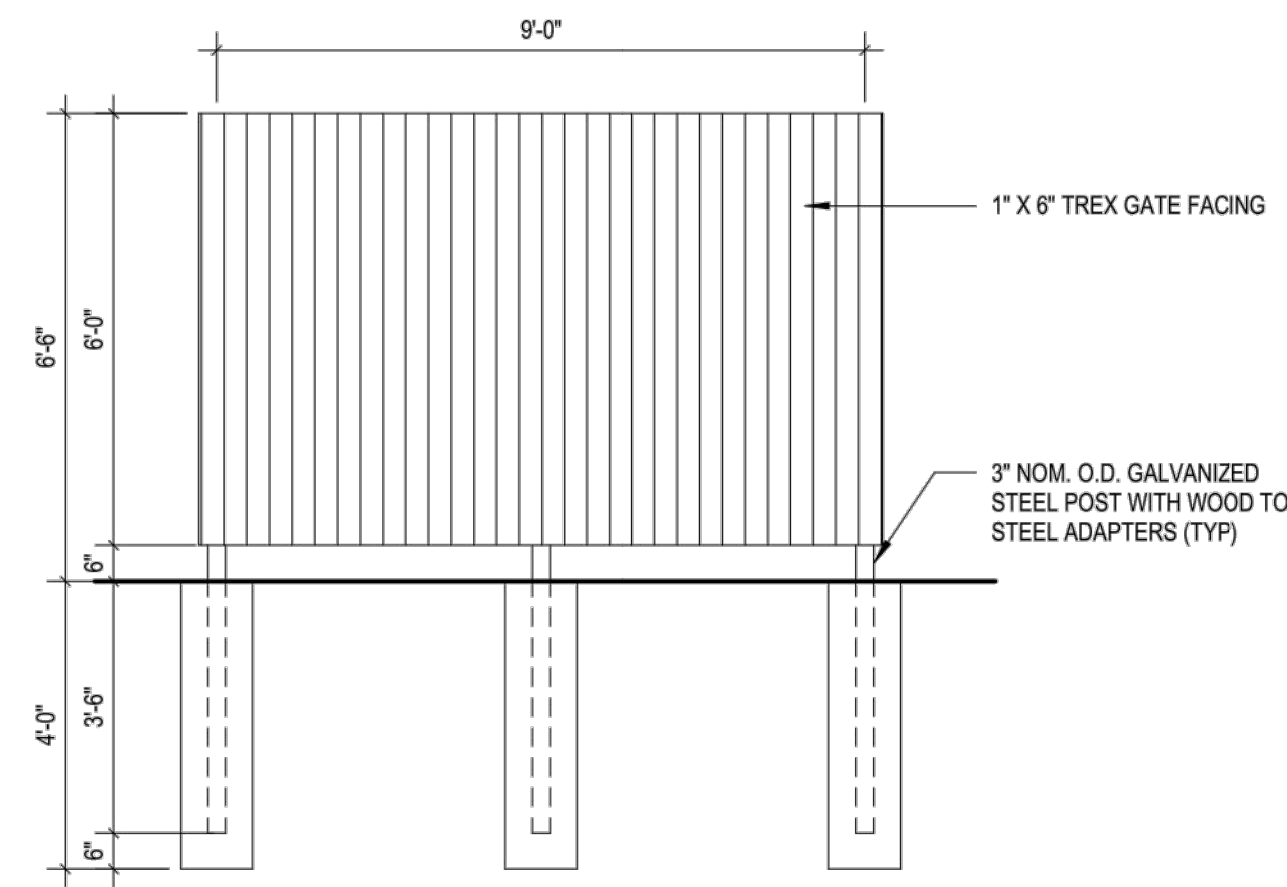
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 LAYOUT NAME: G3.1

DATE	06/21	DESIGNED	ELT
BY	SRS	DRAWN	SRS
REVISION		CHECKED	
DATE		LAST UPDATE:	05/25/23

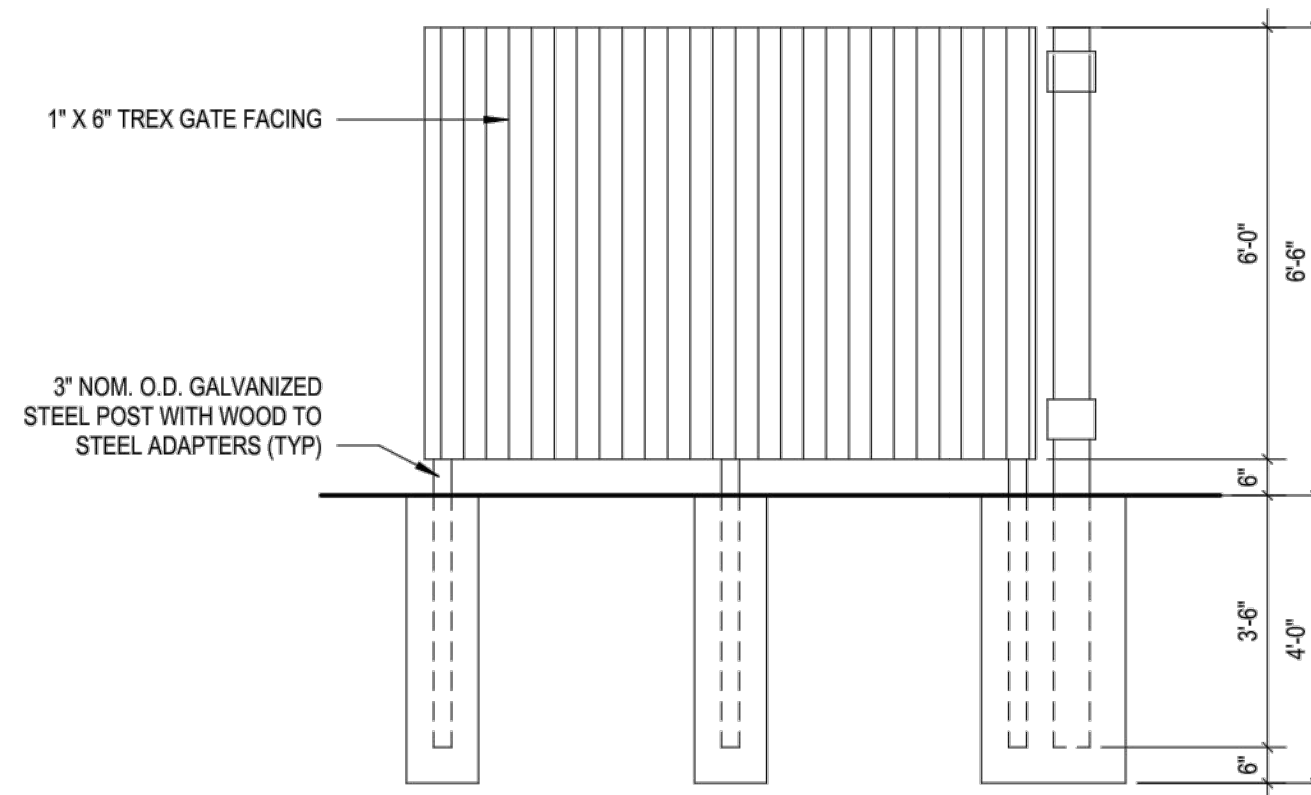
FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103  
**FOX Engineering**

**TYPICAL DETAILS**  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKES AVENUE  
 POLK CITY, IOWA

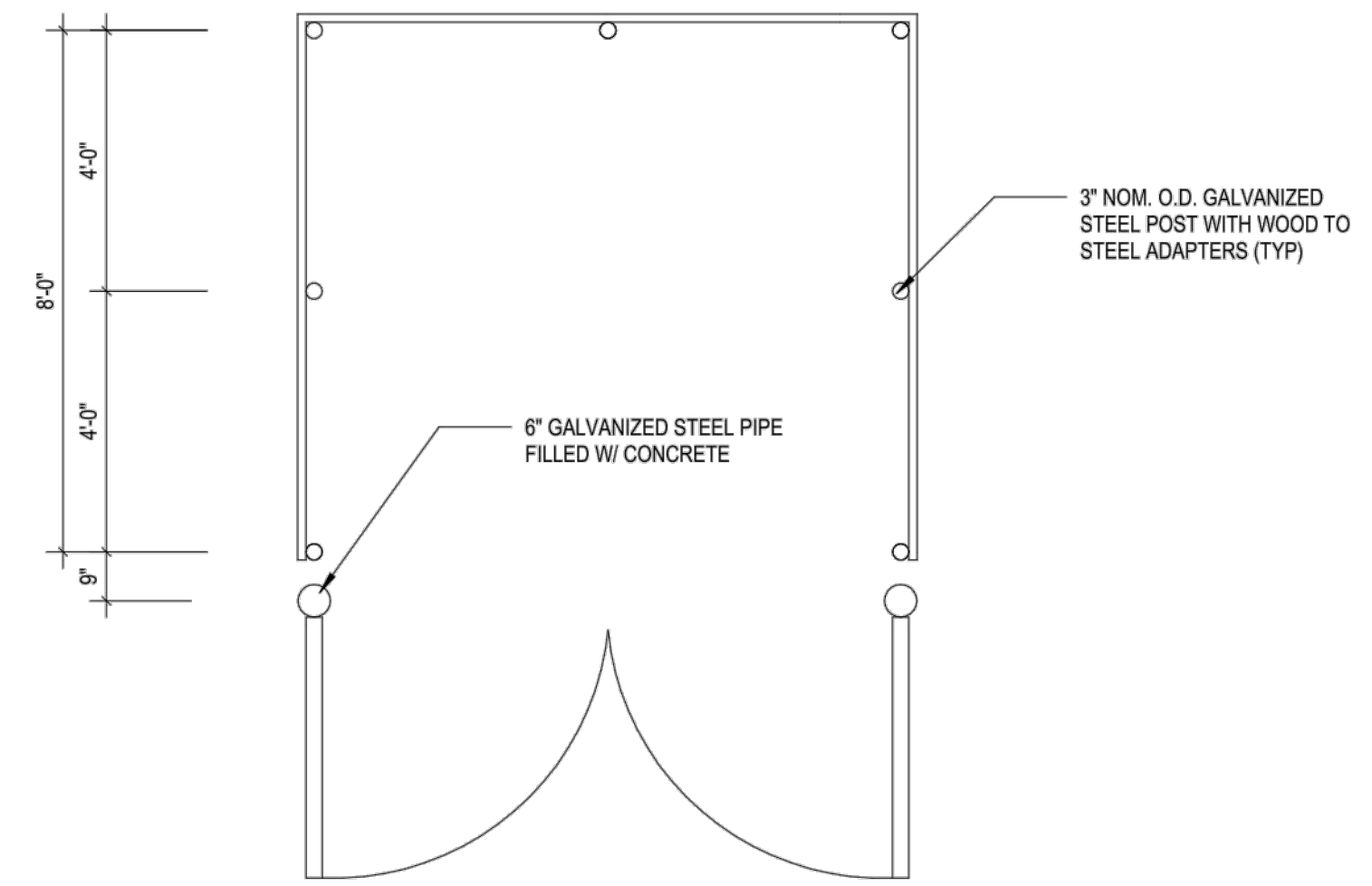
PROJECT NO.  
 5497-20A  
 SHEET  
**G3.1**



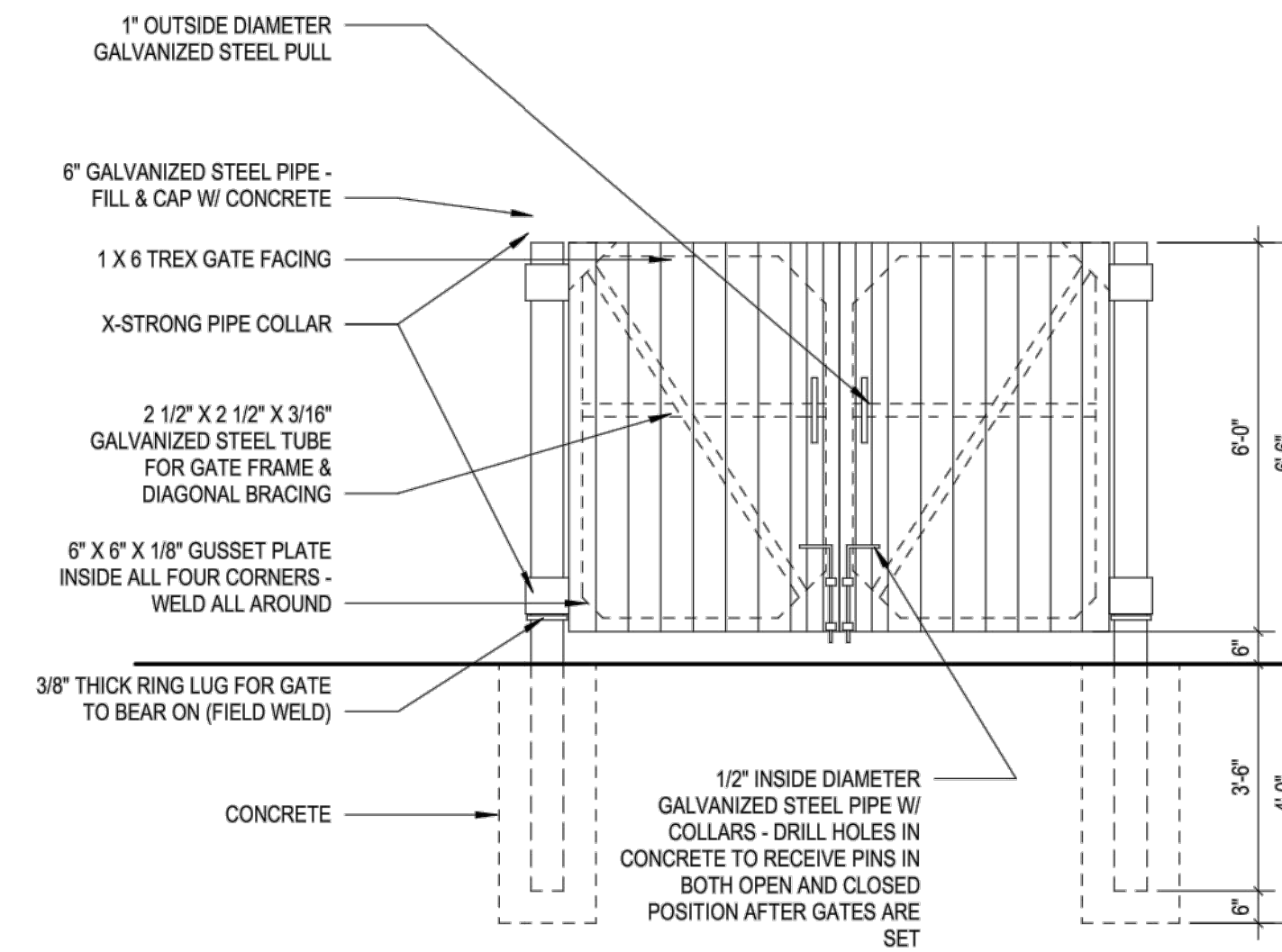
2 ELEVATION @ TRASH ENCLOSURE - REAR  
SCALE: 3/8" = 1'-0"



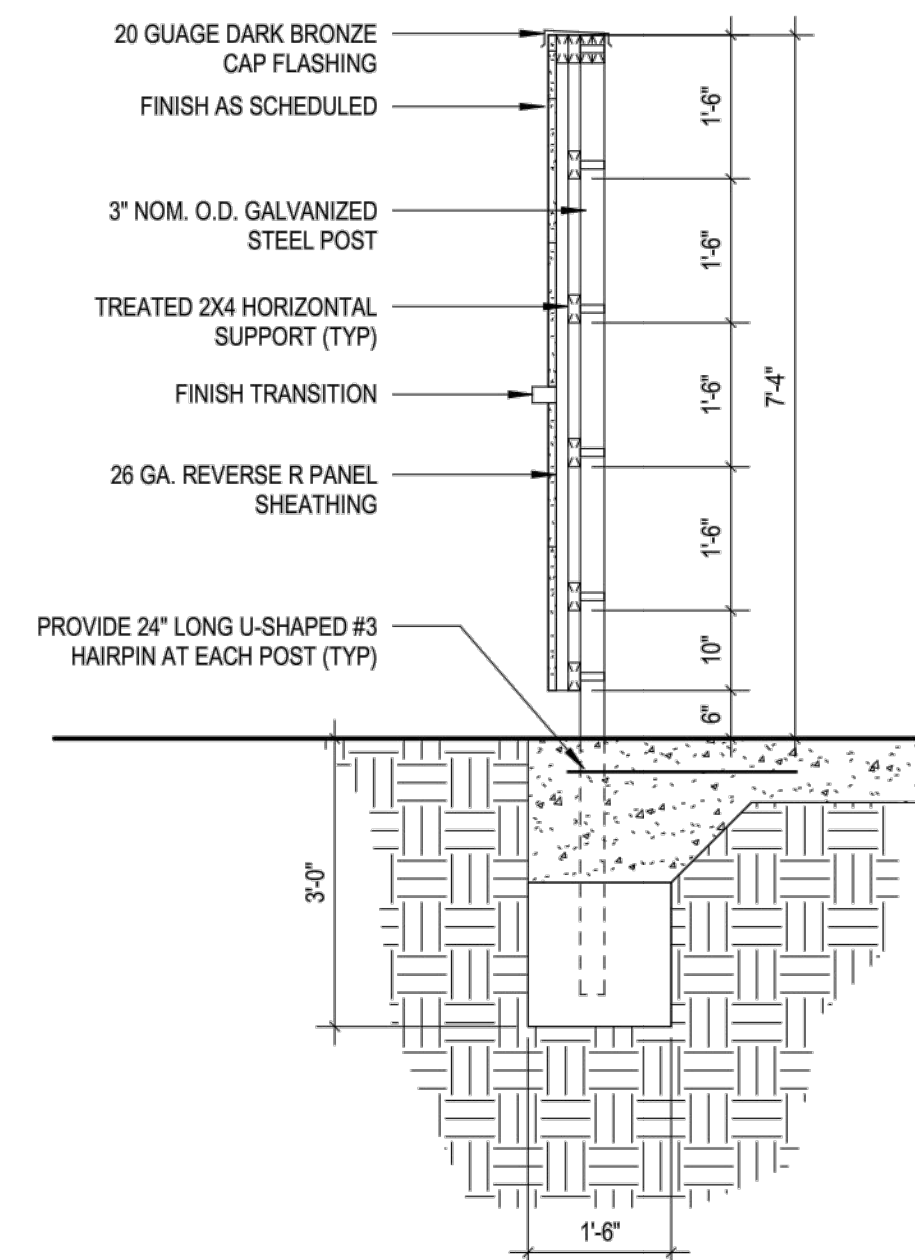
3 ELEVATION @ TRASH ENCLOSURE - SIDE  
SCALE: 3/8" = 1'-0"



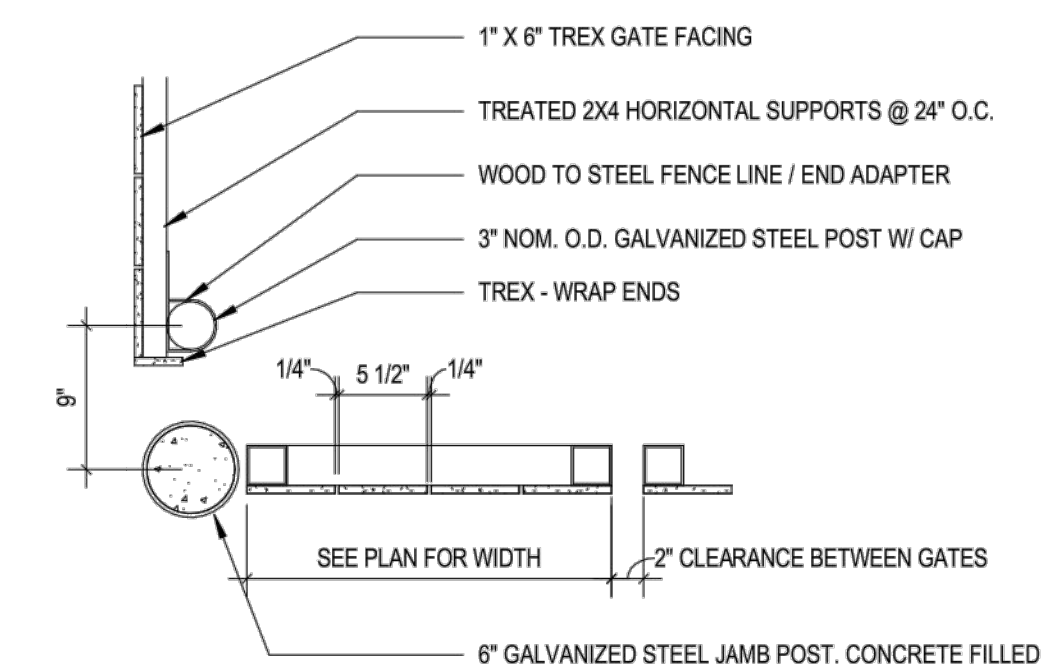
5 FLOOR PLAN @ TRASH ENCLOSURE  
SCALE: 3/8" = 1'-0"



1 ELEVATION @ TRASH ENCLOSURE - FRONT  
SCALE: 3/8" = 1'-0"



6 WALL SECTION @ TRASH ENCLOSURE  
SCALE: 1/2" = 1'-0"



4 PLAN DETAIL @ TRASH ENCLOSURE GATE  
SCALE: 1" = 1'-0"

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PLOT STYLE TABLE: FoxGrayScale.ctb  
LAYER MNGR NAME: G3.2  
LAYOUT NAME: G3.2

DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
06/21	ELT		SRS		05/25/23
06/21					

REVISION	DATE

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103



TYPICAL DETAILS  
LAKES EARLY LEARNING CENTER  
115 EAST VISTA LAKES AVENUE  
POLK CITY, IOWA

PROJECT NO.  
5497-20A  
SHEET  
G3.2

STORM WATER POLLUTION PREVENTION PLAN

All contractors/subcontractors shall conduct their operations in a manner that minimizes erosion and prevents sediments from leaving the roadway right-of-way and prevents chemical contamination of soil and water. The Prime Contractor shall be responsible for compliance and implementation of the Pollution Prevention Plan (PPP) for their entire contract. This responsibility shall be further shared with subcontractors whose work is a source of potential pollution as defined in this PPP. All work necessary to be in compliance with the PPP shall be considered incidental to the project. Therefore, it is in the best interest of the Contractor to disturb as little land as possible.

Phase 1 - Site Evaluation and Design Development

Existing soil information: See the Polk County Soil Survey, SW Quarter of Section 36 of T80N, R25W.

Existing runoff quality: Existing data on runoff water quality is not available.

Location of surface water on site: Runoff surface drains from the site.

Name of receiving stream: unnamed tributary to Big Creek.

Construction activity description: General soil disturbing activities associated with grading and utility installation include: stockpiling, trenching, backfilling, grading, paving and seeding.

This Pollution Prevention Plan (PPP) is for the Lakes Early Learning Center, East Vista Lake Avenue, Polk City, Iowa. This PPP covers approximately 1.97 acres with 1.5 of the acres being disturbed.

The PPP is located in an area of two (2) soil types: Clarion loam Bemis moraine (L138B), and Canisteo clay loam (L507). The estimated average NRCS runoff curve number for this PPP after completion will be 91.

Refer to the drawings, "Lakes Early Learning Center" for locations of typical slopes, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the Project Engineer's office.

Site map: The plans show slopes after grading, disturbed areas, drainage patterns, and discharge points.

Potential Sources of Pollution:

Site sources of pollution generated as a result of this work relate to silts and sediment that may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses. Examples are:

a. Rural Agricultural Activities:

Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

b. Commercial and Industrial Activities:

Runoff from commercial and industrial land use may contain constituents associated with the specific operation. Such operations are subject to potential leaks and spills that could be commingled with run-off from the facility. Pollutants associated with commercial and industrial activities are not readily available since they are typically proprietary.

Municipal Utilities: Site is located in the City of Nevada corporate limits.

Phase 2 - Control Selection/Plan Design

(A) Select Erosion and Sediment Controls

The Contractor shall submit specifications for temporary and permanent measures to be used for controlling erosion and sediment. Clearing and grading should not be started until a firm construction schedule is known and can be effectively coordinated with the grading and clearing activity.

The following Stabilization measures will be utilized:

Temporary seeding - Exposed areas subject to erosion should be covered as quickly as possible. Under Iowa's General Permit No. 2., disturbed areas of the construction site that will not be re-disturbed for 14 days or more, on any portion of the site, the area shall be stabilized by day zero, the last day of land disturbing activities.

Permanent seeding, sod and planting - Permanent seeding or sod shall be done in accordance with the Seeding Plan. The seeding schedule shall follow the Iowa Department of Transportation specifications. Temporary seeding shall be utilized for erosion control until permanent seeding can be established.

Mulching - Temporary vegetation will be used as mulch when permanent seeding is completed.

Preservation of Natural Vegetation - Natural Vegetation shall be preserved where possible within the construction limits. Natural vegetation shall not be disturbed outside of the construction limits. Vegetation may be mowed or harvested for hay crop.

Vegetative Strips - Vegetative strips may be utilized to slow runoff velocities and deposit sediments from disturbed areas.

Soil Retaining Measures - Soil to be reused will be stockpiled onsite as indicated on the plans. Silt fence will be utilized to maintain soils onsite. See City of Nevada requirements for topsoil replacement.

Minimization of land exposure - Exposure of disturbed land shall be minimized in terms of area and time.

Roadways - Roadways will be surfaced or otherwise stabilized as soon as feasible.

Topsoil - shall be preserved, onsite, unless infeasible and de-compacted prior to final stabilization. Re-spread minimum depth of eight-inches (8") of topsoil with at least 3% organic matter, per SUDAS.

The following structural practices will be utilized:

Earthen Berm or Dike - Earthen dikes may be used to divert water around disturbed areas and around intakes as directed by the Engineer.

Silt fence - Silt fence shall be placed on the perimeter of the disturbed area, and other locations, as shown on the drawings. Additional silt fence shall be provided at the discretion of the Engineer.

Gravel Construction Entrance - A gravel or crushed aggregate construction entrance will be used to reduce or eliminate offsite tracking of soil or debris.

Sediment Trap - To be placed at location(s) indicated on the plans.

Check Dam - Rock check dam shall be placed in drainage channel as indicated on the plans.

Blanket and Matting (RECP - Type 2.C) - Erosion control matting on slopes as indicated on the plans.

Inlet and Outlet Protection - To be placed at location(s) indicated on the plans.

(B) Select other controls

Disposal of construction site waste materials - The Contractor will be responsible for making sure that all construction wastes are properly disposed of at facilities permitted to accept these types of wastes. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.

Treatment or disposal of sanitary wastes generated onsite - The Contractor will be responsible for providing sanitary facilities for workers in accordance with local and state requirements. Facilities shall be secured from overturning. The Contractor will be responsible for disposing of sanitary waste in accordance with local and state requirements.

Prevent off-site tracking of sediments and generation of dust - The Contractor shall prevent the tracking of sediments offsite. A construction entrance shall be installed as shown on the plans. The Contractor will be responsible for immediate cleanup of any tracked mud or debris. Contractor will need to provide appropriate labor and equipment to keep roadway clean during hauling operations.

The Contractor will also be responsible for preventing dust generation from construction activities. The Contractor shall take reasonable measures to prevent unnecessary dust. Earth surfaces subject to dusting shall be kept moist with water or by application of a chemical dust suppressant. Dust prone materials in piles or in transit shall be covered when practical to prevent blowing. Buildings and operating facilities which are affected adversely by dust shall be adequately protected from dust. Existing and new equipment which may be adversely affected by dust shall be adequately protected.

The Contractor will be responsible for preventing chemical contamination of soil and water.

PCC waste - The Contractor shall provide and maintain a containment facility for waste paving product (i.e. PCC washout station). Perform maintenance when washout station is at 75% full-capacity.

Stored materials - The Contractor shall be responsible for storing materials so that rain water doesn't carry chemical contamination into soil or water.

Equipment servicing - Contractor shall prevent spilling of petroleum products. Spill shall be cleaned up immediately. If spill is hazardous, utilize appropriate notification and clean-up measures. Used petroleum containers are to be disposed of correctly and not buried on-site.

Building Trade Waste - The general contractor and trade contractors will be responsible for preventing contamination of soil and water. Trades (including brick / block layers, drywall / sheetrock, painters, pipe fitters, caulking, etc.) are required to clean or perform maintenance to equipment or dispose of excess material in a manner that protects water quality (no illicit discharges). This may require measures similar to a PCC washout station.

(C) Inspection and Maintenance Plan

The contractor will be responsible for installation and all associated costs of erosion and stormwater management controls during the contract period. Details of control measures are shown on the plans.

Inspections shall be made by the Owner, or owner's representative every seven calendar days. The Contractor shall immediately begin corrective action on all deficiencies found. The findings of this inspection shall be recorded in the project diary. Based on the results of the inspection, pollution prevention measures identified in the plan shall be revised at the construction site as appropriate as soon as practicable after the inspection and to the plan as soon as practicable after the inspection but in no case more than 7 calendar days following the inspection. If the permittee determines that making these changes at the construction site or to the plan less than 72 hours after the inspection is impracticable, the permittee shall document in the plan why it is impracticable and indicate an estimated date by which the changes will be made.

Maintenance - the contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 50% of their capacity. Cleaning of PCC washout station shall take place when control is at, or before, 75% of full capacity.

(D) Control Description

Description of controls can be found in section (A). The Contractor will be responsible for submitting specifications of the selected controls. The location of determined controls can be found on the plans. Additional controls may be required at the discretion of the Engineer.

(E) Schedule of major activities

Prior to initiating construction, the Contractor shall submit a schedule of major activities including:

1. Land clearing and grading in relation to the corresponding schedule for all excavation work. If at all possible, the clearing should immediately precede the construction activity.
2. Installation and anticipated completion date of each control measure.

(F) Non-Storm Discharges

1. Water from water line flushing.
2. Uncontaminated ground water from dewatering.
3. Pavement wash waters where spill or leak of hazardous material has not occurred.
4. Building wash waters not containing hazardous chemicals.

(G) Prohibited Discharges

1. Wastewater from washout and cleanup of stucco, paint, form release oils, curing compounds and other construction materials.
2. Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance.
3. Soaps or solvents used in vehicle and equipment washing.

(H) Materials Management

1. Hazardous materials shall be stored in areas where the contamination of storm water is minimized in the event of a spill.
2. Contractor shall be responsible for using, storing and disposing of materials in accordance with state and local law.
3. See SWPPP narrative for additional material management requirements.

Phase 3 - Plan Implementation

Contractor Certification

All Contractors and subcontractors, including short-term contractors and subcontractors coming on-site, must sign the Contractor certification statement before conducting any professional service at the site identified in the plan. The certification must be signed by an authorized representative (i.e., principal executive officer, president, secretary, treasurer or vice president, general partner, proprietor, ranking elected official). Upon signing the certification, the Contractor or subcontractor becomes a co-permittee with the Owner and other co-permittee Contractors. In signing the plan, the authorized representative certifies that the information is true and assumes liability for the plan. Note that Section 309 of the Clean Water Act provides for significant penalties where information is false or the permittee violates, either knowingly or negligently, permit requirements.

The General Contractor will be responsible for collecting and maintaining signatures. The Contractor shall provide copies of signed certifications to the Owner and Engineer upon request and at the termination of the contract.

(A) Notice of Intent (NoI)

The Owner, or an agent of the Owner, will fulfill the public notice requirement and submit the Notice of Intent for coverage under General Permit No. 2. The project requires the obtaining of a NPDES General Permit for storm water discharge associated with industrial activity for construction activities. The Owner and the Contractor have a copy of this permit. The Contractor and all subcontractors shall be responsible for compliance and fulfilling all requirements of the NPDES General Permit including the Storm Water Pollution Prevention Plan.

Phase 4 - Plan Implementation

The Contractor shall follow the schedule as submitted under Phase 2 (E). The Contractor shall keep the Engineer informed of any deviation of the schedule or plan.

(A) Inspection and Maintenance Reports

A copy of the inspection log shall be maintained at the site.

(B) Records of Construction Activities

In addition to the installation and maintenance of erosion control implementation, the Contractor should keep records of the construction activity on the site. In particular, the Contractor should keep a record of the following information:

- The date(s) when major grading activity occurs in a particular area.
- The date(s) when construction activity ceases in an area, temporarily or permanently.
- The date(s) when an area is stabilized, temporarily or permanently.
- These records can be used to make sure that areas where there is no construction activity will be stabilized within the required time frame. Records shall be retained for a period of at least three years from the date that the site is finally stabilized.

(C) Plan Updates

The pollution prevention plan shall be updated expeditiously:

- When it does not accurately reflect the site features and operations.
- When the Contractor, Owner, or Engineer observes that it is not effective in minimizing pollutant discharge from the site.
- To include Contractors identified after the submittal of the Notice of Intent. These Contractors shall certify the plan and be identified as co-permittees and
- To identify any change in ownership or transference of the permit and permit responsibilities.

If, at any time during the effective period of the permit, the IDNR finds that the plan does not meet one or more of the minimum standards established in the general permit, the IDNR will notify the permittee of required changes necessary to bring the plan up to standard. Permittees shall have 3 days after notification to make the necessary changes and shall submit to the Department a written certification that the changes have been made.

(D) Report of Hazardous Conditions

Because construction activities may include handling of certain hazardous substances over the course of the project, spills of these substances may create a hazardous condition and are required to be reported. Iowa Code, 455B.386, requires that as soon as possible, but not more than six hours after the onset of a hazardous condition, the IDNR and local Sheriff's Office or the office of the Sheriff of the affected county be notified. The Owner and Engineer should also be informed of the hazardous condition in a timely manner. Contractor is responsible for spill clean-up, remediation and reporting.

IDNR (515) 725 - 8694, Polk County Sheriff's Office (515) 286 - 3333

The Contractor shall submit a report to the Engineer within 14 calendar days of a hazardous condition. The report shall describe the release and the circumstances leading to the release. Steps to prevent the reoccurrence of such releases are to be identified in the plan and implemented.

(E) Plan location and access

Plan location - A copy of the Pollution Prevention Plan must be kept at the construction site, or at a readily available alternative site approved by the Department, from the time construction begins until the site has reached final stabilization.

Retention of records - G. P. #2 (3.01.2018) requires that copies of the Storm Water Pollution Prevention Plan and all other reports required by the permit, as well as all of the data used to complete the Notice of Intent, be retained for 3 years after the completion of final site stabilization.

Access - Although plans and associated records are not necessarily required to be submitted to the Iowa Department of Natural Resources (IDNR), these documents must be made available upon request, within 3 hours, to the IDNR. If storm water runoff is discharged to a municipal separate storm sewer system, the plans must be made available upon request to the municipal operator of the system.

Phase 5 - Final Stabilization and Notice of Discontinuation (NoD)

(A) Final Stabilization

Final stabilization is defined in the general permit as meaning that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70%, sufficient to preclude erosion, for the entire disturbed area of the permitted project has been established or equivalent stabilization measures have been employed or which has been returned to agricultural production.

The Contractor shall notify the permit holder and Engineer of final stabilization in accordance with the contract documents. The Owner and Engineer will review the site before finalizing the contract and taking control of the site. The Contractor will be required to provide a copy of all inspection and maintenance logs, schedule of construction activities, and Contractor Certifications to the Owner at this time.

(B) Notice of Discontinuation (NoD)


The permit holder (Owner) will be required to submit the Notice of Discontinuation once control of the site has been obtained from the Contractor. All temporary control (i.e. silt fence) shall be removed by contractor prior to filing the NoD.

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06/21	SRS	DRAWN:	
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LAST UPDATE: 05/25/23			

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FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103



STORM WATER POLLUTION PREVENTION PLAN  
LAKES EARLY LEARNING CENTER  
115 EAST VISTA LAKES AVENUE  
POLK CITY, IOWA

PROJECT NO.  
5497-20A

SHEET

G4.1

**LEGEND**

⊙ **CONSTRUCTION ENT.**

⊙ **SILT LOGS**

⊙ **SILT FENCE**

⊙ **INLET PROTECTION**

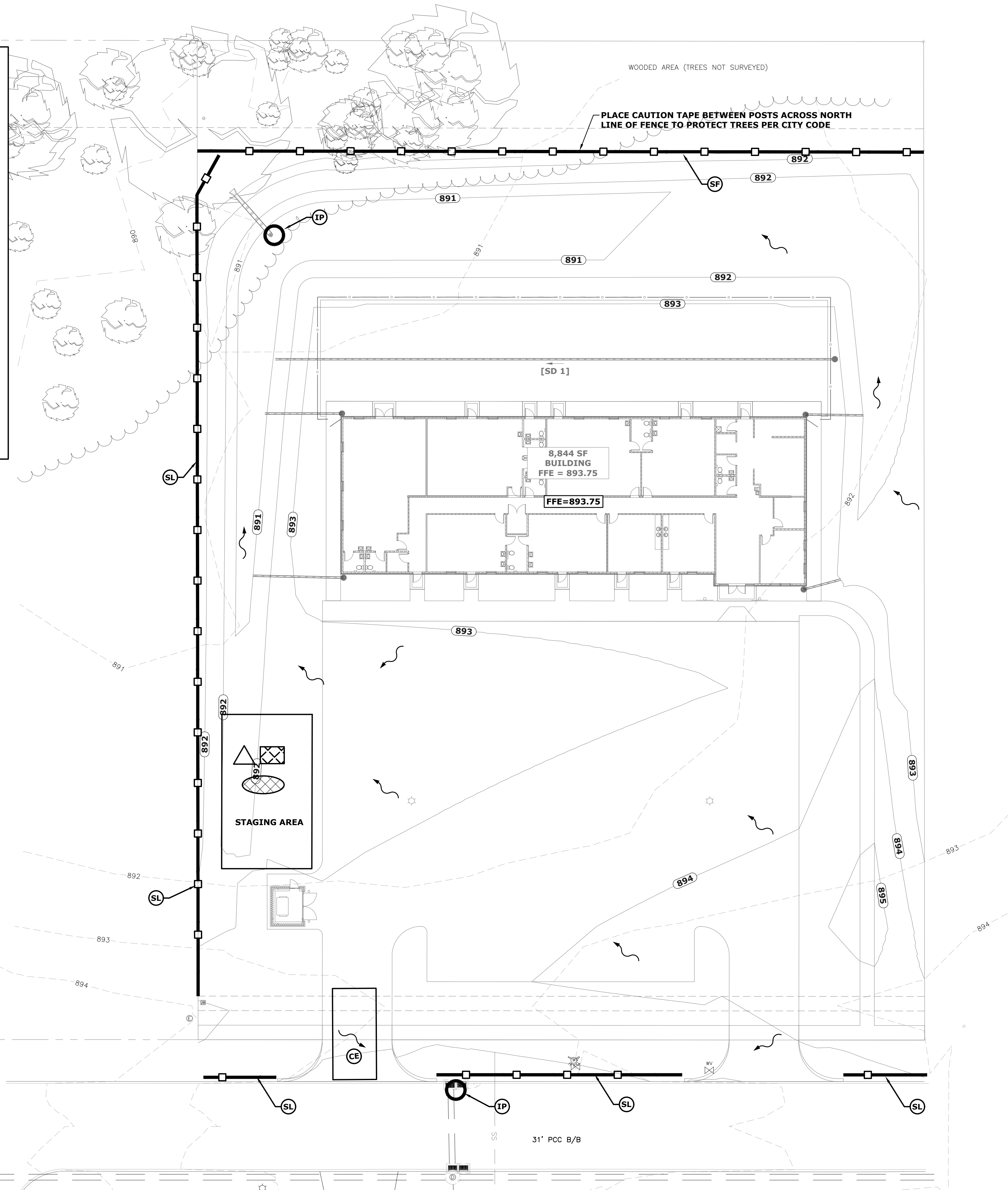
⊙ **CONCRETE, PAINT, AND GROUT WASHOUT AREA**

⊙ **DESIGNATED STAGING AREA FOR PORTABLE RESTROOMS, TEMPORARY FUEL TANKS, WASTE CONTAINERS, AND OTHER CHEMICALS.**

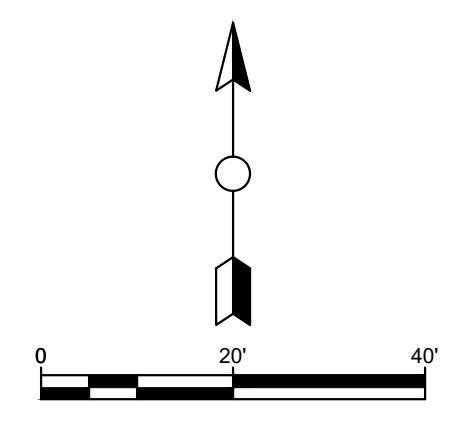
⊙ **SPILL KIT**

**NOTES:**

- 1) OWNER DOES NOT EXPECT TO STOCKPILE SOIL ON-SITE FOR ANY EXTENDED PERIOD OF TIME
- 2) IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED
- 3) DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM ARE STABILIZED




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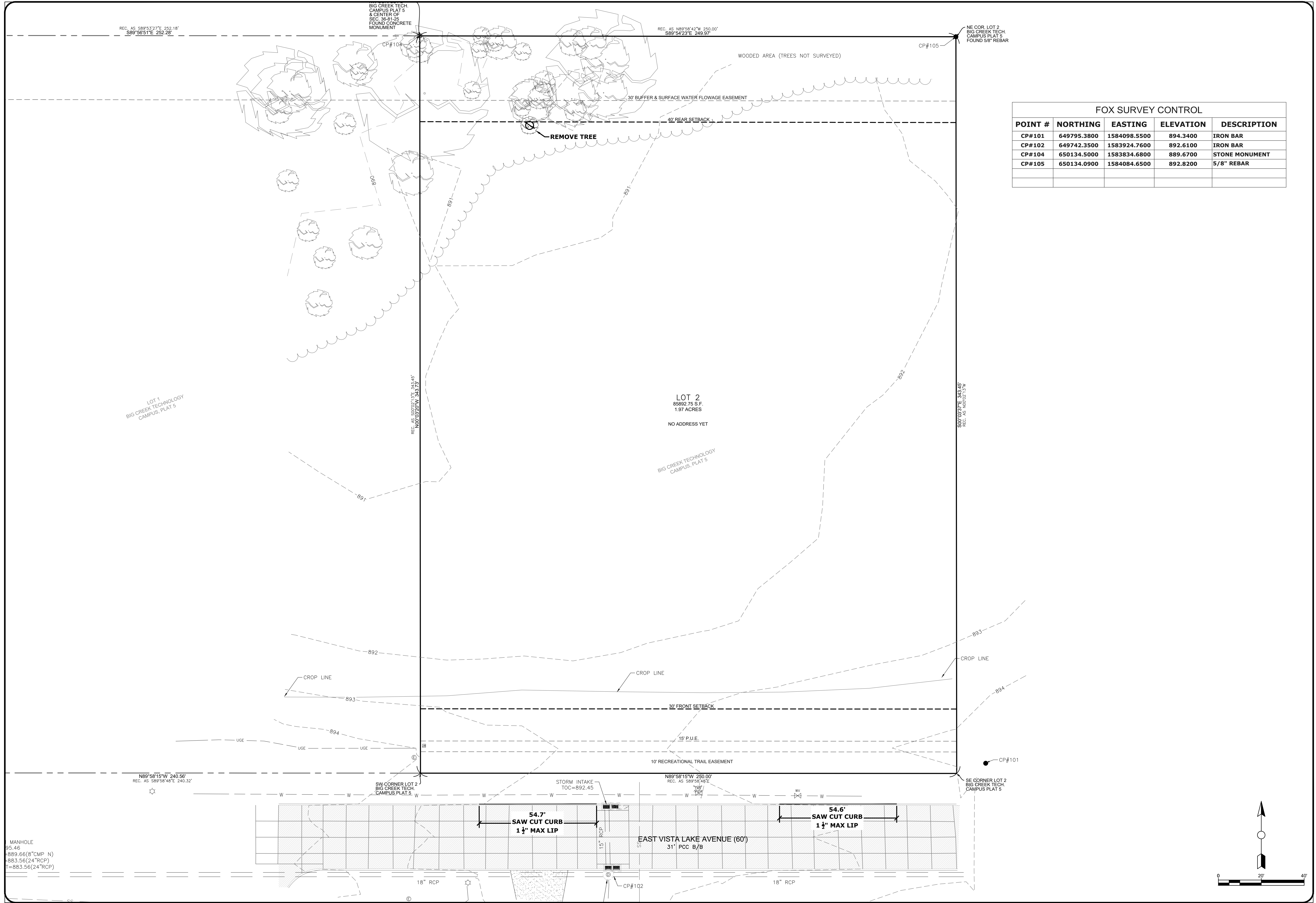
FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103



**STORM WATER POLLUTION PREVENTION PLAN**  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

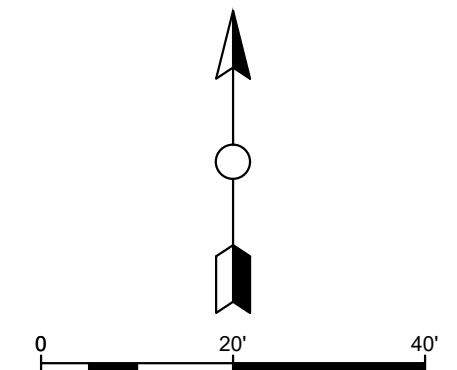
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FOX SURVEY CONTROL				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP#101	649795.3800	1584098.5500	894.3400	IRON BAR
CP#102	649742.3500	1583924.7600	892.6100	IRON BAR
CP#104	650134.5000	1583834.6800	889.6700	STONE MONUMENT
CP#105	650134.0900	1584084.6500	892.8200	5/8" REBAR

MANHOLE  
 95.46  
 =889.66(8" CMP N)  
 =883.56(24" RCP)  
 T=883.56(24" RCP)



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REVISION	DATE

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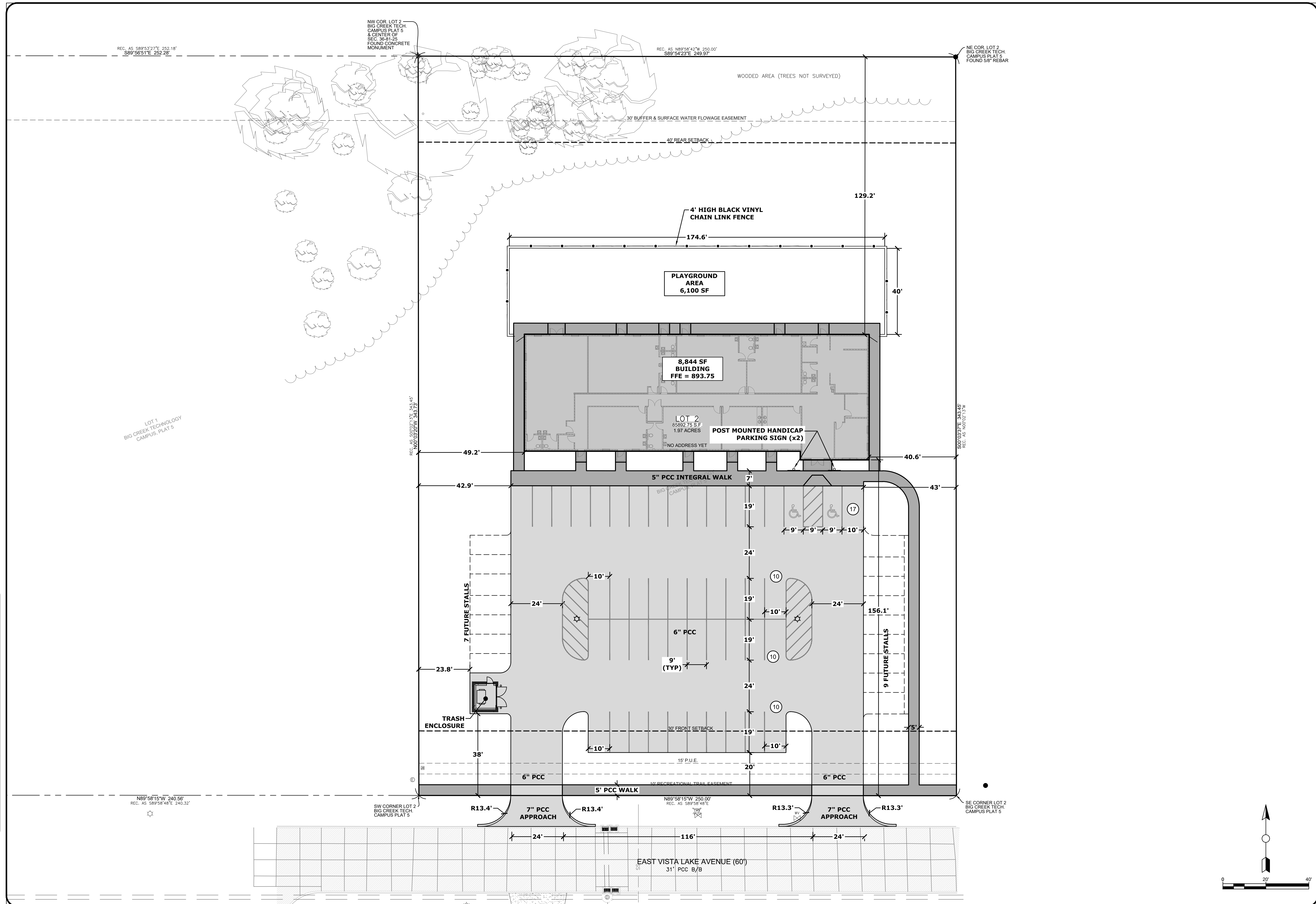
EXISTING CONDITIONS & REMOVALS  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

PROJECT NO.  
 5497-20A

SHEET  
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REVISION	DATE

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 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
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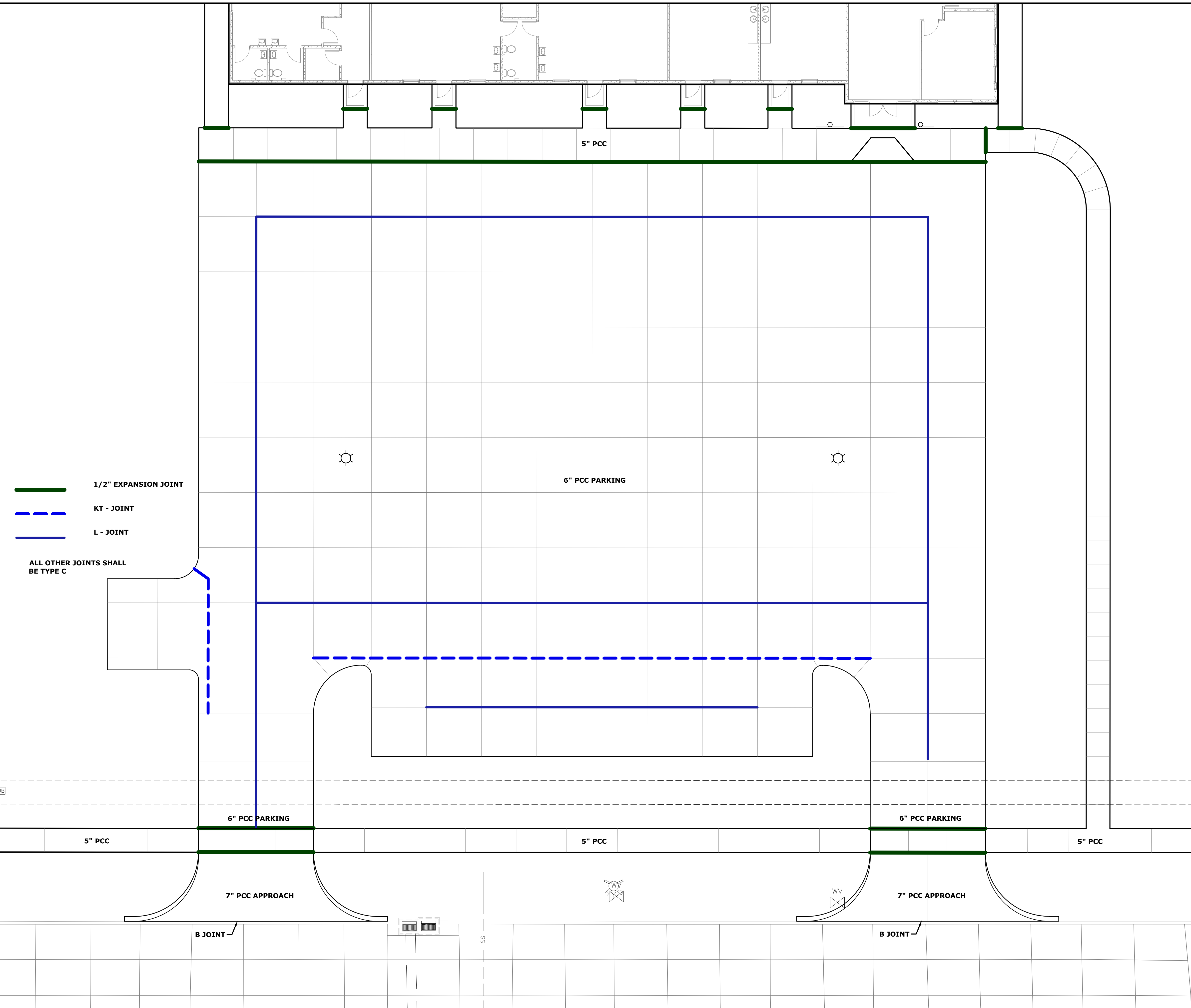
**FOX** Engineering

**SITE LAYOUT & DIMENSIONING PLAN**  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

PROJECT NO.  
 5497-20A

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REVISION	DATE

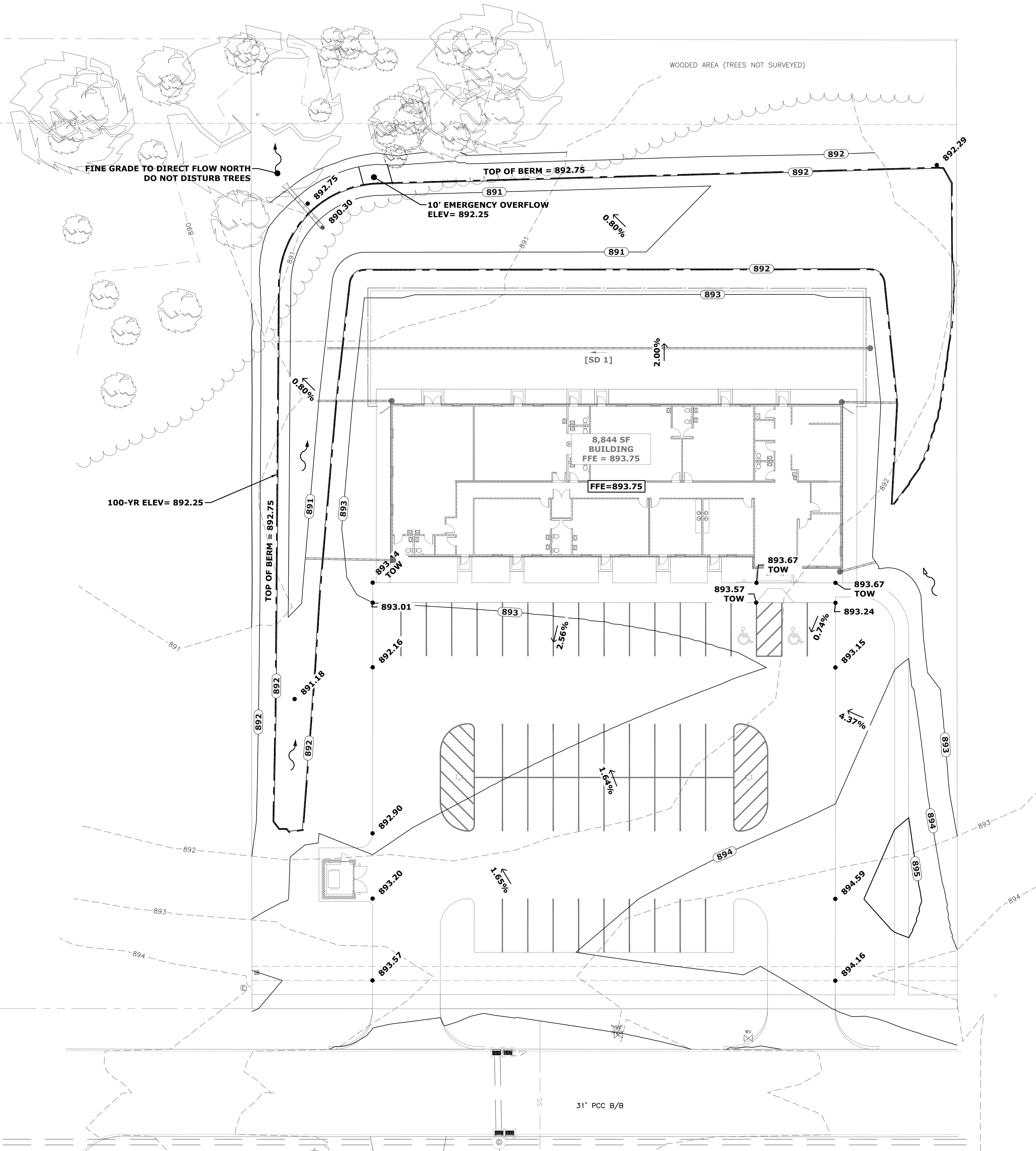
FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103



**PARKING LOT JOINTING PLAN**  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

PROJECT NO.  
 5497-20A  
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REVISION	DATE

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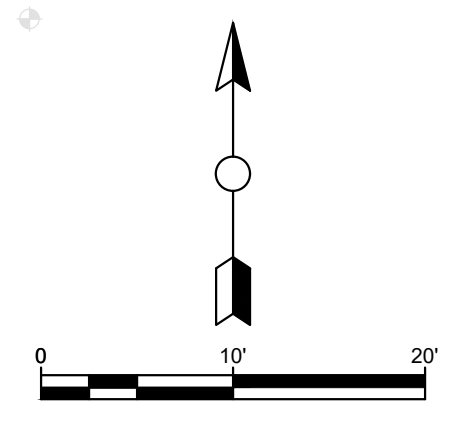
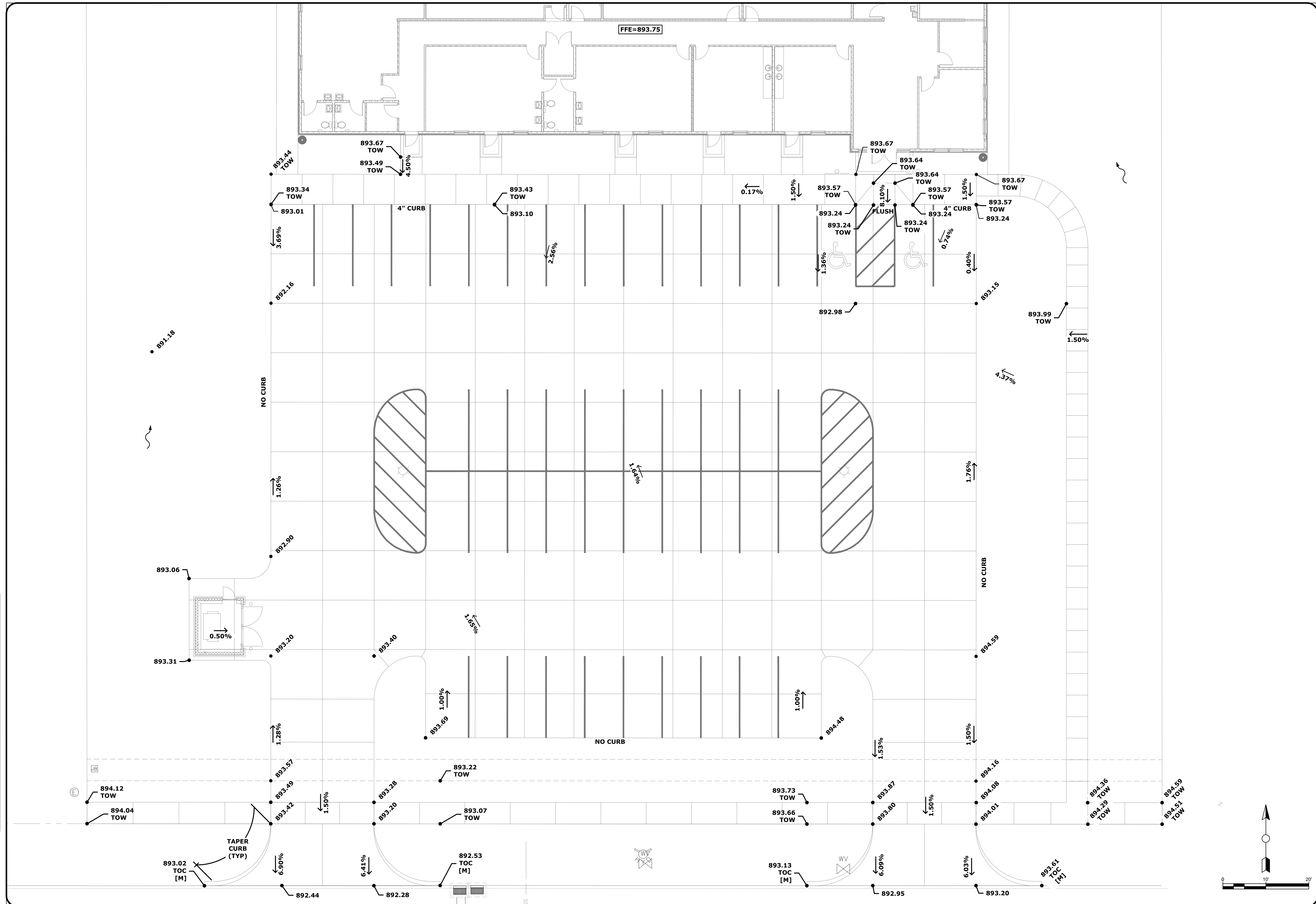
**FOX** engineering

**SITE GRADING PLAN**  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

PROJECT NO.  
5497-20A

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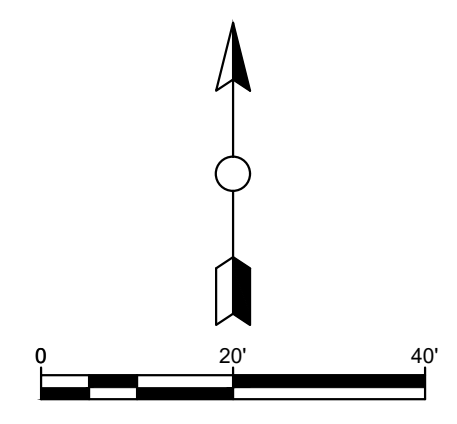
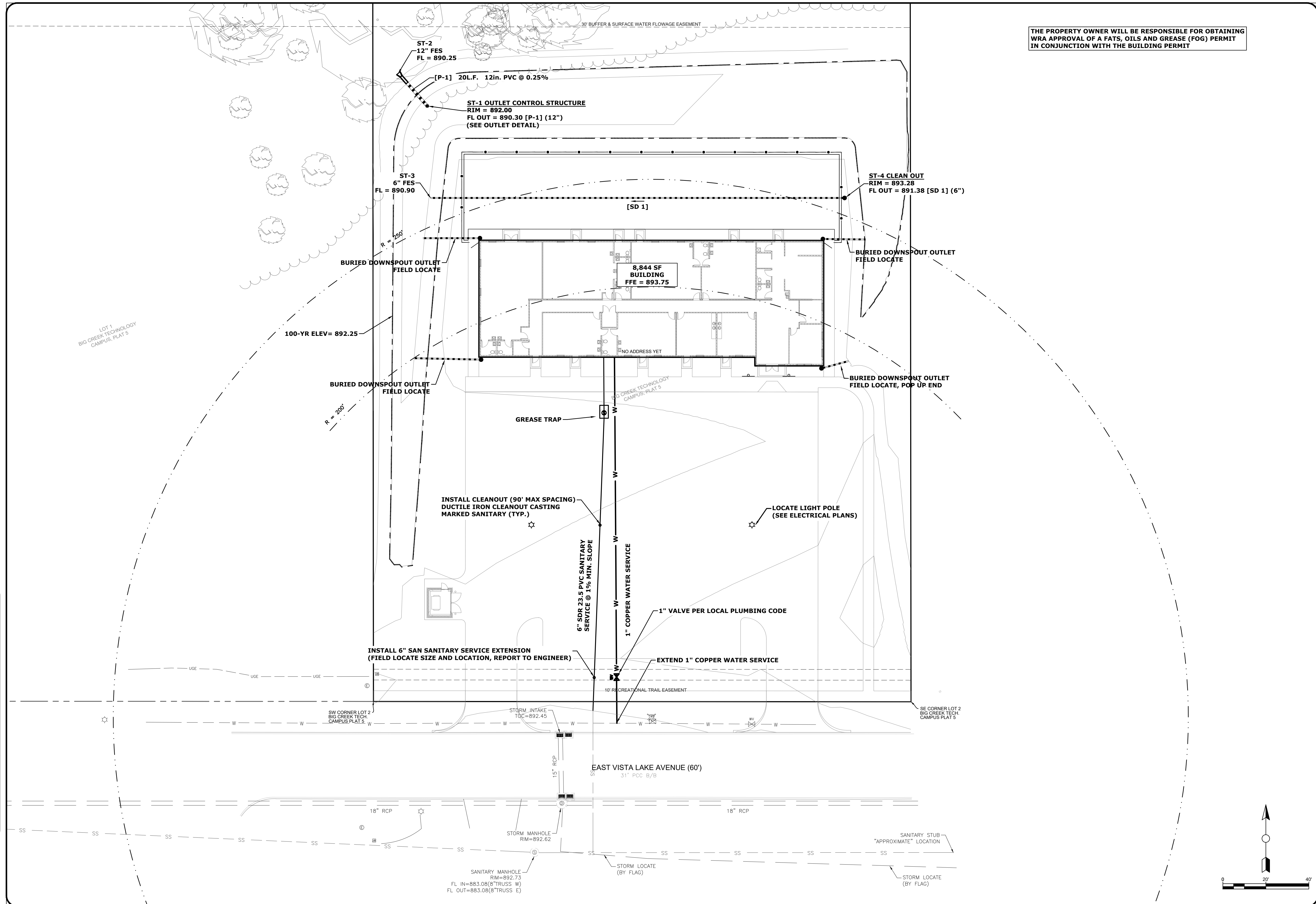
FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

PROJECT NO. 5497-20A  
 SHEET C3.2

GRADING DETAIL VIEW  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR OBTAINING WRA APPROVAL OF A FATS, OILS AND GREASE (FOG) PERMIT IN CONJUNCTION WITH THE BUILDING PERMIT

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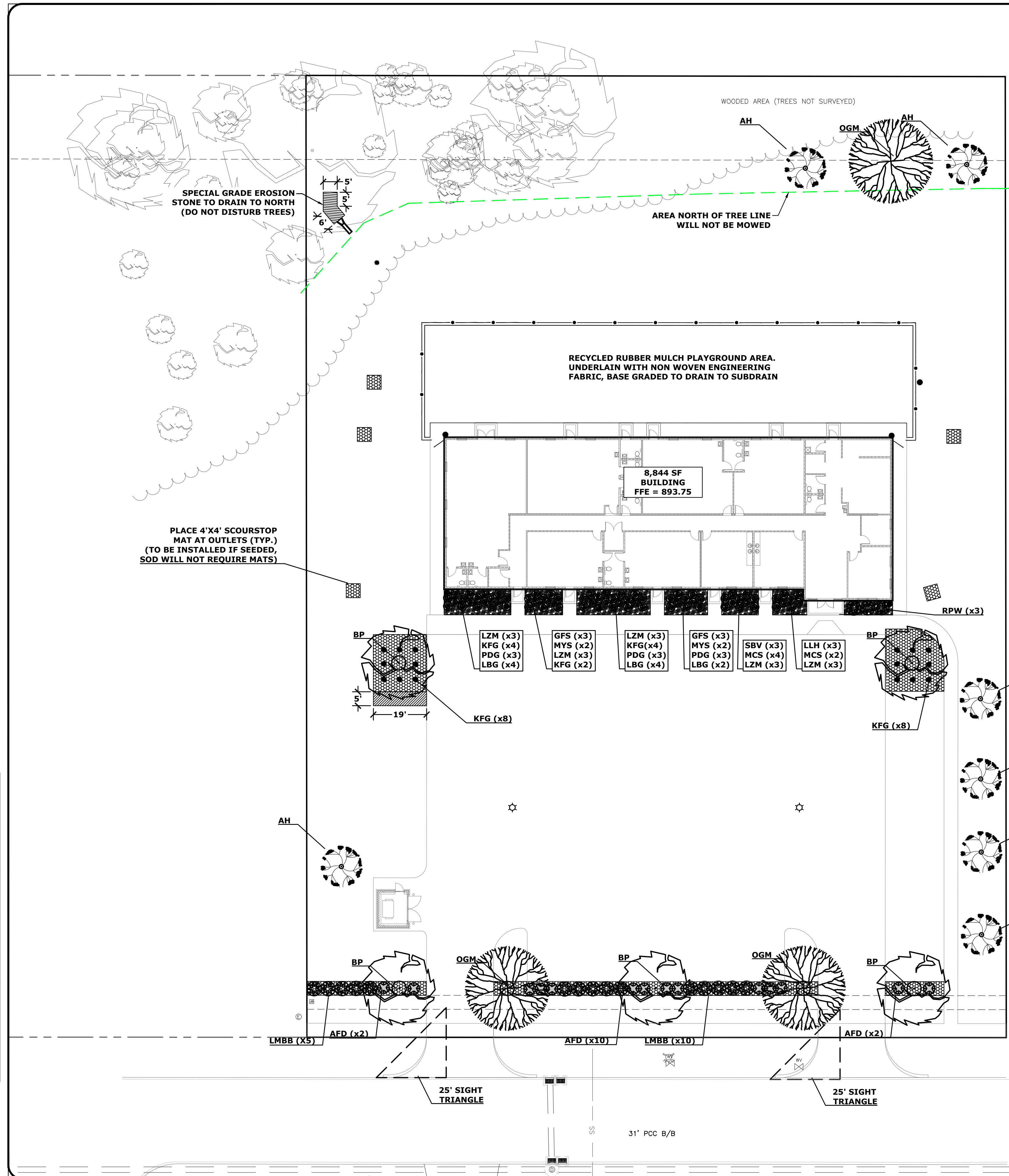
FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103



UTILITY PLAN  
LAKES EARLY LEARNING CENTER  
115 EAST VISTA LAKE AVENUE  
POLK CITY, IOWA

PROJECT NO.  
5497-20A  
SHEET  
C4.1

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**Tree, Shrub and Grass List**  
 NO Substitutions without approval of the Engineer and the City

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments
<b>DECIDUOUS</b>								
AH	7	American Hornbeam	Carpinus Caroliniana	1 1/2" Caliper		25'	20'	
BP	5	Bradford Pear	Pyrus calleryana 'Bradford'	1 1/2" Caliper		30'	20'	
OGM	3	October Glory Red Maple	Acer rubrum	1 1/2" Caliper	#15 Cont.	45'	35'	
15 Trees Proposed								
<b>SHRUBS</b>								
LMBB	15	Little Moses Burning Bush (Odom)	Euonymus alatus		#3 Cont.	4'	4'	Shrub - Deciduous
AFD	14	Arctic Fire Dogwood	Cornus stolonifera		#3 Cont.	3'	3'	Shrub - Deciduous
SBV	3	Spice Baby Viburnum	Viburnum carlesii 'Spice Baby'		#2 Cont.	3	3	Shrub - Deciduous
LLH	3	Little Lime Hydrangea	Hydangea paniculata 'Jane'		#2 Cont.	4	4	Shrub - Deciduous
MCS	6	Magic Carpet Spirea	Spiraea japonica 'Walburna'		#2 Cont.	2	2	Shrub - Deciduous
GFS	6	Goldflame Spirea	Spiraea x bumalda 'Goldflame'		#2 Cont.	3	4	Shrub - Deciduous
MYS	4	Mellow Yellow Spirea	Spiraea thunbergii 'Ogon'		#2 Cont.	4	4	Shrub - Deciduous
RPW	3	Red Prince Weigela	Weigela florida 'Red Prince'		#2 Cont.	5	5	Shrub - Deciduous
<b>GRASSES</b>								
LZM	15	Little Zebra Miscanthus (grass)	Miscanthus sinensis 'Little Zebra'		#2 Cont.	4	4	Grass
KFG	26	Karl Foerster (grass)	Calamagrostis x acutiflora 'Karl Foerster'		#2 Cont.	3	3	Grass
PDG	9	Prairie Dropseed (grass)	Sporobolus heterolepis		#1 Cont.	3	3	Grass
LBG	10	Little Bluestem (grass)			#1 Cont.	3	2	Grass
114 Shrubs/ Grasses Proposed								

**LEGEND**

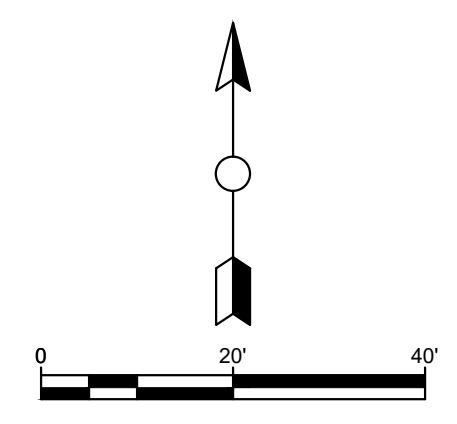
- 3" WASHED RIVER ROCK ON FABRIC
- HARDWOOD MULCH, SAMPLE APPROVED BY OWNER
- EROSION STONE - 6" MINUS (PER SUDAS)  
 PLACE DEPTH OF 12" ON ENGINEERING FABRIC  
 SAMPLE APPROVED BY OWNER

ALL OTHER DISTURBED AREAS PLANTED IN TYPE-1 LAWN MIX PER SUDAS. FERTILIZING BY CONTRACTOR. WATERING BY OWNER. CONTRACTOR TO PROVIDE 12 MONTH WARRANTY ON ALL SEEDING AND LANDSCAPING.

**Landscaping Requirements (165.17)**

Open Space	
Developed Area =	72,507 SF
Open Space =	40,821 SF
Open Space Required =	12,884 SF
Trees =	9 EA
Shrubs =	26 EA
Parking Area	
Vehicle Pavement Area =	21,012 SF
Plant Square Footage =	4,202 SF
No. of Trees Required =	6 EA

- * THERE IS NO PLANNED MONUMENT SIGN FOR THIS SITE.
- * INDIVIDUAL MAILBOX IS NOT PERMITTED



DATE	BY	REVISION
06/21	ELT	
06/21	SRS	
05/06/23	CHECKED:	
	DESIGNED:	
	DRAWN:	
	LAST UPDATE:	

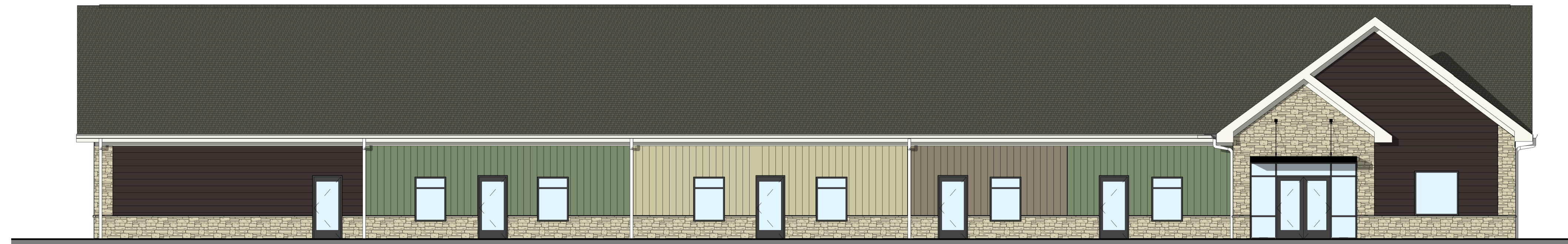
FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

**FOX Engineering**

LANDSCAPING PLAN  
 LAKES EARLY LEARNING CENTER  
 115 EAST VISTA LAKE AVENUE  
 POLK CITY, IOWA

PROJECT NO.  
 5497-20A

SHEET  
 C5.1



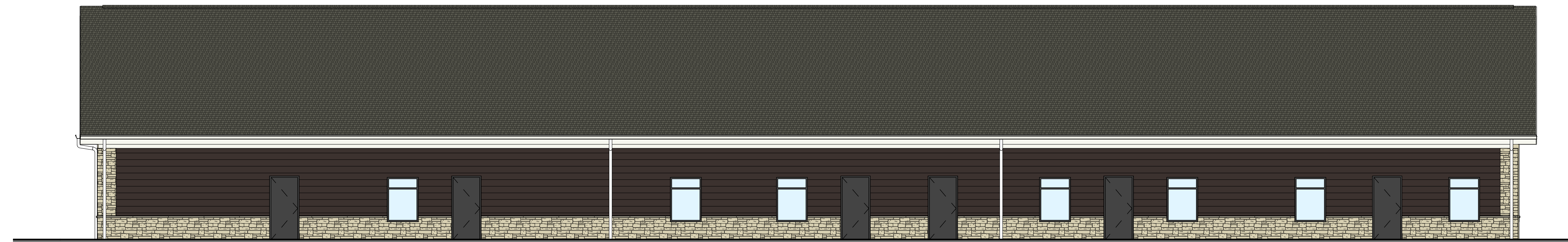
① SOUTH ELEVATION  
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

SIDING -	1174sf	58%
STONE -	489sf	24%
WINDOW -	190sf	9%
DOOR -	164sf	9%



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

SIDING -	800sf	77%
STONE -	186sf	18%
WINDOW -	53sf	5%

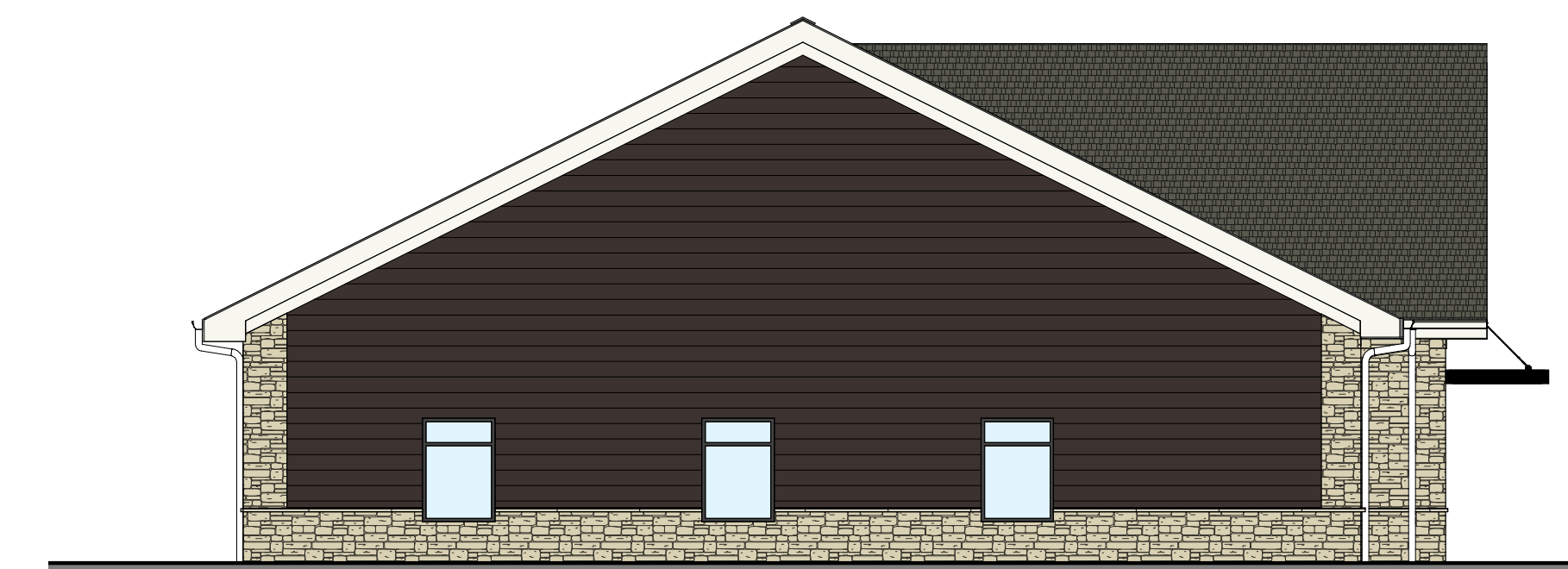


③ NORTH ELEVATION  
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

SIDING -	1045sf	61%
STONE -	401sf	23%
WINDOW -	123sf	7%
DOOR -	144sf	9%

LEGEND

	METAL PANEL SIDING - COLOR: BROWN
	METAL PANEL SIDING - COLOR: COLONY
	METAL PANEL SIDING - COLOR: LIGHT STONE
	METAL PANEL SIDING - COLOR: TAUPE
	ASPHALT SHINGLE ROOF
	NATURAL STONE VENEER



④ WEST ELEVATION  
EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

SIDING -	770sf	74%
STONE -	217sf	21%
WINDOW -	53sf	5%



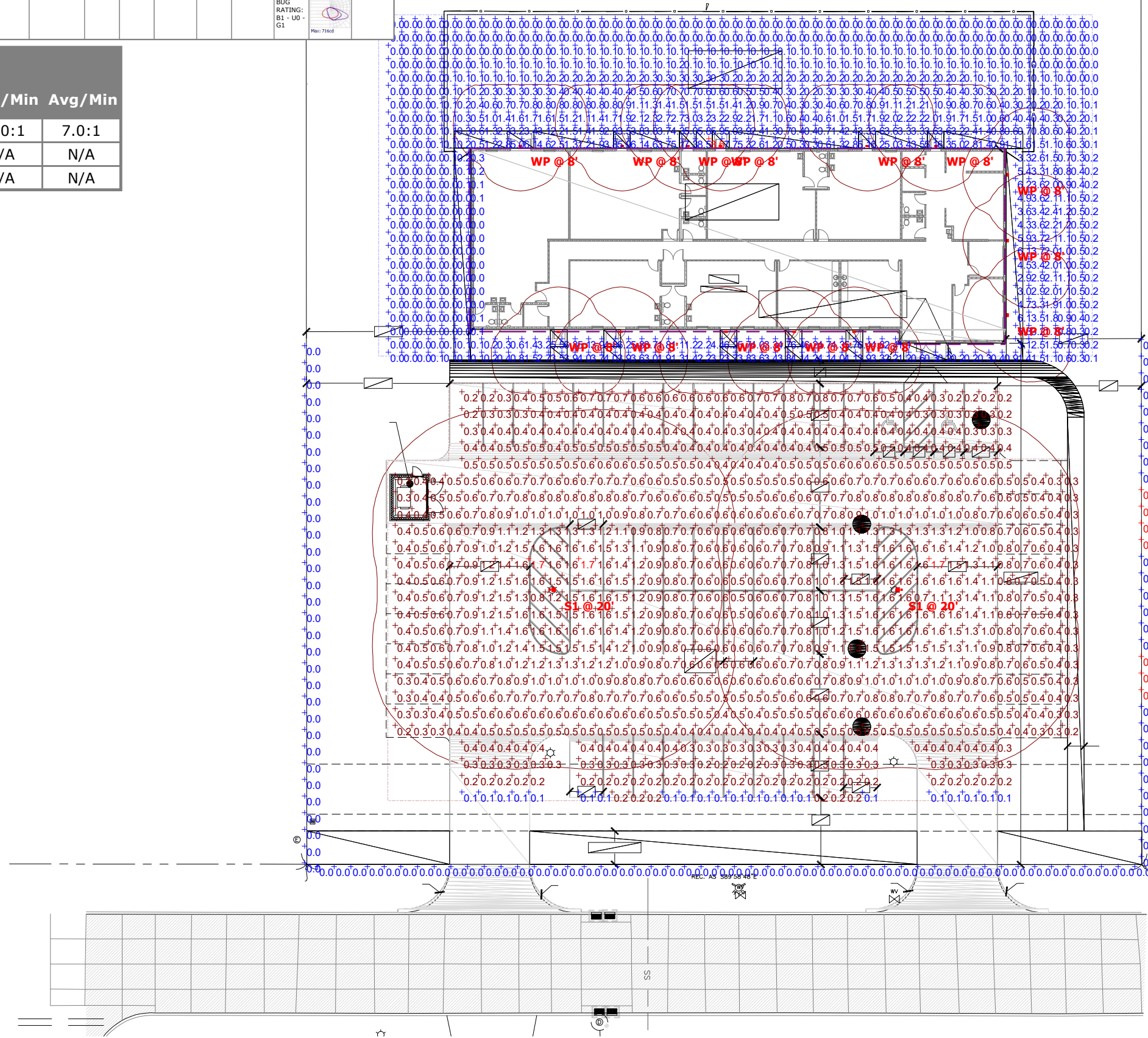
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	S1		2	Lithonia Lighting	DSX1 LED P2 50K T5M MVOLT	DSX1 LED P2 50K T5M MVOLT	LED	1	DSX1_LED_P2_50K_T5M_MVOLT.ies	9352	1	0.93	70	100%	TYPE VS, BUG RATING: B3 - U0 - G2		
	WP		14	Lithonia Lighting	WPX1 LED P1 50K Mvolt	WPX1 LED wallpack 1500lm 5000K color temperature 120-277 Volts		1	WPX1_LED_P1_50K_Mvolt.ies	1602	1	0.93	11.39	100%	TYPE III, SHORT BUG RATING: B1 - U0 - G1		

### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1 Parking Lot	+	0.7 fc	1.7 fc	0.1 fc	17.0:1	7.0:1
Calc Zone #2 Property line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Calc Zone #3 Wall pack	+	1.0 fc	8.6 fc	0.0 fc	N/A	N/A

### Note

- 1.Lot=204' x 123'
- 2.Fixtures mounted 20' AFG.
- 3.Wall packs mounted 8' AFG.
- 4.***DRAWING FOR REFERENCE ONLY***



**Plan View**  
Scale - 1" = 35ft





# D-Series Size 1 LED Area Luminaire

d^{series}

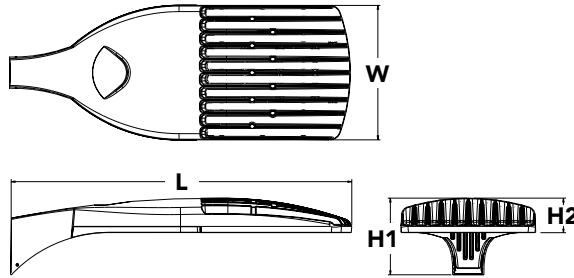


Catalog Number
Notes
Type

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

## Specifications

<b>EPA:</b>	1.01 ft ² (0.09 m ² )
<b>Length:</b>	33" (83.8 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height H1:</b>	7-1/2" (19.0 cm)
<b>Height H2:</b>	3-1/2"
<b>Weight (max):</b>	27 lbs (12.2 kg)



## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

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

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b> P1 P4 ¹ P7 ¹ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹ <b>Rotated optics</b> P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short ³ T5S Type V short ³ T5M Type V medium ³ T5W Type V wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT ⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, high/low motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁵ PER5 Five-pin receptacle only (controls ordered separate) ^{15,16} PER7 Seven-pin receptacle only (controls ordered separate) ^{15,16} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,20}	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{20,21} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{20,21} PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{20,21} PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{20,21} FAO Field adjustable output ^{20,21}	<b>Shipped installed</b> HS House-side shield ²³ SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ⁹ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ BAA Buy America(n) Act Compliant <b>Shipped separately</b> BS Bird spikes ²⁴ EGS External glare shield
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK U	Shorting cap ²⁵
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²³
DSX1HS 40C U	House-side shield for P6 and P7 ²³
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹²
DSX1EGS (FINISH) U	External glare shield

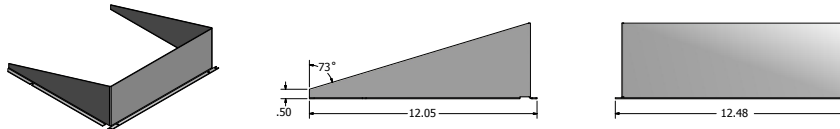
For more control options, visit [DTL](#) and [ROAM](#) online.

### NOTES

- 1 HA not available with P4, P5, P6, P7, P9 and P13.
- 2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- 3 Any Type 5 distribution with photocell, is not available with WBA.
- 4 Not available with HS.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- 7 XVOLT works with any voltage between 277V and 480V.
- 8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- 12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 14 Must be ordered with NLTAR2. For more information on nLight Air 2 visit [this link](#).
- 15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- 17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 18 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- 19 Requires (2) separately switched circuits with isolated neutral.
- 20 Reference Controls Option Default settings table on page 4.
- 21 Reference Motion Sensor table on page 4 to see functionality.
- 22 Not available with other dimming controls options.
- 23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 24 Must be ordered with fixture for factory pre-drilling.
- 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

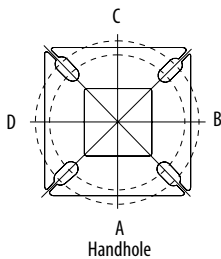
## Options

### EGS - External Glare Shield



## Drilling

### HANDHOLE ORIENTATION



### Tenon Mounting Slipfitter

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

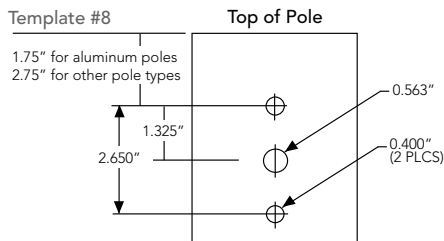
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

### DSX1 Area Luminaire - EPA

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

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



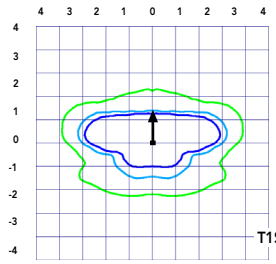
# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

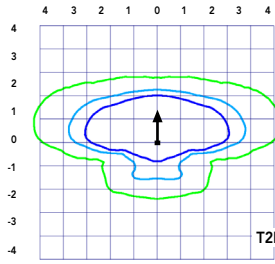
Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

### LEGEND

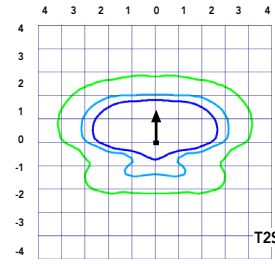
- 0.1 fc
- 0.5 fc
- 1.0 fc



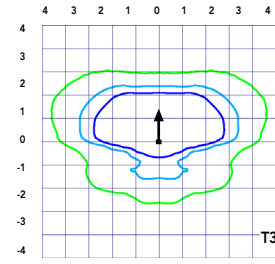
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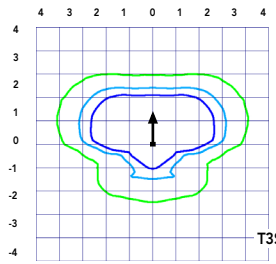
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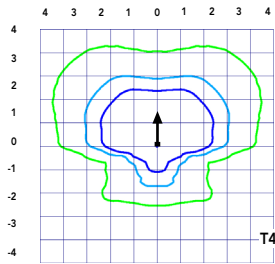
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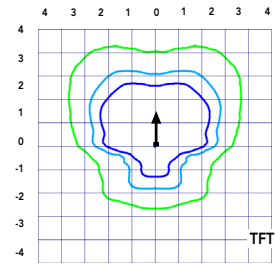
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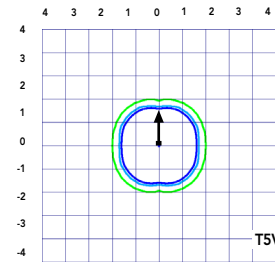
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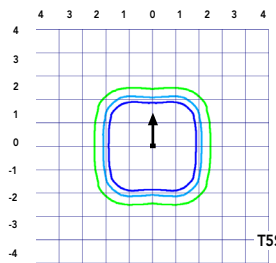
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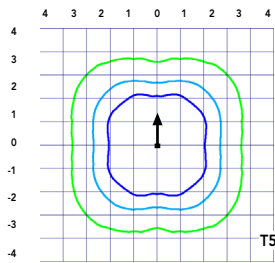
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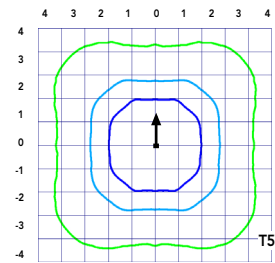
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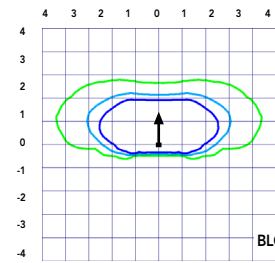
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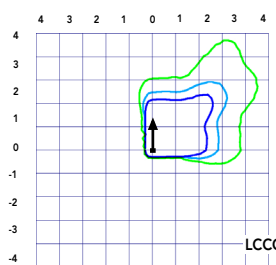
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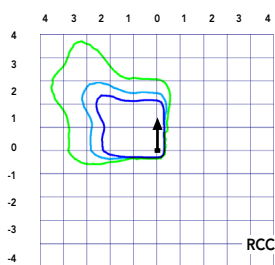
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Test No. LT.L23271 tested in accordance with IESNA LM-79-08.



Test No. LT.L23211 tested in accordance with IESNA LM-79-08.



Test No. LT.L23164B tested in accordance with IESNA LM-79-08.

## 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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

#### Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

### Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

#### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.



## Lumen Output

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

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119
T5S	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119
T5M	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119
TSW	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121
T5S	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121
T5M	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120
TSW	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71
RCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71



## FEATURES & SPECIFICATIONS

### INTENDED USE

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

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

### FINISH

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

### OPTICS

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

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

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

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

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

### BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.







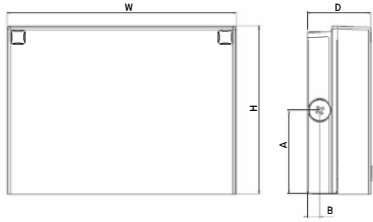
# WPX LED Wall Packs



Catalog Number
Notes
Type

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

## Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

## Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

## Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹ 30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W 40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	6,000 Lumens, 47W 50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

### NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

### CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

### ELECTRICAL

Light engine(s) configurations consist of high-eficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

### INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. 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/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

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

### Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 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	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

### HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

### Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT <b>E4WH</b> DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT <b>E14WC</b> DDBXD

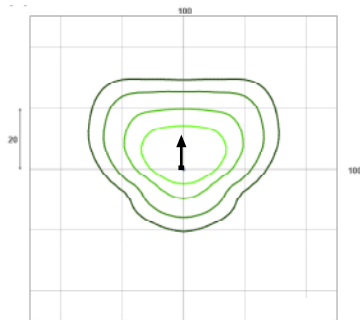
## Photometric Diagrams

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

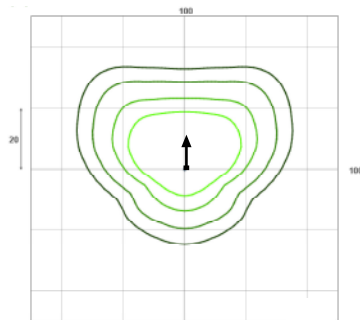
#### LEGEND

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<span style="display:inline-block; width:10px; height:10px; background-color:#0070c0;"></span>	0.2 fc
<span style="display:inline-block; width:10px; height:10px; background-color:#0096d6;"></span>	0.5 fc
<span style="display:inline-block; width:10px; height:10px; background-color:#99ccff;"></span>	1.0 fc

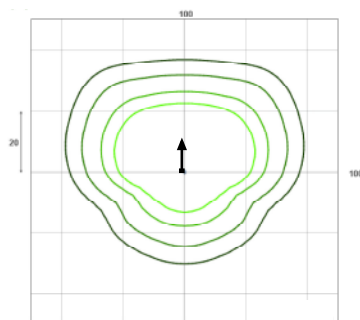
WPX1 LED P1



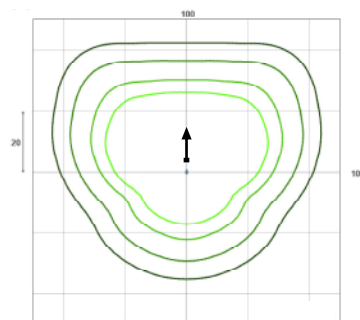
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.