2022 APPLICATION FORM
FOR
CONSTRUCTION DRAWINGS

City of Polk City, Iowa

Thank you for your interest in the City of Polk City!

Note: It is the responsibility of the applicant's engineer to prepare their project submittal for conformance with all applicable codes and engineering design standards. The checklist is provided for guidance only. If an application is incomplete, the City Engineer's recommendation for Council approval of the Construction Drawings may be delayed.

Project Name: _____

Project Address: _____

Total Area of Plat (in acres): _____

Applicant: ***This form MUST be signed by Applicant.***

Developer/Owner Signature	_____	Engineer	_____
Street Address	_____	Street Address	_____
City, State	_____	City, State	_____
Telephone No.	_____	Telephone No.	_____
Email Address	_____	Email Address	_____

City Engineering Review Fees:

1. The City Engineer shall review all Construction Drawing applications; including but not limited to plans, profiles, details, storm water management plan, streetlighting, and other submittals; for compliance to the Subdivision Ordinance, SUDAS, approved Preliminary Plan, and other applicable standards. If a Traffic Impact Study is required, this study will be prepared by the City Engineer.

2. City Engineering Review Fees, including preparation of a Traffic Impact Study if required, shall be reimbursed to the City based on actual fees, as invoiced to the City. Such fees shall be invoices on an hourly basis, based on the City Engineer's current fee schedule.

Deposit Paid, if required: $ _____

Documents to be Submitted for Review:

✔ If Provided	Plan / Document
	Completed Construction Drawings Application Form including Check List
	Geotechnical Report
	Storm Water Management Plan
	City Standard Notes (Modified if necessary) for Constuction Drawings in plan set
	Overall Grading Plan and detailed grading plans as necessary
	Plan & Profiles of Sanitary Sewer, Storm Sewer, and Water Main
	Paving Plan & Profile drawings and Intersection Details
	Construction Details
	Landscaping Plan, if required per Zoning orPreliminary Plat
	Photometrics Plan for Streetlights, with Fixture specifications
	Sanitary Sewer calculations
	Iowa DNR Permit Applications for Water Main & Sanitary Sewer Construction
	Iowa DOT Permits applications, if required
	Floodplain Development Permit, if required
	Other Permits applicable to the project
	Signed Development Agreement if required by the City
	Traffic Impact Study if required, to be prepared by City Engineer
	Other (Please Specify):

	City of Polk City Construction Drawings Plan Requirement	Regulatory Design Standard	PolK City Subdivision Regulation	Developer's Engineer (Yes or N/A)	City Engineer (Acceptable?)	Comments
The following checklist shall be completed by the Developer's Engineer prior to submitting the construction drawings for review by the City. Each item should be checked off prior to submission. If item does not apply to this project, place "N/A" in that box.						
Plan Accompaniments						
GEN-1	Comment Response Memo are included with resubmittals					
GEN-2	Stormwater Management Plan included		170.11.2D			
GEN-3	Geotechnical Report included		170.11.1E			
GEN-4	DNR Sanitary Permit for City signature	DNR	170.11.2I			
GEN-5	DNR Water Permit for City signature	DNR	170.11.2I			
GEN-6	Easement Documents for offsite improvements on private property are included with cosntruction drawings		Legal Requirement			
GEN-7	Street Lighting Design is included with submittal		170.11.2E			
GEN-8	Landscaping Plan (If Required by Zoning and/or Prelimary Plat)		170.11.2F			
GEN-9	Any other applicable permits (USACE, FEMA, etc.)		170.11.2I			
General Requirements						
GEN-10	Conformance to Approved Preliminary Plat?		170.05.3B			
GEN-11	Temporary Granular Turnaround or Temporary Paved Turnaround for Stubs to Other Properties		170.05.3B.2			
GEN-12	Written Request for Variations to SUDAS or Subdivision Regulations to be Submitted to City Council		170.05.3B.4			
Cover Sheet						
GEN-13	Name and Number of Plat	1D-A4				
GEN-14	Name and Address of Property Owner/Applicant	1D-A4				
GEN-15	Name and Address of Professional Engineer	1D-A4				
GEN-16	Seal and Certification by Professional Engineer	1D-A4				
GEN-17	24" x 36" Format; half-size at 11" x 17"	1D-A4				
GEN-18	North Arrow and Scale	1D-A4				
GEN-19	Revision Date(s) and Submittal # for Each Submittal	1D-A4				
GEN-20	Box for City Approval Stamp 4" wide x 3.5" high	1D-A4				
GEN-21	City Standard Notes (if any notes are revised, omitted, or added, document any and all deviations)		City Typical Notes			
GEN-22	Vicinity Map	1D-A4				
GEN-23	Note: Project shall be constructed to (Current year) SUDAS	1D-A4				
GEN-24	Legend	1D-A4				
GEN-25	Sheet Index	1D-A4				
Storm Sewer Plans						
ALL STORM SEWER SHALL BE CONSTRUCTED IN CONFORMANCE WITH SUDAS IN ADDITION TO THE BELOW REQUIREMENTS						
	Design Basis					
STM-1	Storm sewer layout and detention facilities are in general conformance to approved Preliminary Plat.		170.11.1			
STM-2	Storm Sewer Management Plan are in conformance with SUDAS, Polk City Code, and all other applicable codes		170.08.9A			
STM-3	Drainage ways, surface flows, and detention facilities are designed and constructed in accordance with SUDAS and applicable City codes.		170.08.9B			
STM-4	Sump Pump Collector lines conveying no surface drainage are a minimum of 8" in diameter.		170.08.9B			
STM-5	Subdrain cleanouts are installed within a 12" round concrete pad.		170.08.9B			
STM-6	Special Backfill casing is included for all storm sewer intakes, manholes, and cross runs.		170.08.9C			
STM-7	All manholes and intake castings are located a minimum of 1' outside proposed or future pavement and sidewalks.		170.08.9D			
STM-8	Subdrain is provided on both sides of all public streets. A written exemption of this requirement, approved by the Public Works Director, is required if not providing.		170.08.9E			
STM-9	Flowable mortar cutoff walls are provided for roadways that meet or exceed 6% longitudinal slope. (150' max spacing)		170.08.9F			
STM-10	All subdrains outlet connect to the nearest intake or approved free outlet.		170.08.9F			
STM-11	Footing drain collector services are provided for all lots. Open discharge of footing drains is permitted only when approved by the City Engineer. Minimum diameter of 42".		170.08.9G			
STM-12	Plans include installation of wooden 2x4, set at the flowline elevation of each footing drain collector service.		170.08.9H			
STM-13	Provisions provided to protect public streets and nearby properties, through the use of overland flowage easements and low points and other high risk areas.		170.08.9I			

	City of Polk City Construction Drawings Plan Requirement	Regulatory Design Standard	PolK City Subdivision Regulation	Developer's Engineer (Yes or N/A)	City Engineer (Acceptable?)	Comments
STM-14	Surface water flowage easements are provided in areas required to convey off-site flowage, with drainage swales dimensioned and designed to carry the 100-yr storm.		170.08.9I			
STM-15	Detention facilities are proposed as plat improvements and provide detention for multiple lots.		170.08.9J			
STM-16	Detention facilities are proposed as privately owned, and are contained within a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.		170.08.9J			
STM-17	Detention facilities are not located in a FEMA designated 1% floodplain.		170.08.9J			
STM-18	Unless otherwise approved, detention facilities shall be located adjacent to natural drainageways, rather than within the drainageways.		170.08.9J			
STM-19	Detention facilities are not located within buffer easements, landscape easements, or lot setbacks unless located in a subsurface structure with sufficient depth to allow other requirements of easements to be accomplished.		170.08.9J			
STM-20	Low flows are piped through detention basins whenever possible. If piped conveyance is not practical, a paved trickle channel is provided.		170.08.9J			
STM-21	100-year storm High Water Elevation is noted on the construction drawings for all detention basins and drainage swales.		170.08.9J			
STM-22	All detention easements are sized to allow a minimum of 1 vertical foot above the 100-year HWL to be contained within the easement.		170.08.9J			
STM-23	Wet bottom ponds include a 10' wide easement area for maintenance of the facility. For wet bottom ponds, a maintenance easement, which connects to the public Right of Way, must be provided.		170.08.9J			
STM-24	Detention outlet provides staged outlet, with controls for both the minor and major storms, restricting both storm events to the 5-year, pre-developed allowable flow.		170.08.9J			
STM-25	Drainage swales are provided as necessary to ensure positive drainage from all lots. All drainage swales shall have a minimum longitudinal slope of 2%.		170.08.9K			
STM-26	Subdrain is provided for all drainage swales that do not achieve a longitudinal slope of 2%.		170.08.9K			
STM-27	Appropriate erosion control measures are proposed to protect drainage swales. (stilling basins, check dams, rip rap, weirs, etc.)		170.08.9L			
STM-28	Storm water discharges onto adjacent properties provide velocity dissipation, and mimic pre-development runoff conditions to every extent possible. Calculations demonstrating pre-existing drainage is matched are provided.		170.08.9M			
STM-29	Proposed storm sewer outlets on adjacent properties are contained in an appropriately sized easement, with written concurrence from property owner that indicates they are agreeable to the proposed improvements.		170.08.9M			
STM-30	Storm Sewer is extended to the plat boundary in order to collect or discharge runoff.		170.08.9N			
STM-31	Storm Sewer Design utilizes the 10-year storm as the minor storm and the 100-year storm as the major storm.	2A				
STM-32	Spread Calculations, demonstrating compliance with SUDAS requirements, are provided for all intakes.	2A-3C				
STM-33	Drainage swales are contained within an overland flowage easement, sized to include 1 vertical foot above the 100-year HWL.	2A-4				
STM-34	Sewer easements, where not in right-of-way, provide a minimum width of 20', or twice the depth of the sewer total, whichever is greater, plus additional width to allow access by City maintenance equipment	2D-1				
STM-35	Locations, size, cover, grade, and velocity of storm sewer is appropriate as described in SUDAS, including minimizing storm sewer pipe installed under roadway pavement.	2D-1				
STM-36	Storm sewers in public right of way or public storm sewer easements are RCP, with a minimum diamater of 15" unless otherwise approved by the City Engineer.	2D-1				
STM-37	Storm Sewer plans match proposed improvements shown in Stormwater Management Plan.	2D				
	General Plan Information					
STM-38	General Information	1D-1B				

	City of Polk City Construction Drawings Plan Requirement	Regulatory Design Standard	PolK City Subdivision Regulation	Developer's Engineer (Yes or N/A)	City Engineer (Acceptable?)	Comments
STM-39	Street Names, Lot numbers	1D-1B				
STM-40	Benchmarks, horizontal and vertical datum	1D-1B				
STM-41	Existing Utilities incl. type, size and location	1D-1B				
STM-42	Existing and Proposed Right of Ways, Easements with widths	1D-1B				
	Engineering Detail					
STM-43	Stationing, location and types of all manholes/structures	1D-1C.1				
STM-44	Details for all non-standard structures	1D-1C.2				
STM-45	Plan and profile of all sewer mains, incl. ex. & prop ground	1D-1C.3				
STM-46	Size, length and grade of all sewers in profile	1D-1C.4				
STM-47	Types of pipe materials and strengths	1D-1C.5				
STM-48	Invert elevations at all manholes and structures in profile	1D-1C.6				
STM-49	Location, size and type of all sewer stubs, wyes or tees. Reference stub locations to lot corners. Service location and to 10' inside lot line.	1D-1C.7				
STM-50	Include estimated length of pipes stubbed out of structures (if applicable)	1D-1C.8				
STM-51	Rim elevations of all manholes and intakes	1D-1C.9				
STM-52	Manholes and structures labeled with SUDAS Standard Detail Number	1D-1C				
STM-53	Manholes, intakes, and pipes identified by numbering system	1D-1C.11				
STM-54	Class of Pipe Bedding is noted in plans	1D-1C.12				
STM-55	Add note to adjust to grade all existing manholes and retest.	Section 6010				
STM-56	Critical crossing information with water and sewer lines	2D				
STM-57	Critical crossing information with water and storm lines	3C				
STM-58	Floodplain maps are provided (if applicable)					
STM-59	Floodplain limits are shown on construction drawings (if applicable)					
Sanitary Sewer Plans						
ALL SANITARY SEWER SHALL BE CONSTRUCTED IN CONFORMANCE WITH SUDAS IN ADDITION TO THE BELOW REQUIREMENTS						
	Design Basis					
SAN-1	Sanitary sewer layout is in general conformance with the approved Preliminary Plat.		170.11.1			
SAN-2	Minimum of 8" Diameter Pipe is provided. A larger pipe may be required if trunk sewer is required per Polk City comprehensive plan	Section 3	170.08.8A			
SAN-3	Services are extended to each lot. (4" Diameter, extend 10' inside lot line)	3C-1M	170.08.8B			
SAN-4	Separate services are proposed for each duplex, bi-attached, or townhome.	3C-1M	170.08.8B			
SAN-5	Sewer located outside street pavement wherever possible		170.08.8C			
SAN-6	Minimum proposed longitudinal slope of 0.5%		170.08.8D			
SAN-7	Proposed sanitary sewer system does not include PVC truss pipe.		170.08.8E			
SAN-8	Plans to include installation of wooden 2x4, set at the flowline elevation of each sanitary sewer service.		170.08.8F			
SAN-9	Manhole castings located at least one foot outside all sidewalks and trail, including existing, proposed, and future		170.08.8G			
SAN-10	Plans note that developer shall be responsible for retesting existing sewers if services are added to existing pipes		170.08.8H			
SAN-11	Sewer main is extended to plat boundary in compliance with Polk City comprehensive plan		170.08.8I			
SAN-12	Dry sewers (if allowed) shall be placed within a 50' easement, or the developer has provided a 100' wide easement to accommodate construction and maintenance of future sanitary sewers		170.08.8J			
SAN-13	Subdivisions outside corporate limits to contain dry sewers for future service. All dry sewers shall be constructed in conformance with City requirements.		170.08.8K			
SAN-14	Limit high slopes to not exceed maximum velocity					Refer to SUDAS for Max Velocity
SAN-15	Sanitary Sewer, when placed outside the public Right of Way, shall be centered in an easement measuring 20' or two times the depth of the sewer, whichever is greater.	3C-1I				
SAN-16	Depth of Sewer; >8' to top of pipe to serve basements; deeper than frost line	3C-1H				
SAN-17	Manholes proposed in accordance with SUDAS	3C-1L				
SAN-18	Sanitary Sewer Pump Stations, by special approval only					Contact City Engineer
SAN-19	Install preformed wyes for future services, where possible					
	General Plan Information					
SAN-20	General Information	1D-1B				

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SAN-21	Street Names, Lot numbers	1D-1B				
SAN-22	Benchmarks, horizontal and vertical datum	1D-1B				
SAN-23	Existing Utilities incl. type, size and location	1D-1B				
SAN-24	Existing and Proposed Right of Ways, Easements with widths	1D-1B				
	Engineering Detail					
SAN-25	Stationing, location and types of all manholes/structures	1D-1C.1				
SAN-26	Details for all non-standard structures	1D-1C.2				
SAN-27	Plan and profile of all sewer mains, incl. ex. & prop ground	1D-1C.3				
SAN-28	Size, length and grade of all sewers in profile	1D-1C.4				
SAN-29	Types of pipe materials and strengths	1D-1C.5				
SAN-30	Invert elevations at all manholes and structures in profile	1D-1C.6				
SAN-31	Location, size and type of all sewer stubs, wyes or tees. Reference stub locations to lot corners. Service location and to 10' inside lot line.	1D-1C.7				
SAN-32	Include estimated length of pipes stubbed out of structures (if applicable)	1D-1C.8				
SAN-33	Rim elevations of all manholes	1D-1C.9				
SAN-34	Manholes and structures labeled with SUDAS Standard Detail Number	1D-1C				
SAN-35	Manholes identified by numbering system	1D-1C.11				
SAN-36	Class of Pipe Bedding is noted in plans	1D-1C.12				
SAN-37	Preformed chimney seals required for all manholes. Steps are required for all manholes. Manhole covers to have raised diamond roughness pattern.		Polk City Public Works			
SAN-38	Add note to adjust to grade all existing manholes and retest.	Section 6010				
SAN-39	Critical crossing information with water and storm lines	3C-1G				
	Water Distribution Plans					
	ALL WATER MAIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH SUDAS IN ADDITION TO THE BELOW REQUIREMENTS					
	Design Basis					
WAT-1	Water main layout is in general conformance with approved Preliminary Plat.					
WAT-2	Water Main is a minimum of 8" in diameter	4B-1	170.08.7A			
WAT-3	If required by Polk City comprehensive plan, water main is upsized to provide satisfactory and necessary domestic and fire flows.	4B-1	170.08.7A			
WAT-4	Water services are extended to each lot and terminate 1' inside the Right of Way line at a curb stop.		170.08.7B			
WAT-5	Water services are a minimum diameter of 1" and are proposed as copper.		170.08.7B			
WAT-6	If duplexes, bi-attached residences, townhomes, or condominiums are being proposed, a service is extended to each dwelling unit.		170.08.7C			
WAT-7	No lot has more than one water service line, regardless of use status of duplicate service lines. If multiple service lines per lot exist, the duplicates are designated to be removed.		170.08.7C			
WAT-8	Fire hydrants are placed such that hydrant coverage is provided for entire buildable area. (Hydrant coverage radius shall be 250' for residential and 200' for commercial)		170.08.7D			
WAT-9	Fire hydrants are located within the public Right of Way, unless specifically approved by the City Engineer.		170.08.7D			
WAT-10	If fire hydrant is located on private property, a paved access is provided to allow fire department access.		170.08.7D			
WAT-11	Fire hydrants are placed at least 2' outside all sidewalks and trails, whether existing, proposed or future, or minimum required distance by SUDAS, whichever is greater.		170.08.7E			
WAT-12	Water valves are located at least 1' outside all sidewalks and trails, whether existing, proposed, or future.		170.08.7F			
WAT-13	Water mains are extended to the extremeties of the development and capped with a temporary blowoff hydrant and gate valve (located 20' from end of main).	4C-1	170.08.7G			
WAT-14	For developments that cannot be served by City water system, a private system is provided that meets the City standards and all County requirements.		170.08.7H			
WAT-15	Calculations have been provided to verify design meets SUDAS flow criteria if design differs from Polk City comprehensive plan.	4B-1				
WAT-16	Water main is looped, limiting dead ends in the system.	4C-1B				
WAT-17	Water main provides required 5.5' cover.	4C-1B	Polk City Typical Notes			

	City of Polk City Construction Drawings Plan Requirement	Regulatory Design Standard	PolK City Subdivision Regulation	Developer's Engineer (Yes or N/A)	City Engineer (Acceptable?)	Comments
WAT-18	If geotechnical report indicates corrosive soils are present, appropriate water main protections are included.	4C-1B				
WAT-19	Valves are placed at intersection of mains such that no more than one unvalved pipe exists at the intersection. Additional valves may be required.	4C-1D	Polk City Public Works			
WAT-20	Valves are equally spaced and spacing does not exceed 400'	4C-1D				
WAT-21	Valves are proposed at the point of connection between new water main and existing water main.	4C				
WAT-22	Hydrants are located at high points	4C-1E				
WAT-23	Hydrants are located within 25' of each intersection, measured from the end of the street paving return.	4C-1E				
WAT-24	Fire Hydrants are Watrous Products, left open, painted yellow.		Polk City Public Works			
WAT-25	Water main located outside of the public Right of Way is placed in easements equal to 20' on each side.					
	General Plan Information					
WAT-26	General Information	1D-1B				
WAT-27	Street Names, Lot numbers	1D-1B				
WAT-28	Benchmarks, horizontal and vertical datum	1D-1B				
WAT-29	Existing, Proposed Utilities incl. type, size and location	1D-1B				
WAT-30	Existing and Proposed Right of Ways, Easements with widths	1D-1B				
	Engineering Detail					
WAT-31	Stationing, location, and type of all fittings, valves and hydrants	1D-1G				
WAT-32	Details are shown for all items that are not standard in SUDAS Specifications.	1D-1G				
WAT-33	Plan and profile of all water mains	1D-1G				
WAT-34	Size, length and grade of water mains in profile	1D-1G				
WAT-35	Type of pipe materials and strengths	1D-1G				
WAT-36	Location, size and type of all water services. Services shall be referenced to lot corners	1D-1G				
WAT-37	Fire Hydrants are identified with a numbering system in plan and profile views.	1D-1G				
WAT-38	Class of pipe bedding if different from the SUDAS Specifications.	1D-1G				
WAT-39	Proposed elevations at hydrants, valves and critical crossings are identified in plan view.		City Policy			
WAT-40	Sanitary and Storm Sewer Improvements, with separation distances, horizontal and vertical		City Policy			
	Streetlight Plan					
LIT-1	Photometric Design plan		170.11.2E			
LIT-2	Fixture specifications per design: LED (100w HPS equivalent), mounting height, pole type, pole height		170.11.2E			
LIT-3	Electrical Distribution Plan, including streetlights per design, by MidAmerican Energy or by consultant on behalf of Midland Coop		170.11.2E			
	Landscaping Plan					
LAN-1	Landscaping Plan, including plant schedule, for developer-installed plantings in conformance with Preliminary Plat		170.11.2F			
	Grading Plans / Erosion Control Plans					
	ALL GRADING SHALL BE CONSTRUCTED IN CONFORMANCE WITH SUDAS IN ADDITION TO THE BELOW REQUIREMENTS					
	Design Criteria					
GRD-1	Grading plan is in general conformance with approved Preliminary Plat.		170.11.1			
GRD-2	Park Areas have a minimum of 75% of the dedicated parkland graded to accommodate active recreation.		170.06.1J			
GRD-3	Existing topsoil is noted as stripped and stockpiled on site. Stockpile area is noted and appropriate erosion control is included.		170.08.5B			
GRD-4	A minimum of 4 inches of topsoil shall be spread over the entire subdivision, exclusive of streets and wet bottom ponds.		170.08.5B			
GRD-5	All lots are graded such that the entire lot is located 1' or more above the FEMA base flood elevation for the 100-year storm event.		170.08.5C			
GRD-6	Any portions of lots located less than 1' above FEMA base flood elevation for the 100-year storm event shall be non-buildable outlots perpetually tied to the adjacent lot.		170.08.5D			

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GRD-7	Minimum Opening Elevations for lots adjacent to detention basins and drainage swales are labeled and placed 1' vertical above the 100' high water elevations of the adjacent stormwater management facilities.		170.08.5E			
GRD-8	Plans note that cut trees, timber, debris, contaminated soil, waste concrete, junk, rubbish, sewage, garbage, or food waste shall be properly disposed of and will not be allowed to be burned, buried, or abandoned on-site.		170.08.5F			
GRD-9	Plans note that as soon as practical following completion of grading the entire site shall be seeded with an erosion control seeding mixture, excluding detention basins and park areas.		170.08.5G			
GRD-10	Plans note that parks shall be seeded with a permanent lawn mixture.		170.08.5G			
GRD-11	Plans note that detention basins and ponds will be seeded with a permanent seed mixture that withstands flooding and ponding.		170.08.5G			
GRD-12	On public property and publicly maintained drainage areas, maximum slope is 4:1.		170.08.2A			
GRD-13	On Private Property: maximum preferred slope is 4:1. Steeper slopes may be permitted with appropriate erosion control and geotechnical engineer's recommendation		170.08.2A			
GRD-14	Platform for future trails and sidewalks are graded as plat improvements.		170.08.12D			
GRD-15	Overland flow routes for drainage, in both the 10-year and 100-year events, are detailed in the construction drawings.	Chapter 2				
GRD-16	Plans indicate emergency overland flow route	Chapter 2				
GRD-17	Sidewalk/Trail grading is proposed in accordance with SUDAS Chapter 12	Chapter 12				
	General Plan Information					
GRD-18	General Information	1D-1B				
GRD-19	Street Names, Lot numbers	1D-1B				
GRD-20	existing contours, 2' interval	1D-1F				
GRD-21	proposed contours, 2' interval	1D-1F				
GRD-22	Contour extent, 50' offsite or beyond improvement limit, min	1D-1F				
GRD-23	Existing and Proposed Right of Ways, Easements with widths	1D-1B				
GRD-24	Storm Sewer pipes/intakes/structures	1D-1F				
GRD-25	Existing trees, ditches, drains and improvements	1D-1B				
	Engineering Detail					
GRD-26	Proposed contours for overlot grading, typical (new) streets	1D-1F				
GRD-27	Cross sections required for improvements on ex. Streets and rights-of-way	1D-1F				
GRD-28	Detention basin grading	1D-1F				
GRD-29	Total site area (disturbed area)	1D-1F				
GRD-30	Slopes labelled (4:1, etc.)	1D-1F				
GRD-31	Geometric dimensions	1D-1F				
GRD-32	Soils data and boring locations	1D-1F				
GRD-33	Erosion control information and locations	1D-1F				
GRD-34	Stormwater Control maintenance contact Name & #	1D-1F				
GRD-35	Top soil stockpile area/vegetation areas to be preserved	1D-1F				
GRD-36	Grading limit line	1D-1F				
GRD-37	Size, type, length and grade of ditch and alignment	1D-1D				
GRD-38	Typical Sections showing ditch dimensions, backslopes, invert and slope treatment	1D-1D				
GRD-39	Hydraulic grade line of ditch/drainageway	1D-1D				
GRD-40	Ditch and drainageway cross-sections at critical design pts	1D-1D				
GRD-41	Label ditch grades on all ditches at property lines	1D-1D				
	Paving Plans					
	Design Criteria					
PAV-1	Street layouts and naming conventions are in general conformance with approved Preliminary Plat.		170.11.1			
PAV-2	Street layout conforms with Polk City comprehensive plan and Zoning Regulations.		170.08.6A			
PAV-3	Street layout is appropriate considering topography, creeks, wooded areas, and other natural features.		170.08.6B			
PAV-4	Street layouts promote connectivity to adjoining properties and subdivisions to promote circulation.		170.08.6C			

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PAV-5	Public Right of Way is provided in appropriate width based on street classifications: Major Arterial - 120' Wide Minor Arterial - 100' Wide Residential Collector - 70' Wide Non-Residential Local Streets - 70' Wide Residential Local Streets - 60' Wide		170.08.6E			Additional Right of Way or Public Easements may be required to accommodate intersections, access points, or alternative forms of transportation.
PAV-6	All parkways provide include continuous 15' wide parkway easements on both sides of street.		170.08.6E			
PAV-7	Construction Drawings show continuation of all public streets as shown on approved preliminary plats or as constructed.		170.08.6G			
PAV-8	Right and/or left turn lanes are provided at all points that provide or are intended to provide access to an arterial street from non-residential or multi-family residential development.		170.08.6K			
PAV-9	Accesses to existing lots and structures are provided to streets.		170.08.6L			
PAV-10	Cul-de-sac length does not exceed 600' (measured from centerline of intersecting street to the center of the turn around.		170.08.6M			
PAV-11	No single cul-de-sac serves more than 30 dwelling units or 300 average daily trips.		170.08.6M			
PAV-12	Cul-de-sac turnaround is proposed with a 45' radius, measured at the back of curb, and a 62' radius, measured at the right of way.		170.08.6M			
PAV-13	"Eyebrow" cul-de-sacs at L-intersections are limited and are only proposed in areas where additional pavement improves access to lots and a through street or traditional cul-de-sac are not feasible due to site restrictions.		170.08.6M			
PAV-14	Streets that temporarily terminate in dead ends provide a temporary cul-de-sac turnaround with a minimum radius of 40'. Hammerhead intersections are not considered an acceptable alternative.		170.08.6M			
PAV-15	Temporary turnarounds are gravel if the street will be extended by the same developer within the span of 2 years. All other temporary turnarounds must be paved in a manner deemed acceptable by the City Engineer.		170.08.6M			
PAV-16	Developments generating 300 average daily trips or servicing more than 30 single family homes provide a second access route for emergency services.		170.08.6O			
PAV-17	Roadway widths are in conformance with SUDAS, based on the street functional classification.		170.08.6P			
PAV-18	All street pavement is proposed to be PCC, continuously reinforced, with integral curb and gutter.		170.08.6Q			
PAV-19	Street pavement is appropriate thickness based on street functional classification, with a minimum 6" depth.		170.08.6Q			
PAV-20	All streets required per the Polk City comprehensive plan to continue into adjacent properties are extended to the plat boundary.		170.08.6R			
PAV-21	Private streets, if included, are a minimum of 24' wide.		170.08.6S			
PAV-22	Lots are situated such that driveways in single-family residential developments do not connect to arterial or collector streets.		170.08.6W			
PAV-23	Traffic Impact Study is included for any subdivision generating 100 or more added trips during the adjacent roadway's peak hour.		170.08.6X			
PAV-24	All roadway design elements utilize preferred design criteria as defined by SUDAS. A written exemption request will be required if preferred criteria is not used.		170.08.1H			
PAV-25	Plans include City's standard pavement reinforcing detail.		City			
PAV-26	All streets are proposed to have 1/4 point jointing.		City			
PAV-27	Sidewalks are included on both side of streets. Sidewalks are labeled as 5' wide. Longitudinal sidewalk may be shown as future.		170.08.11			
PAV-28	Sidewalk crossing ramps, with associated turning space, are required at all intersections and are to be constructed as a plat improvement.		170.08.11			
PAV-29	All sidewalk across non-buildable lots and that do not front onto a buildable lot are proposed to be constructed as plat improvements.		170.08.11			
PAV-30	Sidewalk across storm sewer overflow routes are proposed to be constructed as a plat improvement.		170.08.11			
PAV-31	Sidewalks along arterial streets and parkways are proposed to be constructed as plat improvements.		170.08.11			

	City of Polk City Construction Drawings Plan Requirement	Regulatory Design Standard	PolK City Subdivision Regulation	Developer's Engineer (Yes or N/A)	City Engineer (Acceptable?)	Comments
PAV-32	In developments where access to a regional trail is reasonably available, a 10' trail connection is proposed as a plat improvement and is constructed in a 20' wide lot dedicated to the City of Polk City.		170.08.12A			
PAV-33	Trails designated to be along arterial or collector streets in front of multiple-family residential, commercial, or industrial lots are proposed as plat improvements.		170.08.12B			
PAV-34	All trails shown in Polk City comprehensive plan to be located in a park or open space corridor are proposed to be constructed as plat improvements.		170.08.12C			
PAV-35	Cluster Mailbox pads, with associated 4' sidewalk connecting to both public sidewalk and curb, are shown as proposed to be constructed as a plat improvement. Mailbox pads are placed on the same side of the street as water main and streetlights.		170.08.13			
PAV-36	Prior to approval of construction drawings, the developer has provided written confirmation from USPS approving location of cluster mailboxes.		170.08.13			
	General Plan Information					
PAV-37	General Information	1D-1B				
PAV-38	Street Names, Lot numbers	1D-1B				
PAV-39	existing contours, 2' interval		City Policy			
PAV-40	proposed contours, 2' interval		City Policy			
PAV-41	Contour extent, 50' offsite or beyond improvement limit, min		City Policy			
PAV-42	Existing and Proposed Right of Ways, Easements with widths		City Policy			
PAV-43	Storm Sewer pipes/intakes/structures		City Policy			
PAV-44	Sanitary sewer structures, valve locations		City Policy			
PAV-45	Sidewalk proposed and future		City Policy			
PAV-46	Existing location of pavement limits, street alignment , right-of-way location **by survey**.		City Policy			
PAV-47	Existing pavement width at adjoining and connecting ROWs		City Policy			
PAV-48	Location of existing pavement including elevation and grades (existing vertical grade)		City Policy			
PAV - 49	Location of all sStreets and driveways on opposite side of street at Subdivision Boundary are shown **by survey**.		City Policy			
	Engineering Detail					
PAV-49	Intersection details showing jointing, drainage	1D-1E				
PAV-50	special grading/elevations at intersections, or other areas	1D-1E				
PAV-51	Minimum 100' station intervals and profile elevations at 50 ft ntervals on tangents and 25 ft on curves. Show station of the centerline of all intersecting streets	1D-1E				
PAV-52	Show street profiles and ex ground elevations in the profile view and the curb line in the plan view. The profile should show form grade tangent grades, vertical curve data, and grade break data	1D-1E				
PAV-53	Label Pavement width back-to-back	1D-1E				
PAV-54	Expansion joint locations, if applicable, on plan view	1D-1E				
PAV-55	Horizontal curve data should include centerline PC, PT, PI, delta angle, arc length, degree of curve, tangent length and radius	1D-1E				
PAV-56	Typical cross-section showing referenced profile , pavement section, sidewalk location, right of way line.	1D-1E				
PAV-57	Vertical curve data, including station and elevation of PI, PC, PT, K-value, low point and length of curve. Elevations at 25' spacings	1D-1E				
PAV-58	Location and type of sidewalk ramps	1D-1E				
PAV-59	Curb drops for ramps	1D-1E				
PAV-60	Grades for ADA ramps and turning square	1D-1E				
PAV-61	Truncated dome color: Gray: Std; Red: Shared use path		City Policy			
PAV-62	End of Road Markers required: spaced at 6' - 3", number varies; MUTCD, 3C-4 (18" diamond)	MUTCD				