



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS CITY COUNCIL
Monday, March 3, 2025 - 6:00 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

Notice to the Public: If you would like the supporting documents and information, please call City Hall by noon the day of the meeting. Copies of City Council Agendas are free to the public. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting.

1. **Call to Order/Roll Call/Pledge of Allegiance**
2. **Approval of the Agenda**
3. **Public Hearing on FY 2026 - 2036 CIP**
 - A. Consideration of Resolution No. 2025-19 - A Resolution Adopting CIP FY26-FY36
4. **Public Forum:** This is time set aside for comments from the public on topics of City business other than those listed on the agenda. No action may be taken. Please come to the podium, state your name and address for the record and keep your comments to no more than 5 minutes.
5. **Consent Agenda:** Any item on the Consent Agenda may be removed for separate consideration.
 - A. Approve Minutes of the Regular Council Meeting on February 17, 2025
 - B. Approve Minutes of the Work Session on February 17, 2025
 - C. Approve Financial Reports
 - D. Approve Liquor License - Hy-Vee Food & Drugstore - 7101 University Ave
 - E. Approve Resolution No. 2025-17 - A Resolution Waiving CEC and Pavilion Fees for Des Moines Performing Arts Free Outdoor Programming July 21st, 2025
 - F. Approve Resolution No. 2025-18 - A Resolution Waiving CEC Fees for The YMCA Key Leaders Meeting March 27th, 2025
 - G. Approve Resolution No. 2025-20 - A Resolution Setting Time and Place for a Public Hearing for the Purpose of Considering the Proposed Property Tax Levy for the City's Proposed Fiscal Year 2025-2026 Budget and the Proposed Tax Rate Levy to be Included in the Truth-In-Taxation Statement
 - H. Approve Resolution No. 2025-21 - A Resolution Setting Time and Place for a Public

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law. Scan the QR Code to visit our online Agenda Center. Select the meeting date and view the agenda packet including supporting documents and staff reports.



Hearing Amending City Code Chapter 175

- I. Approve Resolution No. 2025-22 A Resolution Waiving CEC Fees for the GCMOA Meeting March 12th, 2025

6. **Action Items:**

- A. Consideration of a Site Plan at 6500 Hickman Rd
- B. Consideration of Colby Park Change Order 6
- C. Consideration of 63rd Street Monument Professional Services Agreement with Bolton & Menk, Inc.
- D. Consideration of Fall Festival Fireworks Package

7. **Reports:**

- A. Mayor, Council Reports and Committee Updates, and Administration Reports
 - i 73rd St. Reconstruction Update
 - ii Mayor's Report

8. **Closed Session** Per Iowa Code §21.5 .1 (c) - Per Iowa Code §21.5 .1 (c): To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

9. **Action Items:**

- A. Consideration of Settlement Agreement of Smith V. City of Windsor Heights

10. **Adjourn**

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law. Scan the QR Code to visit our online Agenda Center. Select the meeting date and view the agenda packet including supporting documents and staff reports.





STAFF REPORT
CITY COUNCIL
March 3, 2025

TO: CITY COUNCIL

FROM: Rachelle Swisher, Finance Director

SUBJECT: Consideration of Resolution No. 2025-19 - A Resolution Adopting CIP FY26-FY36

GENERAL INFORMATION

The Public Works, Finance Committee and City Council have reviewed the CIP and recommendations have been incorporated into the attached version for consideration. The next five years of the CIP projects are anticipated to be fully funded based on existing and planned bonds and projected revenues. However, any additional state legislation creating additional funding constraints could further constrain projects. Additionally, whether additional grants are received to help fund 73rd St. south of University Ave., remains a pivotal question for the timing of CIP projects beyond five years.

ATTACHMENTS

1. Resolution No. 2025-19 - A Resolution Adopting CIP FY26-FY36
2. FY2026 CIP2-14-25

RESOLUTION NO. 2025-19

A RESOLUTION ADOPTING THE FISCAL YEAR 2026-2036 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, the statutes of the State of Iowa provide that the Capital Improvement Plan (CIP) shall be adopted by the Corporate Authorities of the City of Windsor Heights; and

WHEREAS, the City Council of the City of Windsor Heights has held a necessary hearing after having caused to be made the publication and notice required by law; and

WHEREAS, the City Council of the City of Windsor Heights has reviewed the Capital Improvement Plan for Fiscal Year 2026-2036 as presented by the city staff and to be in the best interest of the City of Windsor Heights; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, that the Fiscal Year 2026-2036 Capital Improvement Plan for the city of Windsor Heights, Iowa, on file in the City Clerk's Office is hereby adopted and approved.

Passed and approved this 3rd day of March, 2025.

Mike Jones, Mayor

ATTEST:

Adam Strait, City Clerk

DRAFT WINDSOR HEIGHTS 10 YEAR CIP (FY26-36)

Project Type	Project Name	PCI Rating	Project Description	Project Reasoning	Planned Construction Year (FY) Projects may start/end on adjoining Fiscal Year	Funding Source Estimates						Sewer	Total Estimated Cost	External Funding Sources	Source/Date Information
						Stormwater Funding Source	Storm Water	Water Funding Source	Water	City (GF, TIF, RUT)	Funding Source				
Reconstruction	68th St. South & Mott	38	School St to University Ave. Storm sewer installation, sanitary spot repairs, pedestrian connection to School St and Colby Park.	DMWW priority due to main breaks and need to upsize watermain. Need sidewalk to Colby Park. Poor Pavement Conditions as noted on the PCI. Incorporate recommendations of the Stormwater Management Plan - > portions of Figure #12.	2025-2026	Stormwater/TIF	\$407,571	DMWW/TIF	\$420,300	\$2,872,129	2024 Bond (Debt Levy)		\$3,700,000		Excel Tab 2023
	74th Street	40	74th St Wishire to College. Full depth removal and replacement of the road, replacement of significant storm sewer and subdrains, sanitary sewer spot repairs.	DMWW high priority due to main breaks and need to update main size. Several intakes in need of reconstruciton causing undermining to road. Overlay insufficient.	2025-26 (storm sewer) 2026-27 (road reconstruction)	Stormwater	\$630,400	DMWW	\$284,700	\$2,684,900	Cash/LOSST/2024 Bond		\$3,600,000		Excel Tab 2024
	67th Street	33	School St to University Ave. Storm sewer installation, sanitary spot repairs, pedestrian connection to School St and Colby Park.	DMWW upgrade main from 6" to 8". Poor Pavement Conditions as noted on the PCI. Incorporate recommendations of the Stormwater Management Plan -> portions of Figure #12.	2028	Stormwater	\$452,000	DMWW	\$420,300	\$2,927,700	Cash/LOSST		\$3,800,000		Excel Tab 2024
	64th Street - (Forest Ct. to Sunset)	30.5-43	Forest Ct. to Sunset Includes sanitary sewer spot repairs, installation of storm sewer and connections into nearest available structures, and water main replacement.	Poor pavement conditions, lack of storm sewer, resident and council request. Project may be broken up into phases and shall be coordinated with school schedule.	2029	Stormwater	\$307,100	DMWW	\$227,200	\$1,865,700	2029 Bond		\$2,400,000		Excel Tab 2024
	76th Street and Marilyn Drive.	44	76th St. and Marilyn from College to City Limits. Includes sanitary sewer spot repairs, watermain replcement and replacement of storm water and sub drains.	Poor pavement conditions as noted on the PCI. Several intakes on flat spots in need or rebuilding that have caused undermining to road.	2030	Stormwater	\$354,500	DMWW	\$381,800	\$2,963,700	2029 Bond		\$3,700,000		Excel Tab 2024
Reconstruction	Washington Ave. 70th-73rd St.	31	Reconstruction of Washington Ave between 73rd and 70th. Installation of sidewalk and storm sewer to 70th.	Poor pavement conditions noted in PCI.	2033	Stormwater	\$275,900	DMWW	\$266,900	\$2,257,200	TBD		\$2,800,000		Excel Tab 2023
	Carpenter Avenue	44	64th Street to 65th Street. Full depth removal and replacement of the road, installation of some storm sewer and subdrains, sanitary sewer spot repairs.	Pavement conditions as noted on the PCI, shorter section of street that may be able to get completed sooner as funding allows. If paired with Elmcrest Ave, may get more favorable bids.	2034	Stormwater	\$117,214	DMWW	\$16,068	\$863,629	TBD		\$1,200,000		Excel Tab 2020
	73rd Street - (South of University)	17-23	University to Center Street. Includes potential realignment of 73rd St to accommodate pedestrian facilities between Buffalo Road and Center Street, storm sewer improvements, sanitary sewer point repairs. Grant Dependent Signalization Upgrades and potential Ped. Bridge	Poor Pavement Conditions as noted on the PCI. Improve walkability through the corridor. Signal upgrades.	Unscheduled (2030-2031)	Stormwater/RAISE/TIF	\$1,978,630	DMWW	\$0	\$16,321,370	Future Bond (TIF)		\$19,000,000	STBG: 2024\$700,000 STBG 2025 applied. 2025 RAISE Applied	Excel Tab 2020

Reconstruction	Elmcrest Dr - (64th-65th)	42	64th Street to 65th Street. Full depth removal and replacement of the road, installation of some storm sewer and subdrains, sanitary sewer spot repairs.	Pavement conditions as noted on the PCI, shorter section of street that may be able to get completed sooner as funding allows. If paired with Carpenter Ave, may get more favorable bids.	Unscheduled	Stormwater	\$117,214	DMWW	\$16,068	\$863,629	TBD		\$1,200,000		Excel Tab 2020
	Elmcrest Dr - (66th-68th)	45	66th St to 68th St. Full depth removal and replacement of the road, installation of some storm sewer and subdrains, sanitary sewer spot repairs.	Pavement conditions as noted on the PCI, shorter section of street that may be able to get completed sooner as funding allows.	Unscheduled	Stormwater	\$62,521	DMWW	\$10,712	\$971,547	TBD		\$1,200,000		Excel Tab 2020
	Elmcrest Dr - (66th to dead-end)	41	66th Street east to the dead end. Full depth removal and replacement of the road and sanitary sewer spot repairs.		Unscheduled	Stormwater	\$15,600	DMWW	\$16,068	\$620,678	TBD		\$700,000		Excel Tab 2020
	Timmons Ave	32	66th St to 68th St		Unscheduled	Stormwater	\$60,000	DMWW	\$95,500	\$724,500	TBD		\$880,000		Excel Tab 2024
	64th St. - (College to Sunset)	43	College Ave to Sunset		Unscheduled	Stormwater	\$40,000	DMWW	\$250,000		TBD		\$2,000,000		
	64th St. (South of University)	39	South of University to Lamar Place	Pavement conditions as noted on the PCI, creation of storm water connectino from The Windsor.	Unscheduled	Stormwater	\$550,000	DMWW	\$500,000	\$3,170,000	TBD		\$4,220,000		Excel Tab 2024
	79th St.	45	79th St Between College Drive and Marilyn Drive		Unscheduled	Stormwater	\$217,300	DMWW	\$221,700	\$1,751,000	TBD		\$2,190,000		Excel Tab 2024

Project Type	Project Name		Project Description	Project Reasoning	Planned Construction Year (FY) Projects may start before or be completed after noted Fiscal Year	Stormwater Funding Source	Storm Water	Water Funding Source	Water	City (GF, TIF, RUT)	Funding Source		Total Estimated Cost	External Funding Sources	Source Information
Overlays / Mill & Overlay	Forest Court Mill and Overlay (64th to 66th)		From 64th St to 66th St. Mill off the existing road surface and overlay with a 2" asphalt cap. Full depth patches would be completed as needed.	Pavement conditions as noted on the PCI, shorter section of street that may be able to get completed sooner as funding allows. Roads be rerevaluated for full reconstruction as construction date approaches.	2025-2026					\$400,000	RUT/LOST		\$400,000		
	Mott Ave Mill and Overlay (64th to 65th)		64th to 65th Street. Mill off the existing road surface and overlay with a 2" asphalt cap. Full depth patches would be completed as needed.		2028					\$250,000	RUT/LOST		\$250,000		
	77th St. (Marilyn to College)		77th Street from Marilyn Drive to College Drive. Mill and overlay the roadway.		2028					\$650,000	RUT/LOST		\$650,000		
	Luin Lane		Entirety of Luin Lane between both ends of College Drive. Mill and overlay the roadway.		2034					\$400,000	RUT/LOST		\$250,000		
	75th St. (Wilshire to College)		75th St from Wilshire Blvd to College Drive. Mill and overlay the roadway.		2036					\$288,400	RUT/LOST		\$288,400		
	Colby Ave Mill and Overlay (70th to 73rd)		70th to 73rd St. Mill off the existing road surface and overlay with a 2" asphalt cap. Full depth patches would be completed as needed.		Unscheduled					\$741,600	RUT/LOST		\$741,600		
	Plaza Circle Full Depth Asphalt		Plaza Circle south of College Drive to the dead end. Reconstruction		Unscheduled					\$700,000	RUT/LOST		\$700,000		Excel Tab 2024
	Plaza Hills Overlays - Phase 7+		78th St, 79th St, and 80th St between College Drive and Marilyn Drive. 80th Circle north of College Drive. Mill and overlay the roadway. 78th St and 79th St do not require milling, just overlay.		Unscheduled					\$1,545,000	RUT/LOST		\$1,545,000		

Pavement Preservation	Residential Street Cracksealing		Cracksealing of asphalt residential roads		Ongoing					TBD	RUT				
	University Ave Sealing		Sealing along asphalted portions of University Ave to extend life of road		2025-2026					\$120,000	TIF		\$120,000		
	University Ave Striping		Pavement striping within corporate limits		2025-2026					\$120,000	TIF		\$120,000		
	Wilshire Blvd		PCC patching and reconstruction. Primary focus immediately west of 70th St. and immediately west of 73rd.		2027					\$250,000	RUT/LOST		\$250,000		
	Colby Ave (66th to 68th)		66th St to 68th St.Mill out half the depth of existing pavement at failed joints and replace. Similar to work done on 70th Street south of Hickman in 2018.		2027					\$123,600	RUT/LOST		\$123,600		
	66th Street (Forest to Del Matro)		Joint sealing of 66th Street from Forest Court to Del Matro.		2027					\$61,800	RUT/LOST		\$61,800		
	70th St. PCC Patching		Misc PCC Patching		2028					\$500,000	RUT/LOST		\$500,000		
	70th St.Crack Sealing		Crack sealing along entire duration of 70th St.		2029					\$80,000	RUT/LOST		\$80,000		

	Project Name		Project Description	Project Reasoning	Planned Construction Year (FY) Projects may start before or be completed after noted Fiscal Year	Stormwater Funding Source	Storm Water	Water Funding Source	Water	City (GF, TIF, RUT)	Funding Source		Total Estimated Cost	External Funding Sources	Source Information
Storm Water Projects	Wilshire Blvd Storm Sewer		Replace the storm sewer on private property between Wilshire and Sunrise. Abandon the pipe on private property and install new sewer on Wilshire to connect to 73rd St.	Stormwater Management Plan	2025-2026	Stormwater Fund	\$150,000						\$150,000		https://www.windsorheights.org/345/Stormwater-Management
	Storm Sewer Televising		Televis final section of City storm sewer	System maintenance	2026	Stormwater Fund	\$50,000						\$50,000		
	Colby Park Storm Sewer		Installation of storm sewer from School Street to the creek.	Must be completed prior to pickleball phase. Stormwater Management Plan, Figure #11	2027	Stormwater Fund/TIF	\$430,000						\$430,000		
	65th St. Storm sewer addition		Connection from The Windsor storm retention basin, 65th St. and Public Safety Building storm sewer	Provide stormsewer connections on 65th St. and connection to The Windsor overflow	2027	Stormwater Fund	\$670,000						\$670,000		
	Washington Ave, 70th St, and Northwest Drive Storm Sewer Improvements		Installation of storm sewer along Northwest Drive, 69th St, Washington Ave, and 70th Street in order to increase carrying capacity. Can be split into two phases as needed.	Stormwater Management Plan, Figure #2	2032	Stormwater Fund	\$1,500,000						\$1,500,000		
	Colby Avenue and Forest Court Storm Sewer Improvements		Increase size and install new storm sewer on Forest Ct from 68th St to 73rd St. Install storm sewer at the intersection of 70th St. and Colby Ave.	Stormwater Management Plan, Figure #11	2034	Stormwater Fund	\$1,650,000						\$1,650,000		

Streambank Stabilization	North Walnut Creek Streambank Stabilization - Project 1		Protecting storm sewer outfall adjacent to trail west of 1816 75th St. Incorporated in 74th St. project.	Protect public infrastructure and private structures that are at risk of being damaged by continued erosion of the streambank on North Walnut Creek.	2025-2026	Stormwater Fund	\$150,000				74th St. Project Expense		\$150,000		https://windsorheights.org/DocumentCenter/View/1906/Final-Report---North-Walnut-Creek-Stabilization-Study?bidId=
	North Walnut Creek Streambank Stabilization - Project 2		Protect storm sewer and sanitary serwer infrastructure encroaching into creek bank through addition of rip rap.		2029	Stormwater/Sewer Fund	\$100,000					\$100,000			
	North Walnut Creek Streambank Stabilization - Phase 3		Protect public infrastructure and private structures that are at risk of being damaged by continued erosion of the streambank on North Walnut Creek.		Unscheduled	Stormwater Fund	\$500,000					\$500,000			
	North Walnut Creek Streambank Stabilization - Phase 4				Unscheduled	Stormwater Fund	\$500,000					\$500,000			

Flood Reduction	Property buy-outs		Possible result of the flood resliency study		Unscheduled					TBD			\$4,635,000	Federal monies not currently available	https://www.windsorheights.org/813/Flood-Information
	Levee construction				Unscheduled					TBD			\$6,798,000		
	Creek channel clear and grub				Unscheduled					TBD			\$11,330,000		

	Project Name		Project Description	Project Reasoning	Planned Construction Year (FY) Projects may start before or be completed after noted Fiscal Year	Stormwater Funding Source	Storm Water	Water Funding Source	Water	City (GF, TIF, RUT)	Funding Source		Total Estimated Cost	External Funding Sources	Source Information
Park and Trails	Water Trails Access Point in Colby Park		Construct an interactive and immersive feature along Walnut Creek in Colby Park as part of the Greater Des Moines Water Trails projects.	Park Master Plan	2025-2026					\$150,000	TIF		\$175,000	\$125,000 Grant Awarded	
	Public Art Installation 1		TBD	TBD On Public Art Plan.	2026					TBD	TBD		\$30,000		
	63rd St. Sign and Barrier		City Signage and stone barrier along 63rd St. immediately north of I235	Safety & Signage	2026					\$65,000	TIF		\$65,000		
	Trail Reconstruction adjacent to Colby Park		Replace 2,500' of deteriorated asphalt trail with concrete trail to WalMart Parking lot. Areas north of these will be impacted and replaced by WRA project.	Grant Opportunity	Subject to Grant					\$110,000	TIF		\$220,000	Grant Applied For	
	Parking Parking Lot		Grind and resurface Colby Park parking lot & restore bioswale	Necessary maintenance	2028	Stormwater Fund	\$25,000			\$425,000	TIF		\$450,000		Excel tab 2024
	Public Art Installation 2		TBD	TBD On Public Art Plan.	2029					TBD	TBD		\$30,000		
	Park Tennis Court Phase		Includes the following: Construct new tennis and pickleball courts.	Park Master Plan	2031-32 (Timeline subject to RAISE Grant)					\$1,500,000	TIF		\$1,500,000		
	North of CEC & Fitness Circuit Park Plan		Includes the following: Add north amenity event space; Install landscape improvements; Construct fitness circuit and install equipment.	Park Master Plan	Unscheduled					\$800,000	TIF		\$800,000		
	Sherwood Forest Path Connection		Replacement of grass path to Sherwood Forest.	Subject to Development Agreement on Sherwood Forest	Unscheduled					\$108,000	GF		\$108,000		
	Community Garden		Install a community garden.	Council Input	Unscheduled					TBD	GF		\$20,000		
	Lion's Park Refresh and Reconfigure		Public Works proposing minor improvements 2024-2025	Park Master Plan	Unscheduled					TBD	GF		TBD		
	Trail Connection over Walnut Creek south of I-235		Connect the trail systems between WDM, DSM, and Windsor Heights. This is currently in the feasibility study stage.	Park Master Plan	Unscheduled					TBD	TIF		TBD	Included in RAISE Grant Application	
	Trail Reconstruction Phase 1		I-235 to Center St.	Necessary maintenance	Unscheduled					TBD	GF		\$450,000	TAP Grant Applied For	Excel Tab 2024
	Trail Reconstruction Phase 2		TBD	Necessary maintenance	Unscheduled					TBD	GF		TBD		
Facilities	Public Safety Remodel		Repurpose under utilized space and undertake necessary maintenance of existing facilities.	Repurpose under utilized space to accommodate gendered spaces, sleeping quarters and office needs. Replace aging roof and hvac syssem. Enhance staff safety and improve better employee retention.	Unscheduled					TBD	TBD		In excess of \$1000000		Space Use Analysis

City of Windsor Heights Regular Business Meeting Minutes
Monday, February 17, 2025 - 6:00 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST

1. Call to Order/Roll Call/Pledge of Allegiance

Mayor Mike Jones called the meeting to order at 6:00 PM. Members present: Michael Libbie, Lauren Campbell, Joseph Jones, and Threase Harms. Susan Skeries arrived during Item C of the agenda. Staff present: City Administrator Adam Plagge, City Attorney Erin Clanton, City Clerk Adam Strait, Finance Director Rachelle Swisher, Police Chief Pete Roth, Fire Chief Jim Mease, Fire Lieutenant Brian Jones, City Engineer Justin Ernst

2. Approval of the Agenda

Motion by Threase Harms to APPROVE. Seconded by Michael Libbie. Motion passed 4-0.

3. Promotional Pinning for Fire Lieutenant Brain Jones

Fire Chief Jim Mease officiated the promotion pinning of Fire Lieutenant Brian Jones. Jones' wife was present to pin him.

4. Public Forum: This is time set aside for comments from the public on topics of City business other than those listed on the agenda. No action may be taken. Please come to the podium, state your name and address for the record and keep your comments to no more than 5 minutes.

No public comment given.

5. Consent Agenda: Any item on the Consent Agenda may be removed for separate consideration.

Motion by Threase Harms to APPROVE. Seconded by Michael Libbie. Motion passed 4-0.

- A. Approve Minutes of the Regular Council Meeting on February 3, 2025
- B. Approve Financial Reports
- C. Approve Liquor License - La Bonita Mexican Grill & Cantina - 6611 University Ave
- D. Approve Liquor License - Ridgemont - 7400-7460 Hickman Rd
- E. Approve Liquor License Amendment - Hy-Vee Food & Drugstore - 7101 University Ave
- F. Approve Liquor License Amendment - Hy-Vee Market Cafe - 7101 University Ave
- G. Approve Liquor License Amendment - Hy-Vee Fast and Fresh
- H. Approve Resolution No. 2025-13 - A Resolution Waiving CEC Fees for Cowles Elementary In-Service Day February 10th, 2025
- I. Approve Resolution No. 2025-14 - A Resolution Waiving CEC Fees for The Windsor Heights Foundation Nights in the Heights Kickoff April 4th, 2025
- J. Approve Resolution No. 2025-15 - A Resolution to Set a Public Hearing on FY 2026-2036 CIP

- K. Approve Amendment to Intergovernmental Agreement for the Promotion of Tourism and Convention Activities in the Greater Des Moines Area Which Adds the City of Norwalk
- L. Approve Resolution No. 2025 -16 - A Resolution To Provide For A Notice Of Public Hearing On The Proposed Plans, Specifications, Form Of Contract, And Estimated Total Cost For The Forest Court Overlay Project And For The Taking Of Bids On Said Project

6. Action Items:

A. Discuss Public Art Plan

Liz Legit presents a draft public art plan for Windsor Heights, outlining program goals, location priorities, and potential funding sources. The plan, developed with community input, emphasizes connection and aims to integrate public art into city initiatives and private development. Funding options include creating a public art fund, implementing a percent for art program for developers, and allocating 5% of the annual cultural and recreation budget. The council discussed the plan's details, including the role of existing city staff and committees, preferences for local artists, and the importance of site-specific art that reflects Windsor Heights' unique character. Staff will continue to work with Liz to finalize the plan.

B. Consideration Of Proposal To Install A Safe Haven Baby Box at The Windsor Heights Public Safety Building By The Knights Of Columbus

Jim Mease with Michael Kulik and Rob DenHartog, both representatives of the Knights of Columbus, proposed the installation of a Safe Haven Baby Box at the Public Safety Building. A climate-controlled and heavily monitored device that allows for the safe surrender of an infant. The Knights will fundraise for the cost of installation. Staff will work with the Knights to finalize the plans and the timeline of installation. Motion by Threase Harms to APPROVE. Seconded by Michael Libbie. Motion passed 4-0.

C. Consideration of Participation in the Mid-Iowa Narcotics Enforcement (MINE) Group and the Suburban Emergency Response Team (SERT)

Pete Roth presented a proposal for Windsor Heights to participate in two regional law enforcement groups: the Mid Iowa Narcotics Enforcement Task Force (MINE) and the Suburban Emergency Response Team (SERT). Joining MINE would involve repurposing an existing detective position at no additional cost, allowing collaboration on narcotics and vice crimes. For SERT, Officer Jacks has already passed the required training. Pete emphasized that participation would enhance the department's capabilities, strengthen regional partnerships, create grant opportunities, and provide specialized training for officers. The council expressed support for the proposal, viewing it as a good opportunity for the department. Motion by Threase Harms to APPROVE. Seconded by Michael Libbie. Motion passed 5-0.

7. Reports:

A. Mayor, Council Reports and Committee Updates, and Administration Reports

Threase Harms - MAC is coordinating between communities to communicate property tax education through a united front.

Lauren Campbell - Attended the Brava Gala with Susan and Darren, her husband. Thanks to Public Works for handling the recent snow and cold weather.

Michael Libbie - Attended the ICON meeting at the new, state-of-the-art facility. ICON has been around for 10 years and raised millions for metro development. This year, Fleur Drive construction began, Merle Hay and Scott Avenue are complete, and Clive Green Belt access is finished. Ribbon cuttings for the Raccoon River and Windsor Heights Point are upcoming. Will

provide signage for the park detailing future plans. On Friday night, rode shotgun with Officer Nissen; thanks to the chief for setting it up. Delivered new resident packets on Sunday; 1 out of 10 was south of University. This Wednesday at 10, will record the first podcast on 73rd. Met with officials on Saturday and will have coffee with the council.

Jospeh Jones - No report.

Susan Skeries - Attended a talk at Masonic and gave a speech at an awards ceremony.

Thursday, March 6th: Pop-ins with the Chamber, mainly with local businesses. Attended the Bash at Exit Realty at 70th and Hickman, learning about the building's history. Metro Waste meeting this Wednesday, followed by special events on Friday. Received sponsorship information from Tiffany; down in sponsorship but had meetings with TRC volunteers to help promote events to businesses. Wake Up Windsor Heights was canceled; next event is March 13. Register ahead to receive notifications and secure a spot, as there's a cap on attendance. Next event at Premium Solutions, a smaller venue. Brought in the updated special events brochure, featuring new pictures from the previous year.

Adam Plagge - A few water main breaks occurred, and Public Works has applied salt for ice.

Adam worked with ICON on a press release for a grant. The city is preparing an inventory of vehicles and an example tax notice, which will be mailed in about a month. The major change is a 10% increase in assessed value; the notice won't provide full information, so we anticipate resident questions. Adam is working on a webpage to educate residents on property taxes. Since it's not a reevaluation year, values should remain stable.

8. Adjourn to Council Work Session Immediately Following the Regular Council Meeting

Motion by Threase Harms to adjourn at 7:06 PM. Seconded by Susan Skeries. Motion passed 5-0

Mike Jones, Mayor

Adam Strait, City Clerk



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Strait, City Clerk

SUBJECT: Approve Minutes of the Work Session on February 17, 2025

GENERAL INFORMATION

ATTACHMENTS

1. 2.17.25 City Council Works Session Minutes

City of Windsor Heights Regular Business Meeting Minutes
Monday, February 17, 2025 - 6:00 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST

1. Call to Order/Roll Call

Mayor Mike Jones called the meeting to order at 7:16 PM. Members present: Susan Skeries, Michael Libbie, Lauren Campbell, Joseph Jones, and Threase Harms Staff present: City Administrator Adam Plagge, City Attorney Erin Clanton, City Clerk Adam Strait, Finance Director Rachelle Swisher, Police Chief Pete Roth, Fire Chief Jim Mease

2. Review City Council Budget/CIP/ERP

Rachelle Swisher presented the FY26 budget binder and walked through changes from the current year. Jim Mease and Pete Roth presented changes occurring to their respective department's budgets. Adam Plagge provided an update for Public Works. Discussion for funding the art plan took place and city staff will continue to work through funding mechanisms and the possibility of receiving donations for public art. Discussion also included outside organization funding requests. Council accepted the finance committee's recommendations. Michael Libbie voiced concern about the lower funding for the Foundation, but was made aware this was the amount agreed upon during the previous year's budget discussion with the Foundation. Staff were not directed to adjust any funding amounts.

A. Outside Organization Funding Requests

3. Adjourn

Motion by Susan Skeries to adjourn at 7:56 PM. Seconded by Threase Harms. Motion passed 5-0.

Mike Jones, Mayor

Adam Strait, City Clerk



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL
FROM: Rachelle Swisher, Finance Director
SUBJECT: Approve Financial Reports

GENERAL INFORMATION

ATTACHMENTS

1. CLAIMS DETAIL 2.14.25
2. CLAIMS DETAIL 2.26.25
3. BANKERS TRUST DETAIL



CITY OF WINDSOR HEIGHTS

02/14/25 3:19 PM

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*Check Summary Register©

02/14/2025

	Name	Check Date	Check Amt	
1110 CASH				
37e	VERIZON WIRELESS	2/14/2025	\$275.36	DATA/VOICE CHARGES
38e	VERIZON WIRELESS	1/12/2025	\$275.36	DATA/VOICE CHARGES
58114	AIRGAS	2/14/2025	\$7.44	OXYGEN
58115	AMAZON CAPITAL SERVICES	2/14/2025	\$575.73	IPAD KEYBOARD
58116	ANIMAL RESCUE LEAGUE OF IO	2/14/2025	\$125.00	DECEMBER FEES
58117	ARNOLD MOTOR SUPPLY	2/14/2025	\$27.74	OIL DRI
58118	BANKERS TRUST COMPANY	2/14/2025	\$6,241.01	PESTICIDE LICENSE
58119	BRICK GENTRY PC	2/14/2025	\$5,535.00	JAN LEGAL FEES
58120	BULLZEYE, INC	2/14/2025	\$574.00	CH DEC CLEANINGS
58121	CAPITAL CITY EQUIPMENT CO	2/14/2025	\$496.79	REPAIRS
58122	CAPITAL ONE TRADE CREDIT	2/14/2025	\$324.88	NOZZLE FOR SIPHON
58123	CFI SOLUTIONS	2/14/2025	\$1,829.91	REPAIRS
58124	CITY OF WEST DES MOINES	2/14/2025	\$101,307.28	WESTCOM JULY-DEC 2024
58125	DES MOINES WATER WORKS	2/14/2025	\$104.53	6900 SCHOOL ST
58126	DIAMOND VOGEL, INC	2/14/2025	\$7.25	PAINT/SUPPLIES
58127	DINGES FIRE COMPANY	2/14/2025	\$355.00	PPE BOOTS
58128	ELECTRICAL ENG.& EQUIPMENT	2/14/2025	\$103.21	SUPPLIES
58129	FUN FLICKS	2/14/2025	\$3,360.55	5 MOVIES
58130	GALLS LLC	2/14/2025	\$79.63	CLOTHING ALLOWANCE
58131	GANNETT IOWA LOCALIQ	2/14/2025	\$38.80	PUBLICATIONS
58132	HELIX PEST SOLUTIONS LLC	2/14/2025	\$35.00	PEST CONTROL
58133	HOTT OFF THE PRESS	2/14/2025	\$3,393.78	JAN NEWSLETTER
58134	HY-VEE ACCOUNTS RECEIVABL	2/14/2025	\$31.19	SUPPLIES
58135	INTERSTATE ALL BATTERY	2/14/2025	\$255.99	BATTERY VEHICLE 28
58136	IOWA DEPT OF PUBLIC SAFET	2/14/2025	\$325.50	QRTL SERVICE IOWA SYSTEM
58137	IOWA SOLUTIONS INC	2/14/2025	\$1,902.44	IT SERVICES
58138	JP PARTY RENTALS	2/14/2025	\$1,100.00	FALL FESTIVAL INFLATABLES
58139	LEGACY EMERGENCY VEHICLE	2/14/2025	\$39,446.00	DEPOSIT NEW AMBULANCE
58140	LEUTHOLD, NATE	2/14/2025	\$54.34	NOV/DEC/JAN MILEAGE
58141	LINDE GAS & EQUIPMENT	2/14/2025	\$73.21	SUPPLIES
58142	LOWE'S	2/14/2025	\$532.25	SUPPLIES
58143	NICHOLS EQUIPMENT LLC	2/14/2025	\$7,742.00	SKID STEER/MULCHER WALNUT CREEK
58144	NISSSEN, ANDREW	2/14/2025	\$54.99	CLOTHING ALLOWANCE
58145	ONEIL, JOHN	2/14/2025	\$74.85	CLOTHING ALLOWANCE
58146	PROFESSIONAL PRODUCTS	2/14/2025	\$1,089.00	CLOTHING ALLOWANCE
58147	QPS EMPLOYMENT GROUP	2/14/2025	\$806.40	2/1/25 HANKINS
58148	SAFE BUILDING COMPLIANCE	2/14/2025	\$360.00	JANUARY INSPECTIONS
58149	SAM'S CLUB DIRECT	2/14/2025	\$95.00	#5915 461142978 CLUB #6344
58150	SECTOR	2/14/2025	\$552.00	RADIO REMOVAL U557
58151	SHERWIN WILLIAMS CO	2/14/2025	\$22.58	PAINT SUPPLIES
58152	STAR EQUIPMENT LTD	2/14/2025	\$395.00	EQUIPMENT RENTAL
58153	SWANK MOTION PICTURES, INC	2/14/2025	\$2,985.00	6 MOVIES
58154	THE SHREDDER	2/14/2025	\$45.00	ON-SITE SHREDDING
58155	UNITYPOINT CLINIC-OCCUPATI	2/14/2025	\$42.00	DOT DRUG TESTING
58156	VENDNOVATION LLC	2/14/2025	\$1,200.00	MEDICATION MACHINE SOFTWARE
58157	WEST SIDE MECHANICS	2/14/2025	\$834.09	E551 REPAIRS
58158	WHITE CAP CONSTRUCTION SU	2/14/2025	\$1,189.72	SUPPLIES
58159	ZWC CONDO ASSOC	2/14/2025	\$431.00	PEST CONTOL/TAXES
Total Checks			\$186,712.80	



CITY OF WINDSOR HEIGHTS

02/26/25 2:41 PM

Page 1

*Check Summary Register©

1110 Unposted

	Name	Check Date	Check Amt
1110 CASH			
Unposted	AMAZON CAPITAL SERVICES	2/26/2025	\$728.99
Unposted	BOUND TREE MEDICAL LLC	2/26/2025	\$631.25
Unposted	BREESE, TAMMY	2/26/2025	\$80.00
Unposted	CAPITAL CITY KUBOTA	2/26/2025	\$204.12
Unposted	CINTAS	2/26/2025	\$228.01
Unposted	CLIVE POWER EQUIP.	2/26/2025	\$586.42
Unposted	CONSTRUCTION & AGGREGATE	2/26/2025	\$3,396.00
Unposted	DENTONS DAVIS BROWN PC	2/26/2025	\$2,280.00
Unposted	DEPT OF HUMAN SERVICES	2/26/2025	\$2,585.84
Unposted	DES MOINES REGISTER	2/26/2025	\$76.00
Unposted	DIAMOND OIL CO.	2/26/2025	\$905.91
Unposted	ENVIROTECH SERVICES INC	2/26/2025	\$800.00
Unposted	FOLAND TOOLS LLC	2/26/2025	\$55.00
Unposted	GALLS LLC	2/26/2025	\$82.03
Unposted	GRIMES ASPHALT & PAVING	2/26/2025	\$77.50
Unposted	HAWKEYE TRUCK EQUIPMENT	2/26/2025	\$761.22
Unposted	HELIX PEST SOLUTIONS LLC	2/26/2025	\$98.00
Unposted	HOTT OFF THE PRESS	2/26/2025	\$1,696.89
Unposted	HOVICK FAMILY FARM	2/26/2025	\$1,200.00
Unposted	INTERSTATE ALL BATTERY	2/26/2025	\$196.80
Unposted	IOWA EMPLOYMENT CONFERE	2/26/2025	\$505.00
Unposted	IOWA FIRE EQUIPMENT	2/26/2025	\$330.00
Unposted	IRLBECK, MICHAEL	2/26/2025	\$80.00
Unposted	JOHNSON, KYLE	2/26/2025	\$80.00
Unposted	LARSON, ANDY	2/26/2025	\$80.00
Unposted	LEUTHOLD, NATE	2/26/2025	\$80.00
Unposted	MEASE, JIM	2/26/2025	\$80.00
Unposted	MENARDS	2/26/2025	\$73.64
Unposted	Messina, Michael and Neretin,A	2/26/2025	\$22,500.00
Unposted	METRONET	2/26/2025	\$599.96
Unposted	NICHOLS EQUIPMENT LLC	2/26/2025	\$4,626.55
Unposted	NORRIS, CHAD	2/26/2025	\$80.00
Unposted	NOVUS GLASS	2/26/2025	\$482.75
Unposted	O'REILLY AUTO PARTS	2/26/2025	\$36.03
Unposted	PC PRINT CENTER	2/26/2025	\$445.00
Unposted	PLAGGE, ADAM	2/26/2025	\$80.00
Unposted	PREMIER AUTOMOTIVE	2/26/2025	\$2,192.96
Unposted	ROBERTS, JASON	2/26/2025	\$80.00
Unposted	ROTH, PETE	2/26/2025	\$80.00
Unposted	SAM'S CLUB DIRECT	2/26/2025	\$57.94
Unposted	SPRAYER SPECIALTIES INC.	2/26/2025	\$3,806.70
Unposted	STANDARD INSURANCE COMPA	2/26/2025	\$2,532.64
Unposted	STRAIT, ADAM	2/26/2025	\$80.00
Unposted	STREICHER'S	2/26/2025	\$9.00
Unposted	SWISHER, RACHELLE	2/26/2025	\$80.00
Unposted	UPHDM Occupantional Medicine	2/26/2025	\$104.29
Unposted	WEX FLEET UNIVERSAL	2/26/2025	\$2,526.34
Unposted	WHITE CAP CONSTRUCTION SU	2/26/2025	\$611.50
Unposted	WRIGHT OUTDOOR SOLUTIONS	2/26/2025	\$570.00
Total Checks			\$59,560.28

***Check Detail Register
BANKERS TRUST**

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1110 CASH					
58118	02/14/25	BANKERS TRUST COMPANY			
E 001-470-6499		MISC/REFUNDS	\$41.99	02142025 35	STORAGE UNIT
E 001-610-6507		OPERATING SUPPLIES	\$31.98	02142025 35	ZOOM
E 001-615-6507		OPERATING SUPPLIES	\$413.91	02142025 35	ADOBE
E 110-210-6407		PROF FEES/ENGINEERI	\$397.00	02142025 35	APWA MEMBERSHIP
E 001-620-6373		COMMUNICATIONS	\$81.00	02142025 35	CONSTANT CONTACT
E 110-210-6507		OPERATING SUPPLIES	\$74.92	02142025 35	BUSINESS CARDS
E 001-620-6181		CLOTHING ALLOWANCE	\$27.25	02142025 35	CLOTHING ALLOWANCE
E 001-620-6373		COMMUNICATIONS	\$279.84	02142025 35	SURVEY MONKEY
E 001-160-6230		TRAINING	\$140.00	02142025 84	ONLINE TRAINING
E 001-150-6506		OFFICE SUPPLIES	\$133.74	02142025 84	EXTERNAL HARD DRIVE
E 001-150-6180		ALLOWANCES	\$83.63	02142025 84	CLOTHING ALLOWANCE
E 001-430-6230		TRAINING	\$25.00	02142025 84	PESTICIDE LICENSE
E 110-210-6504		MINOR EQUIPMENT	\$1,416.52	02142025 84	MINOR EQUIP
E 001-430-6504		MINOR EQUIPMENT	\$1,130.38	02142025 84	MINOR EQUIP
E 110-210-6507		OPERATING SUPPLIES	\$47.47	02142025 84	SUPPLIES
E 110-210-6507		OPERATING SUPPLIES	\$54.98	02142025 84	SUPPLIES
E 110-210-6180		ALLOWANCES	\$189.99	02142025 84	CLOTHING ALLOWANCE
E 001-615-6419		TECHNOLOGY SERVICE	\$828.00	02142025 99	MICROSOFT SERVICES
E 001-615-6419		TECHNOLOGY SERVICE	\$32.00	02142025 99	MICROSOFT SERVICES
E 001-620-6506		OFFICE SUPPLIES	\$14.21	02142025 99	OFFICE SUPPLIES
E 001-110-6507		OPERATING SUPPLIES	\$120.58	02142025 99	FIELD DRUG TEST KITS
E 001-110-6499		MISC/REFUNDS	\$390.00	02142025 99	TRAINING
E 001-110-6506		OFFICE SUPPLIES	\$136.62	02142025 99	SUPPLIES
E 001-110-6120		DUES & MEMBERSHIPS	\$150.00	02142025 99	MID STATES ORG CRIME MEMBERSHIP
Total			\$6,241.01		
1110			\$6,241.01		



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Strait, City Clerk

SUBJECT: Approve Liquor License - Hy-Vee Food & Drugstore - 7101 University Ave

GENERAL INFORMATION

ATTACHMENTS

1. Hy-Vee ABD Application



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Hy-Vee, Inc.

NAME OF BUSINESS(DBA)

Hy-Vee Food & Drugstore

BUSINESS

(515) 267-2800

ADDRESS OF PREMISES

7101 University Ave

PREMISES SUITE/APT NUMBER

CITY

Windsor
Heights

COUNTY

Polk

ZIP

50311-0000

MAILING ADDRESS

5820 Westown Pkwy

CITY

West Des Moines

STATE

Iowa

ZIP

50266

Contact Person

NAME

Katie Nylen

PHONE

(515) 267-2800

EMAIL

knylen@hy-vee.com

License Information

LICENSE NUMBER

LE0000912

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

EFFECTIVE DATE

May 5, 2025

EXPIRATION DATE

May 4, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Katie Nylen						
Jeremy Gosch	Urbandale	Iowa	50323	CEO	0.00	Yes
Andrew Schroeder	Johnston	Iowa	50131	SVP Accounting, Controller	0.00	Yes
Morgan Beier						
Kelly Palmer						
Owen Turk						
Nathan Allen	Indianola	Iowa	50125	SVP General Counsel, Asst Secretary	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



STAFF REPORT
CITY COUNCIL
March 3, 2025

TO: CITY COUNCIL

FROM: Nate Leuthold, Deputy City Clerk

SUBJECT: Approve Resolution No. 2025-17 - A Resolution Waiving CEC and Pavilion Fees for Des Moines Performing Arts Free Outdoor Programming July 21st, 2025

GENERAL INFORMATION

Des Moines Performing Arts intends to hold a Free Outdoor Programming performance featuring DuPont Brass. They have requested the use of the full space of the Community Event Center and the Pavilion to host this event. The event is scheduled to run from 1:30 PM to 9:30 PM, including set-up/tear down. This is an all-ages free event for the public.

The non-profit rate for the full space in the CEC is \$176 per hour on Mondays, and they have opted to clean the space themselves. They are requesting the CEC space from 2:30 PM to 8:30 PM. The non-profit pavilion rate for 8 hours is \$75, and they are requesting the outdoor space from 1:30 PM to 9:30 PM. The total of the rental would be \$1,131. They are requesting that all rental fees be waived.

ATTACHMENTS

1. DMPA_WindsorHeightsCouncilReq
2. Resolution No. 2025-17 A Resolution Waiving CEC and Pavilion Fees for Des Moines Performing Arts Free Outdoor Programming July 21st, 2025 - Copy

February 24, 2025

City Council of Windsor Heights

RE: July 21st Free Outdoor Programming at Colby Park and Pavilion and Community Event Center

Councilors:

Please accept this letter as a formal request for waived rental fees for Des Moines Performing Arts' Free Outdoor Programming performance featuring the band DuPont Brass that is set to take place at Colby Park and Pavilion on July 21, 2025.

Providing opportunities for the community to engage with the arts in their own neighborhoods while removing barriers of cost and transportation is an essential part of DMPA's community engagement mission. The event on July 21st is part of DMPA's Free Outdoor Programming initiative offered completely free to participants, generating no earned revenue. What began amid the pandemic shutdown in 2021, has become a vital way to provide access and opportunities to thousands of individuals each year.

Given that this programming is offered at no cost to participants or the city of Windsor Heights, we ask that you strongly consider offering the park, pavilion and community center at no cost to DMPA.

If you have questions or would like to discuss this further, please do not hesitate to reach out.

Thank you for your consideration,
Brooke Bridenstine



Programming Manager
Des Moines Performing Arts
515-720-3824 brookeb@dmpa.org

RESOLUTION NO. 2025-17

**A RESOLUTION WAIVING CEC AND PAVILION FEES FOR FREE OUTDOOR
PROGRAMMING BY DUPONT BRASS THROUGH DES MOINES PERFORMING
ARTS**

WHEREAS, Des Moines Performing Arts intends to host Free Outdoor Programming featuring DuPont Brass on Monday, July 21st, 2025; and

WHEREAS, Des Moines Performing Arts intends to use the Windsor Heights Community Event Center for this event from 2:30 PM to 8:30 PM; and

WHEREAS, Des Moines Performing Arts intends to use the Colby Park Pavilion for this event from 1:30 PM to 9:30 PM; and

WHEREAS, Des Moines Performing Arts is requesting that the City waive all fees for this event.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WINDSOR HEIGHTS, IOWA:**

That rental fees associated with the rental of the Windsor Heights Community Event Center and the Colby Park Pavilion by Des Moines Performing Arts on July 21st, 2025 be waived.

Passed and approved this 3rd day of March, 2025.

Mike Jones, Mayor

Adam Strait, City Clerk



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM:

SUBJECT: Approve Resolution No. 2025-18 - A Resolution Waiving CEC Fees for The
YMCA Key Leaders Meeting March 27th, 2025

GENERAL INFORMATION

ATTACHMENTS

1. Windsor Heights Colby Park Rental Fee Waiver Letter, 02.14.2025
2. Resolution No. 2025-18 A Resolution Waiving CEC Fees for The YMCA Key Leaders Meeting March 27th, 2025



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

February 13, 2025

City of Windsor Heights
Adam Plagge
1145 66th St Suite 1
Windsor Height, IA 50324

Dear Mr. Plagge,

The YMCA of Greater Des Moines would like to reserve the Community Center at Colby Park to hold our quarterly staff key leaders meeting on March 27, 2025, from 8:00 AM - 2:30 PM.

As a local non-profit committed to supporting the people in our communities, we bring our key leaders together quarterly for strategic planning, training and team building. The ability to access a facility and meeting space to support our ability to meet away from our everyday work environments is very important, but it is frequently a challenge to find a large enough space that is not cost prohibitive. We have utilized the Community Center at Colby Park several times over the past couple of years and find that it is a very good match for our needs.

In previous years, the YMCA has been incredibly fortunate to have the city work with us to ensure cost was not an issue as we scheduled these important meetings. We hope to, once again, ask that the City of Windsor Heights consider a request to waive the facility rental fees for our facility use on March 27th.

Sincerely,

Cameron Nicholson
President/CEO
YMCA of Greater Des Moines

RESOLUTION NO. 2025-18

**A RESOLUTION WAIVING CEC FEES FOR THE YMCA'S QUARTERLY STAFF
KEY LEADERS MEETING**

WHEREAS, the YMCA intends to host their quarterly staff key leaders meeting on Thursday, March 27th, 2025; and

WHEREAS, the YMCA intends to use the Windsor Heights Community Event Center for this event from 8:00 AM to 2:30 PM; and

WHEREAS, the YMCA is requesting that the City waive all fees for this event.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WINDSOR HEIGHTS, IOWA:**

That rental fees associated with the rental of the Windsor Heights Community Event Center by the YMCA on March 27th, 2025 be waived.

Passed and approved this 3rd day of March, 2025.

Mike Jones, Mayor

Adam Strait, City Clerk



STAFF REPORT
CITY COUNCIL
March 3, 2025

TO: CITY COUNCIL

FROM:

SUBJECT: Approve Resolution No. 2025-20 - A Resolution Setting Time and Place for a Public Hearing for the Purpose of Considering the Proposed Property Tax Levy for the City's Proposed Fiscal Year 2025-2026 Budget and the Proposed Tax Rate Levy to be Included in the Truth-In-Taxation Statement

GENERAL INFORMATION

The last four rows of the State of Iowa's Notice of Public Hearing spreadsheet assume a 10% increase in assessed value for forecasting example tax obligations for 2025-2026. However, unless property improvements were made, assessed values for 2025-2026 will remain unchanged. As a result, the percentage change presented may be misleading to readers. Staff has addressed this in the commentary section at the bottom, where cities are permitted to provide additional context.

ATTACHMENTS

1. Resolution No. 2025-20 - A Resolution Setting Date for Public Hearing to consider the FY26 Property Tax Levy
2. Tax Rate Levy Public Hearing Notice

RESOLUTION NO. 2025-20

**A RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING FOR THE
PURPOSE OF CONSIDERING THE PROPOSED PROPERTY TAX LEVY FOR THE
CITY'S PROPOSED FISCAL YEAR 2025-2026 BUDGET AND THE PROPOSED TAX
RATE LEVY TO BE INCLUDED IN THE TRUTH-IN-TAXATION STATEMENT**

WHEREAS, the City Council of the City of Windsor Heights is preparing the annual budget for the Fiscal Year 2025-2026; and

WHEREAS, a public hearing shall be held on the proposed Property Tax Levy, where any resident or taxpayer of the City may present to the City Council objections or arguments in favor of the tax dollars before the budget is adopted and certified to the County Auditor; and

WHEREAS, the City Council must include a Proposed Tax Rate Levy amount for the Truth-in-Taxation Statements to be mailed to city residents by the Polk County Auditor on or before March 20, 2025. The amount of the Proposed Tax Rate Levy that shall be included is \$14.20958; and

WHEREAS, interested residents or taxpayers having comments for or against the proposed Property Tax Levy may appear and be heard at the public hearing at the City Council Meeting on April 7, 2025, at 6:00 p.m. at 1133 66th Street, Windsor Heights, IA 50324 or on Zoom:

<https://us02web.zoom.us/j/7832856334>

Meeting ID: 783 285 6334

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Windsor Heights, Iowa, that this confirms that the City Council orders the publication of a notice of public hearing pertaining to the Proposed Property Tax Levy. They also authorize the Finance Director to inform the Polk County Auditor that the Proposed Tax Rate Levy of \$14.20958 should be included in Truth-in-Taxation Statement.

The City Clerk shall post notice of said hearing, which posting shall be at the three public places in said City which have been permanently designated by ordinance, such notice being in the form attached to this resolution, and such posting shall not be less than ten (10) days nor more than twenty (20) days prior to the date set for the hearing. A notice shall also be posted on the city website and social media accounts.

Passed and approved this 3rd day of March 2025.

Mike Jones, Mayor

ATTEST:

Adam Strait, City Clerk

CITY NAME:
WINDSOR HEIGHTS

NOTICE OF PUBLIC HEARING - CITY OF WINDSOR HEIGHTS - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 77-728

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/7/2025 Meeting Time: 06:00 PM Meeting Location: 1133 66th Street, Windsor Heights IA 50266

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.windsorheights.org

City Telephone Number
(515) 279-3662

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	258,423,837	264,422,826	264,422,826
Consolidated General Fund	2,147,724	2,147,724	2,197,581
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	173,632	173,632	193,523
Support of Local Emergency Mgmt. Comm.	9,425	9,425	9,429
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	277,813	277,813	277,879
Other Employee Benefits	198,438	198,438	198,484
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	327,656,503	332,290,473	332,290,473
Debt Service	1,106,276	1,106,276	1,106,418
CITY REGULAR TOTAL PROPERTY TAX	3,913,308	3,913,308	3,983,314
CITY REGULAR TAX RATE	14.23846	13.94493	14.20958
Taxable Value for City Ag Land	0	0	0
Ag Land	0	0	0
CITY AG LAND TAX RATE	0.00000	0.00000	0.00000
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	660	741	12.27
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	2,912	3,313	13.77

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

The proposed levy rate is set to decrease by 3 cents. The tax rate seen above assumes a 10% increase in property valuations, while total assessments have only risen by 2%. Our budgeting is focused on the long-term well-being of the community. For more information, please visit Windsorheights.org.



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Strait, City Clerk

SUBJECT: Approve Resolution No. 2025-21 - A Resolution Setting Time and Place for a Public Hearing Amending City Code Chapter 175

GENERAL INFORMATION

ATTACHMENTS

1. Resolution No. 2025-21 - A Resolution Setting Date for Public Hearing to Consider Zoning Code Chapter 175 Changes
2. Windsor Heights Signage Code_Current
3. Windsor Heights Signage Code_Redlined

Resolution No. 2025-21

A RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING AMENDING CITY CODE CHAPTER 175

WHEREAS, the City is required to hold a public hearing regarding changes in City Zoning Code; and

WHEREAS, the Planning and Zoning Commission of Windsor Heights meet on February 26, 2025 and recommends approving the proposed changes in Chapter 175 Zoning Code – Sign Regulations; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Windsor Heights, Iowa, on this 3rd day of March 2025, that a public hearing will be held on March 17, 2025, beginning at 6:00 p.m. in the council chambers at 1133 66th St, concerning the City’s proposed Ordinance Change, and the City Clerk is directed to publish notice of said meeting in the Des Moines Register.

Passed and Approved this 3rd day of March 2025

Mike Jones, Mayor

Adam Strait, City Clerk

CHAPTER 175

ZONING CODE – SIGN REGULATIONS

175.01 Purpose	175.07 Use of Compatible Materials
175.02 General Permit Procedures	175.08 Sign Area
175.03 Exempt Signs	175.09 Permitted Signs
175.04 General Sign and Street Graphics Regulations	175.10 Nonconforming Signs
175.05 Basic Design Elements for On-Premises Signs	
175.06 Other Design Elements	

175.01 PURPOSE.

The Sign Regulations provide standards for communicating information in the environment of the City and its jurisdiction. The regulations recognize the need to protect public health, safety, and welfare; to maintain the City's attractive appearance; to provide for adequate business identification, advertising, and communication of information; all while protecting and promoting the free speech and expression rights of citizens within Windsor Heights. Any complaint received regarding a sign that comports with these regulations does not constitute a violation of this code section.

175.02 GENERAL PERMIT PROCEDURES.

Any installation, modification, or expansion of any sign which is not exempt from the provisions of this chapter shall be subject to the following permit procedure.

1. Maintenance of Valid Sign Permit. The owner of a property containing signs requiring a permit under this Zoning Code shall at all times maintain in force a sign permit for such property. Sign permits may be issued for individual zoned lots, tenants, or sign owners. A sign permit may be revoked if the sign is not maintained in good condition.
2. Any person who displays a sign in compliance with this code may substitute the message on that sign without first securing any additional approval, permitting, or notice, provided that any such substitution would not result in the sign becoming noncompliant.
3. Nothing in this code is intended or shall be construed so as to prevent the strengthening or restoration to a safe condition of a nonconforming sign for purposes of public health and safety.
4. Sign Permit Applications. All applications for sign permits shall be submitted to the Zoning Administrator in accordance with application specifications established by the ordinance.
5. Application Fees. Each application for a sign permit shall be accompanied by any applicable fees, which shall be established by the Council from time to time by resolution.
6. Permit Expiration. If a permanent sign is not constructed in accordance with an approved permit within six months of the date of approval, such permit shall lapse. Permits on non-permanent signs lapse in accordance with the timeline identified on the permit. After 60 days, permits are required to maintain temporary signs or more than a single temporary sign with a maximum of two renewals.

7. Assignment of Sign Permits. A current and valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises.

175.03 EXEMPT SIGNS

The following signs are permitted in any zoning district and are exempt from other provisions of this chapter.

1. Up to three non-temporary signs on R-1, R-2, or R-3 that are smaller than 4 square feet in area.
2. Official signs authorized by a government or governmental subdivision, which give traffic, directional, or warning information, or other official information.
3. Temporary signs less than 8 square feet.
4. Neighborhood or subdivision identification signs under 50 square feet.
5. Street numbers or address signs that identify the address of a lot, structure, or establishment.
6. Signs which are not visible from a public right-of-way, private way, or court or from a property other than that on which the sign is installed, such as window signs.
7. Sidewalk signs which include two sided portable signs that are placed on the sidewalk outside of an establishment. 1 sign maximum per business and they must not interfere with a minimum of 5 feet of sidewalk clearance at all times.

175.04 GENERAL SIGN AND STREET GRAPHICS REGULATIONS.

1. Compliance. Each sign or part of a sign erected within the zoning jurisdiction of the City must comply with the provisions of this chapter and of other relevant provisions of this Code of Ordinances.

2. Resolution of Conflicting Regulations. This chapter is not meant to repeal or interfere with the enforcement of other sections of this Code of Ordinances. In cases of conflicts between Code sections, or State or Federal regulations, the more restrictive regulations shall apply, except where State law or the State Constitution preempts municipal law, in which case State law or the State Constitution will govern, or where Federal law of the U.S. Constitution preempts State and municipal law, in which case Federal law or the U.S. Constitution will govern.

3. Prohibited Signs. The following signs are prohibited in all zoning districts.

- a. Any sign which is structurally unsafe, unsafely installed, or otherwise hazardous to physical safety.
- b. Any sign that obstructs free ingress to or egress from a fire escape, door, window, or other required access way to or from a building or site.
- c. Any sign not maintained in good condition.
- d. Any sign that blocks the vision clearance areas or would obstruct a driver's clear line of sight of traffic or pedestrians, or which obscures official signs or signals.
- e. Any sign that interferes with the view of, or is confused with, any traffic control sign or device, and any sign that misleads or confuses traffic flow. A sign's position, size, shape, color, and illumination, but not its content, shall be considered when making such a determination.

- f. Abandoned signs, which must be removed within six months of the date of abandonment.
 - g. Electronic changeable copy signs which incorporate in any manner any rolling, flashing, pulsating, rotating, beacons, or moving lights.
 - h. Any sign nailed, fastened, or affixed to any tree.
 - i. Any sign that otherwise violates this sign code.
 - j. Any sign displaying any obscene matter, as that term is defined by Iowa Code Chapter 728.
4. Buffer Yards. No sign other than on-premises directional signs shall be placed within any buffer yard required by Chapter 173, Landscaping and Screening Standards, except buffer yards adjacent to intervening major streets.
5. Vision-Clearance Triangle. No sign may project into or be placed within a vision-clearance area.
6. Removal of Signs. If a sign owner's business, profession, commodity, service, or other activity or use formerly occupying the site is discontinued, the sign must be removed within fifteen (15) days of closure. If the owner does not remove the sign, the City will remove it at the owner's expense.

175.05 BASIC DESIGN ELEMENTS FOR ON-PREMISES SIGNS.

1. Professional Design and Construction. All signs must be designed and constructed by an individual or company pre-approved by the City and familiar with the City's sign ordinance. The proposed individual or company shall be designated on the applicant's sign permit and approved by the City in advance of sign construction.
2. Wall Signs and Graphics. Wall signs and graphics are subject to the following general regulations.
 - a. A wall sign shall not extend more than 12 inches from the wall to which it is attached.
 - b. A wall sign must be parallel to the wall to which it is attached.
 - c. A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for the attachment.
 - d. A wall sign may not extend beyond its building's roofline.
 - e. A wall sign attached to a building on its front property line may encroach upon public right-of-way by no more than 12 inches. Such a wall sign shall provide a minimum clearance of eight feet, six inches.
 - f. For the purpose of calculating permitted sign areas pursuant to this chapter, signs painted on the walls of buildings shall be considered wall signs.
 - g. Where permitted, canopy signs are counted as wall signs when calculating the total permitted sign area.
3. Projecting Signs and Graphics. Projecting signs and graphics are subject to the following general regulations.
 - a. The maximum projection of any projecting sign shall be three feet.
 - b. A projecting sign may be no closer than two feet from the vertical plane of the inside curb line.
 - c. Each projecting sign must maintain at least the following vertical clearances:

- A. 8 feet, 6 inches over sidewalks, except that a canopy may reduce its vertical clearance to 7 feet, 6 inches;
- B. 14 feet over parking lots;
- C. 18 feet over alleys or driveways;
- D. Unless noted above, no projecting sign shall be placed over a roadway.
- d. No projecting sign extending three feet from a property line may be located within 22 feet of any other projecting sign extending three feet from a property line.
- e. The support structure for projecting signs cannot be visible.
- 4. Roof Signs. Roof signs are subject to the following regulations:
 - a. Where permitted, integral roof signs may be used interchangeably with wall signs.
 - b. Above peak roof signs are prohibited.

175.06 OTHER DESIGN ELEMENTS.

- 1. Illumination. Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway.
- 2. Marquees and Marquee Signs. Signs placed on, attached to, or constructed on a marquee are subject to the maximum projection and clearance regulations of projecting signs.
- 3. Banners.
 - a. A banner sign projecting from a building may not exceed the wall height of the building.
 - b. Maximum projection for any banner is three feet with a minimum vertical clearance of 8 feet, 6 inches.

175.07 USE OF COMPATIBLE MATERIALS.

All signs, excluding temporary signs, shall be constructed of materials that are similar to those used on the principal building. Such signage shall be dominated with materials of permanency and strength and shall be compatible with other structures and signs in the development.

175.08 SIGN AREA.

- 1. Maximum Permitted Sign Area. Maximum permitted sign area for a premises is set forth as a numerical limit and is the combined total of all signs on the premise.
- 2. Sign Area.
 - a. Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, or architectural elements of the building.
 - b. The area of double-faced signs is calculated on the largest face only.
 - c. The sign area for ground signs, monument signs, and architectural sign bands is calculated as the area enclosing the extreme limits of the copy only.
 - d. In the case of individual letters mounted to a wall, the total area in a simple shape such as a rectangle around the letters will be calculated.

3. Height. The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or sign structure.

4. Setback. The setback of a sign is measured from the property line to the supporting frame, mast, pole, or base of the sign.

175.09 PERMITTED SIGNS

Table 175.09-01 – Permitted Signs by Type and Zoning Districts

Sign Types	R-1	R-2	R-3	MH	CC	UC	LI
Detached Signs							
Monument	P	P	P	P	P	P	P
Ground	P	P	P	P	P	P	P
Pole	N	N	N	N	N	N	N
Attached Signs							
Awning	N	N	N	P	P	P	P
Banner	N	N	N	N	P	P	P
Building Marker	P	P	P	P	P	P	P
Canopy	N	N	N	N	P	P	P
Marquee	N	N	N	N	P	P	P
Projecting	N	N	N	N	P	N	P
Roof, Integral	N	N	N	N	P	N	P
Wall	P	P	P	P	P	P	P
Window	N	N	N	N	P	P	P
Miscellaneous							
Portable	N	N	N	N	P	P	N

P = Permitted for All Uses; N = Not Permitted

Table 175.09-02 – Auxiliary Design Elements by Zoning District

Sign Types	R-1	R-2	R-3	MH	CC	UC	LI
Illumination							
Indirect	P	P	P	P	P	P	P
Direct	N	N	N	N	N	N	N
Internal	P	P	P	P	P	P	P
Neon	N	N	N	N	P	P	P
Flashing	N	N	N	N	N	N	N
Flame	N	N	N	N	N	N	N

Other									
Electronic Changeable Copy		N	N	N	N		P	P	P
Moving		N	N	N	N		N	N	N
Rotating		N	N	N	N		N	N	N

P = Permitted for All Uses; N = Not Permitted

Table 175.09-03 - Permitted Signs by Maximum Permitted Area and District

The Maximum Permitted Area for all signs on a premises, excluding exempt signs:

Zoning district	Maximum total square feet
R-1, R-2	8
R-3	32
MH	48
CC, UC	150
LI	200

Table 175.09-04 – Permitted Signs by Numbers, Dimensions, and Locations

Each individual sign shall comply with the regulations for maximum quantity, maximum size, minimum setbacks, and height limits shown in this table:

Zoning District:	R-1 R-2	R-3 MH	CC UC	LI
Detached Signs				
Number Permitted Per Premises	1	1	NA	NA
Maximum Size* (square feet)	8	32	90	90
Maximum Height (feet) of Structure Above Ground	10	10	10	10
Front Yard Setback (feet)	5	5	10	0
Side Yard Setback (feet)	10	10	5	0
Attached Signs				
Maximum Size* (square feet)	8	32	150	200
* For those uses only permitted a sufficient maximum sign area in Table 175-3				

(Ch. 175 – Ord. 18-14 – Nov. 18 Supp.)

175.10 NONCONFORMING SIGNS.

1. Any permanent sign that was in place and lawfully established on December 21, 1998, shall be considered as a legal nonconforming sign to the extent that such a sign does not comply with the provisions of this chapter. The cover of such sign may be changed from time to time, provided that the sign area shall not be enlarged or reduced beyond the sign area in existence on December 21, 1998.

2. Any nonconforming sign which presently is or becomes structurally damaged or deteriorated or is altered by more than 50% of its replacement cost, shall be either removed or altered so as to comply with this chapter.

CHAPTER 175

ZONING CODE – SIGN REGULATIONS

175.01 Purpose	175.07 Use of Compatible Materials
175.02 General Permit Procedures	175.08 Sign Area
175.03 Exempt Signs	175.09 Permitted Signs
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175.05 Basic Design Elements for On-Premises Signs	
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175.01 PURPOSE.

The Sign Regulations provide standards for communicating information in the environment of the City and its jurisdiction. The regulations recognize the need to protect public health, safety, and welfare; to maintain the City's attractive appearance; to provide for adequate business identification, advertising, and communication of information; all while protecting and promoting the free speech and expression rights of citizens within Windsor Heights. Any complaint received regarding a sign that comports with these regulations does not constitute a violation of this code section.

175.02 GENERAL PERMIT PROCEDURES.

Any installation, modification, or expansion of any sign which is not exempt from the provisions of this chapter shall be subject to the following permit procedure.

1. Maintenance of Valid Sign Permit. The owner of a property containing signs requiring a permit under this Zoning Code shall at all times maintain in force a sign permit for such property. Sign permits may be issued for individual zoned lots, tenants, or sign owners. A sign permit may be revoked if the sign is not maintained in good condition.
2. Any person who displays a sign in compliance with this code may substitute the message on that sign without first securing any additional approval, permitting, or notice, provided that any such substitution would not result in the sign becoming noncompliant.
3. Nothing in this code is intended or shall be construed so as to prevent the strengthening or restoration to a safe condition of a nonconforming sign for purposes of public health and safety.
4. Sign Permit Applications. All applications for sign permits shall be submitted to the Zoning Administrator in accordance with application specifications established by the ordinance.
5. Application Fees. Each application for a sign permit shall be accompanied by any applicable fees, which shall be established by the Council from time to time by resolution.
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3. Temporary signs less than 8 square feet.
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- b. Any sign that obstructs free ingress to or egress from a fire escape, door, window, or other required access way to or from a building or site.
- c. Any sign not maintained in good condition.
- d. Any sign that blocks the vision clearance areas or would obstruct a driver's clear line of sight of traffic or pedestrians, or which obscures official signs or signals.
- e. Any sign that interferes with the view of, or is confused with, any traffic control sign or device, and any sign that misleads or confuses traffic flow. A sign's position, size, shape, color, and illumination, but not its content, shall be considered when making such a determination.

- f. Abandoned signs, which must be removed within six months of the date of abandonment.
 - g. Electronic changeable copy signs which incorporate in any manner any rolling, flashing, pulsating, rotating, beacons, or moving lights.
 - h. Any sign nailed, fastened, or affixed to any tree.
 - i. Any sign that otherwise violates this sign code.
 - j. Any sign displaying any obscene matter, as that term is defined by Iowa Code Chapter 728.
4. Buffer Yards. No sign other than on-premises directional signs shall be placed within any buffer yard required by Chapter 173, Landscaping and Screening Standards, except buffer yards adjacent to intervening major streets.
5. Vision-Clearance Triangle. No sign may project into or be placed within a vision-clearance area.
6. Removal of Signs. If a sign owner's business, profession, commodity, service, or other activity or use formerly occupying the site is discontinued, the sign must be removed within fifteen (15) days of closure. If the owner does not remove the sign, the City will remove it at the owner's expense.

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 - b. A wall sign must be parallel to the wall to which it is attached.
 - c. A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for the attachment.
 - d. A wall sign may not extend beyond its building's roofline.
 - e. A wall sign attached to a building on its front property line may encroach upon public right-of-way by no more than 12 inches. Such a wall sign shall provide a minimum clearance of eight feet, six inches.
 - f. For the purpose of calculating permitted sign areas pursuant to this chapter, signs painted on the walls of buildings shall be considered wall signs.
 - g. Where permitted, canopy signs are counted as wall signs when calculating the total permitted sign area.
3. Projecting Signs and Graphics. Projecting signs and graphics are subject to the following general regulations.
 - a. The maximum projection of any projecting sign shall be three feet.
 - b. A projecting sign may be no closer than two feet from the vertical plane of the inside curb line.

- c. Each projecting sign must maintain at least the following vertical clearances measured from the average ground level below the sign to the lowest point of the sign:
 - A. 8 feet, 6 inches over sidewalks, except that a canopy may reduce its vertical clearance to 7 feet, 6 inches;
 - B. 14 feet over parking lots;
 - C. 18 feet over alleys or driveways;
 - D. Unless noted above, no projecting sign shall be placed over a roadway.
- d. No projecting sign extending three feet from a property line may be located within 22 feet of any other projecting sign extending three feet from a property line.
- e. The support structure for projecting signs cannot be visible.
- 4. Roof Signs. Roof signs are subject to the following regulations:
 - a. Where permitted, integral roof signs may be used interchangeably with wall signs.
 - b. Above peak roof signs are prohibited.

175.06 OTHER DESIGN ELEMENTS.

- 1. Illumination. Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway.
- 2. Marquees and Marquee Signs. Signs placed on, attached to, or constructed on a marquee are subject to the maximum projection and clearance regulations of projecting signs.
- 3. Banners.
 - a. A banner sign projecting from a building may not exceed the wall height of the building.
 - b. Maximum projection for any banner is three feet with a minimum vertical clearance of 8 feet, 6 inches.

175.07 USE OF COMPATIBLE MATERIALS.

All signs, excluding temporary signs, shall be constructed of materials that are similar to those used on the principal building. Such signage shall be dominated with materials of permanency and strength and shall be compatible with other structures and signs in the development.

175.08 SIGN AREA.

- 1. Maximum Permitted Sign Area. Maximum permitted sign area for a premises is set forth as a numerical limit and is the combined total of all signs on the premise.
- 2. Sign Area.
 - a. Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, or architectural elements of the building.
 - b. The area of double-faced signs is calculated on the largest face only.
 - c. The sign area for ground signs, monument signs, and architectural sign bands is calculated as the area enclosing the extreme limits of the copy only.

- d. In the case of individual letters mounted to a wall, the total area in a simple shape such as a rectangle around the letters will be calculated.
3. Height. The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or sign structure.
4. Setback. The setback of a sign is measured from the property line to the supporting frame, mast, pole, or base of the sign.

175.09 PERMITTED SIGNS

Table 175.09-01 – Permitted Signs by Type and Zoning Districts

Sign Types	R-1	R-2	R-3	MH	CC	UC	LI
Detached Signs							
Monument	P	P	P	P	P	P	P
Ground	P	P	P	P	P	P	P
Pole	N	N	N	N	N	N	N
Attached Signs							
Awning	N	N	N	P	P	P	P
Banner	N	N	N	N	P	P	P
Building Marker	P	P	P	P	P	P	P
Canopy	N	N	N	N	P	P	P
Marquee	N	N	N	N	P	P	P
Projecting	N	N	N	N	P	NP	P
Roof, Integral	N	N	N	N	P	N	P
Wall	P	P	P	P	P	P	P
Window	N	N	N	N	P	P	P
Miscellaneous							
Portable	N	N	N	N	P	P	N

P = Permitted for All Uses; N = Not Permitted

Table 175.09-02 – Auxiliary Design Elements by Zoning District

Sign Types	R-1	R-2	R-3	MH	CC	UC	LI
Illumination							
Indirect	P	P	P	P	P	P	P
Direct	N	N	N	N	N	N	N
Internal	P	P	P	P	P	P	P
Neon	N	N	N	N	P	P	P

Flashing		N	N	N	N		N		N		N
Flame		N	N	N	N		N		N		N
Other											
Electronic Changeable Copy		N	N	N	N		P		P		P
Moving		N	N	N	N		N		N		N
Rotating		N	N	N	N		N		N		N

P = Permitted for All Uses; N = Not Permitted

Table 175.09-03 - Permitted Signs by Maximum Permitted Area and District

The Maximum Permitted Area for all signs on a premises, excluding exempt signs:

Zoning district	Maximum total square feet
R-1, R-2	8
R-3	32
MH	48
CC, UC	150
LI	200

Table 175.09-04 – Permitted Signs by Numbers, Dimensions, and Locations

Each individual sign shall comply with the regulations for maximum quantity, maximum size, minimum setbacks, and height limits shown in this table:

Zoning District:		R-1 R-2	R-3 MH	CC UC	LI
	Detached Signs				
Number Permitted Per Premises		1	1	NA	NA
Maximum Size* (square feet)		8	32	90	90
Maximum Height (feet) of Structure Above Ground		10	10	10	10
Front Yard Setback (feet)		5	5	10	0
Side Yard Setback (feet)		10	10	5	0
	Attached Signs				

Maximum Size* (square feet)	8	32	150	200
	* For those uses only permitted a sufficient maximum sign area in Table 175-3			

(Ch. 175 – Ord. 18-14 – Nov. 18 Supp.)

175.10 NONCONFORMING SIGNS.

1. Any permanent sign that was in place and lawfully established on December 21, 1998, shall be considered as a legal nonconforming sign to the extent that such a sign does not comply with the provisions of this chapter. The cover of such sign may be changed from time to time, provided that the sign area shall not be enlarged or reduced beyond the sign area in existence on December 21, 1998.

2. Any nonconforming sign which presently is or becomes structurally damaged or deteriorated or is altered by more than 50% of its replacement cost, shall be either removed or altered so as to comply with this chapter.



STAFF REPORT
CITY COUNCIL
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Strait, City Clerk

SUBJECT: Approve Resolution No. 2025-22 A Resolution Waiving CEC Fees for the GCMOA Meeting March 12th, 2025

GENERAL INFORMATION

The GCMOA (Golden Circle Municipal Officers Association) intends to hold their monthly meeting on March 12th, 2025. They have requested the use of the full space of the Community Event Center to host this event. The event is scheduled to run from 10 AM to 3:00 PM, including set-up/tear down.

City Clerk Adam Strait serves on the board for the GCMOA. He felt this would be a great opportunity to showcase the CEC to other Cities and to provide a central location for the meeting.

The non-profit rate for the full space is \$176 per hour on Wednesdays, and they have opted to clean the space themselves. They are requesting the full CEC space for a total of 5 hours. The total cost for the rental would be \$880. They are requesting that all rental fees be waived.

ATTACHMENTS

1. Resolution No. 2025-22 A Resolution Waiving CEC Fees for the GCMOA Meeting March 12th, 2025

RESOLUTION NO. 2025-22

A RESOLUTION WAIVING CEC FEES FOR THE GCMOA MONTHLY MEETING

WHEREAS, the GCMOA intends to host their monthly meeting on Wednesday, March 12th, 2025; and

WHEREAS, the GCMOA intends to use the Windsor Heights Community Event Center for this event from 10:00 AM to 3:00 PM; and

WHEREAS, the GCMOA is requesting that the City waive all fees for this event.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDSOR HEIGHTS, IOWA:

That rental fees associated with the rental of the Windsor Heights Community Event Center by the GCMOA on March 12th, 2025 be waived.

Passed and approved this 3rd day of March, 2025.

Mike Jones, Mayor

Adam Strait, City Clerk



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Plagge, City Administrator
Trey Rouse

SUBJECT: Consideration of a Site Plan at 6500 Hickman Rd

GENERAL INFORMATION

ATTACHMENTS

1. 3.3.25 6500 Hickman Road (Multi-Family) Staff Report
2. 24-068 Sheet Set 01.29.2025
3. 24-068 Response Letter 01.29.2025
4. 24-068 Storm Water Memo
5. NLS lighting - NV-1
6. 2.26.25 Planning and Zoning Commission Meeting DRAFT Minutes
7. Public Comment - Bob Bishop 1128 64th Street

STAFF REPORT

Date: March 3rd, 2025
To: Windsor Heights City Council
From: Trey Rouse
Subject: Site Plan: 6500 Hickman Road (The Windsor Court Apartment) Site Plan

General Information

Applicant: Lance Burke
2323 Dixon Street
Des Moines, IA 50316
Property Owner: Windsor Court Apartments LLC (Tony and Mila Schwarz)
Proposed Use: Residential, Multi-Family
Zoning: CC (Community Commercial)
Location: 6500 Hickman Road

Summary

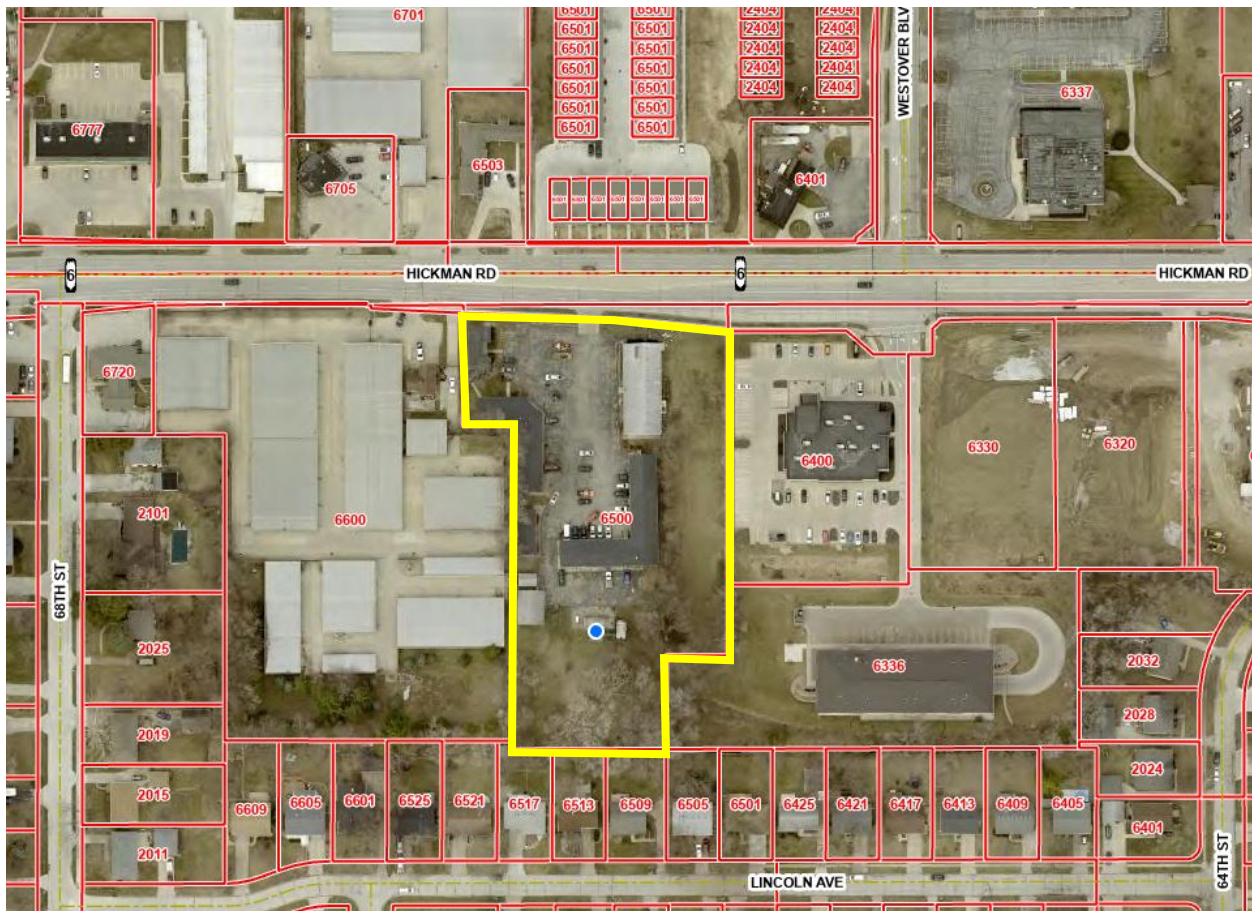
The applicant, Lance Burke representing the property owners Tony and Mila Schwarz, is requesting to develop The Windsor Court Apartments, a 41-Unit Multi-Family Dwelling development consisting of 6 total buildings in the CC District (Community Commercial District) for the use of the property described as 6500 Hickman Road. The CC District (Community Commercial District) allows for Residential, Multi-Family use within the CC District by Conditional Use Permit (CUP). The applicant went through the process of obtaining a CUP from the City of Windsor Heights Board of Adjustments. This development would include 1-Bedroom apartments all at market value with no restrictions such as age or income level that include on site surface parking (53 stalls). This development also includes short-term (10 parking spots) and long-term bike parking (5 parking spots) throughout the surface parking lot. This project also provides pedestrian access to Hickman Road creating a fully connected pedestrian walkway throughout the development.

City Staff has completed a review of the documentation submitted by the applicant. The submitted application materials are attached to this report.

Existing Conditions

The 2.56-acre lot is in the CC – Community Commercial Zoning District. This Zoning District allows for up to 20 residential units/acre. The property is re-developing and re-utilizing the existing buildings to transition from hotel/motel rooms to long-term rentals. The applicant has received a CUP to allow for this property to make that transition and currently has 6 buildings on the property along with trees and vegetation on the southern portion of the property. The

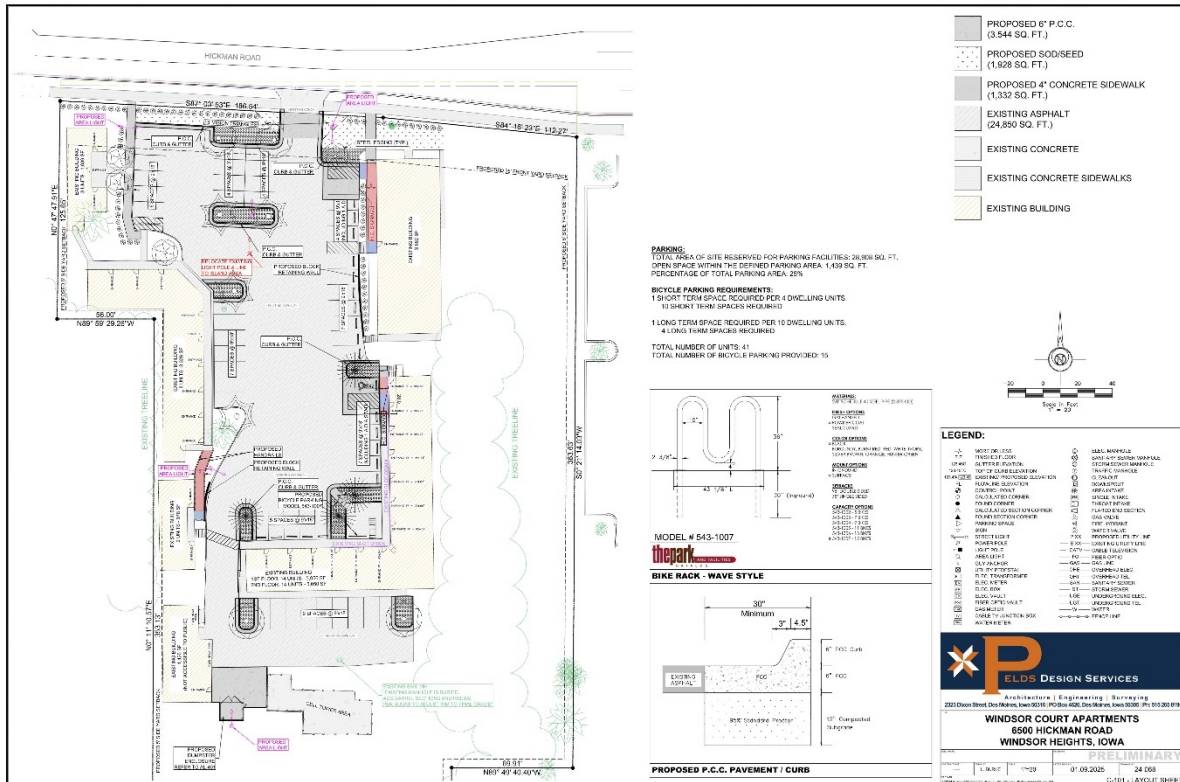
applicant also received a variance to reduce the side yard setbacks to allow for the existing buildings to be renovated and utilized for the proposed use. A utilities area is located on the southern portion of the property that connects to the southern edge of the parking lot.



Legal Description

EX N 2.5F LTS 7 & 7 1/2 & N 15.5F LT 8- & -EX
COM NE COR LT 9 THN SLY 2.5F TO POB THN ELY 298F
SLY 29.4F NWLY 112.16F NWLY 186.53F NLY 8.9F TO
POB- N 500F LOT 7 & W 70F N 395F LOT 6 & ALL LOTS
7 1/2 & 8 SUBURBAN FARMS

Site Plan for Development



Zoning Bulk Regulations

Category	CC
Lot Area	10,000 sq.ft.
Lot Width	50 ft
Front Yard Setback	15 ft
Side Yard Setback	10 ft
Rear Yard Setback	20 ft

Traffic Study/Traffic Information

City Staff did not request a Traffic Study to be complete as access to Hickman Road was not being altered and the proposed use is comparable to the existing use in vehicular trips/activity.

Parkland Dedication

With the development or redevelopment of a parcel or lot into residential (with the exception of Single-Family residential) there is a required Parkland Dedication attached to the development based upon the type or residential development and units developed.

As part of the site plan review process City staff and the developer discussed parkland dedication. It was agreed to provide for City Council consideration for an exchange of monetary value that would normally be required as a physical parkland dedication.

City Staff calculated the required parkland dedication and have provided the applicant the proposed monetary value to be exchanged for the required parkland dedication.

Equation for Parkland Dedication:

$(\text{number of units}) \times (1.5 \text{ individuals/unit}) \times (.005 \text{ acres/individual})$

The Windsor Courts Apartments Parkland Dedication Requirement:

$41 \text{ Units} \times 1.5 \text{ (Individuals/Unit)} \times .005 \text{ (Acres/Individual)} = 0.3075 \text{ Acres}$

Equation for Parkland Dedication Monetary Value Equivalent:

Average Land Value Per Acre in Polk County, IA = \$12,678.00.

$\$12,678.00 \times 0.3075 = \underline{\$3,898.49}$

The applicant has agreed to pay the proposed monetary value to meet this requirement as stated by the City. This can be accepted by the City Council, or another form of compensation can be decided upon.

Landscaping and Plantings

The applicant has provided a landscaping plan within the site plan (sheet 9) to illustrate the planting locations and types of plantings that will be on the development. The plantings provided and shown meet the requirements of the landscaping requirements by numbers and utilizes plants on the approved Windsor Heights Tree/Plant list. The required number of trees and shrubs based upon the size of development are 25 trees (1/2000 sq. ft. of pervious area) and 127 shrubs (5/2000 sq. ft. of pervious area).

This requirement has been met as the applicant shows in the site plan to provide 25 trees in total and 127 shrubs.

Building Façade

Within the Community Commercial District, there is a building façade material requirement based upon the quality of the materials and the percentage of the primary street facing façade that the material covers. The Community Commercial District requires 50% of the street facing façade be made up of Grade A Materials according to the Zoning Code (not including windows and doorways) with the remainder of the façade being any grade A, B, or C materials with a maximum of 10% of the façade being Grade C materials.

This has been shown through Building Elevation drawings sent by the applicant and attached to this Staff Report.

Stormwater/Drainage

The proposed changes at the development site did not increase the impervious surface and combination of the vacant lot to the east increased pervious surface. This development did not meet the minimum requirement to initiate a Stormwater Report. City Staff did not request any form of stormwater or drainage report.

Parking Requirements

Based upon the proposed site and development, minimum parking requirements have been established by the City of Windsor Heights.

Automotive Vehicle parking for a Multi-Family Dwelling use is 1 Parking Stall/Unit. This would require 41 parking stalls based upon the size of the development. The applicant meets this parking requirement by providing 53 surface parking lot stalls.

Bike parking is required at developments as well. Short-term and Long-term bike parking are considered to be separate and are required in different capacities. 1 Short-term bike parking stall is required for every 4 units. 1 Long-term bike parking stall is required for every 10 units. This creates the requirements of 11 short-term bike parking stalls and 5 long-term bike parking stalls. The applicant does meet this requirement by providing 11 short-term bike parking stalls and 5 long-term bike parking stalls on the surface parking area.

Screenings and Buffers

Screening and buffers are required to protect less intensive uses found in the R-1, R-2, and R-3 Districts from more intense uses that are commonly found in the UC, CC, and LI Districts. The Windsor Court Apartment project is located within the CC District and considered a more intensive district compared to surrounding Zoning Districts. The Windsor Courts project abuts the R-2 District on its southern site boundary, so it is required to have a minimum of a 10 ft. fully opaque buffer according to Table 173.05-03-Screened Buffer Yard Requirements.

Table 173.05-03 – Screened Buffer Yard Requirements

		Less Intensive Adjacent District
		R-1*, R-2*, & R-3
More Intensive District	UC, CC	10 Feet
	LI	20 Feet
*Applies to residential uses only.		

The following requirements need to be met for the opaque buffer between the Zoning Districts:

2. Opaque Barrier. An opaque barrier shall be provided which visually screens the conditions listed in subsection 1 from less intensive uses by employing one or more of the following in any combination to obtain a solid barrier of at least 6' in height:

- a. A solid wood and/or masonry fence or wall at least six feet in height.
- b. A landscaped screen, using a minimum of 50% evergreen plant material, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting. (Note: All planting materials shall conform to the minimum caliper/size requirements set in Table 173-02)
- c. A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts.
- d. Any combination of these methods that achieves a cumulative height of six feet.

The applicant does not meet this requirement with the proposed plantings along the southern portion of the property as is shown in the plan set. The completion of this 6 ft. opaque landscaped buffer will be a condition of approval. There is an existing fence along the southern property line abutting the R-2 zoned properties that partially meets this requirement.

Comprehensive Plan Review

The Windsor Heights Comprehensive Plan has been reviewed by City Staff to make sure that this project aligns with the goals and ideals of the Comprehensive Plan. The proposed Windsor Apartment development project meets several of the goals identified and outlined within the Comprehensive Plan and addresses the following goals as determined by the City Staff. The Comprehensive Plan supports the proposed project as it is presented.

Neighborhood Enhancement:

1. Broaden the mix of housing to appeal to a wide range of people of all stages of life.
 - a. This project assists in achieving this goal by introducing more available housing for current or future residents of Windsor Heights. It also provides a diversity in housing as much of the surrounding area is Single-Family Dwelling Unit housing with this providing Multi-Family Dwelling Units.

Future Land Use Map

The future land use map should be used as guidance for areas throughout the City. The map identifies this location as commercial, which is defined on page 40 of the 2017 Comprehensive Plan. “Commercial. Commercial and office uses that are typically more auto-oriented.”

The proposed project, although it does not conform with the updated Future Land Use Map designation as defined, it does correspond with the vision that has been laid out by the Comprehensive Plan with integrating more forms of housing within the community and diversifying key corridors such as Hickman Road. There is already a precedent set with existing housing within the nearby vicinity that is considered to be Commercial on the Future Land Use Map.

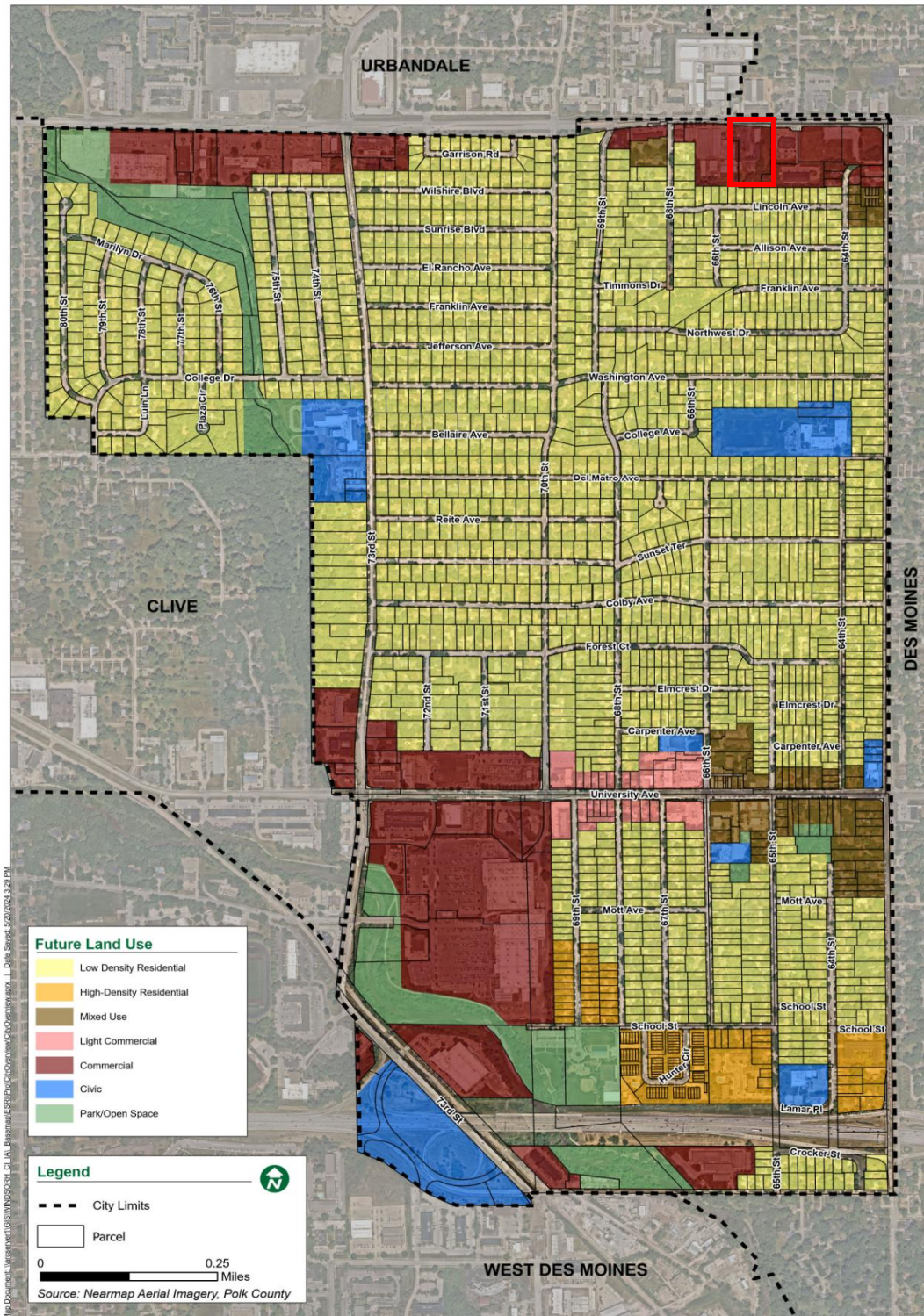


Figure 1: Current Future Land Use Map

Zoning Map

The parcels are currently zoned for Community Commercial District which is defined in [Table 168-1 Purposes of Zoning Districts](#) as “This district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. CC Districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial sub-centers.”

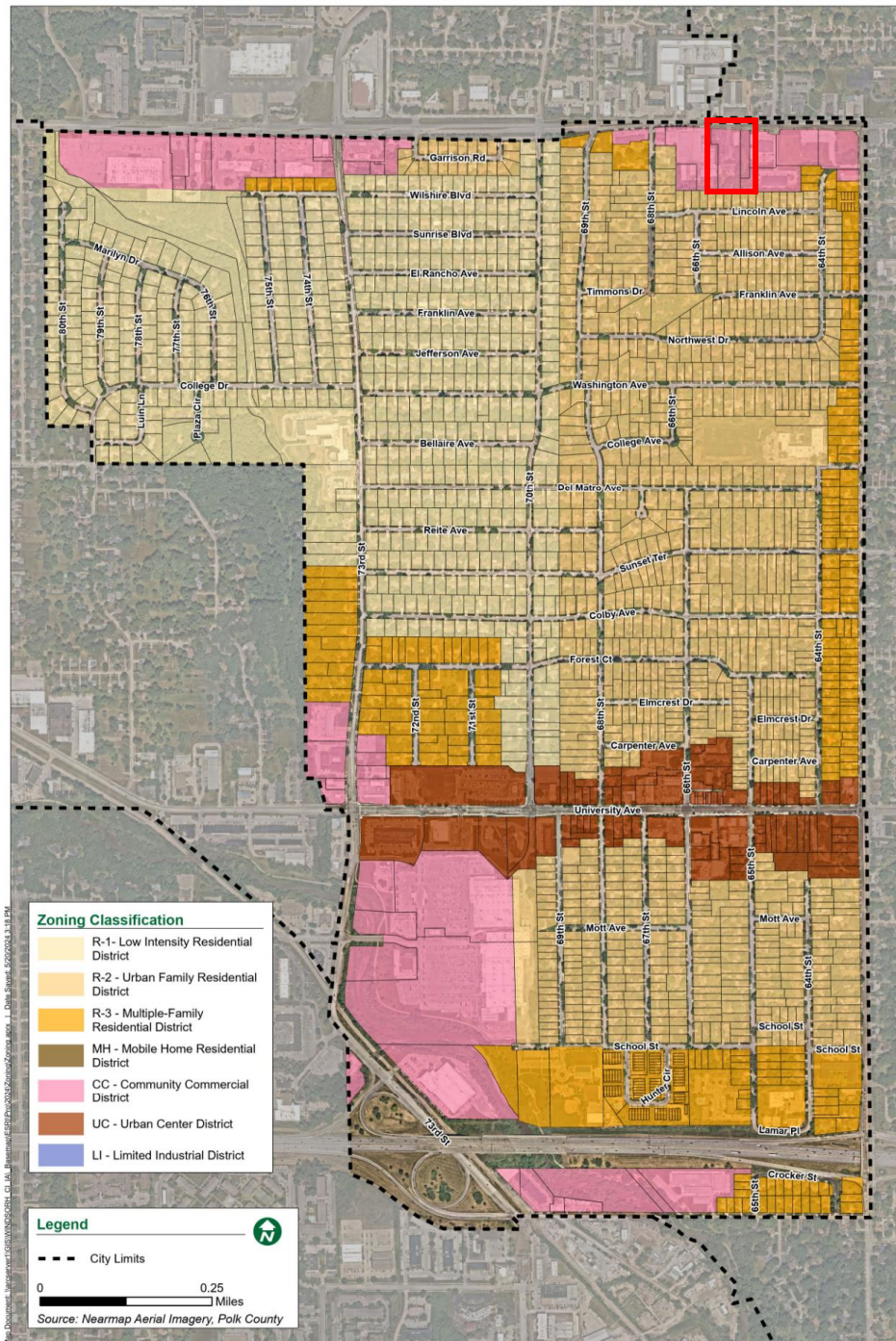


Figure 3: Current Zoning Map

Public Comments Received

The City of Windsor Heights City Staff, at the time of the creation of this Staff Report, has not received public comment on the proposed project of The Windsor Courts Apartments Development at this property.

The Public Hearing held by the Planning and Zoning Commission on February 26th, 2025, did not have any public comment during that time.

Current Work Done at Site

The applicant has worked to address outstanding nuisance issues along with renovating the insides of each of the units. These renovations have been basic renovations that don't require permitting to begin.

Conclusion and Recommendation by City Staff

After reviewing all of the documentation submitted by the applicant by City Staff and all City Departments, Staff compared the project to the goals and vision of the Comprehensive Plan and other City plans. After review and comparison, Staff came to their recommendation.

The staff recommends to the City Council that they recommend approval of the site plan for 6500 Hickman Road (The Windsor Courts Apartments) with the following conditions.

Conclusion and Recommendation by Planning and Zoning Commission

A meeting of the Windsor Heights Planning and Zoning Commission took place on February 26th, 2025, and a public hearing was held on that date. The Planning and Zoning Commission deliberated on the site plan, clarified information, and heard from the applicant. No public comment was given on that date or before that date. The Planning and Zoning Commission then came to their conclusion and recommendation for the City Council.

The Planning and Zoning Commission recommends to the City Council that they approve the site plan for 6500 Hickman Road (The Windsor Courts Apartments) with the conditions laid out by City Staff.

Recommended Motion

Motion to approve the 6500 Hickman Road Site Plan (The Windsor Courts Apartments) with the conditions of approval laid out by City Staff.

Conditions:

All of the following conditions will be met, reviewed by the city department assigned, and deemed complete before approval of the site plan and before any development can take place.

General Comments

1. All permits related to the project will be held and released concurrently at the approval of the following:
 - a. Approval of signs and utility from Safe Building.
 - b. Revision of site plan application in accordance with the comment letter and all corresponding comments from each City Department.

- c. Professional Signatures on Final Site Plan including Licensed Surveyor (Chapter 170.10)
- d. City Council approval of site plan.

Planning Comments

1. Removal of all dead trees and debris from Property.
2. Remove all code violations and nuisance buildings from the property and get verification from the Code Enforcement Officer with the city that all nuisances are eliminated.
 - a. Fallen gutters: these were removed; Mila mentioned all gutters would be replaced in the remodel.
 - b. Siding: the damaged siding will be replaced in the spring. The City is fine with this timeline.
 - c. Downed pillar: this was removed; this seemed to be decorative, and not load-bearing from what I could see.
 - d. Retaining wall: the damaged pieces were removed from the parking lot and cleaned up. The retaining wall will be replaced by Mila, as they will be tearing out the retaining wall as well as the stairs to make the building ADA compliant.
 - e. Signs: the one atop the building was removed as requested. There is still a derelict sign (see attached photo) on the north side of the building. Mila advised that they were not sure if there is siding behind it, and would be removing the sign when they replaced the siding (so as not to expose what's underneath to the elements). They do not intend to replace the sign when it is removed. The City is fine with this plan.
3. Parkland Dedication compensation to be agreed upon between City Council and the applicant and paid to City of Windsor Heights
 - a. This will be a condition of approval and will need to be paid to the City of Windsor Heights before full approval of the Site Plan is given. The below monetary value replacement for Parkland Dedication is recommended by Staff:
 - i. Staff monetary recommendation based upon Parkland Dedication required and the average land value per acre within Polk County is \$3,898.49.
 1. Parkland Dedication Required
 - a. $41 \text{ Units} \times 1.5 \text{ Average Persons Per Unit} \times .005 \text{ (Parkland needed per person)} = 0.3075 \text{ Acres of Parkland}$
 2. Average Land Value Per Acre in Polk County, IA = \$12,678.00.
 3. $\$12,678.00 \times 0.3075 = \$3,898.49$
4. Landscaping Buffer Requirement be met with the addition of 6 ft. plantings from the approved plantings list for the City of Windsor Heights along the southern portion of the property.

Attachments

1. Application Materials (as submitted)
2. Nuisance Abatement Staff Report
3. Building Elevation Rendering of Northern Façade and Materials

SITE ADDRESS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA 50324

SITE AREA
2.65 ACRES (115,703 SQ.FT.)

ZONING
CC - COMMUNITY COMMERCIAL
ADJACENT ZONING:
NORTH: RX1 - MIXED USE
EAST: CC - COMMUNITY COMMERCIAL
SOUTH: R2 - SINGLE-FAMILY RESIDENTIAL
WEST: CC - COMMUNITY COMMERCIAL

SETBACKS
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 15'

BUILDINGS
EXISTING: 6 TOTAL
OWNERS:
-WINDSOR COURT APARTMENTS LLC
-BBT RENTALS LLC
-US WEST NEW VECTOR

EXISTING USE
HOTEL MOTEL

PROPOSED USE
RESIDENTIAL - MULTI-FAMILY

BUILDING HEIGHT
MAX BUILDING HEIGHT: 2 STORY

BUILDING COVERAGE
MAXIMUM BUILDING COVERAGE: 50%
BUILDING COVERAGE PROVIDED: 14% (15,684 SQ. FT.)

RESIDENTIAL UNITS PER ACRE
MAXIMUM RESIDENTIAL UNITS PER ACRE: 20
TOTAL ACRES: 2.65
TOTAL NUMBER OF RESIDENTIAL UNITS: 41
TOTAL NUMBER OF RESIDENTIAL UNITS PER ACRE: .06

OPEN SPACE
EXISTING: 56% (64,908 SQ.FT.)
PROPOSED: 56% (65,031 SQ.FT.)

IMPERVIOUS SPACE
MAXIMUM IMPERVIOUS COVERAGE: 65%
EXISTING: 44% (50,795 SQ.FT.)
PROPOSED: 44% (50,672 SQ.FT.)

PARKING
REQUIRED: 1 PARKING STALL PER UNIT ALONG WITH 1 H.C. STALL PER 25 REQUIRED PARKING STALLS.
TOTAL NUMBER OF UNITS: 41
TOTAL NUMBER OF PARKING STALLS REQUIRED: 41 PARKING STALLS PLUS 2 H.C. PARKING STALLS.
TOTAL NUMBER OF PARKING STALLS PROVIDED: 53 PARKING STALLS INCLUDING 2 H.C. PARKING STALLS.

DISTURBED AREAS
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0327F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED.

DEVELOPER
MILA SCHWARZ, TEN13 PROPERTIES
PO BOX 65653
WEST DES MOINES, IA 50265
PHONE: 515-986-6452
EMAIL: MILA@TEN13PROPERTIES.COM

CITY CONTACT
BOLTON & MENK, INC.
430 E GRAND AVE, STE 101
DES MOINES, IOWA 50309
PROJECT CONTACT: TREY ROUSE
PHONE: 515-259-9190 EXT. 3535
EMAIL: TREY.ROUSE@BOLTON-MENK.COM

ENGINEER/ LAND SURVEYOR
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

ARCHITECT
K.P. INTERIOR IMPRESSIONS
201 W. 4TH STREET, PO BOX 66
BOUTON, IOWA 50039
PROJECT CONTACT: KENDRA PEDICINI
PHONE: (515) 601-0926
EMAIL: KENDRA@KPINTERIORIMPRESSIONS.COM

LEGEND:

F.F. FINISHED FLOOR
+/- MORE OR LESS
123.45G GUTTER ELEVATION
123.45TC TOP OF CURB ELEVATION
123.45/123.45 EXISTING/ PROPOSED ELEVATION
FL FLOWLINE ELEVATION
CONTROL POINT
CALCULATED CORNER
FOUND CORNER

CALCULATED SECTION CORNER
FOUND SECTION CORNER
PARKING SPACE
SIGN
STREET LIGHT
POWER POLE
LIGHT POLE
AREA LIGHT
ELEC. TRANSFORMER
ELEC. METER
ELEC. BOX

ELEC. MANHOLE
ELEC. VAULT
GUY ANCHOR
UTILITY PEDESTAL
CABLE TV JUNCTION BOX
GAS VALVE
GAS METER
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
CLEANOUT
DOWNSPOUT

SINGLE INTAKE
AREA INTAKE
THROAT INTAKE
FLARED END SECTION
VALVE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER TEE
PROPOSED UTILITY LINE
EXISTING UTILITY LINE

CATV CABLE TELEVISION
FO FIBER OPTIC
G GAS LINE
OHE OVERHEAD ELEC.
OHT OVERHEAD TEL.
SAN SANITARY SEWER
ST STORM SEWER
UGE UNDERGROUND ELEC.
UGT UNDERGROUND TEL.
W WATER
FENCE LINE

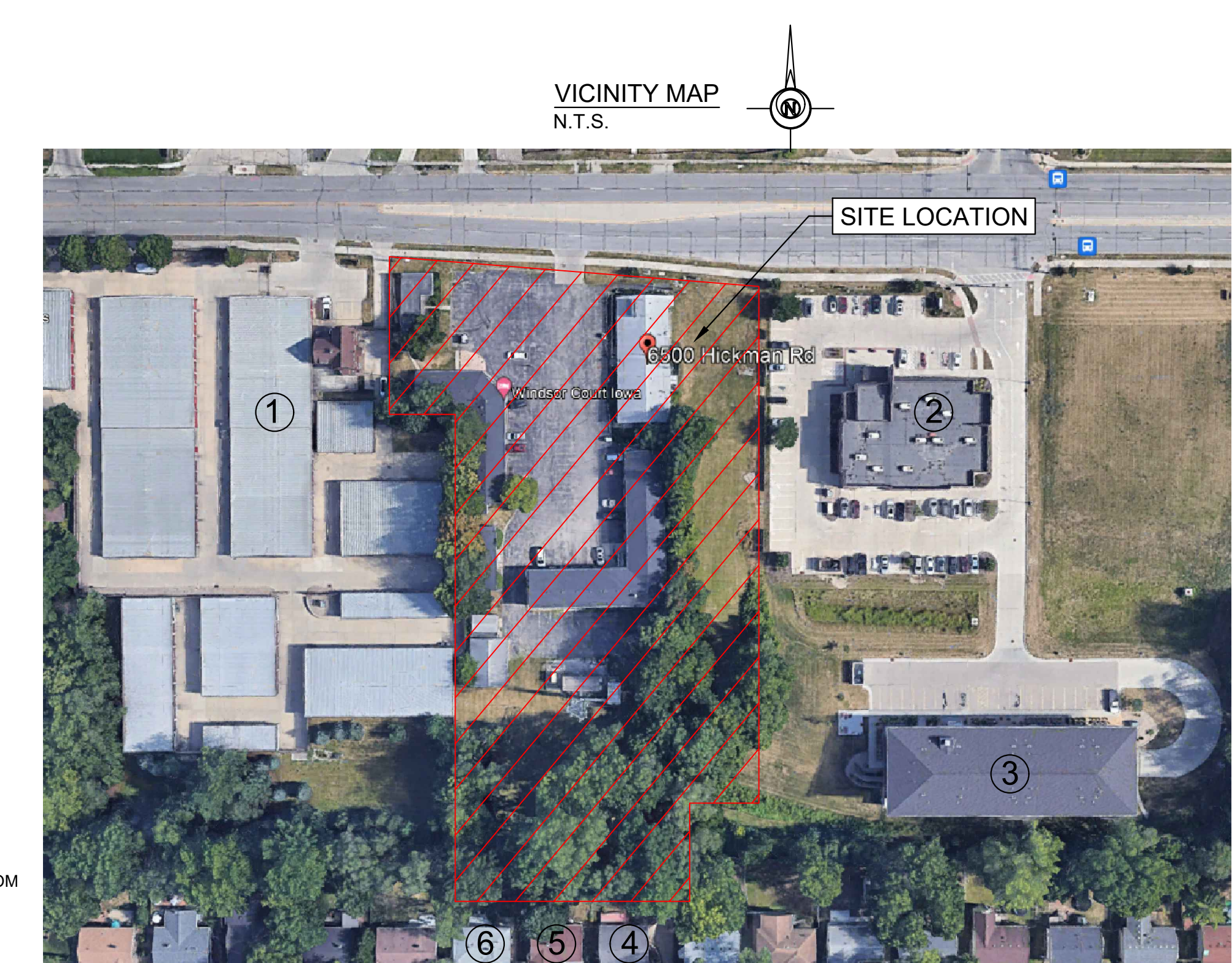
SITE IMPROVEMENTS

FOR

WINDSOR COURT APARTMENTS

6500 HICKMAN ROAD

WINDSOR HEIGHTS, IOWA



ADJACENT PROPERTY OWNERS:
1) NEW TKG-STORAGEMART PARTNERS PORTFOLIO LLC
215 N STADIUM BLVD, STE 207
COLUMBIA, MO. 65203-1160
2) KNAPP PROPERTIES
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA. 50266-5921
3) WINDSOR CROSSING SENIOR APARTMENTS LLC
3512 INGERSOLL AVE
DES MOINES, IA. 50312-3407
4) COLIN J THURSTON
6509 LINCOLN AVE.
WINDSOR HEIGHTS, IA. 50324-5923
5) PAMELA M QUINLAN
6513 LINCOLN AVE.
WINDSOR HEIGHTS, IA. 50324-5923
6) MARCELA LITUMA
6517 LINCOLN AVE.
WINDSOR HEIGHTS, IA. 50324-5923

SHEET INDEX

- C-001 - COVER SHEET
- C-002 - NOTE SHEET
- C-003 - TOPO SHEET
- C-100 - DEMO SHEET
- C-101 - LAYOUT SHEET
- C-103 - DIMENSION SHEET
- C-201 - GRADING SHEET
- C-301 - UTILITY SHEET
- C-701 - LANDSCAPING SHEET
- AL-401 - TRASH ENCLOSURE
- E-101 - SITE LIGHTING PLAN

LEGAL DESCRIPTION:
Lots 7 1/2 and 8 and Lot 7 except the South 150 feet thereof and except those portions of said Lots conveyed to the State of Iowa by Warranty Deed filed in Book 4147, Page 654, and the West 70 feet of the North 395 feet of Lot 6 except that part conveyed to the State of Iowa by Warranty Deed filed in Book 4145, Page 107 and except those parts acquired by the State of Iowa by Condemnation filed December 20, 2010 and recorded in Book 13723, Page 85, all in Suburban Farms, an Official Plat, now included in and forming a part of the City of Windsor Heights, Polk County, 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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C-001 - C-701

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:

WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

REVISIONS:

PRELIMINARY

COPYRIGHT DATE: _____ DRAWN BY: L. BURKE SCALE: _____ LATEST REVISION: 01.29.2025 DRAWING NO: 24-068

FILE PATH: J:\2024 Projects\24-068 6500 Hickman Rd - Windsor Hts\Engineering\Sheet Set

C-001 - COVER SHEET

GENERAL NOTES

- THE LOCAL JURISDICTION MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. THE LOCAL JURISDICTION IS THE CITY OF WINDSOR HEIGHTS.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE LOCAL JURISDICTION AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST SUDAS STANDARDS. ALL PROVIDED SUDAS DETAILS ARE FOR REFERENCE ONLY AND THE LATEST VERSIONS SHALL BE IMPLEMENTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN JUNE 2024. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
- SANITARY SERVICE NOTES
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE
- WATER SERVICE NOTES
- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE LOCAL JURISDICTION SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE LOCAL JURISDICTION REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE LOCAL JURISDICTION STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL ROW AREAS SHALL BE SODDED IN ACCORDANCE WITH THE LOCAL JURISDICTION SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



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WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

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L. BURKE

SCALE

REVISIONS

01.29.2025

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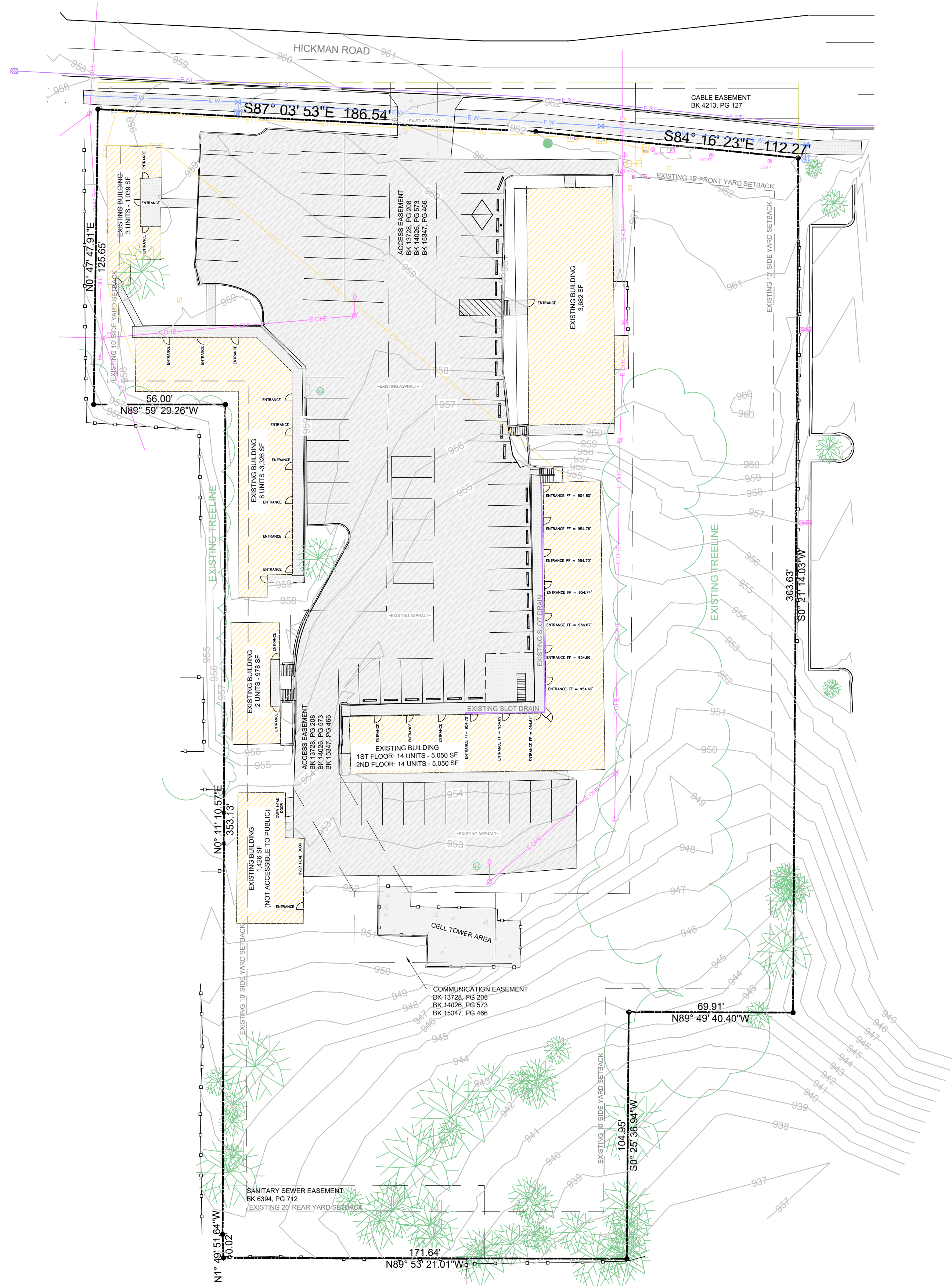
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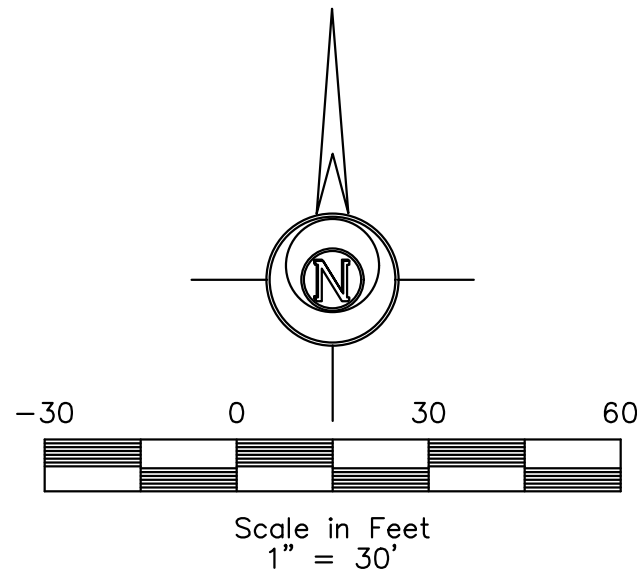
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C-002 - NOTE SHEET

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- EXISTING ASPHALT (24,850 SQ. FT.)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALKS
- EXISTING BUILDING



LEGEND:

- | | | | |
|---------------|-----------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| △ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ▲ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ▲ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ▲ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX — PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX — EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO — FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE — OVERHEAD ELEC. |
| ET | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
| EM | ELEC. METER | ⊙ | SS — SANITARY SEWER |
| EB | ELEC. BOX | ⊙ | ST — STORM SEWER |
| EV | ELEC. VAULT | ⊙ | UGE — UNDERGROUND ELEC. |
| FV | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| GM | GAS METER | ⊙ | W — WATER |
| TV | CABLE TV JUNCTION BOX | ⊙ | — — — — — FENCE LINE |
| WM | WATER METER | | |



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TITLE:

WINDSOR COURT APARTMENTS

6500 HICKMAN ROAD

WINDSOR HEIGHTS, IOWA

BENCHMARK:

DATE: 01.29.2025

DRAWN BY: L. BURKE

SCALE: 1"=30'

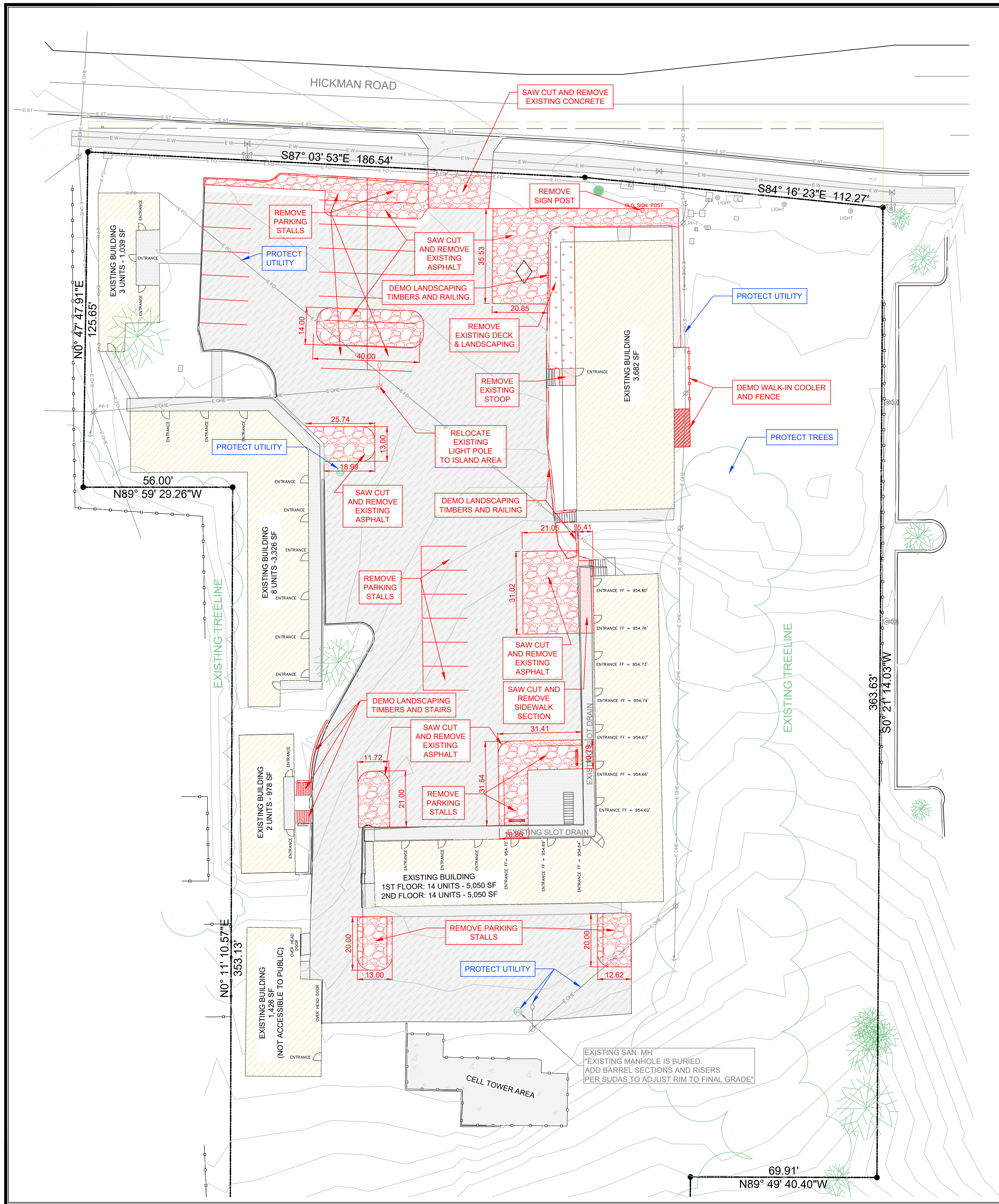
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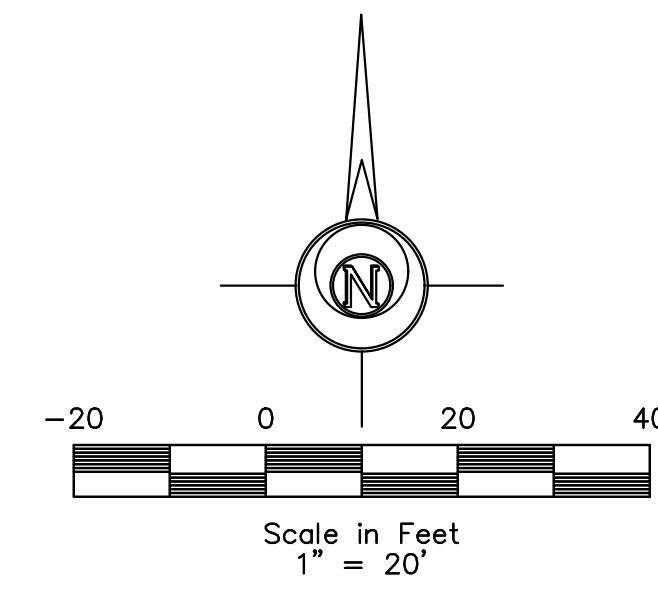
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C-003 - TOPO SHEET

PRELIMINARY



- EXISTING ASPHALT (24,850 SQ. FT.)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALKS
- EXISTING BUILDING
- BUILDING DEMO
- ASPHALT DEMO (4,874 SQ. FT.)
- LANDSCAPE DEMO (494 SQ. FT.)
- SIDEWALK DEMO (247 SQ. FT.)



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX — EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV — CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO — FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS — GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE — OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT — OVERHEAD TEL.
⊙	ELEC. METER	⊙	SAN — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		

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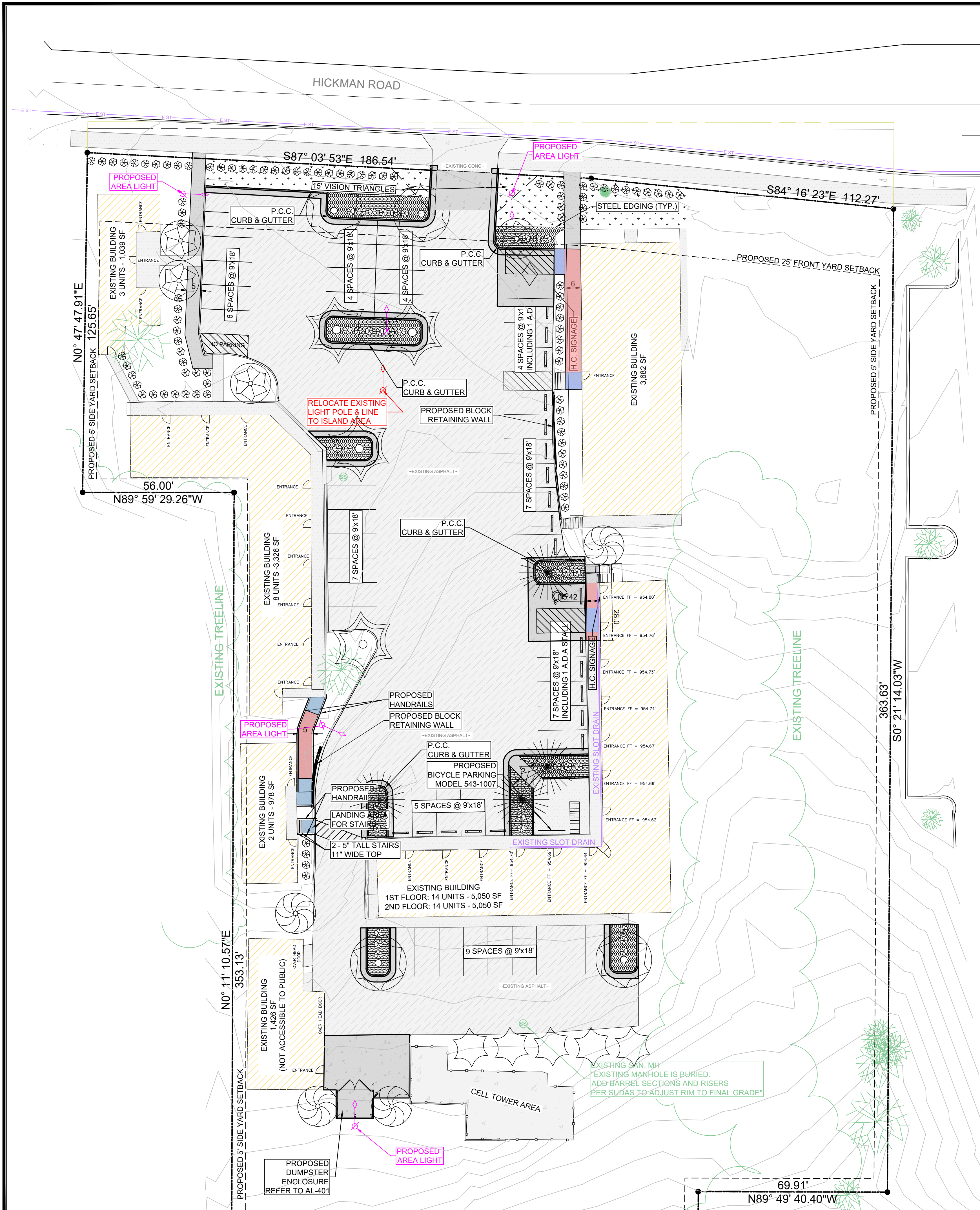
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01.29.2025

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C-100 - DEMO SHEET

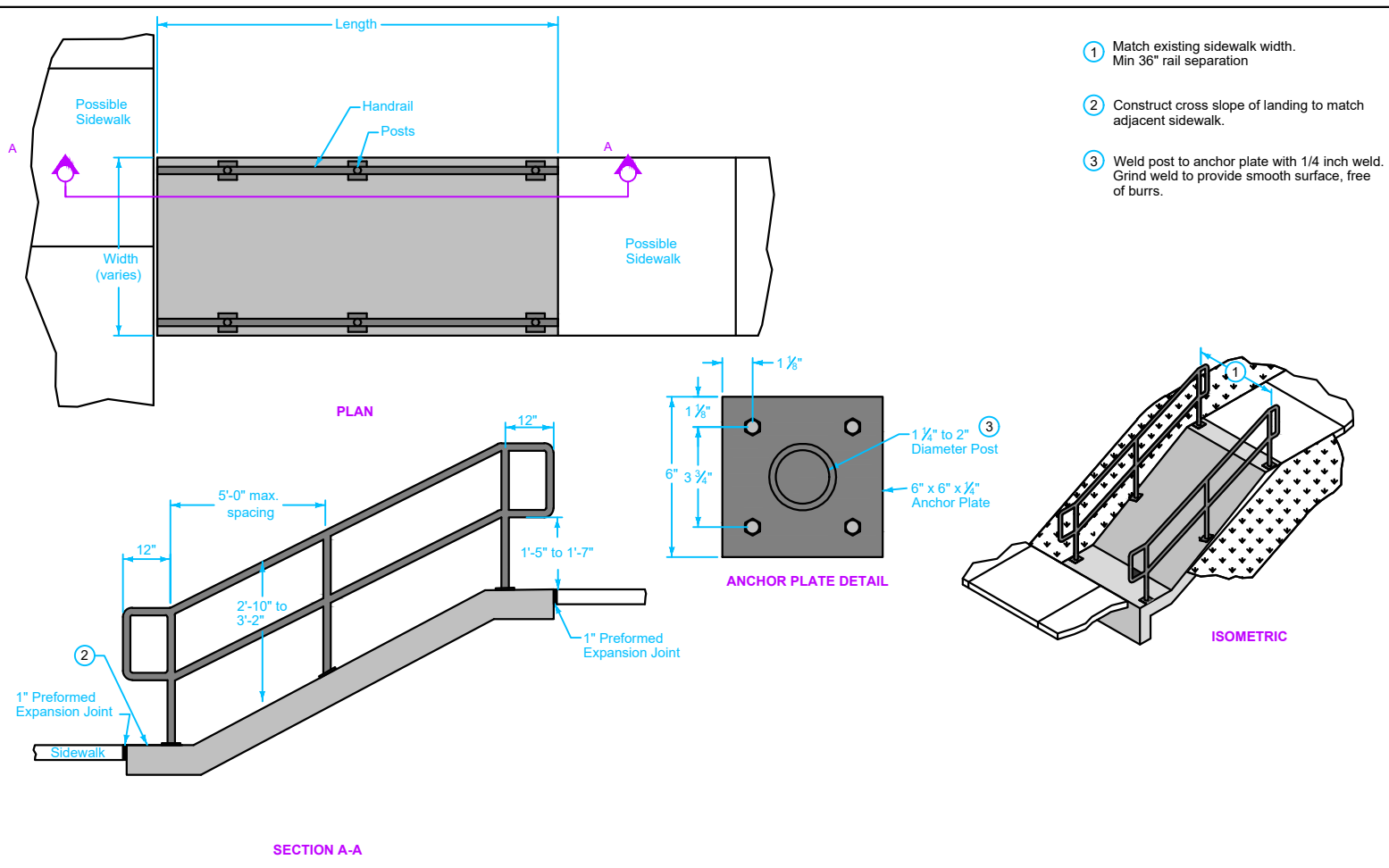


PARKING:
TOTAL AREA OF SITE RESERVED FOR PARKING FACILITIES: 28,908 SQ. FT.
OPEN SPACE WITHIN THE DEFINED PARKING AREA: 1,439 SQ. FT.
PERCENTAGE OF TOTAL PARKING AREA: 25%

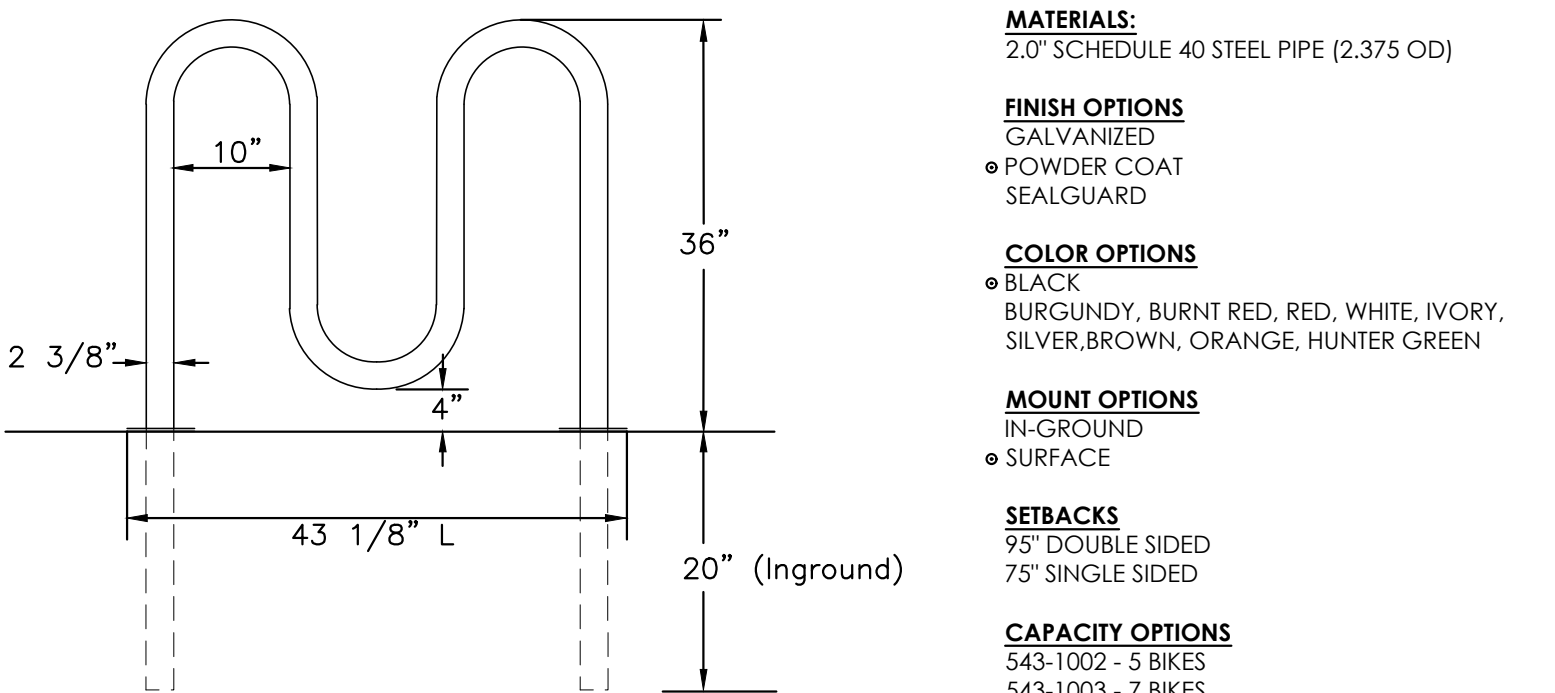
BICYCLE PARKING REQUIREMENTS:
1 SHORT TERM SPACE REQUIRED PER 4 DWELLING UNITS.
11 SHORT TERM SPACES REQUIRED

1 LONG TERM SPACE REQUIRED PER 10 DWELLING UNITS.
4 LONG TERM SPACES REQUIRED

TOTAL NUMBER OF UNITS: 41
TOTAL NUMBER OF BICYCLE PARKING PROVIDED: 11



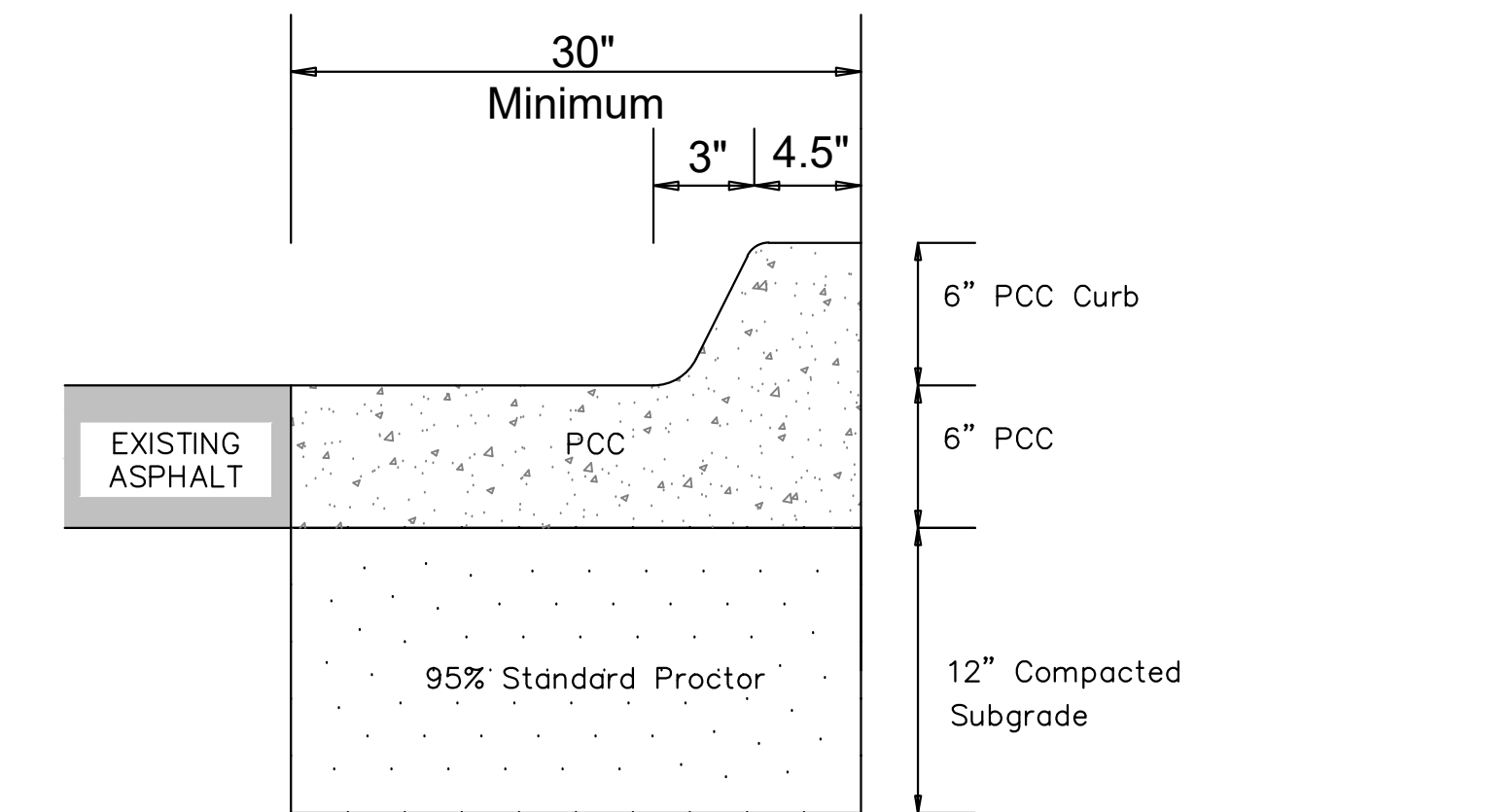
4. CONCRETE RAMP WITH HANDRAIL



MODEL # 543-1005

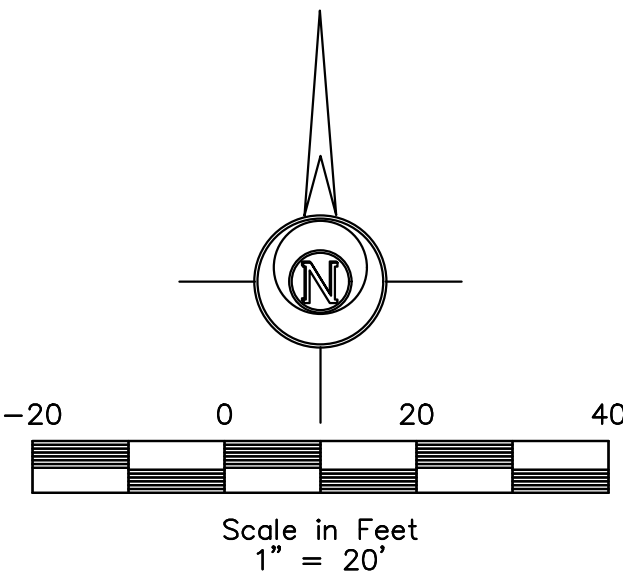
thepark AND FACILITIES CATALOG

BIKE RACK - WAVE STYLE



PROPOSED P.C.C. PAVEMENT / CURB

- PROPOSED 6" P.C.C. (3,544 SQ. FT.)
- PROPOSED SOD/SEED (1,928 SQ. FT.)
- PROPOSED 4" CONCRETE SIDEWALK (1,362 SQ. FT.)
- EXISTING ASPHALT (24,850 SQ. FT.)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALKS
- EXISTING BUILDING
- SIDEWALK LANDING
- SIDEWALK RAMP



LEGEND:

- | | | | |
|---------------|-----------------------------|---|----------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ⊙ | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SAN SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | ⊙-⊙-⊙ FENCE LINE |
| ⊙ | WATER METER | | |

PLDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

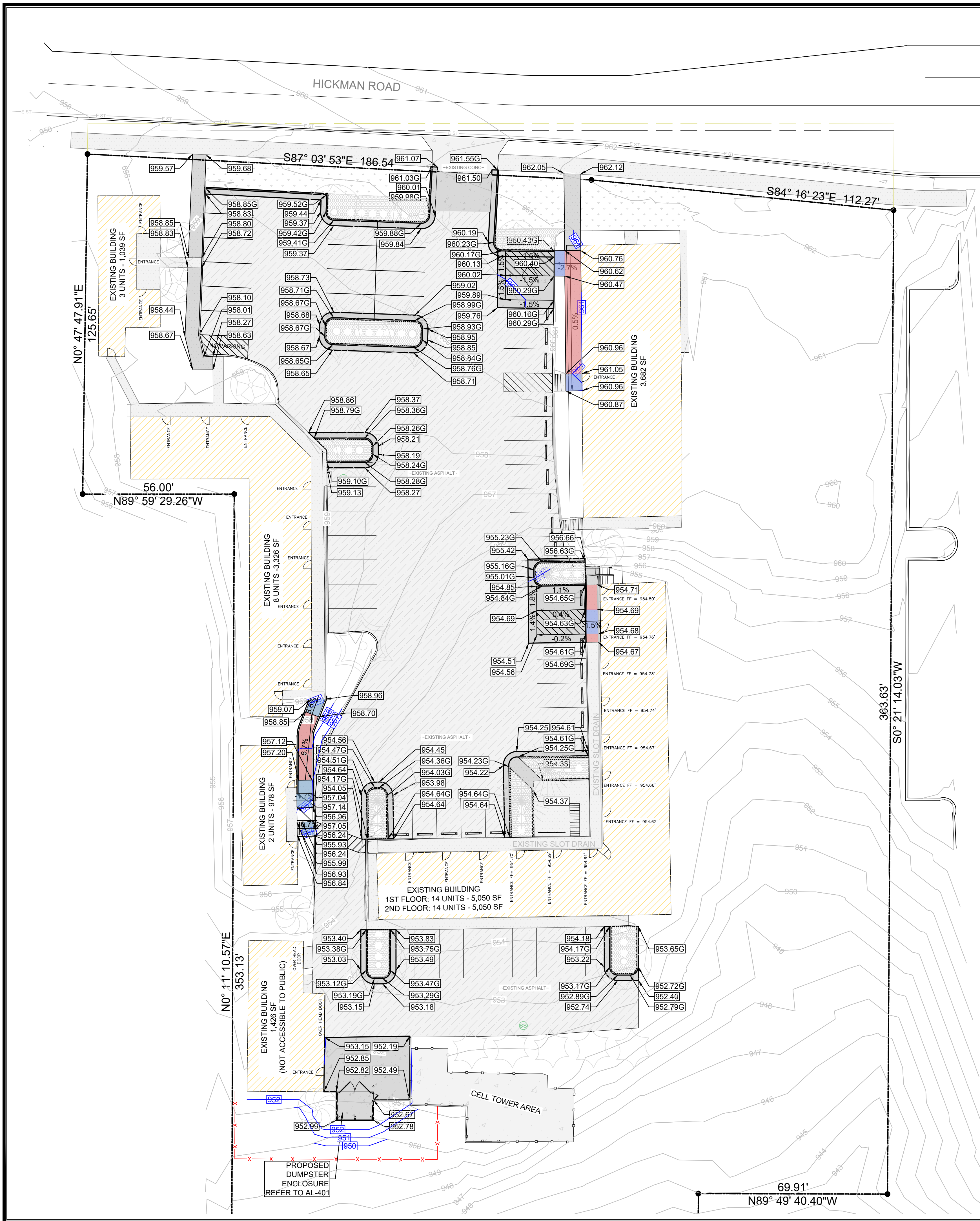
PRELIMINARY

REVISIONS: 1. 01.29.2025 2. 24-068

DATE: 01.29.2025 DRAWN BY: L. BURKE SCALE: 1"=20' LATEST REVISION: 01.29.2025 DRAWING NO: 24-068

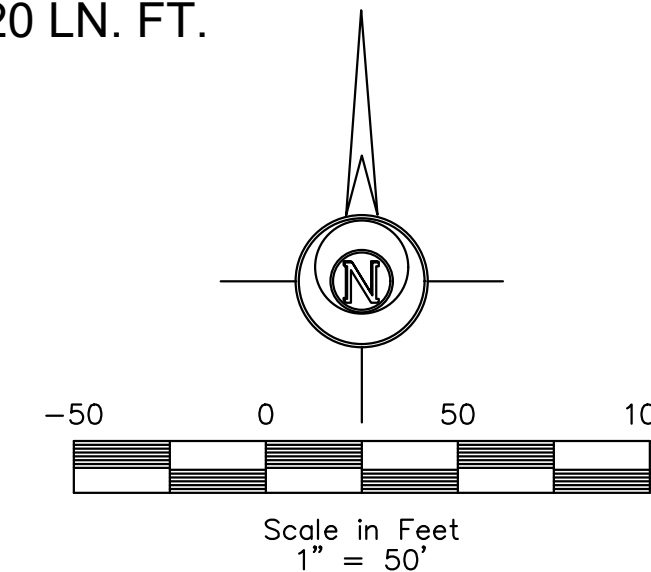
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C-101 - LAYOUT SHEET



- PROPOSED 6" P.C.C. (3,544 SQ. FT.)
- PROPOSED SOD/SEED (1,928 SQ. FT.)
- PROPOSED 4" CONCRETE SIDEWALK (1,362 SQ. FT.)
- EXISTING ASPHALT (24,850 SQ. FT.)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALKS
- EXISTING BUILDING
- SIDEWALK LANDING
- SIDEWALK RAMP

—x— FILTER SOCK
120 LN. FT.



LEGEND:

- | | | | |
|---------------|-----------------------------|---|-----------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ● | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ● | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ▲ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ▲ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX— PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX— EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO — FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE — OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SAN — SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST — STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE — UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W — WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — — — — — FENCE LINE |
| ⊙ | WATER METER | | |



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WINDSOR COURT APARTMENTS

6500 HICKMAN ROAD

WINDSOR HEIGHTS, IOWA

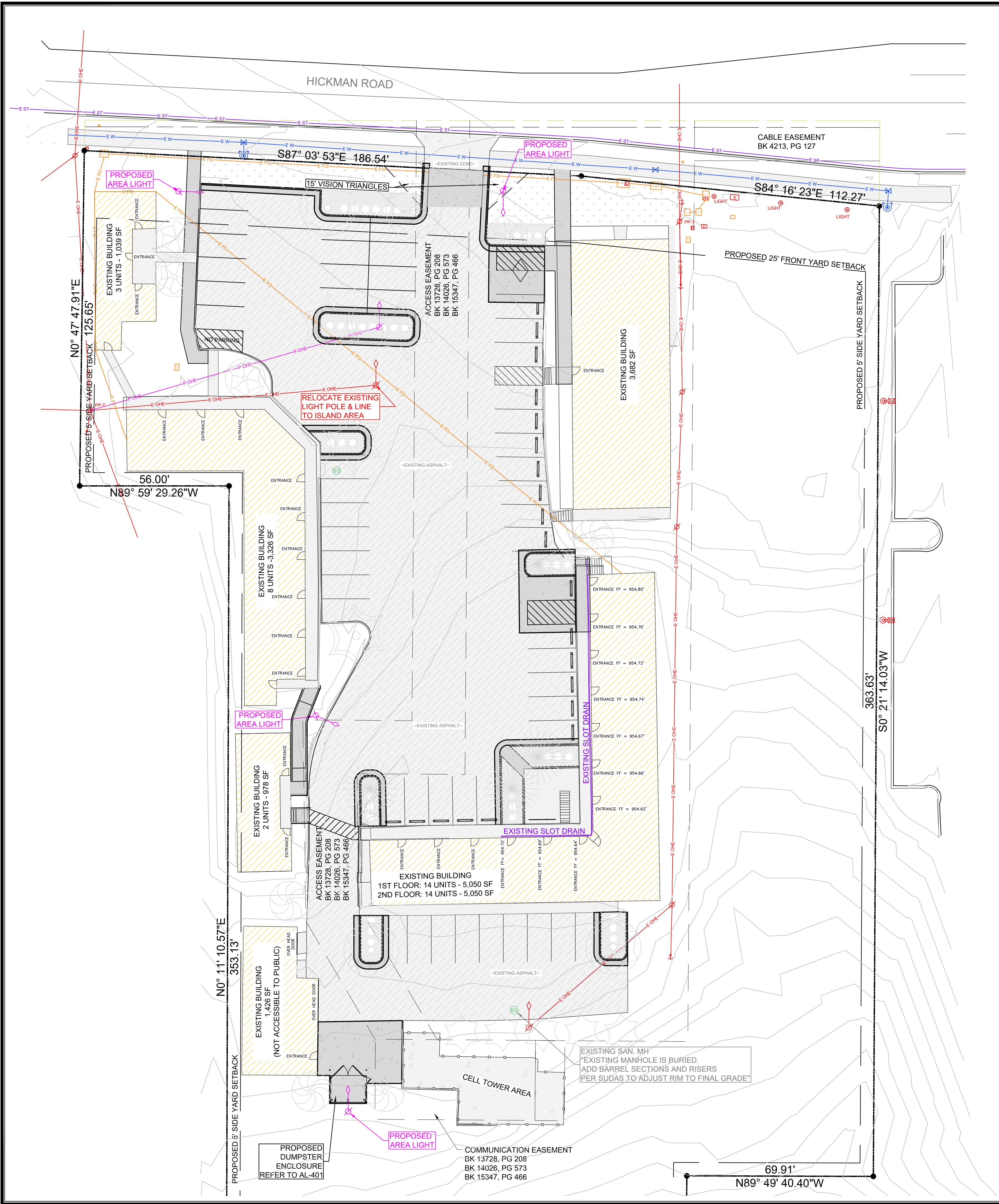
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REVISIONS:

NO.	DATE	DESCRIPTION
1	01.29.2025	24-068

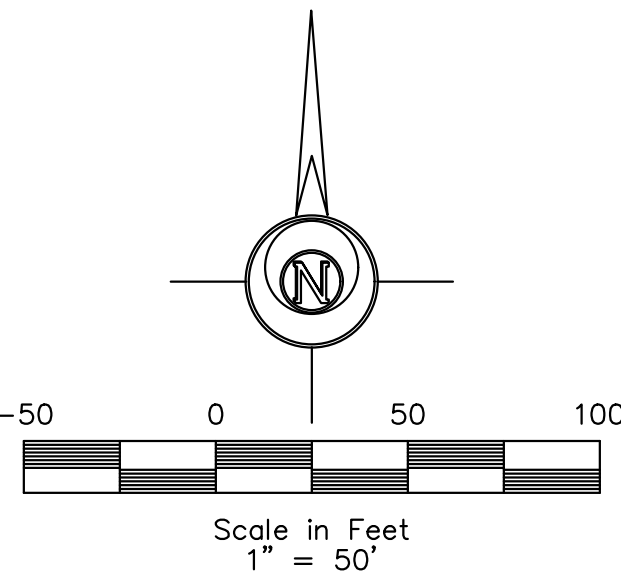
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C-201 - GRADING SHEET



UTILITY NOTES:
NOT ALL UTILITIES COULD BE LOCATED AT THE TIME OF SURVEY.
CONTRACTORS TO LOCATE ALL UTILITIES PRIOR TO ANY WORK BEING DONE.

- PROPOSED 6" P.C.C. (3,544 SQ. FT.)
- PROPOSED SOD/SEED (1,928 SQ. FT.)
- PROPOSED 4" CONCRETE SIDEWALK (1,362 SQ. FT.)
- EXISTING ASPHALT (24,850 SQ. FT.)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALKS
- EXISTING BUILDING



LEGEND:

- | | | | |
|---------------|-----------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
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| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO — FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE — OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
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| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W — WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — FENCE LINE |
| ⊙ | WATER METER | | |

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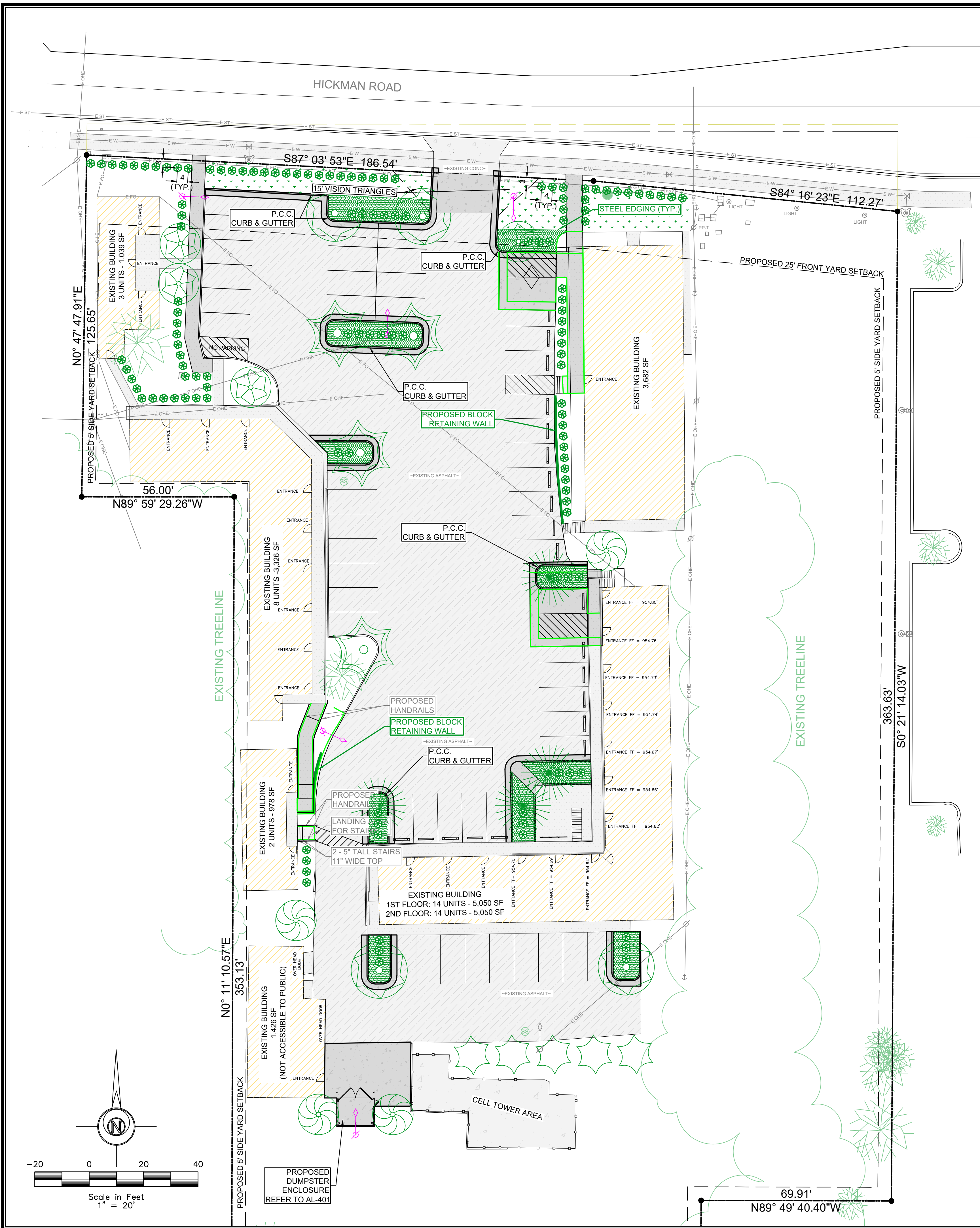
WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

PRELIMINARY

REVISIONS: 01.29.2025 24-068

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C-301 - UTILITY SHEET



LANDSCAPING REQUIREMENTS:

LANDSCAPING SHALL BE REQUIRED ADJACENT TO EACH STREET PROPERTY LINE AND WITHIN STREET YARDS AS FOLLOWS:

REQUIRED: 1 TREE PER 2,000 SQ. FT. OF PERVIOUS AREA = 25 TREES
PROVIDED: 16 TREES

REQUIRED: 5 SHRUBS PER 2,000 SQ. FT. OF PERVIOUS AREA = 127 SHRUBS
PROVIDED: 73 SHRUBS

ALL AREAS WITHOUT BUILDINGS, PAVING, OR HARD SURFACES SHALL BE LANDSCAPED WITH GRASS OR CONTINUOUS PLANT BEDS CONTAINING SHRUBS AND FLOWERING PERENNIALS.

SCREENING STANDARDS OF DUMPSTER AND RECYCLING AREAS:

SCREENING IS REQUIRED TO REDUCE THE VISIBILITY OF DUMPSTER ENCLOSURES AND RECYCLING AREAS IN R-3 ZONING.

A SIX-FOOT OPAQUE BARRIER SHALL BE PROVIDED WHICH VISUALLY SCREENS THE AREA.

- A. A SOLID WOOD AND/OR MASONRY FENCE OR WALL AT LEAST 6 FEET IN HEIGHT.
- B. MUST ENCLOSE THE AREA AROUND AT LEAST THREE SIDES.
- C. CONTAIN A PEDESTRIAN ENTRANCE
- D. HAVE AN ACCESS GATE THAT MEETS METRO WASTE AUTHORITY STANDARDS.

IF THE AREA IS LOCATED WITHIN A LARGER PAVED AREA, SUCH AS A PARKING LOT, THE FOLLOWING APPLIES:

- A. A LANDSCAPE BUFFER OF AT LEAST 5 FEET SHALL BE LOCATED ALONG ALL SIDES OF THE NON-GATED SIDES.
- B. ONE TREE SHALL BE PROVIDED IN THE LANDSCAPE BUFFER.
- C. ORNAMENTAL GRASSES, SHRUBS, OR SIMILAR LANDSCAPE MATERIALS SHALL COVER A MINIMUM OF 50% OF THE BUFFER AREA.

OFF-STREET PARKING DESIGN STANDARDS:

ALL OFF-STREET PARKING AREAS SHALL INCLUDE AT LEAST 1 REQUIRED LANDSCAPE ISLAND FOR EVERY 12 REQUIRED PARKING SPACES.

- A. EACH REQUIRED LANDSCAPE ISLAND SHALL MEASURE A MINIMUM OF 190 SQUARE FEET IN AREA.
- B. EACH REQUIRED ISLAND SHALL CONTAIN A MINIMUM OF 1 DECIDUOUS SHADE TREE OR 1 DECIDUOUS ORNAMENTAL TREE.

BICYCLE PARKING REQUIREMENTS:

1 SHORT TERM SPACE REQUIRED PER 4 DWELLING UNITS.
10 SHORT TERM SPACES REQUIRED

1 LONG TERM SPACE REQUIRED PER 10 DWELLING UNITS.
4 LONG TERM SPACES REQUIRED

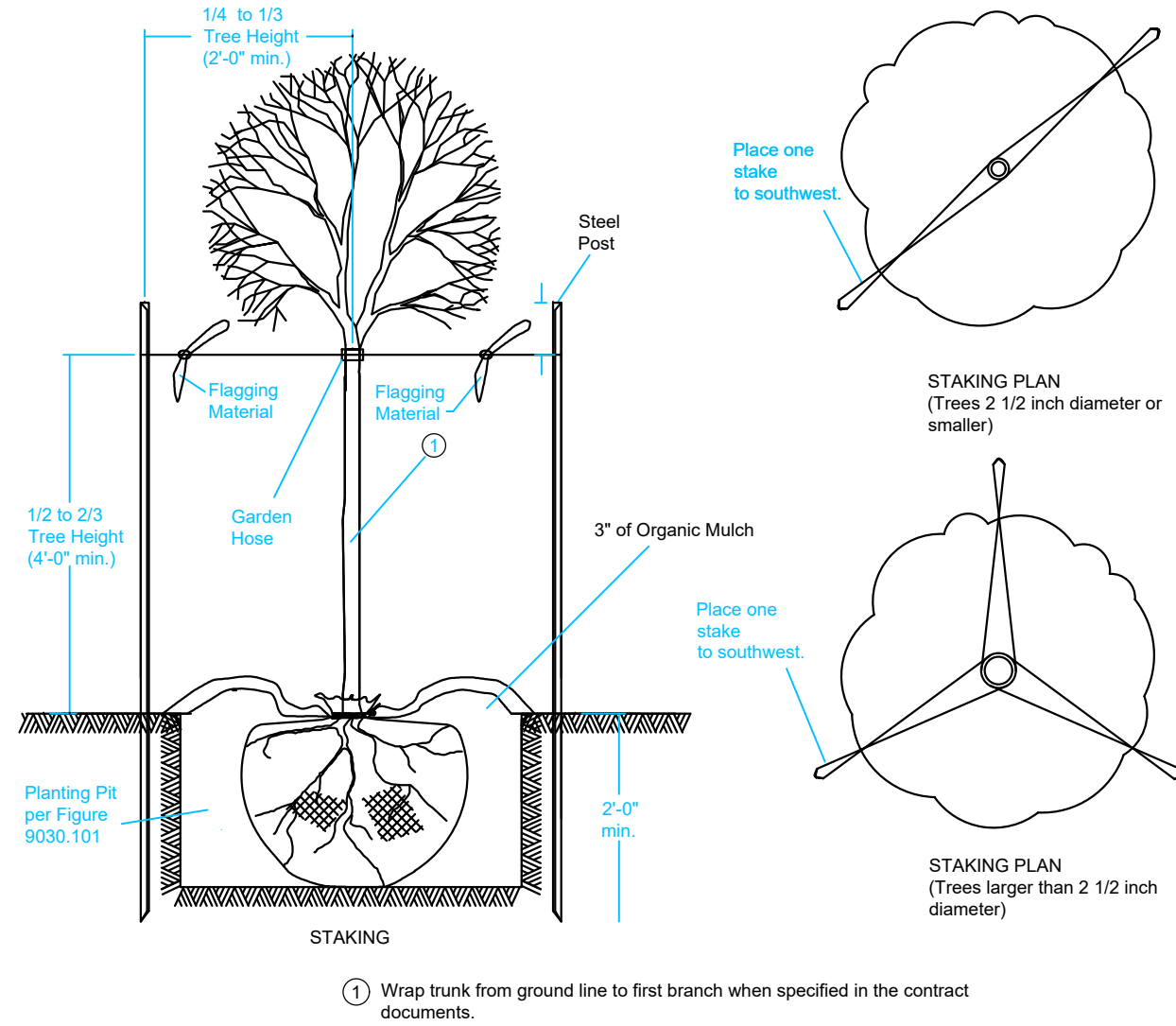
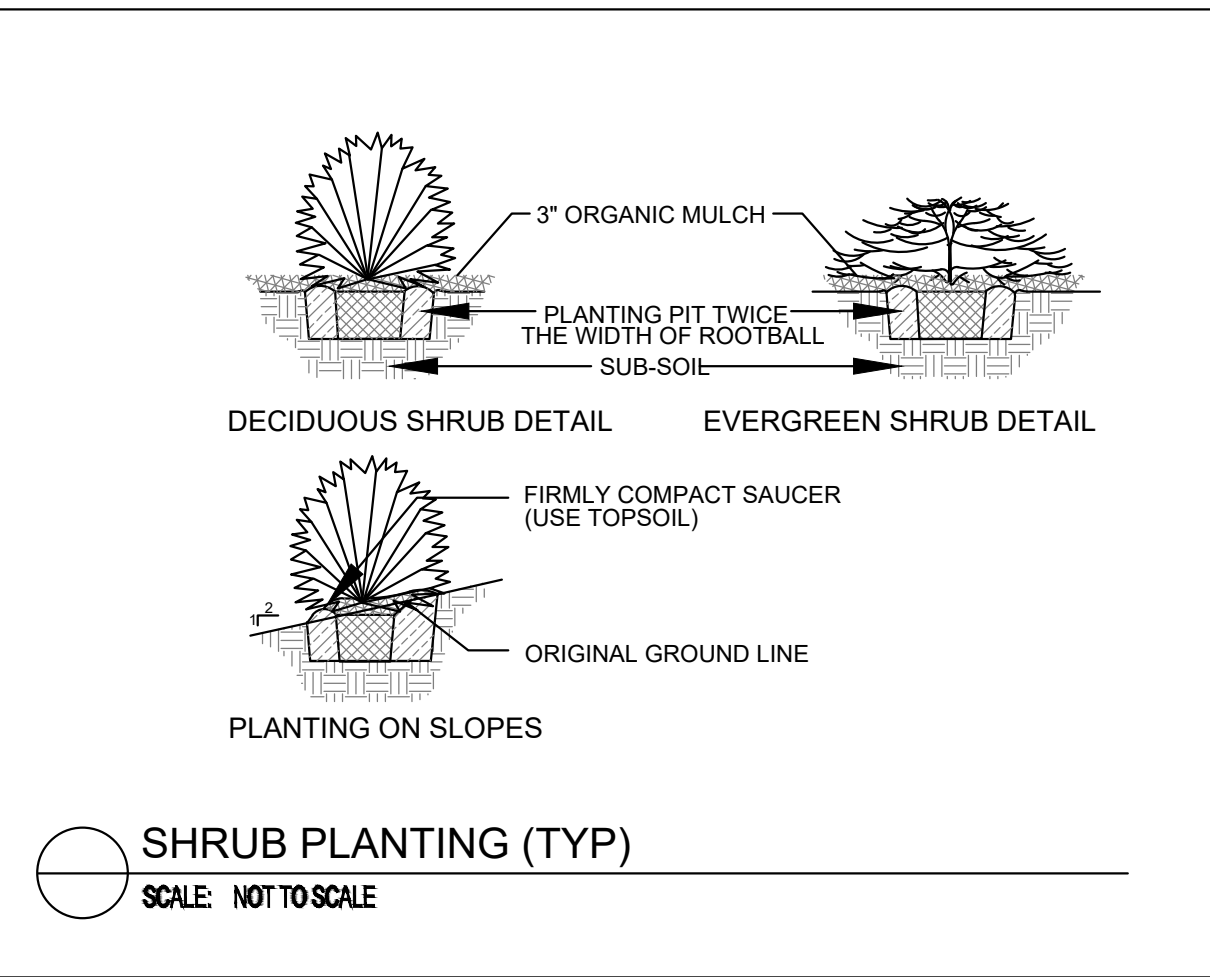
TOTAL NUMBER OF UNITS: 41

TOTAL NUMBER OF BICYCLE PARKING PROVIDED: 15

PROPOSED LANDSCAPING:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	MINIMUM PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	4	KENTUCKY COFFEE TREE (1/16 OF TOTAL OVERSTORY TREE COUNT)	2" CALIPER	20' & 15'
	4	IVORY SILK JAPANESE LILAC (1/16 OF TOTAL OVERSTORY TREE COUNT)	2" CALIPER	20' & 15'
	4	ADIRONDACK FLOWERING CRABAPPLE (1/16 OF TOTAL OVERSTORY TREE COUNT)	2" CALIPER	20' & 10'
	4	BLACKGUM (1/16 OF TOTAL OVERSTORY TREE COUNT)	2" CALIPER	20' & 15'
	4	RED MAPLE (1/16 OF TOTAL OVERSTORY TREE COUNT)	1.5-2.5" CALIPER	40' & 30'
	5	HONEYLOCUST (THORNLESS) (1/16 OF TOTAL OVERSTORY TREE COUNT)	1.5-2.5" CALIPER	30' & 30'
	127	GRO-LOW SUMAC (RHUS AROMATICA GRO-LOW)	3 GALLON	3'-5' & 3'-5'
		ENGLISH IVY GROUND COVER (HEDERA HELIX)		
		EXISTING TREE		

- PROPOSED 6" P.C.C. (3,544 SQ. FT.)
- PROPOSED SOD/SEED (1,928 SQ. FT.)
- PROPOSED 4" CONCRETE SIDEWALK (1,362 SQ. FT.)
- EXISTING ASPHALT (24,850 SQ. FT.)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALKS
- EXISTING BUILDING





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WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

PRELIMINARY

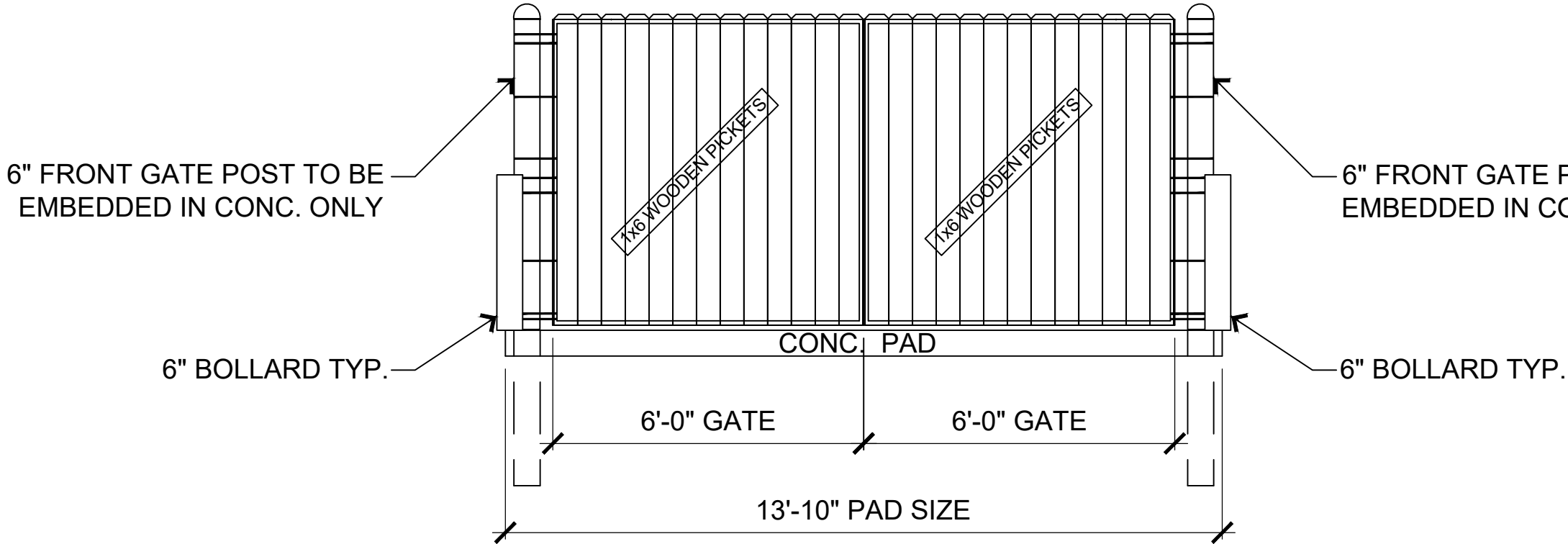
REVISIONS

COPYRIGHT DATE: 01.29.2025
DRAWN BY: L. BURKE
SCALE: 1"=20'
LATEST REVISION: 01.29.2025
DRAWING NO: 24-068

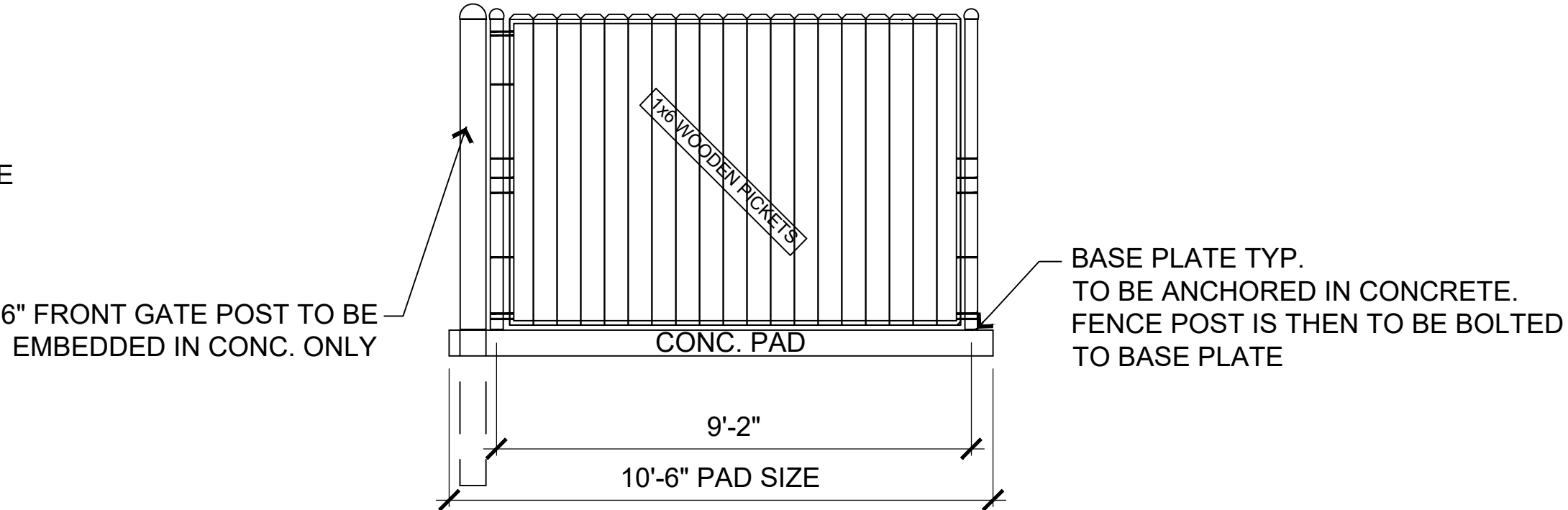
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C-701 - LANDSCAPING SHEET

Construction Notes

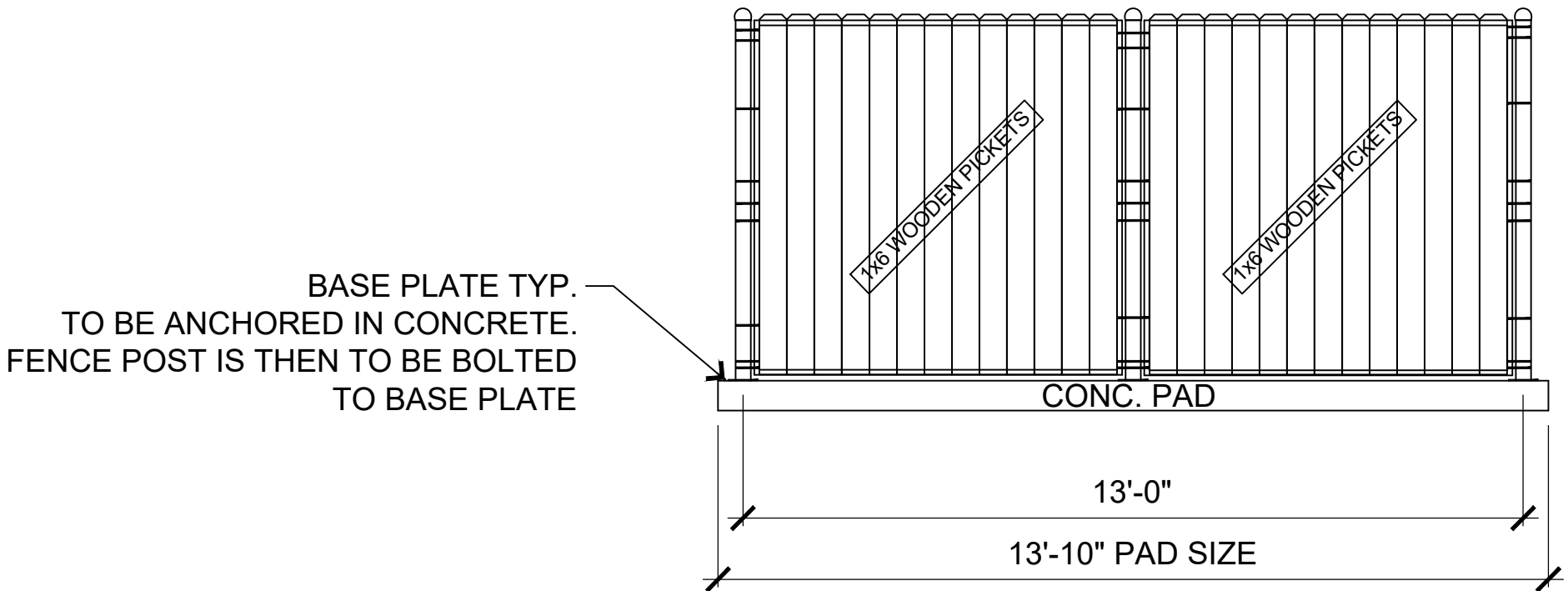
- 1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.



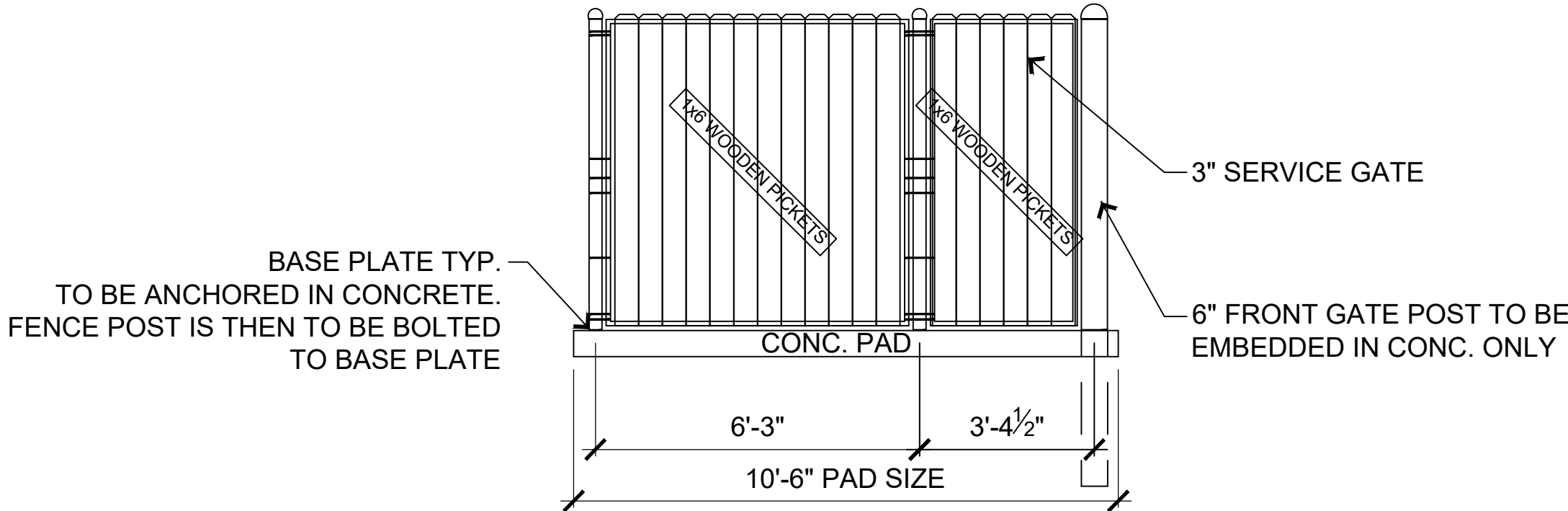
4 Dumpster Enclosure - Elevation
3/8" = 1'-0"



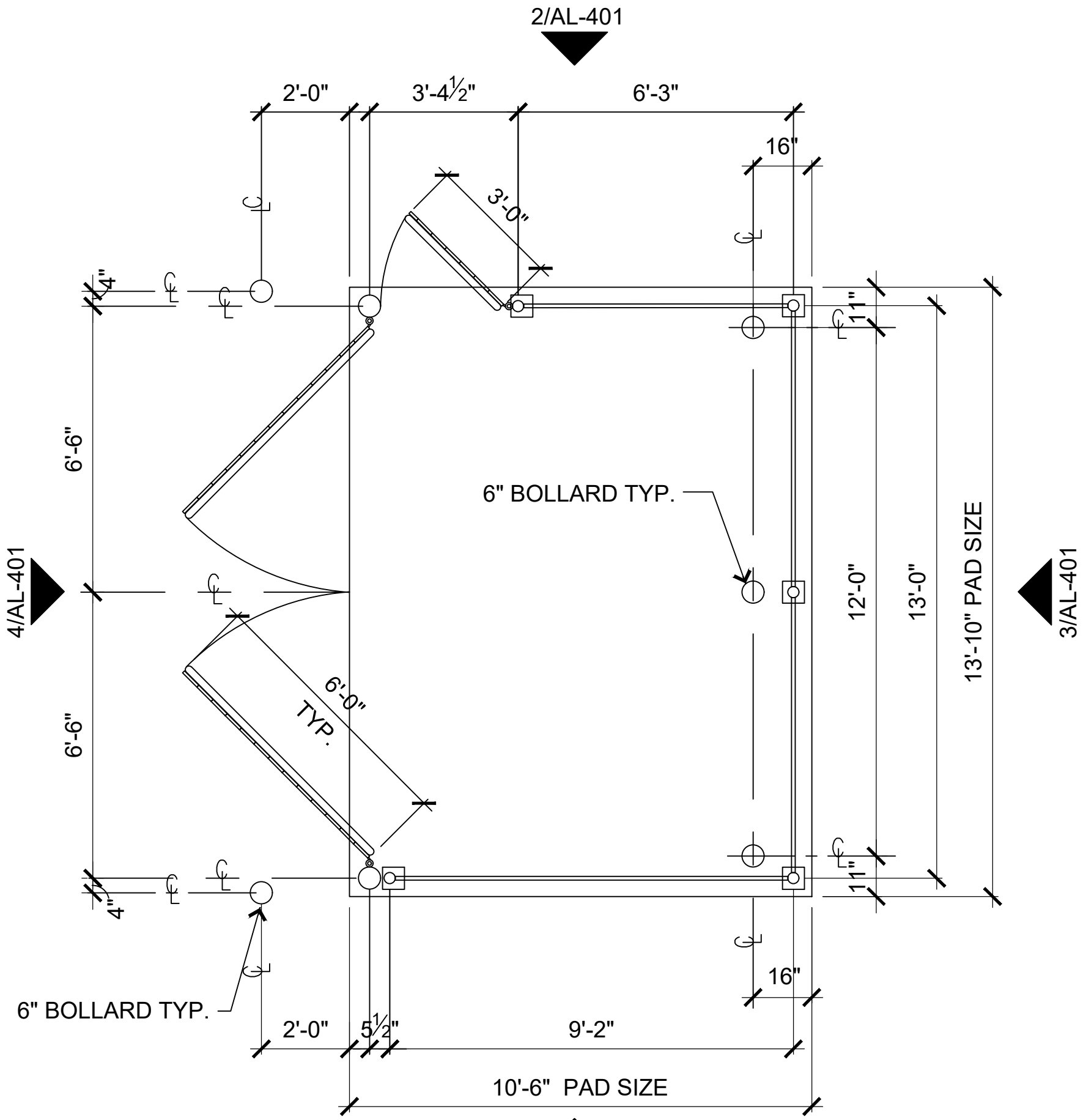
5 Dumpster Enclosure - Elevation
3/8" = 1'-0"



3 Dumpster Enclosure - Elevation
3/8" = 1'-0"



2 Dumpster Enclosure - Elevation
3/8" = 1'-0"



1 Dumpster Plan
3/8" = 1'-0"



ELDS DESIGN SERVICES

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TITLE:

WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

BENCHMARK:

REVISIONS:

COPYRIGHT DATE:

DRAWN BY:

L. BURKE

SCALE:

3/8"=1'

LATEST REVISION:

07/26/2024

DRAWING NO:

24-068

FILE PATH:

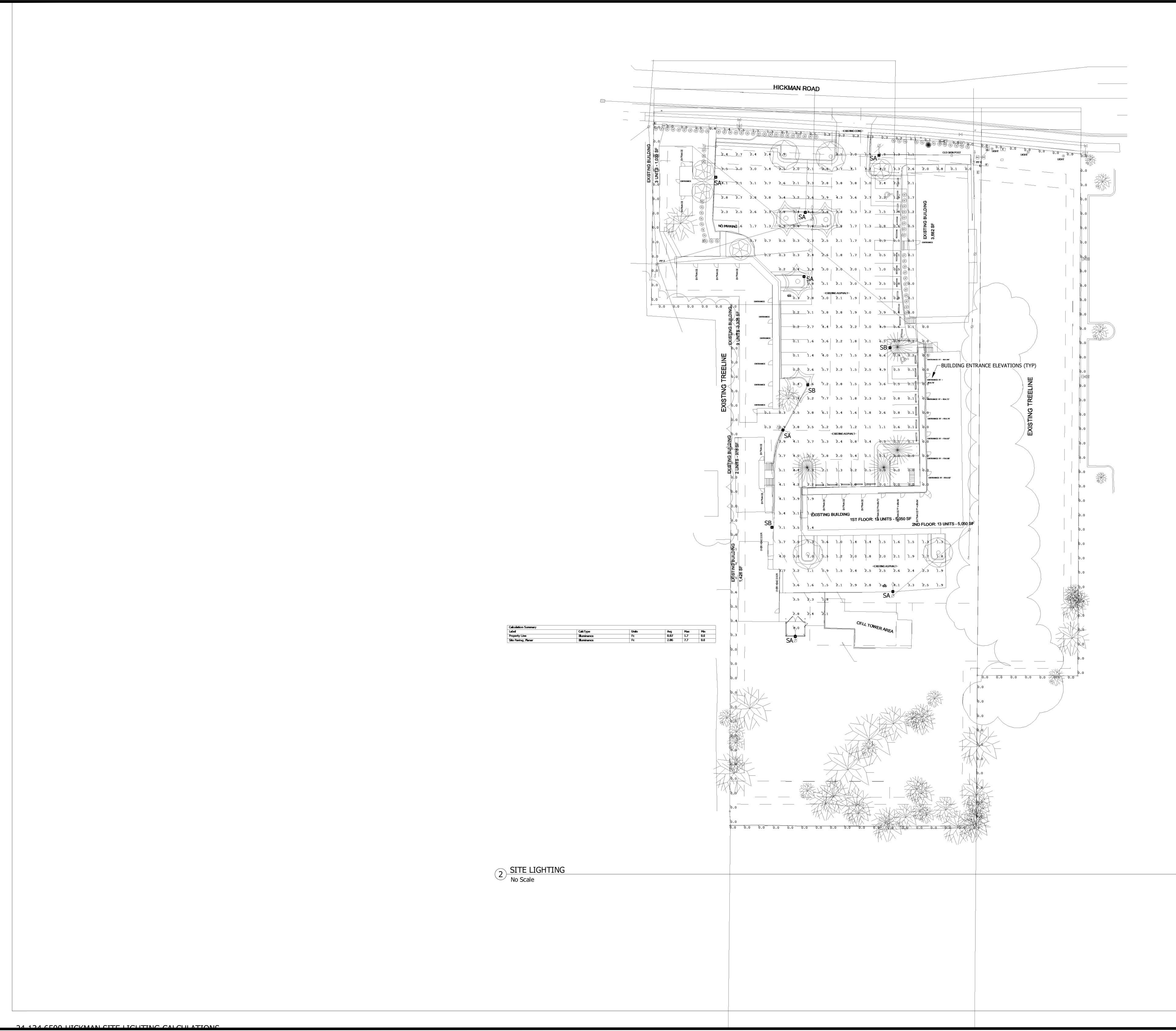
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AL-401 - DUMPSTER ENCLOSURE

PRELIMINARY

12/16/2024 09:50:00 AM

34-134-6500-HICKMAN-SITE LIGHTING CALCULATIONS



NOTE:
VERIFY BUILDING DIMENSIONS FOR ROUGH-IN
WORK WITH ARCHITECT'S DRAWINGS.

GENERAL NOTES:

1. FIXTURES USED FOR LIGHTING CALCULATIONS: NLS LIGHTING SA-NV-1-14-32L-1-40K7-UNV-HSS, SB: NV-1-T2-32L-1-40K7-UNV-HSS. BOTH FIXTURE TYPE WERE ON A 20FT. POLE. DESIGN TEAM SHALL CONFIRM EXACT MOUNTING STYLE, FINISH COLOR, CONTROLS, AND ANY ADDITIONAL OPTIONS.
2. CIRCUITING AND ELECTRICAL DESIGN BY OTHERS.



HICKMAN SITE LIGHTING CALCULATIONS

6500 HICKMAN RD WINDSOR HEIGHTS, IA 50324

DATE	12/16/2024	VERSION	
SHEET NAME:		SITE LIGHTING CALCULATION PLAN	
SHEET:		E101	

WATERLOO DES MOINES | IOWA CITY
214 EAST 4TH ST. | 130 EAST 3RD ST. | 118 EAST COLLEGE ST.
WATERLOO, IOWA | DES MOINES, IOWA | IOWA CITY, IOWA
(515)251-7280 (319)235-0650 (319)248-4600

1/29/2025

Bolton & Menk
Attn: Trey Rouse
430 E. Grand Avenue
Des Moines, IA 50309

RE: Site Plan: 6500 Hickman Road – Windsor Court Apartments | Review Comments

Dear Trey:

We are pleased to submit revised plans for The Windsor Court Apartments project. Below are the responses to the comments provided on 1/21/2025:

General Comments

1. All permits related to the project will be held and released concurrently at the approval of the following: **Noted**

- a. Approval of signs and utility from Safe Building.
- b. Revision of site plan application in accordance with the comment letter and all corresponding comments from each City Department.
- c. Professional Signatures on Final Site Plan including Licensed Surveyor (Chapter 170.10)
- d. City Council approval of site plan.

2. Clarify what the use of the strip of pavement on the NE side of the site is. It does not meet the width requirement for a drive aisle or setback requirement for a parking lot. **The strip of concrete in question has been removed.**

Storm Water Comments

1. No further comments.

Police Comments

1. No further comments.



Fire Comments

1. No further comments.

Des Moines Water Works Comments

1. No further comments.

Urbandale Windsor Heights Sanitary District Comments

1. No further comments.

Des Moines Metropolitan Wastewater Reclamation Authority Comments

1. No comments received.

Building Comments

1. No further comments.

a. Note: The Site Plan doesn't provide the location and size of water mains serving the buildings to verify fire suppression systems can be supported, with that said the applicant acknowledges they will need to address it on the building review. This will be done during the Building Review. **Acknowledged.**

Engineering Comments

1. No further comments.



Planning Comments

1. Removal of all dead trees and debris from Property. **Will comply**
2. Remove all code violations and nuisance buildings from the property and get verification from the Code Enforcement Officer with the city that all nuisances are eliminated. **Will comply.**
 - a. Fallen gutters: these were removed; Mila mentioned all gutters would be replaced in the remodel.
 - b. Siding: the damaged siding will be replaced in the spring. The City is fine with this timeline.
 - c. Downed pillar: this was removed; this seemed to be decorative, and not load bearing from what I could see.
 - d. Retaining wall: the damaged pieces were removed from the parking lot and cleaned up. The retaining wall will be replaced by Mila, as they will be tearing out the retaining wall as well as the stairs to make the building ADA compliant.
 - e. Signs: the one atop the building was removed as requested. There is still a derelict sign (see attached photo) on the north side of the building. Mila advised that they were not sure if there is siding behind it, and would be removing the sign when they replaced the siding (so as not to expose what's underneath to the elements). They do not intend to replace the sign when it is removed. The City is fine with this plan.
3. Parkland Dedication compensation to be agreed upon and paid to City of Windsor Heights. **Will comply**
 - a. This will be a condition of approval and will need to be paid to the City of Windsor Heights before full approval of the Site Plan is given. The below monetary value replacement for Parkland Dedication is recommended by Staff:
 - i. Staff monetary recommendation based upon Parkland Dedication required and the average land value per acre within Polk County is \$3,898.49.
 1. Parkland Dedication Required
 - a. $41 \text{ Units} \times 1.5 \text{ Average Persons Per Unit} \times .005 \text{ (Parkland needed per person)} = 0.3075 \text{ Acres of Parkland}$
 2. Average Land Value Per Acre in Polk County, IA = \$12,678.00.
 3. $\$12,678.00 \times 0.3075 = \$3,898.49$



4. Bike Parking a. Short-term bike parking provided is 10 when the requirement is 1 Short-term bike parking spot per 4 dwelling units rounded up. This requirement needs to be met with 11 Short-term bike parking spots. 11 short-term bike parking spots have now been provided.

Landscaping/Pavement/Parking/Lighting Comments

1. Code 170.07 – Buildings must have accessible routes of entry. Accessible routes are shown, but the city is concerned with the ramp design for the 978 SF building not meeting ADA. The handrail must extend 12” past the ramp and have 5’ x 5’ landings at top and bottom. With an 8% maximum slope for ramps, we recommend steepening and shortening the proposed ramp to provide space for the ADA required handrail and landings. Ramps, landings & handrails have been revised to meet ADA requirements.

2. Code 170.07 – Pedestrian corridors should be indicated from any public street to all proposed principal buildings. While there are pedestrian corridors connecting to all buildings now, the city noticed the existing stairs on the 978 SF building are not meeting IBC 1009.8 Stairway landings: “There shall be a floor or landing at the top and bottom of each stairway”. The current design has the stairs spilling out onto the parking lot. Stairway has been revised to include a ADA landing at bottom as well as handrails. Handrail detail has been added to Layout Sheet C-101.

3. Planting Numbers

a. 1 Tree/2,000 sq. ft. of pervious surface is required. This requirement is 25 total trees and the proposed site only provides 16. Please address and add 9 more trees to the site. A total of 25 trees are now being shown.

b. 5 Shrubs/2,000 sq. ft. of pervious surface is required. This requirement is 127 total shrubs and the proposed site only provides 73. Please address and add 54 more shrubs to the site. A total of 127 shrubs are now being shown.

Traffic General Comments

1. No further comments.

Public Works Comments

1. No further comments.

If you have any questions, please e-mail or call.

Sincerely,
Pelds Design Services



Lance Burke



STORM WATER MEMO

FOR

Windsor Court Apartments
6500 Hickman Road
Windsor Heights, Iowa

By:

Pelds Design Services
Tyson Prentice, EIT
2323 Dixon Street
Des Moines, IA 50316

Submitted to:

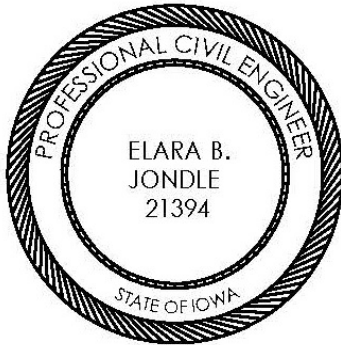
City of Des Moines
602 Robert D. Ray Dr.
Des Moines, IA 50309

August 13, 2024

Pelds Project No. 24-068



Certification Page



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.

ELARA B JONDLE, P.E. IA. LIC. NO. 21394 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): Report

I. Project Description

The purpose of this memo is to preliminarily show the feasibility of providing stormwater management for this development.

II. Summary of Project Impacts

The proposed grading and development of the site will have little to no impact on runoff volumes and peak flows as well as no change in drainage patterns for the site.

III. Pre-Project Conditions

A. Existing Conditions:

The site consists of the existing Windsor Court Iowa Hotel where the land generally slopes to the south. There are five drainage areas within this property. DA 1 includes most of the impervious area of the site. Runoff is directed south through the parking lot offsite and contains most of the grass space south of the site. DA 2 is the grass area east of the existing hotel. Runoff flows south offsite. DA 3 is the area west of the existing hotel. Runoff flows west offsite. DA 4 is the grass area at the southwest corner of the site. Runoff flows southwest offsite. DA 5 is the area of grass at the northeast corner of the site. Runoff flows southeast offsite.

Soil group data was retrieved from Web Soil Survey (WSS). Soils on the site are variously classified as HSG B soil. The allowable release rates are based on existing conditions.

Table 1. Existing Site Conditions

Parameter	Drainage Area #1	Drainage Area #2	Drainage Area #3	Drainage Area #4	Drainage Area #5
Total Site Area	1.71 acres	0.68 acres	0.16 acres	0.01 acres	0.09 acres
Open Space	0.71 acres	0.60 acres	0.08 acres	0.01 acres	0.09 acres
Impervious	1.00 acres	0.08 acres	0.08 acres	0.00 acres	0.00 acres
Weighted Curve Number*	83	65	80	61	61
Time of Concentration	5 min	5 min	5 min	5 min.	5 min.

IV. Proposed Conditions

We are proposing that a cumulative of 861 sq.ft. of landscape islands be placed at the terminus ends of parking rows. We are also planning on adding a 825 sq.ft concrete pad for a trash enclosure at the south end of the parking lot. The slope directly south of the trash enclosure has been increased to a 3:1 so, a 120 ln.ft. filter sock has been added to mitigate flow. The proposed site will have a 1% increase in open space. Runoff in DA 1 will continue to flow south offsite. DA 1 will be the only drainage area that will have any change in flow as it gains .02 acres of grass area. DA 2, DA 3, DA 4, and DA 5 will keep the same flow patterns and site conditions.

Table 2. Proposed Site Conditions

Parameter	Drainage Area #1	Drainage Area #2	Drainage Area #3	Drainage Area #4	Drainage Area #5
Total Site Area	1.71 acres	0.68 acres	0.16 acres	0.013 acres	0.09 acres
Open Space	0.73 acres	0.60 acres	0.08 acres	0.013 acres	0.09 acres
Impervious	0.98 acres	0.08 acres	0.08 acres	0.00 acres	0.00 acres
Weighted Curve Number	82	65	80	61	61
Time of Concentration	5 min.	5 min.	5 min.	5 min.	5 min.

V. Stormwater Modeling Information

Hydrology Studio was used to model runoff and route detention practices. An assumed 5-minute Time of Concentration was used.

A 24-hour Type II rainfall distribution was used for the analysis. The project is in Climatic Section 5 with rainfall depths shown in **Table 3** below. Curve numbers for the existing and proposed conditions are shown in **Table 4**. This information was found in SUDAS Tables 2B-4.03 and 2B-4.04. Curve numbers are calculated for the drainage areas in **Appendix B**.

Table 3. Design Rainfall Values

Storm Event	Rainfall
1-year	2.67
2-year	3.08
5-year	3.81
10-year	4.46
25-year	5.44
50-year	6.26
100-year	7.12

Table 4. NRCS Curve Numbers

Surface Cover	CN
Open Space	61
Paved	98

Table 5. Stormwater Compliance Review

Storm Event	Existing Release Rate (cfs)	Proposed Outflow (cfs)
1-year	4.299	4.236
2-year	5.619	5.552
5-year	8.186	8.109
10-year	10.81	10.73
25-year	15.00	14.92
50-year	18.69	18.61
100-year	22.72	22.65

Appendix A – Drainage Area Maps

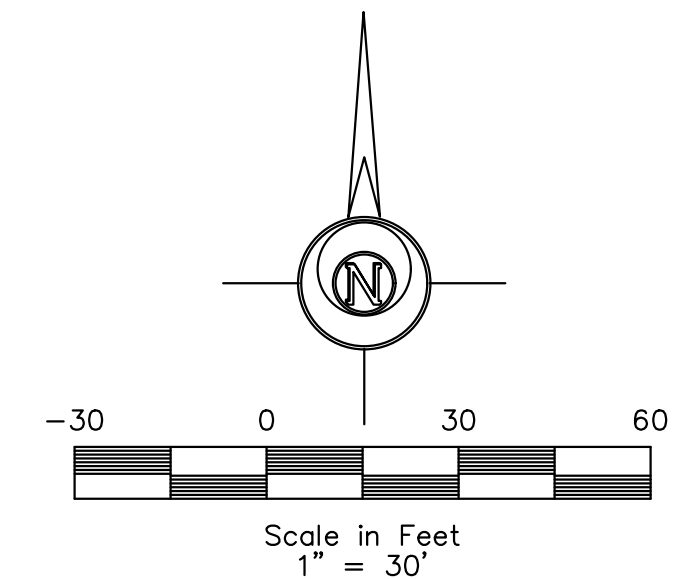
DA 3

DA 1

DA 5

DA 2

DA 4



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
○	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
△	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
▲	FOUND SECTION CORNER	⊙	GAS VALVE
△	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX—PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX—EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV—CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO—FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS—GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE—OVERHEAD ELEC.
ET	ELEC. TRANSFORMER	⊙	OHT—OVERHEAD TEL.
EM	ELEC. METER	⊙	SS—SANITARY SEWER
EB	ELEC. BOX	⊙	ST—STORM SEWER
EV	ELEC. VAULT	⊙	UGE—UNDERGROUND ELEC.
FV	FIBER OPTIC VAULT	⊙	UGT—UNDERGROUND TEL.
GM	GAS METER	⊙	W—WATER
TV	CABLE TV JUNCTION BOX	⊙	— FENCE LINE
WM	WATER METER		



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:

WINDSOR COURT APARTMENTS
6500 HICKMAN ROAD
WINDSOR HEIGHTS, IOWA

BENCHMARK:

REVISIONS:

PRELIMINARY

COPYRIGHT DATE:

DRAWN BY:

T. PRENTICE

SCALE:

1"=30'

LATEST REVISION:

8.13.2024

DRAWING NO.:

24-068

FILE PATH:

J:\2024 Projects\24-068 6500 Hickman Rd - Windsor Hts\Engineering\Storm

EXISTING DRAINAGE MAP

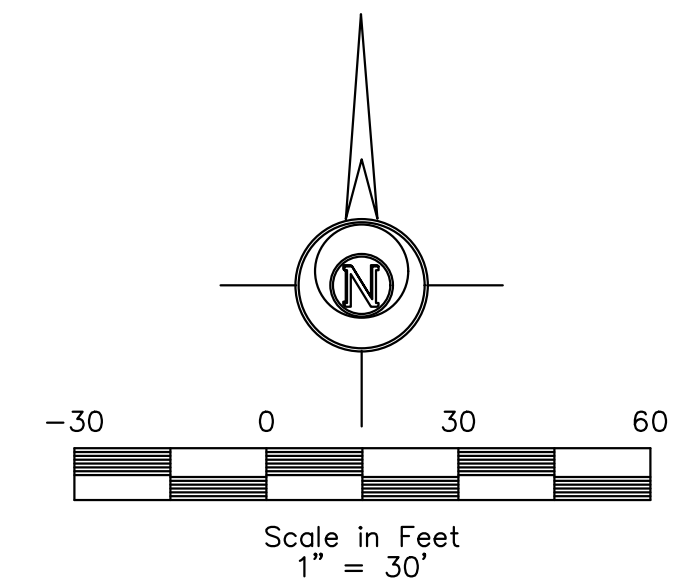
DA 3

DA 1

DA 5

DA 2

DA 4



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
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△	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
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EB	ELEC. BOX	⊙	ST — STORM SEWER
EV	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
FV	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
GM	GAS METER	⊙	W — WATER
TV	CABLE TV JUNCTION BOX	⊙	— FENCE LINE
WM	WATER METER		



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PROPOSED DRAINAGE MAP

Appendix B – Hydrograph Modeling Input and Output

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Hydrology Studio v 3.0.0.31

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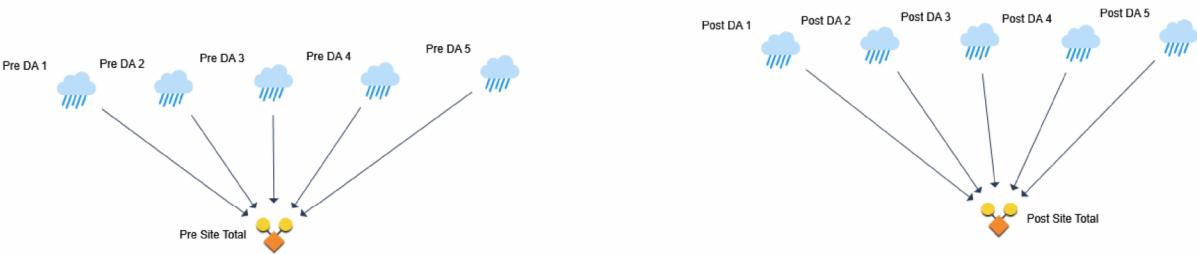
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Hydrograph by Return Period

Project Name:

Hydrology Studio v 3.0.0.31

08-13-2024

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre DA 1	3.588	4.562		6.442	8.267	11.12	13.59	16.26
2	NRCS Runoff	Pre DA 2	0.393	0.638		1.152	1.699	2.620	3.463	4.418
3	NRCS Runoff	Pre DA 3	0.286	0.371		0.538	0.704	0.968	1.198	1.448
4	NRCS Runoff	Pre DA 4	0.004	0.008		0.017	0.026	0.043	0.058	0.076
5	NRCS Runoff	Pre DA 5	0.028	0.056		0.116	0.182	0.296	0.403	0.523
6	Junction	Pre Site Total	4.299	5.619		8.186	10.81	15.00	18.69	22.72
7	NRCS Runoff	Post DA 1	3.512	4.473		6.344	8.164	11.02	13.49	16.15
8	NRCS Runoff	Post DA 2	0.406	0.653		1.172	1.721	2.646	3.493	4.453
9	NRCS Runoff	Post DA 3	0.286	0.371		0.538	0.704	0.968	1.198	1.448
10	NRCS Runoff	Post DA 4	0.004	0.008		0.017	0.026	0.043	0.058	0.076
11	NRCS Runoff	Post DA 5	0.028	0.056		0.116	0.182	0.296	0.403	0.523
12	Junction	Post Site Total	4.236	5.552		8.109	10.73	14.92	18.61	22.65

Hydrology Studio v 3.0.0.31

08-13-2024

3

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

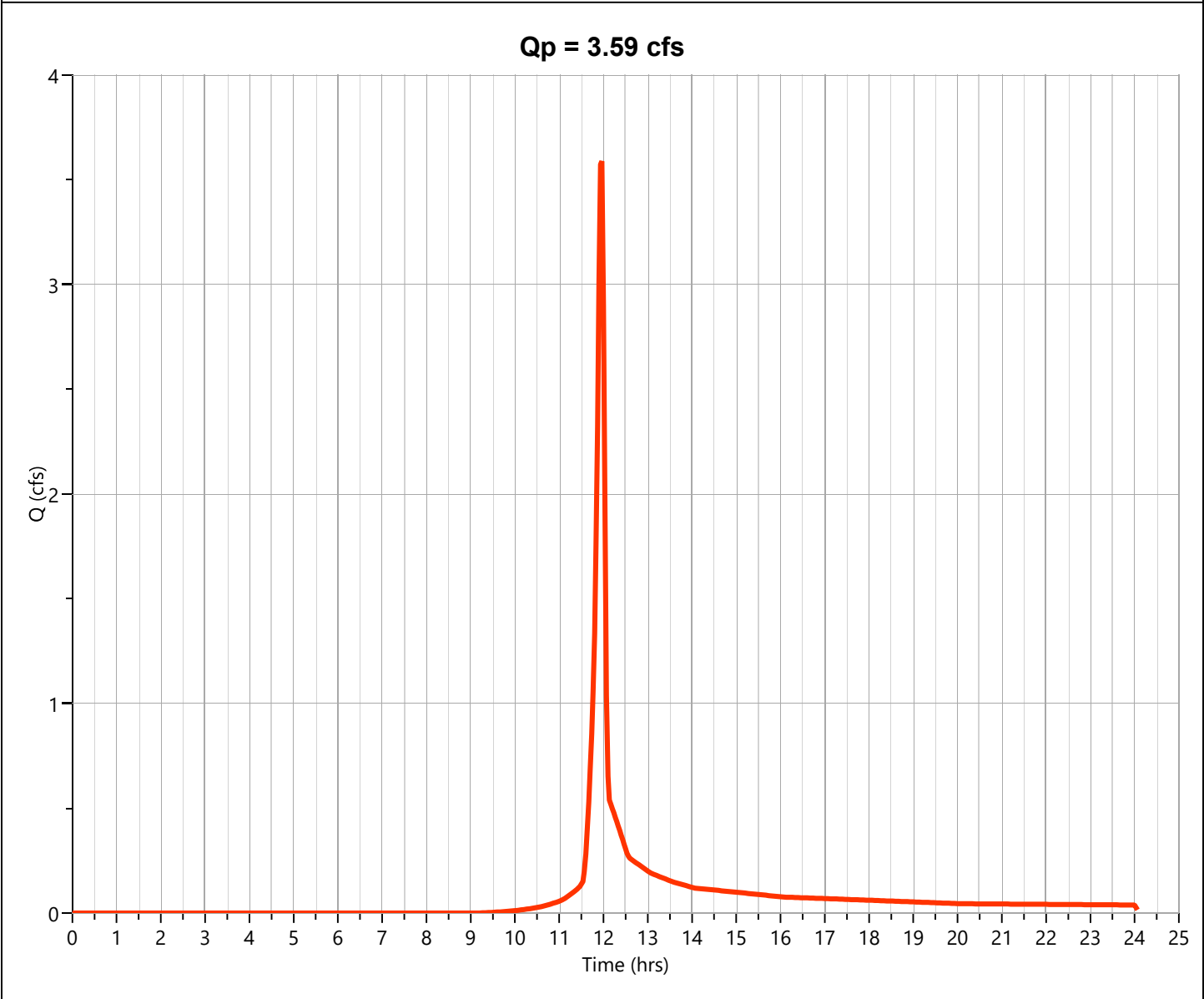
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.588 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 7,220 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

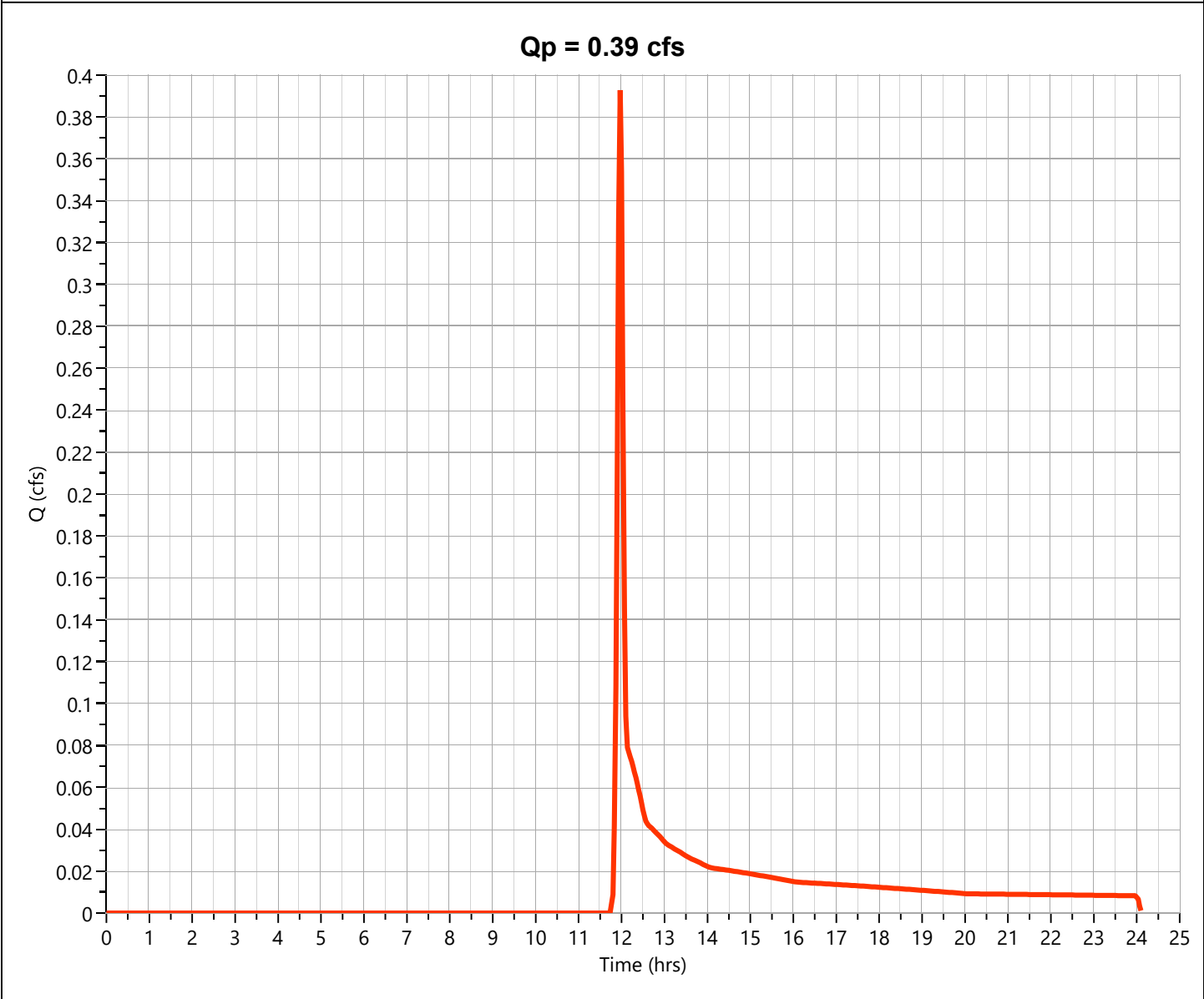
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Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.393 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 931 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

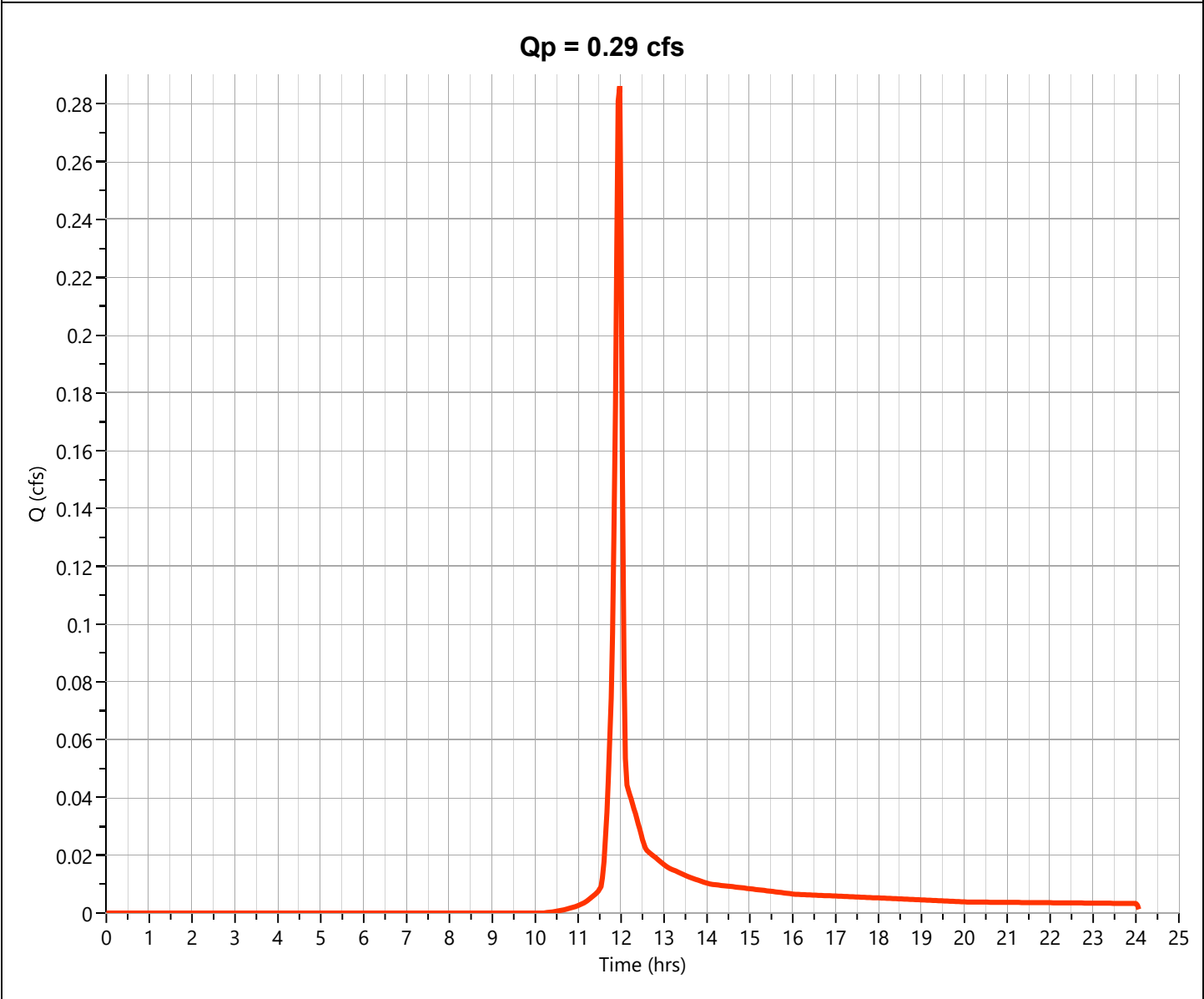
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.286 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 573 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

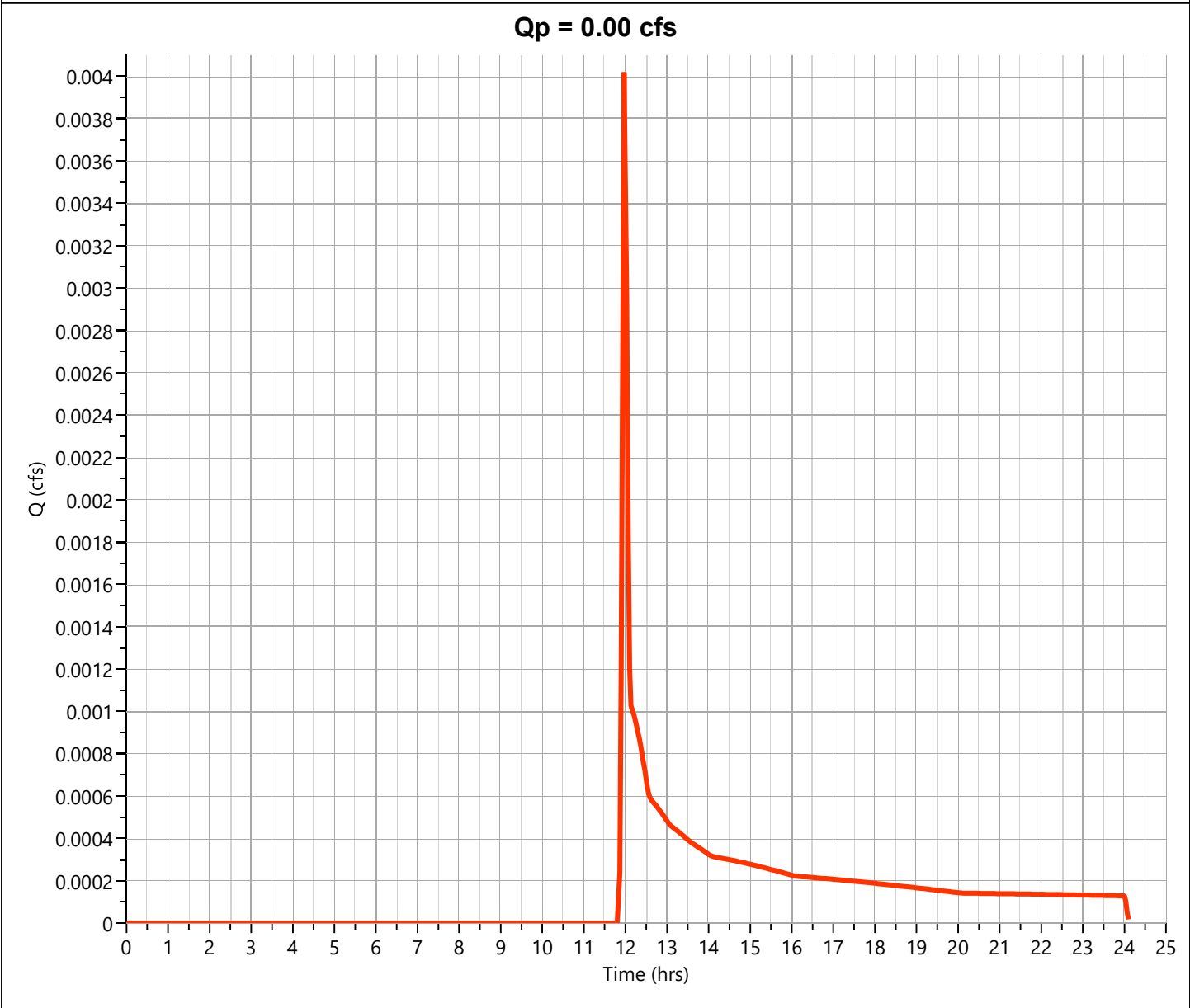
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.004 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 12.5 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

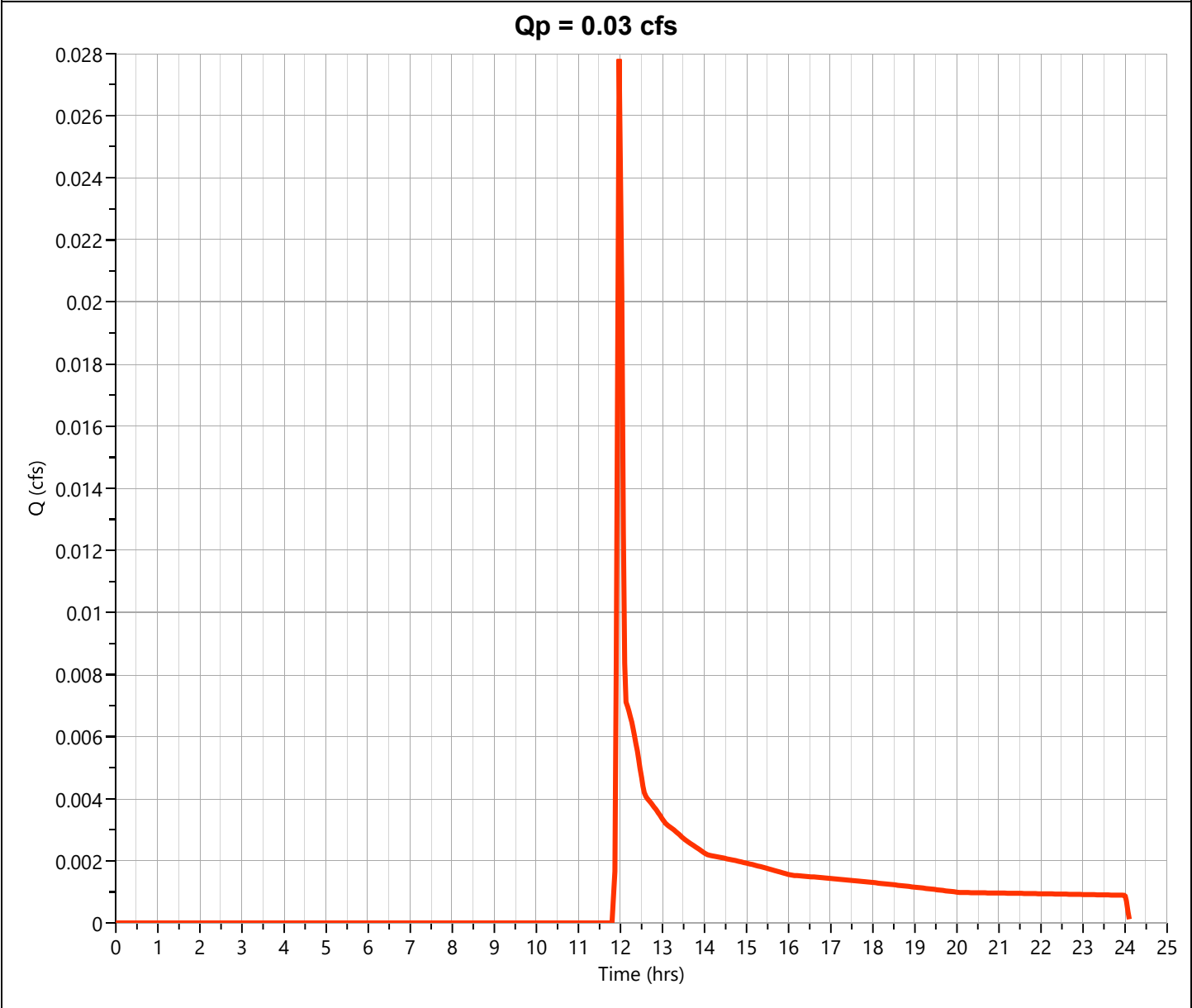
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.028 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 86.4 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

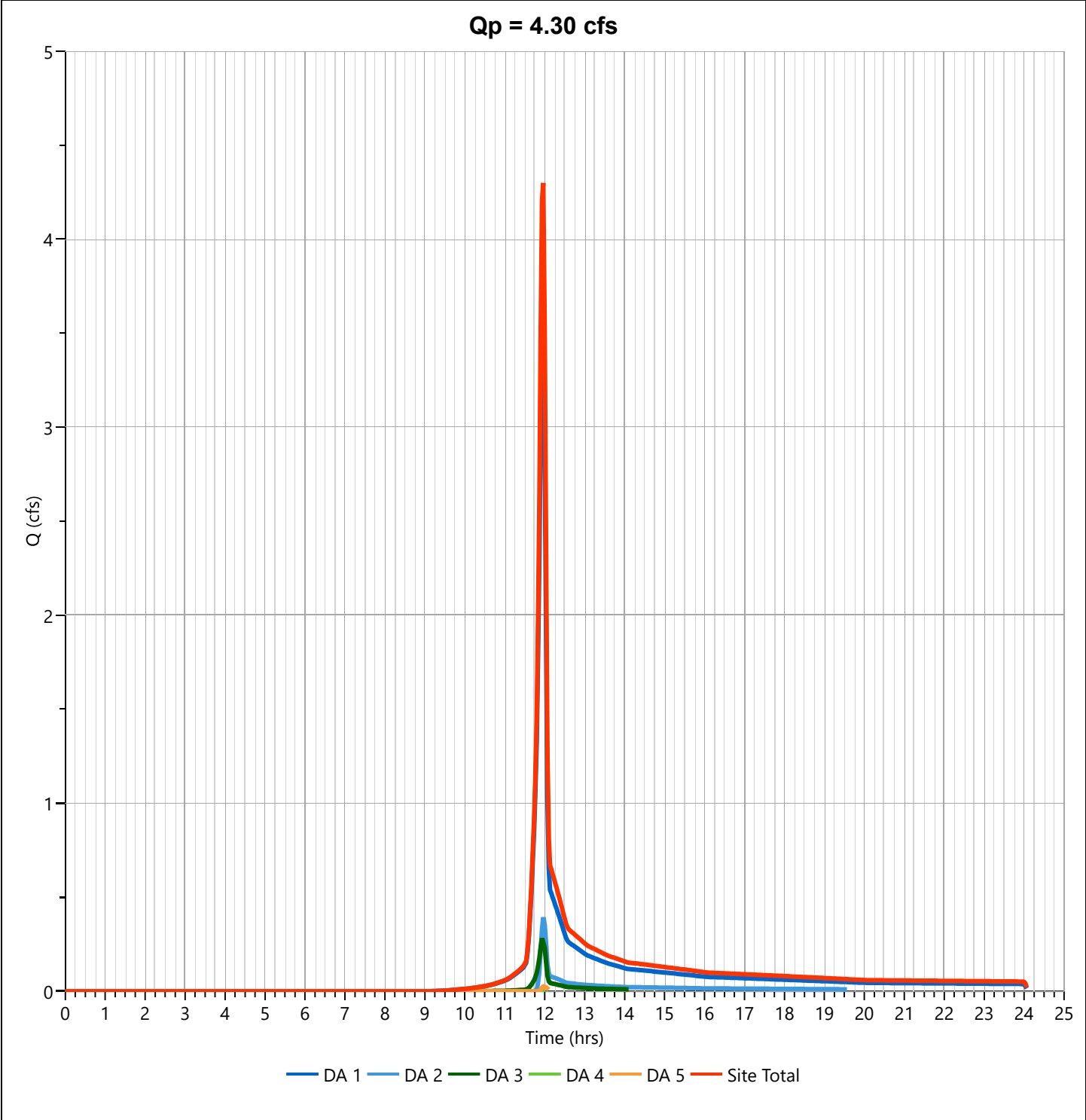
Hydrology Studio v 3.0.0.31

08-13-2024

Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 4.299 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 8,823 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

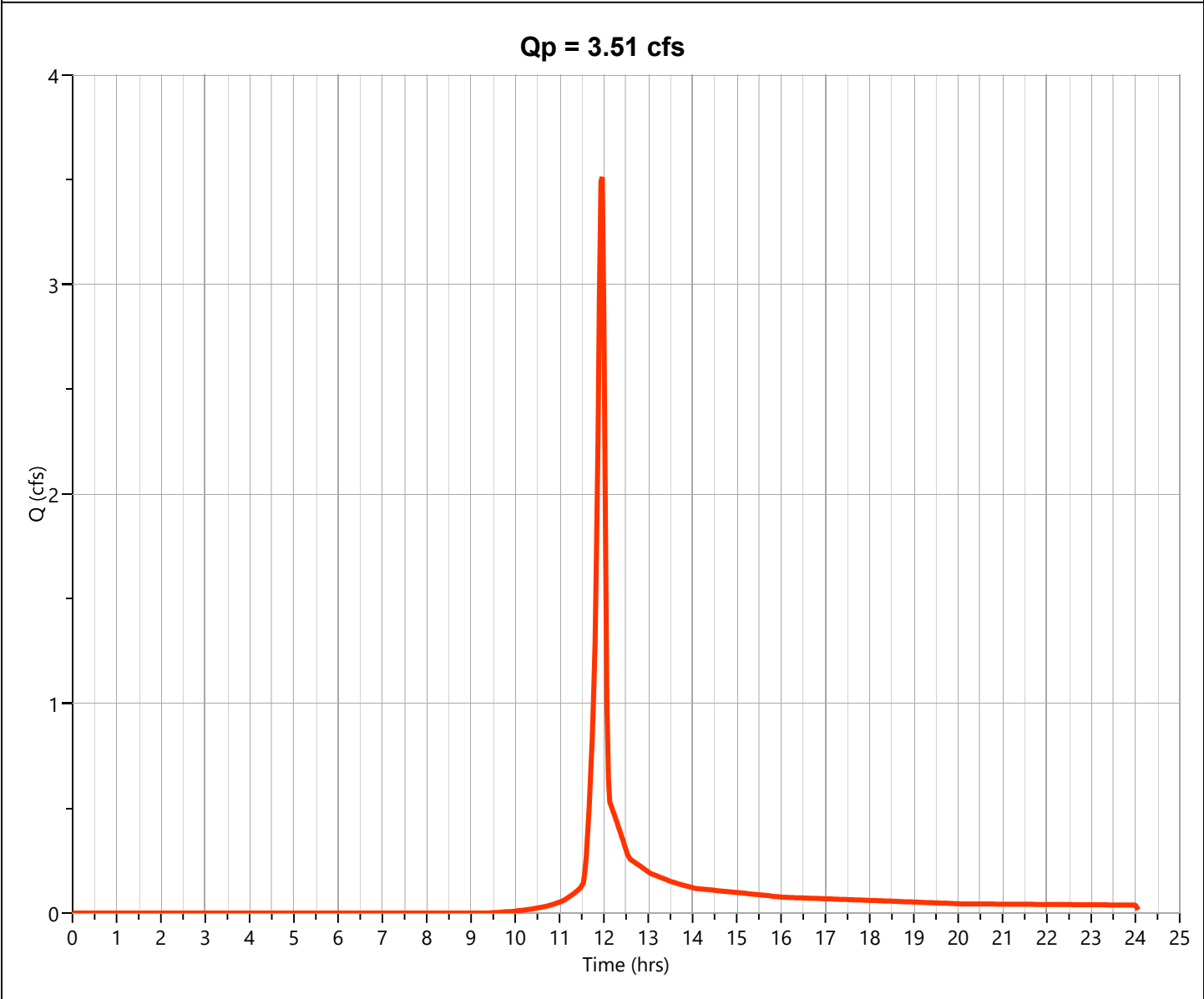
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.512 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 7,059 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.73	61	GRASS
0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

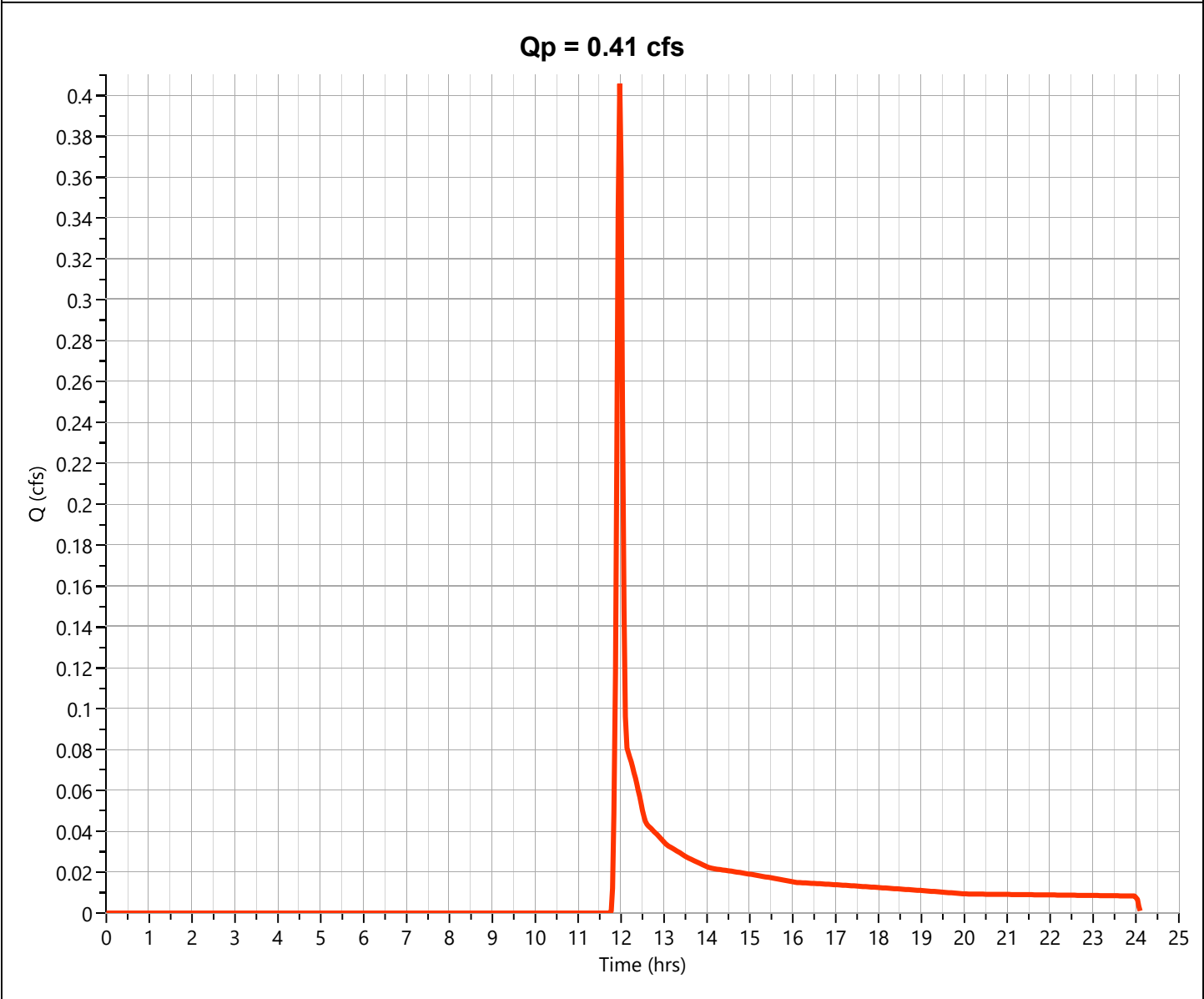
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.406 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 952 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

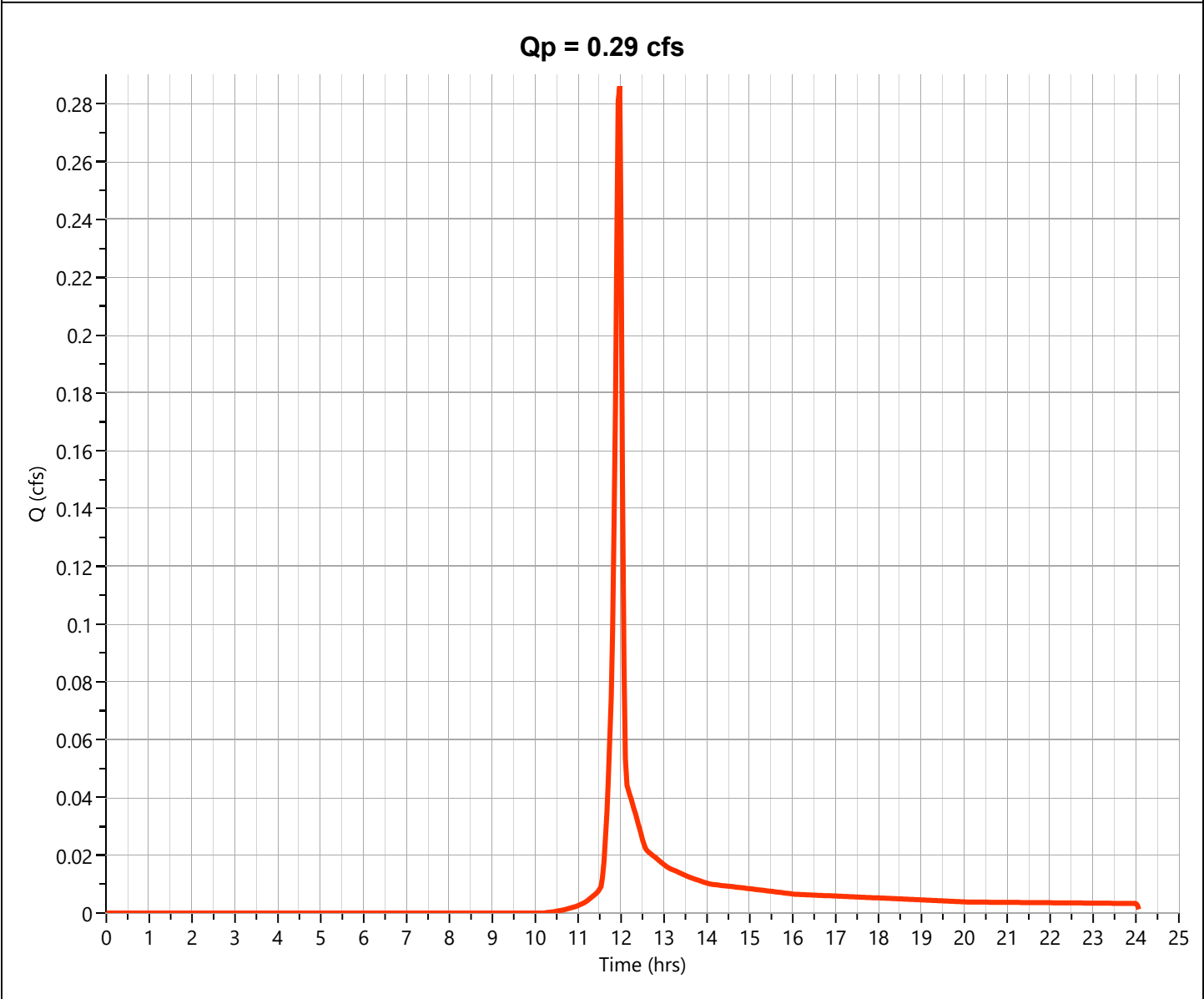
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.286 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 573 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

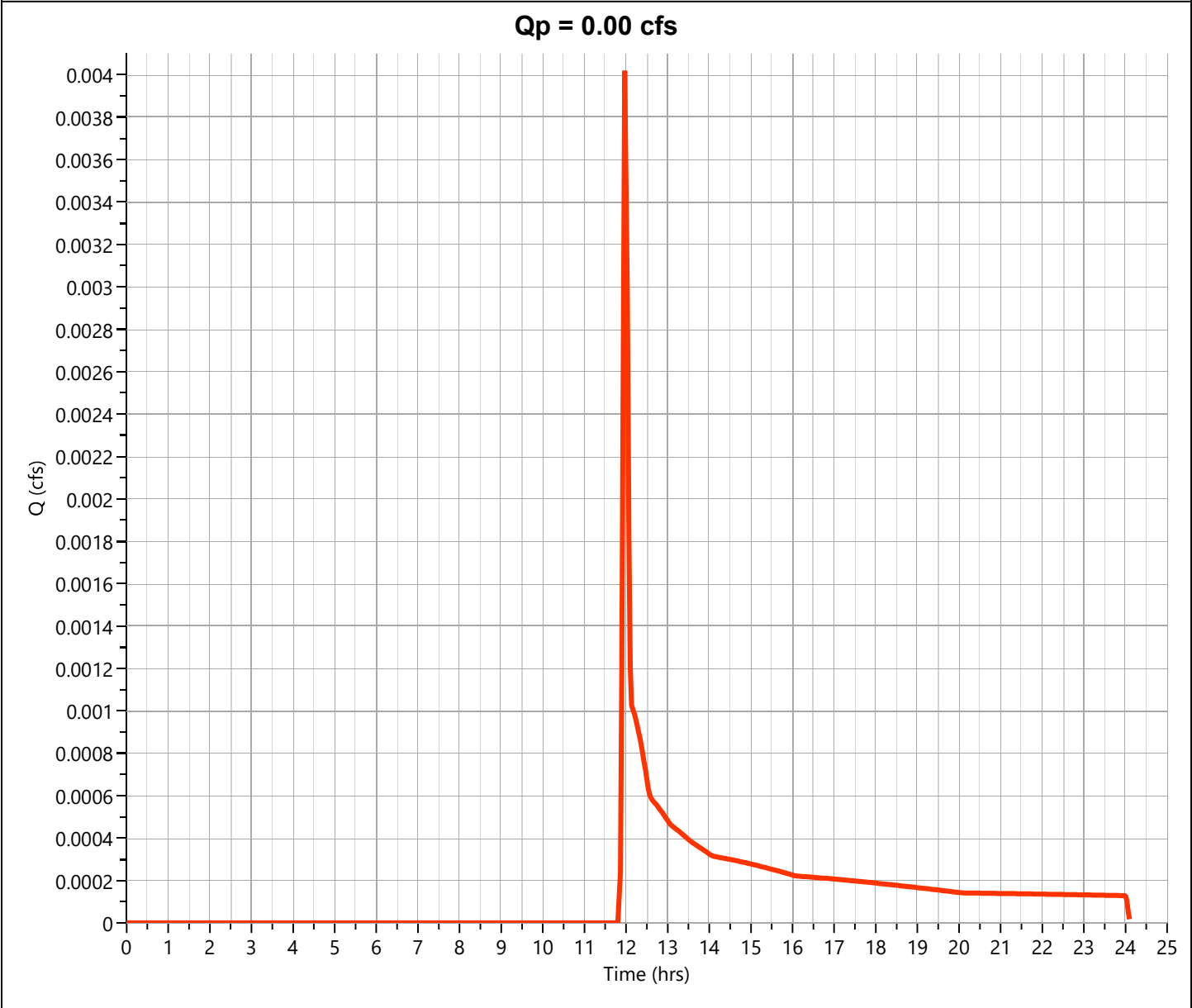
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.004 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 12.5 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

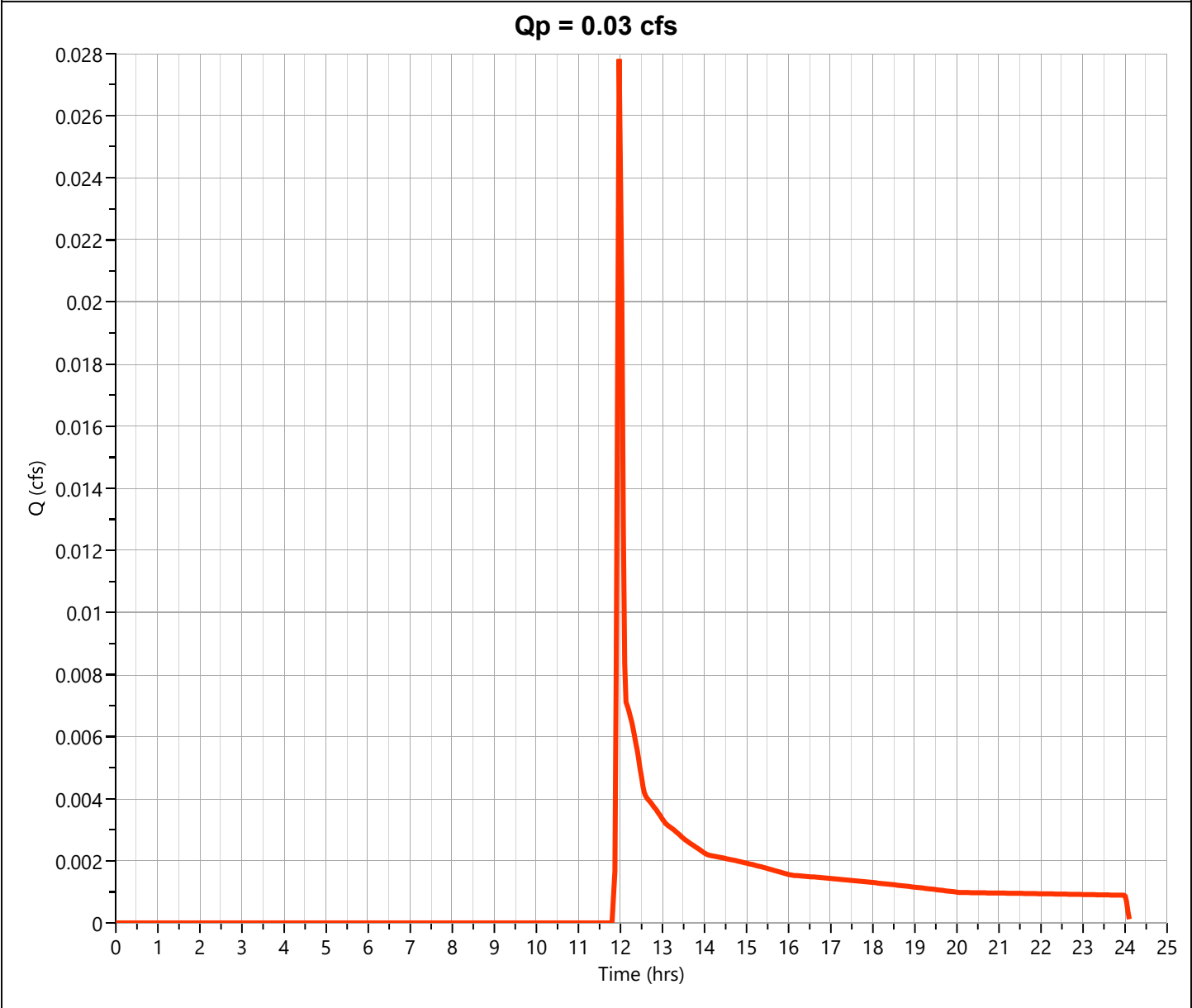
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.028 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 86.4 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.77 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

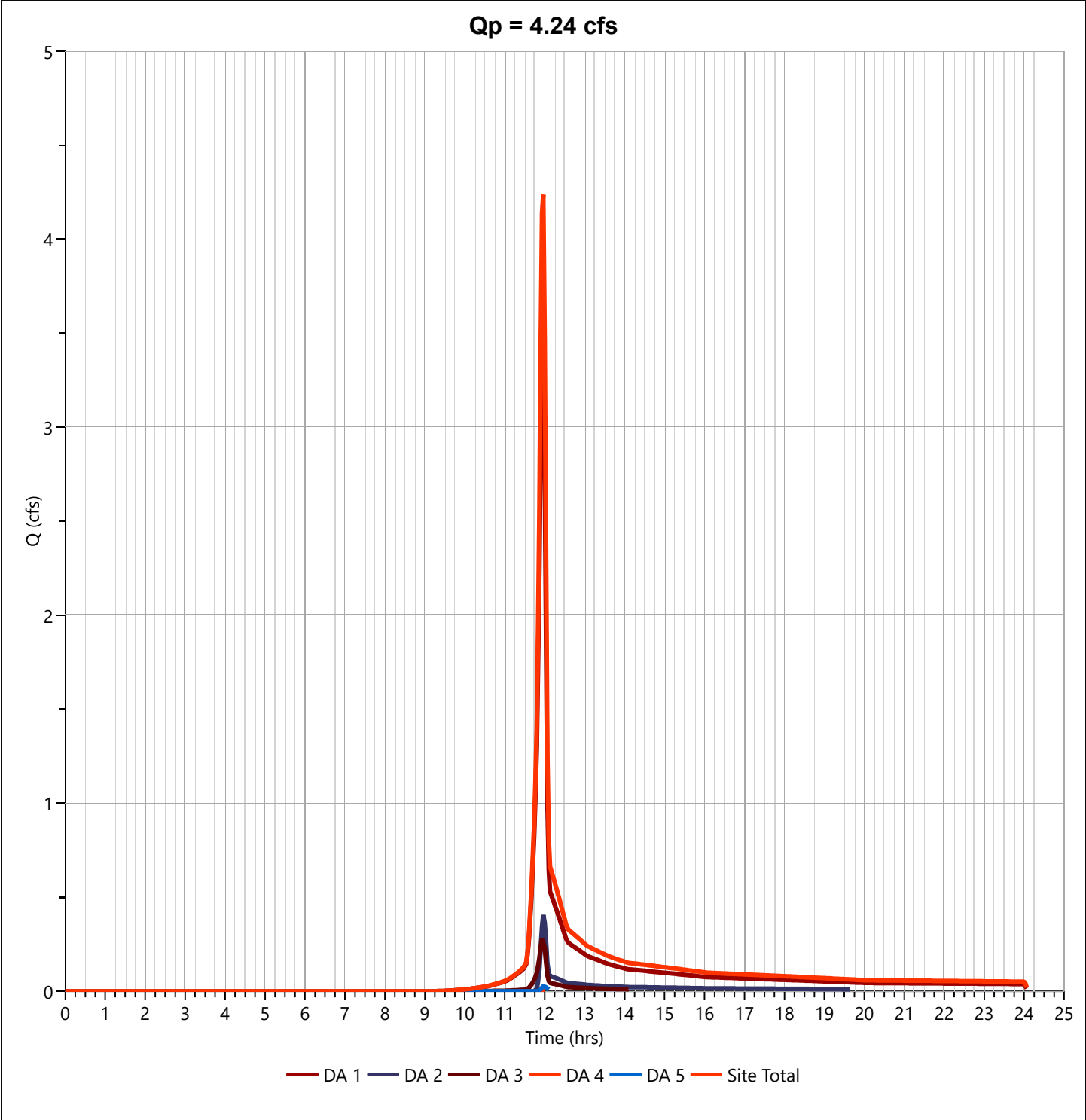
* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 4.236 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 8,682 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Hydrology Studio v 3.0.0.31

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Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

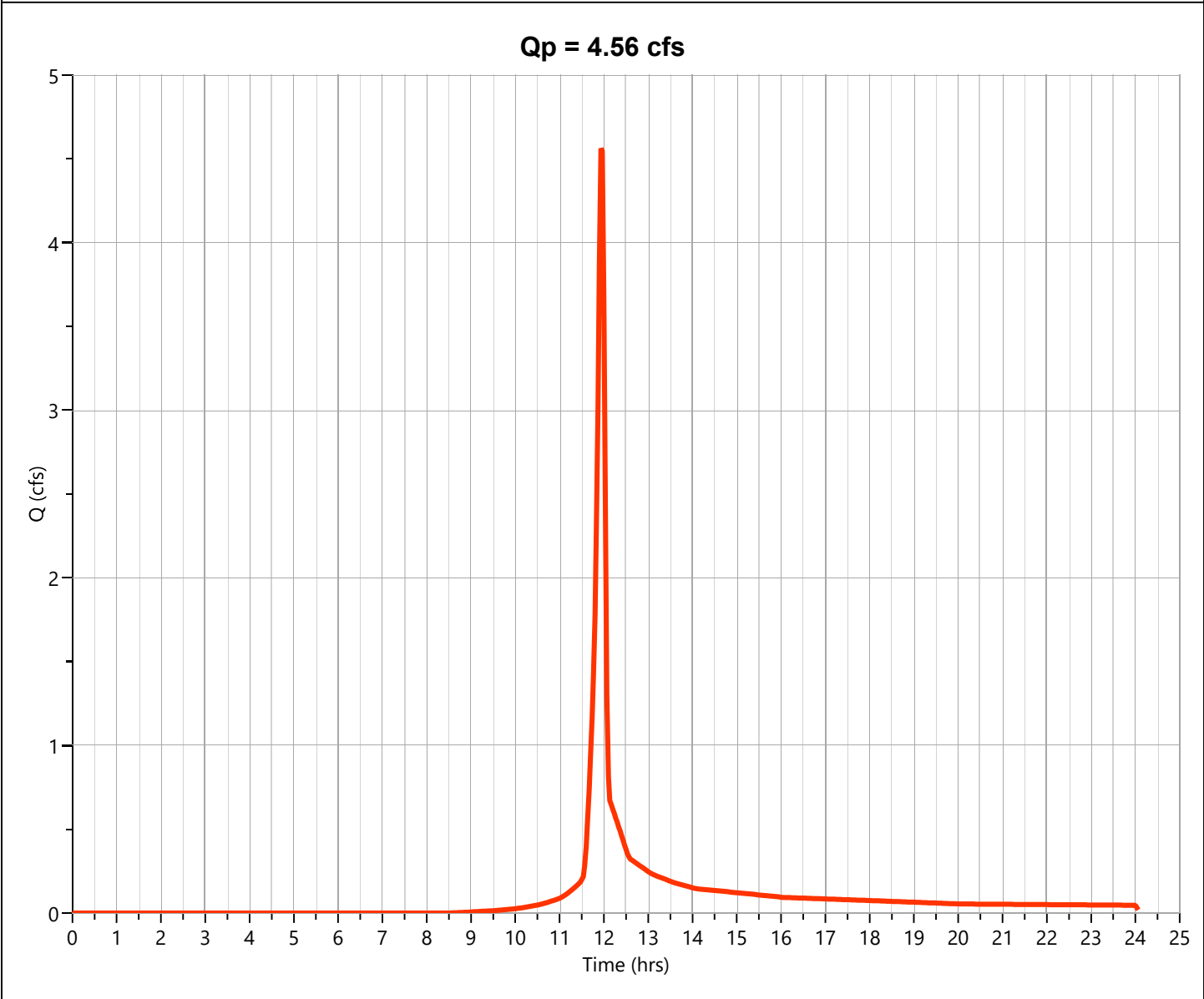
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 4.562 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 9,214 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

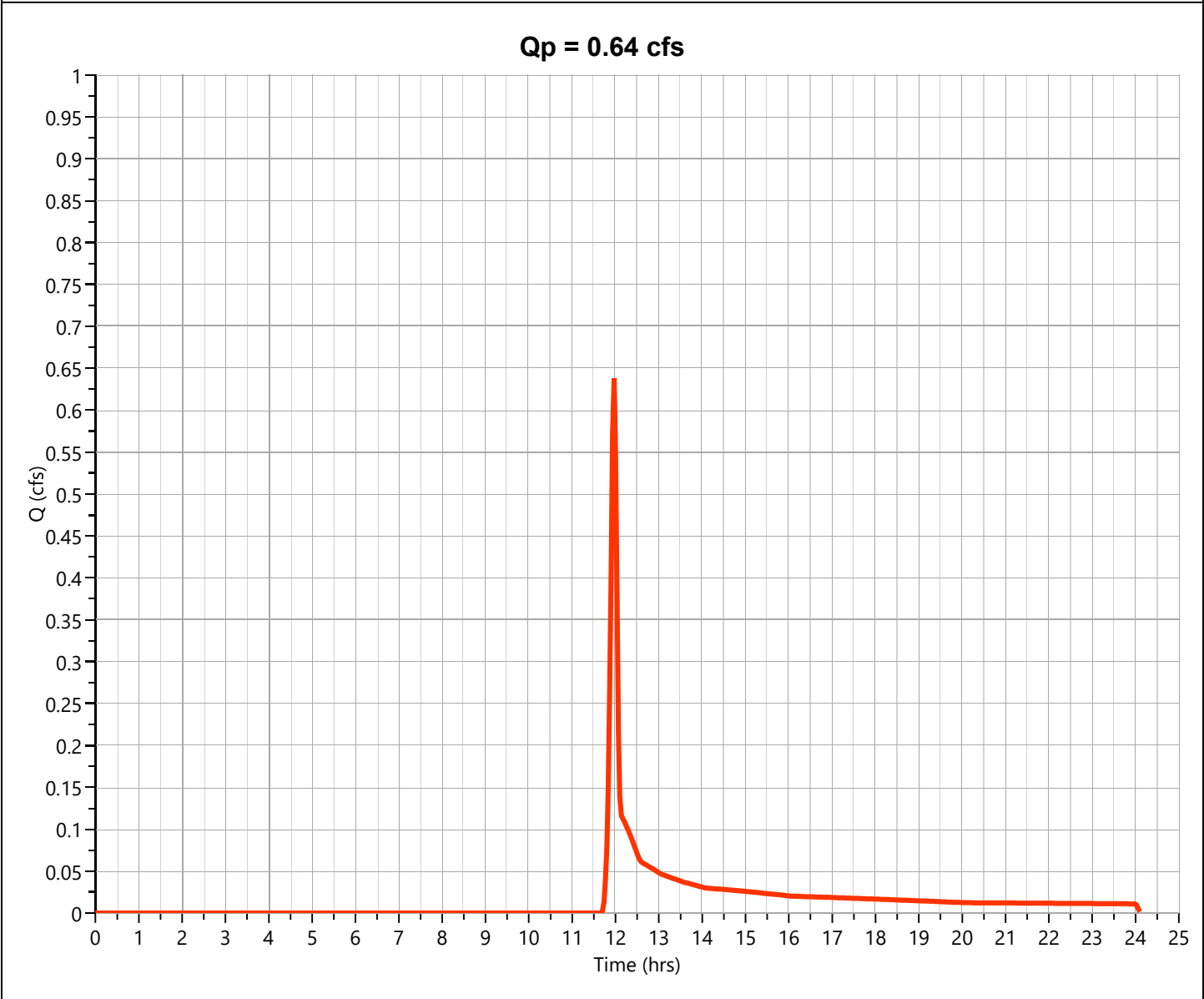
08-13-2024

Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.638 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,381 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
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0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

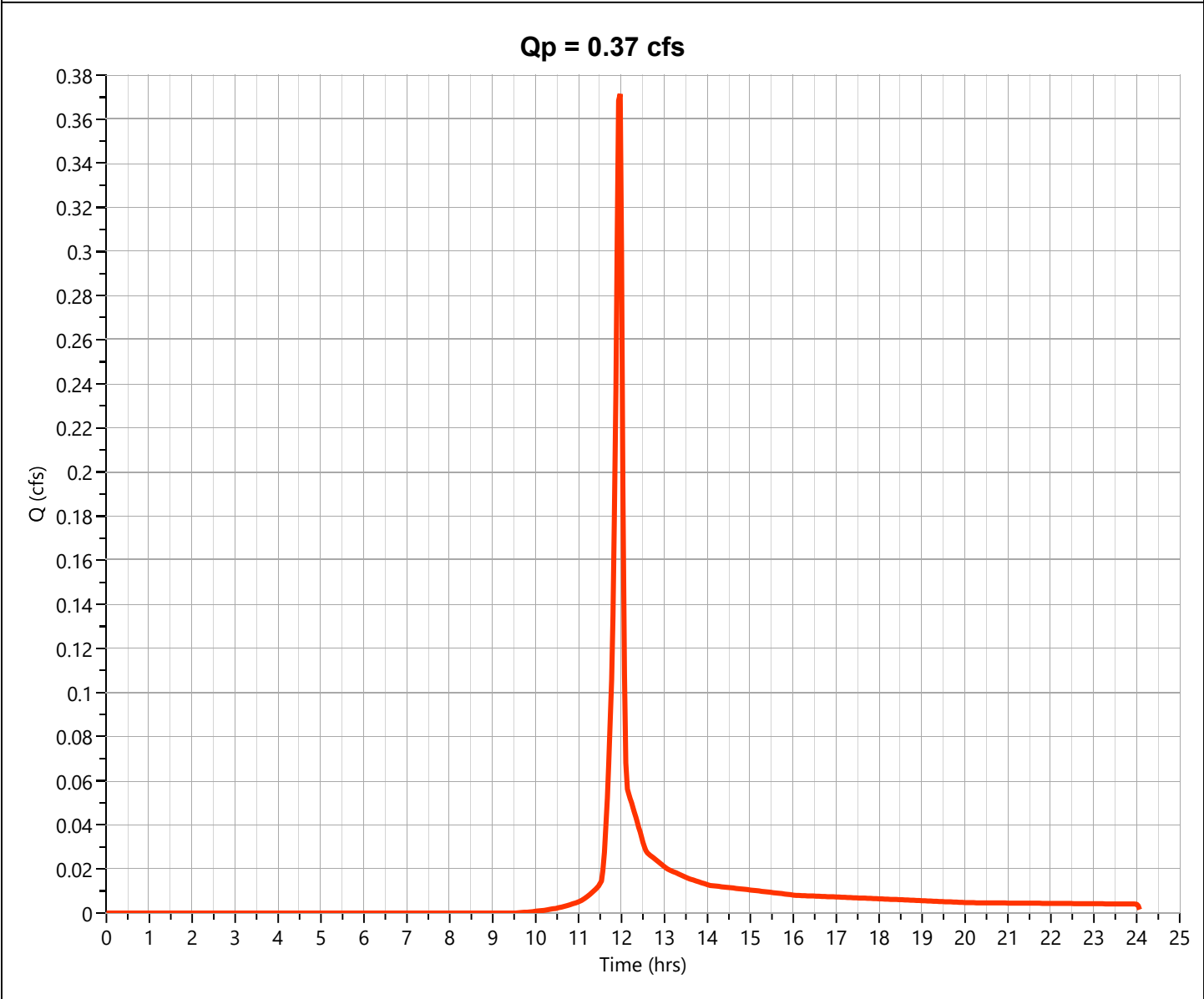
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.371 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 745 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
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0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

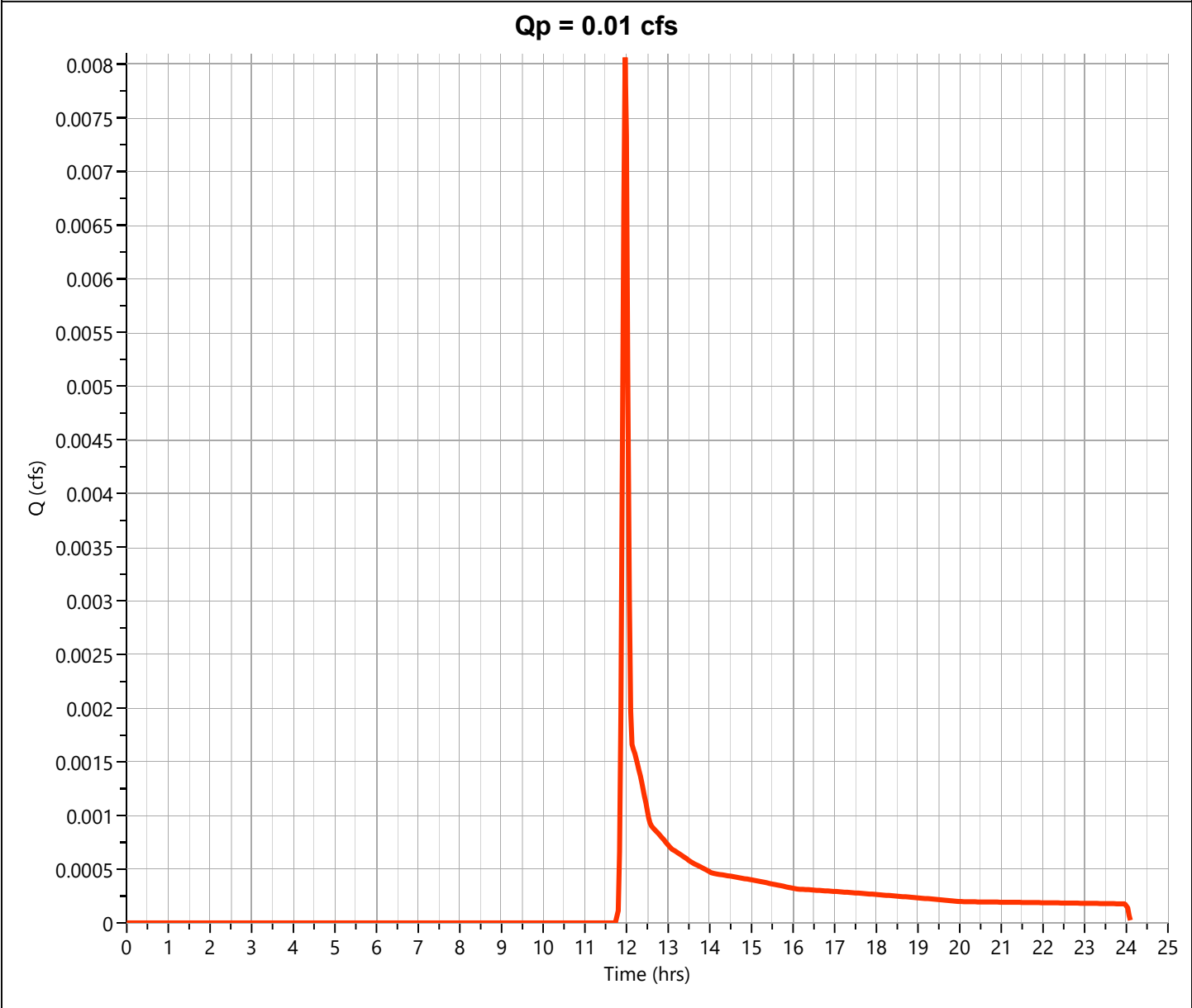
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.008 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 19.6 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

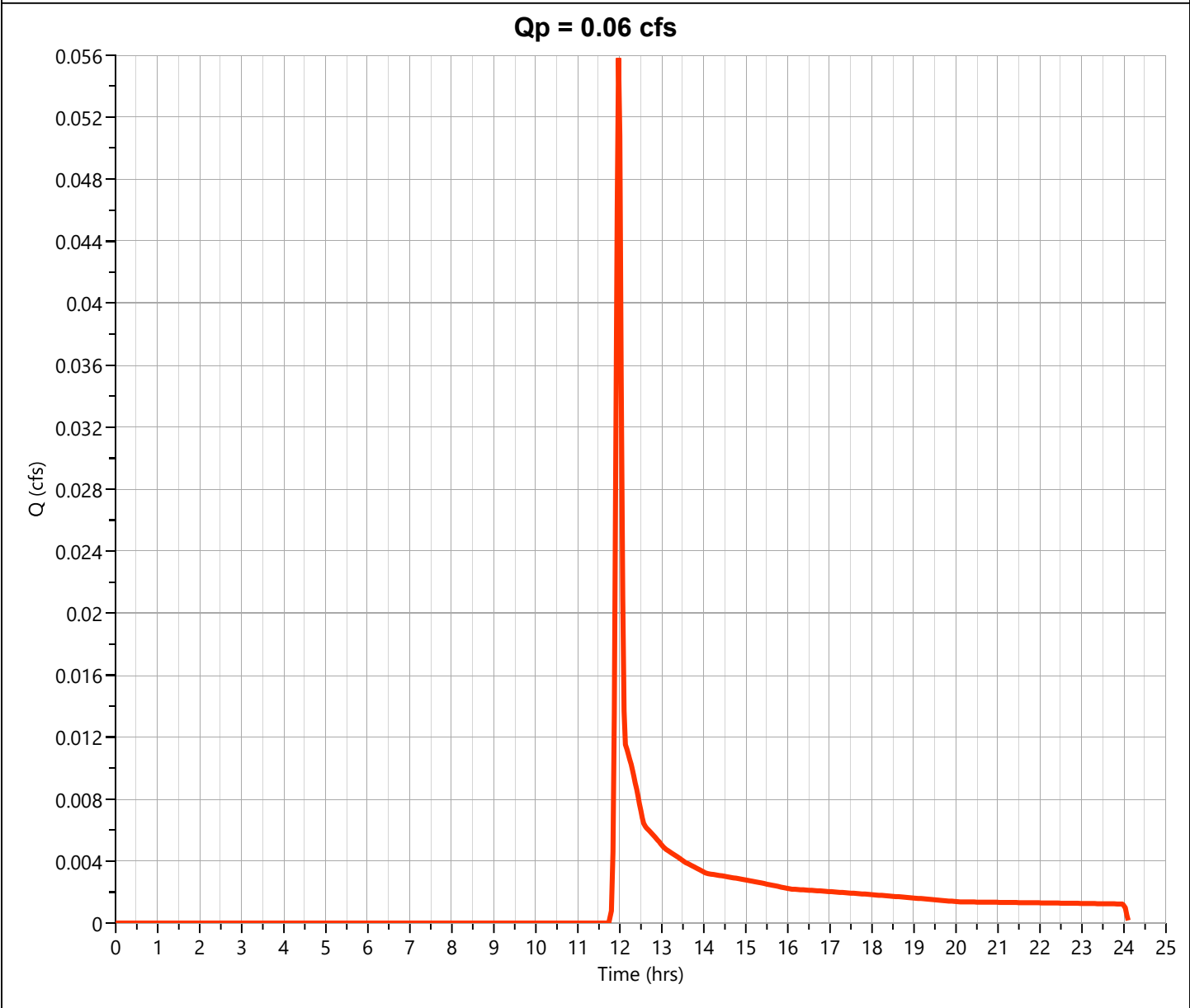
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.056 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 136 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

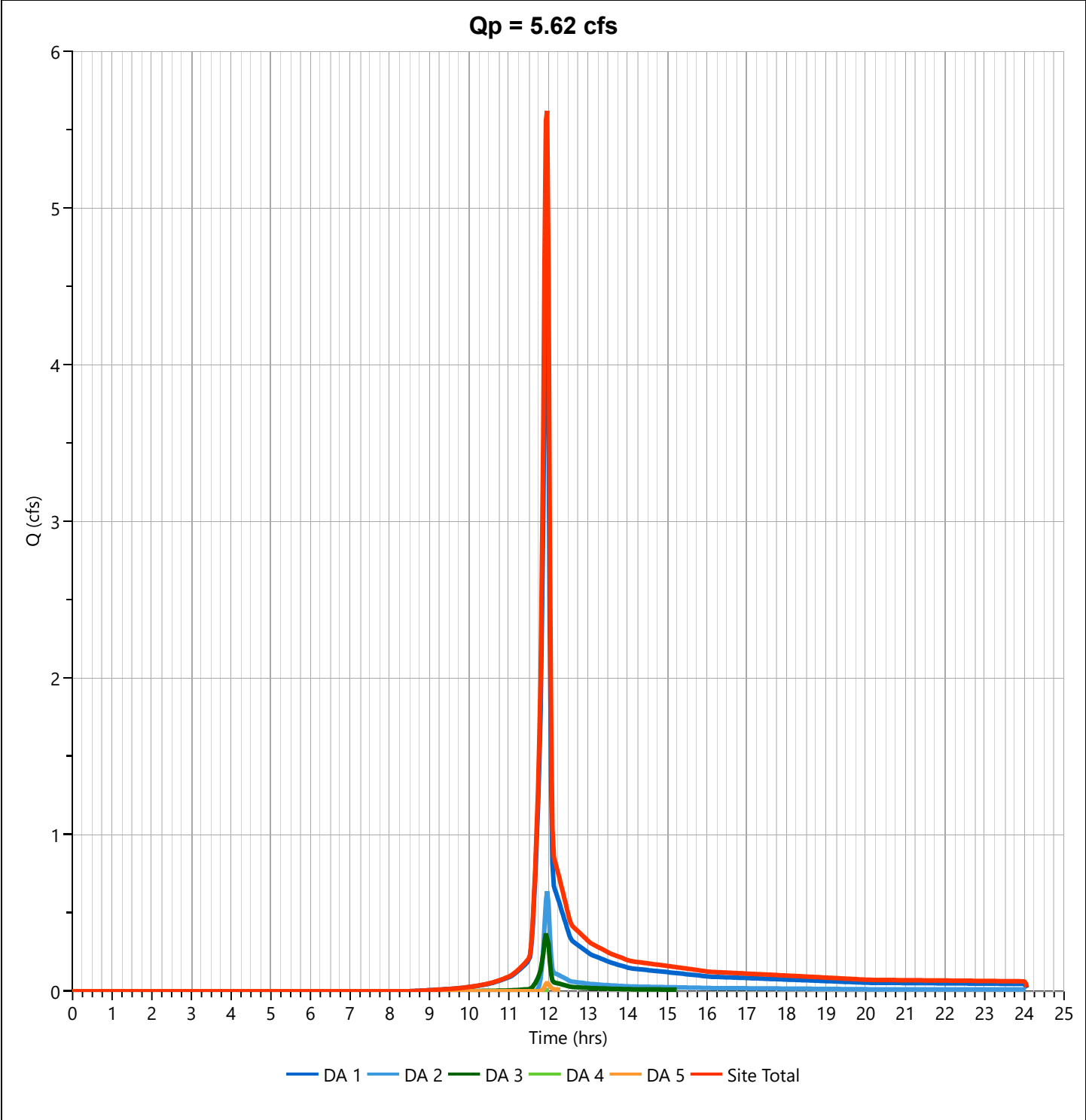
Hydrology Studio v 3.0.0.31

08-13-2024

Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 5.619 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 11,496 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

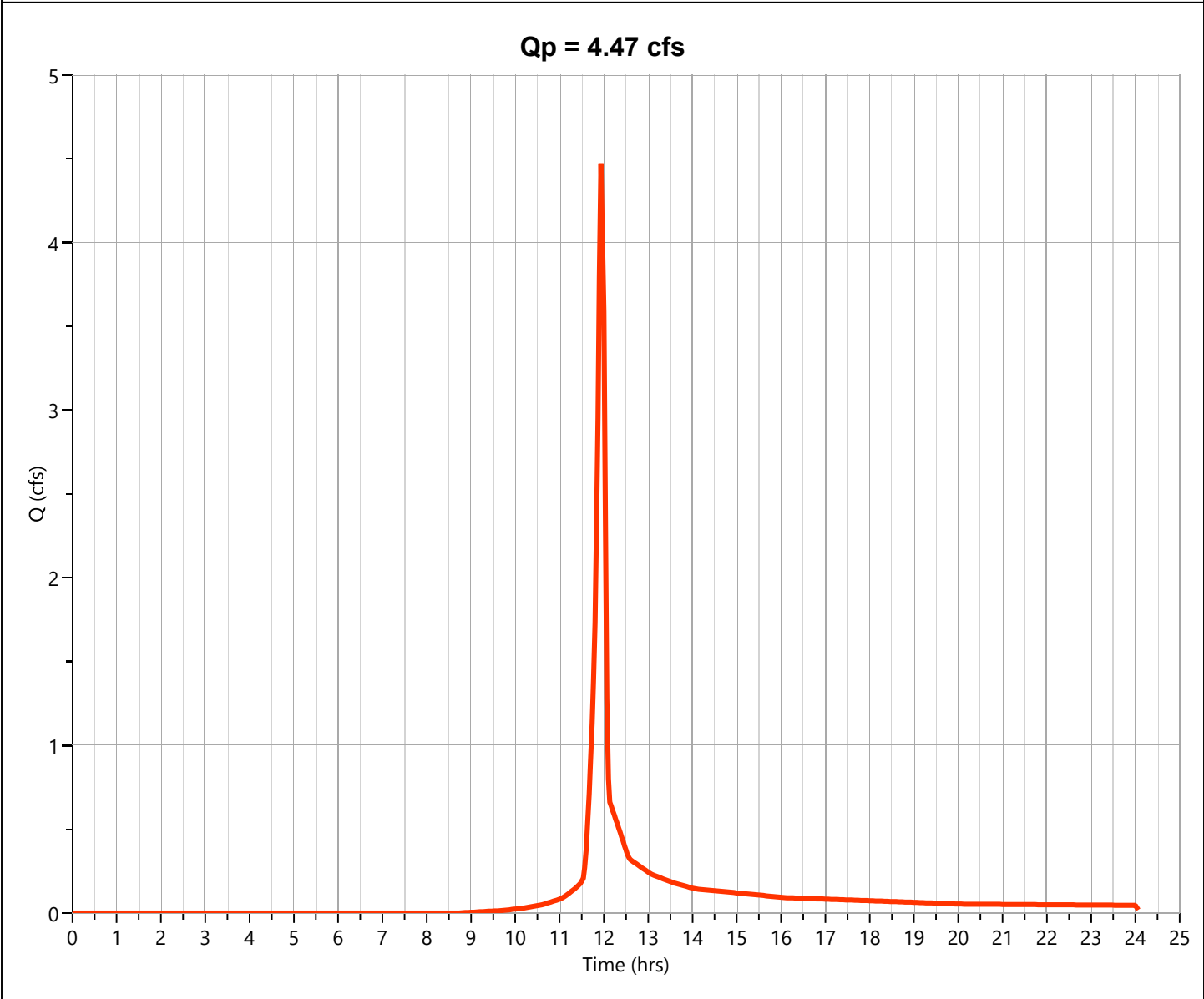
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 4.473 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 9,033 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
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0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

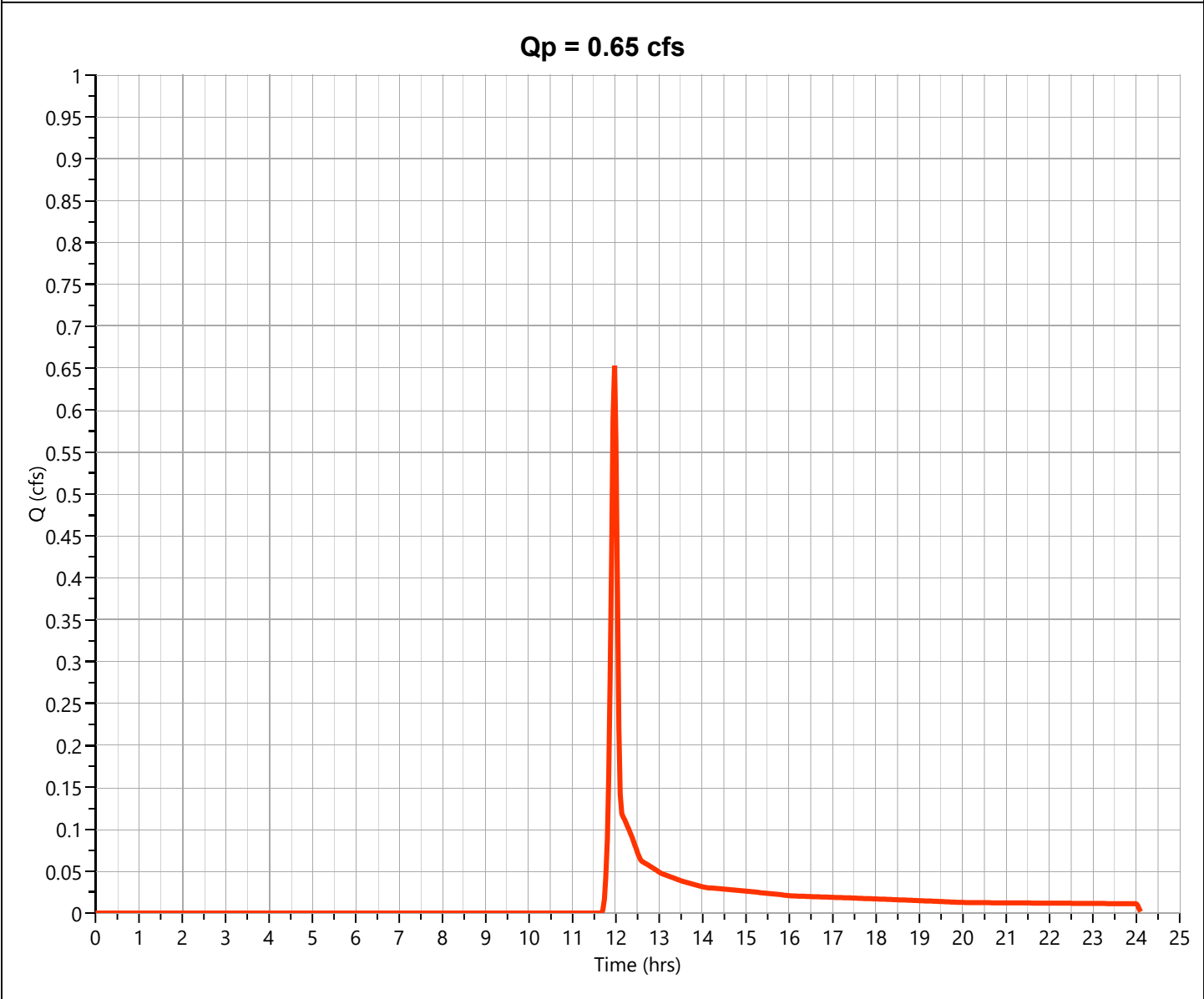
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.653 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,407 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

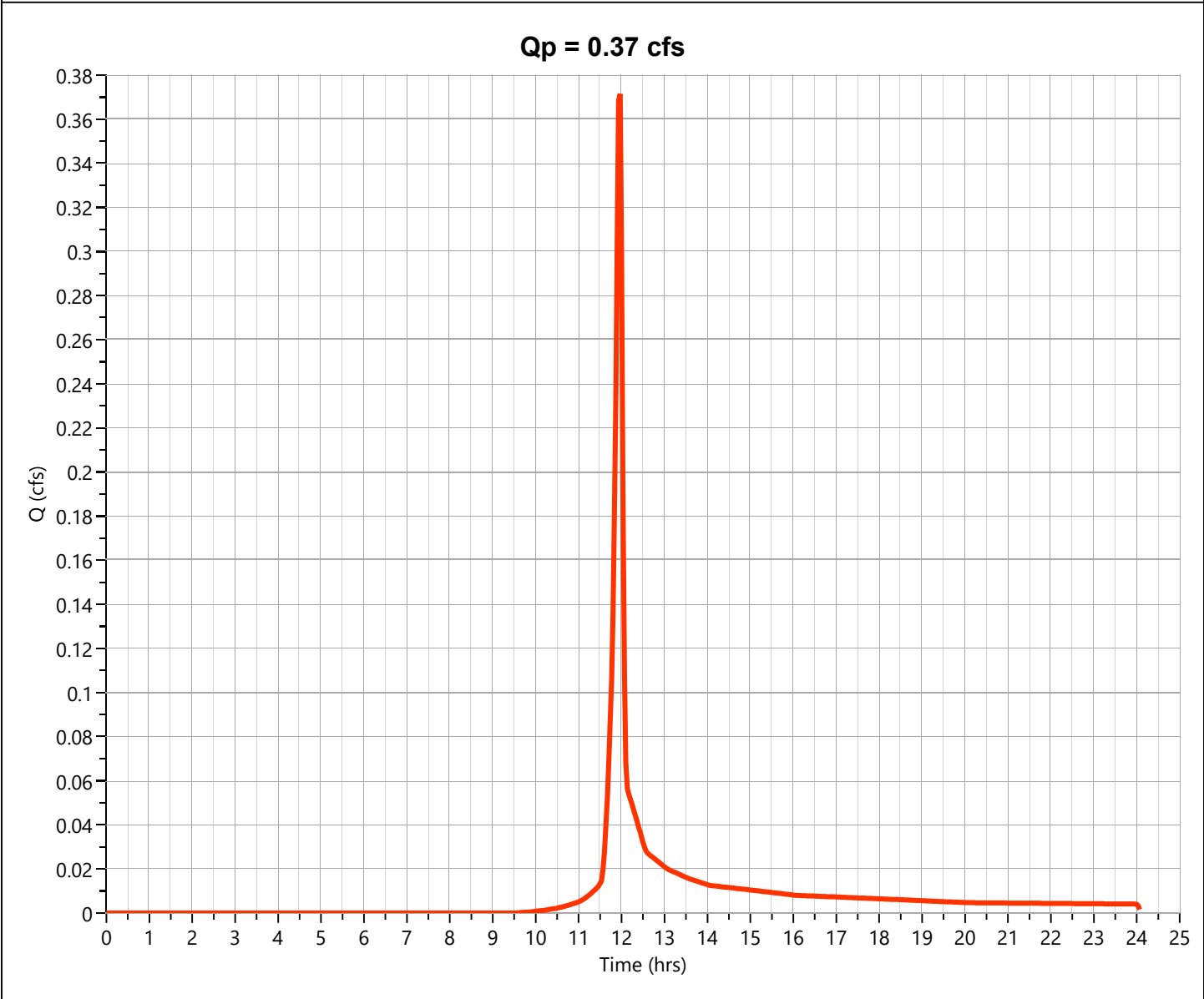
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.371 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 745 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

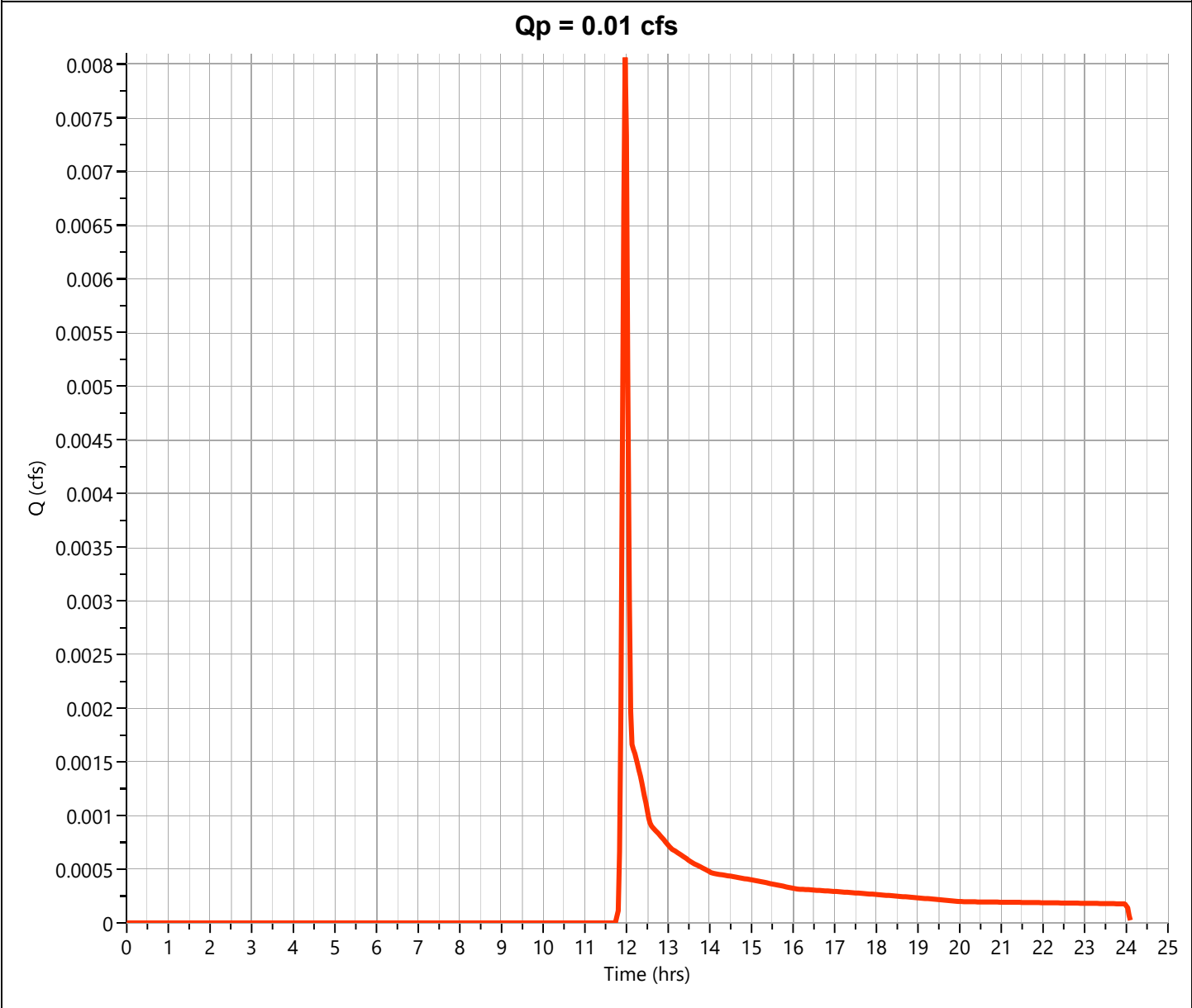
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.008 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 19.6 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

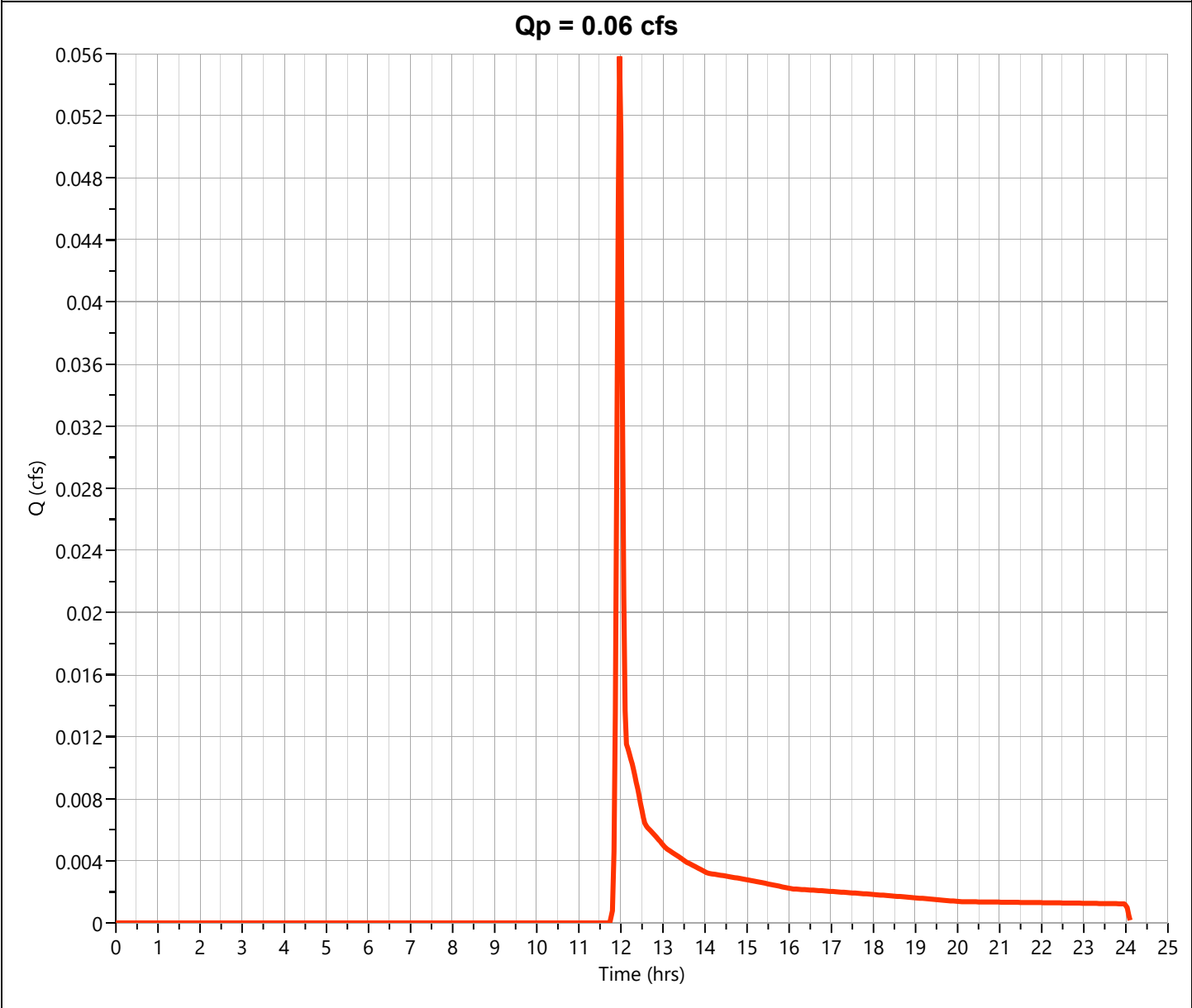
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.056 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 136 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.20 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

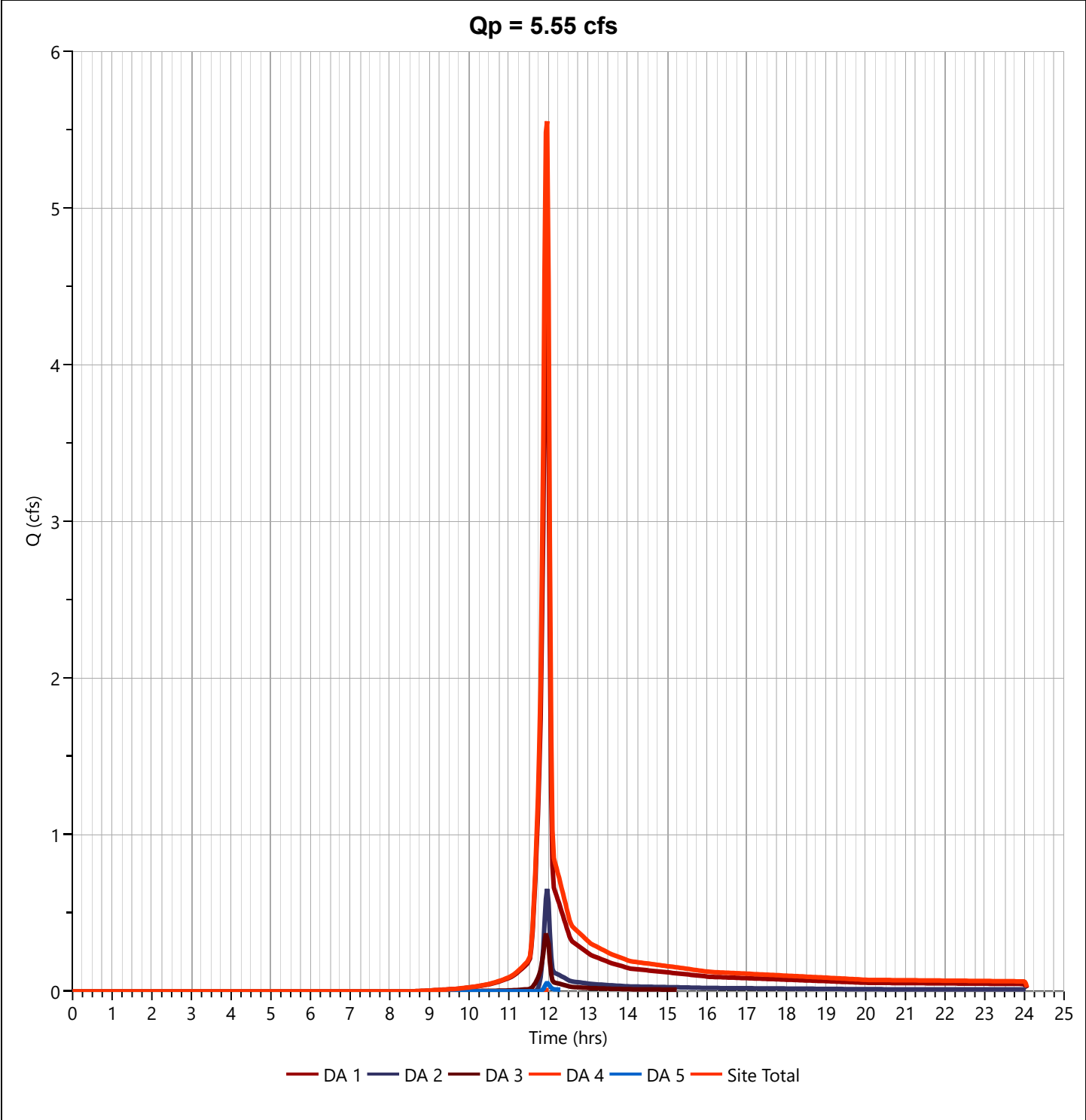
Hydrology Studio v 3.0.0.31

08-13-2024

Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 5.552 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 11,341 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Hydrology Studio v 3.0.0.31

08-13-2024

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Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

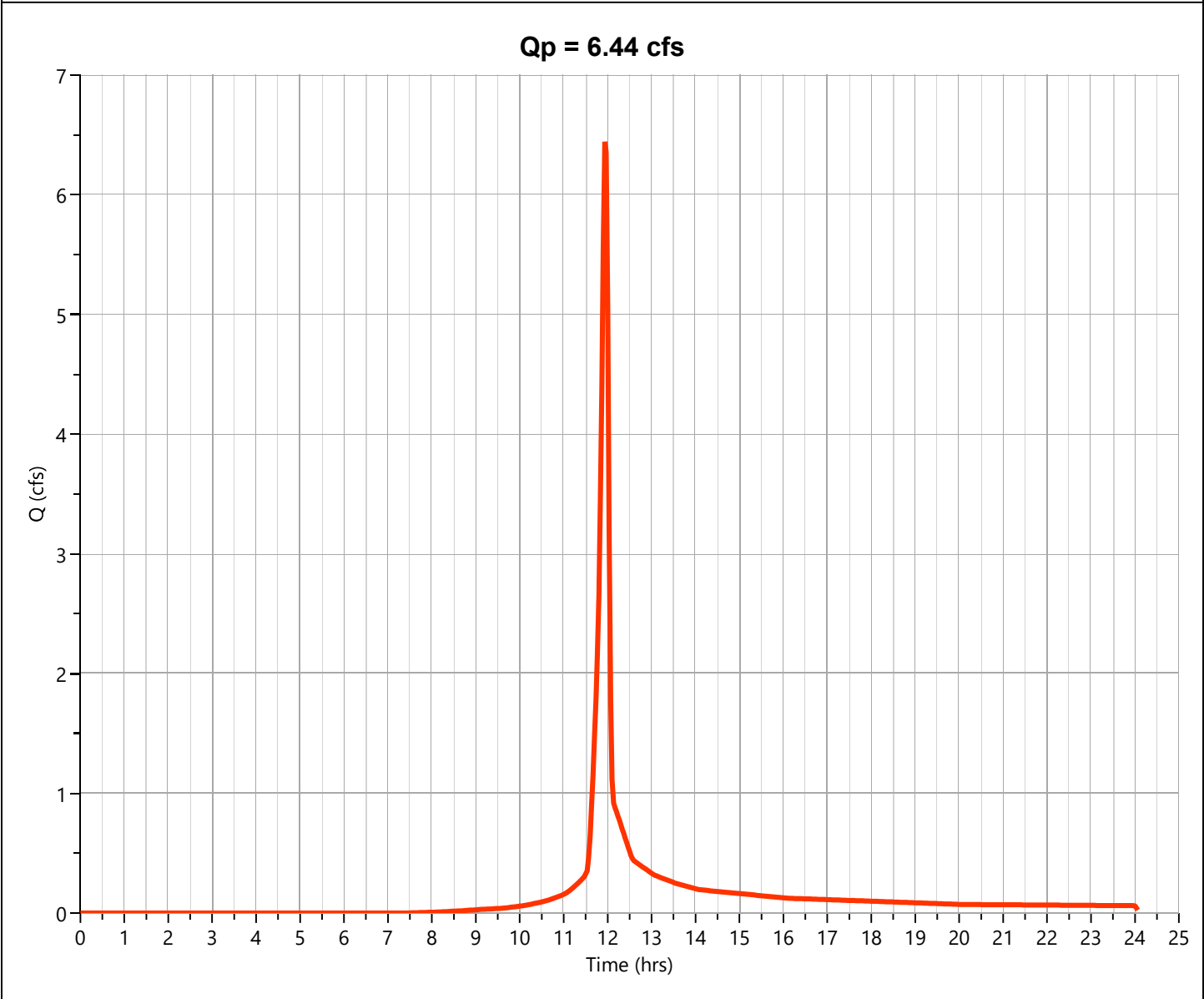
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 6.442 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 13,078 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

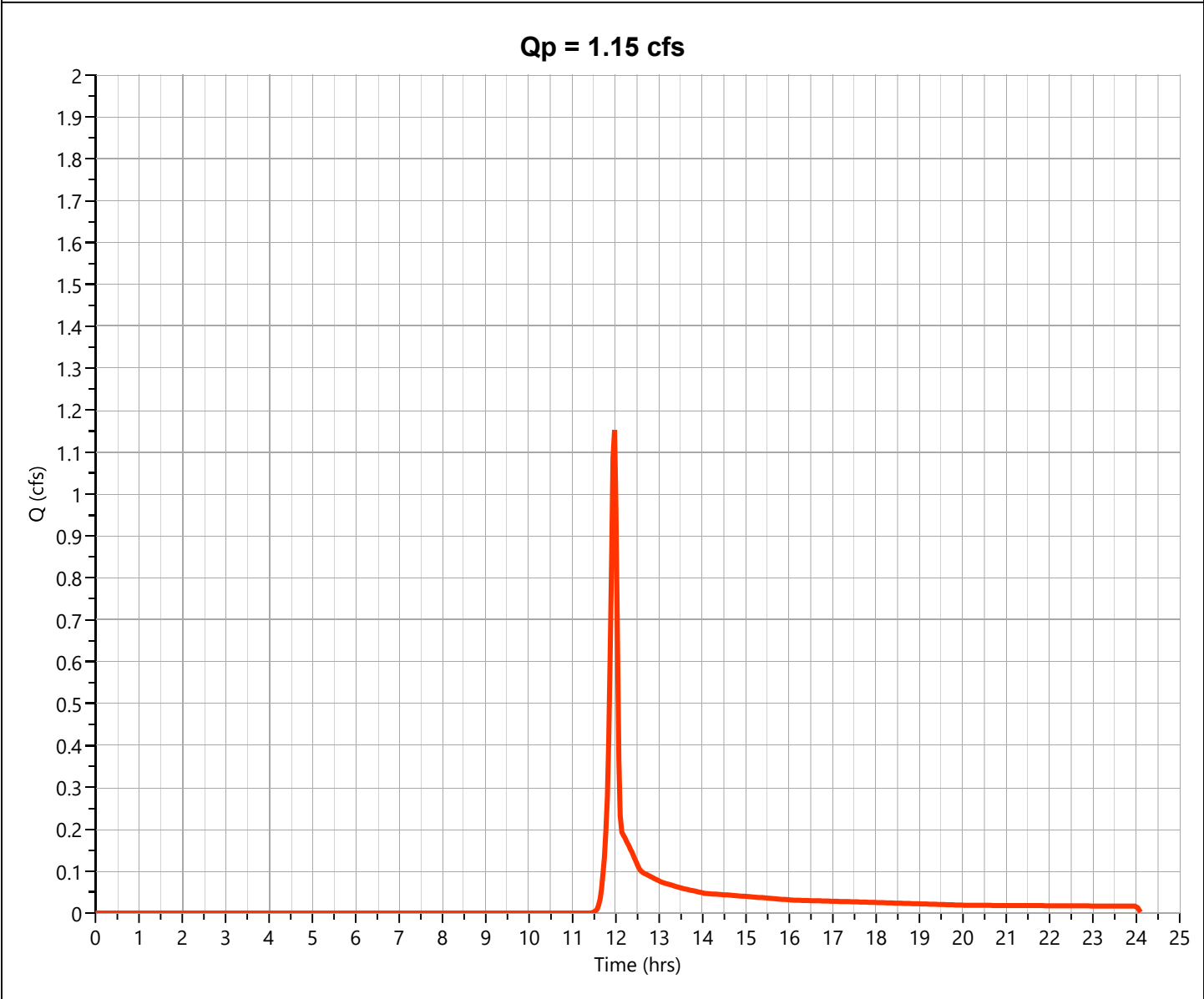
08-13-2024

Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.152 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 2,353 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

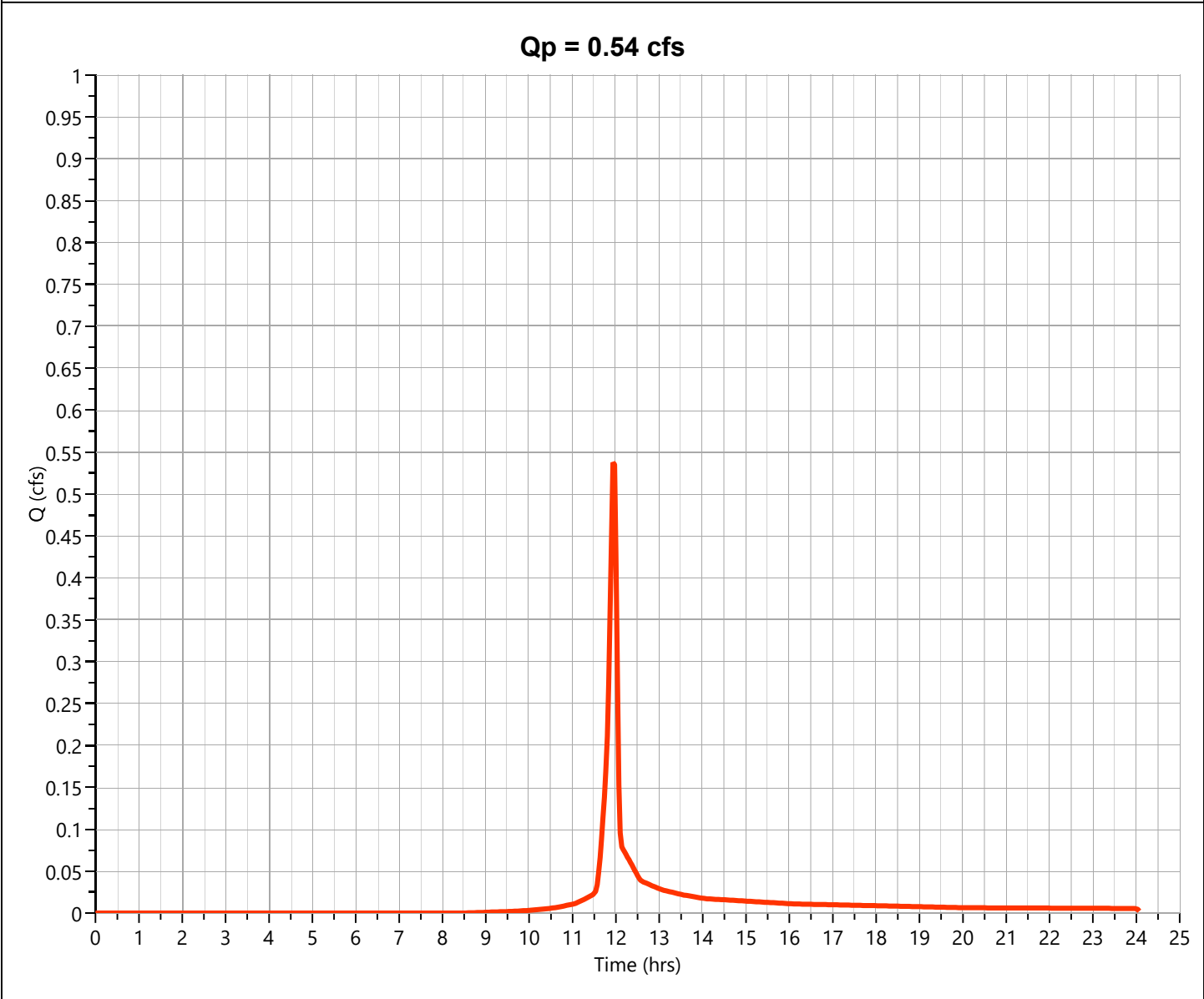
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.538 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 1,086 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

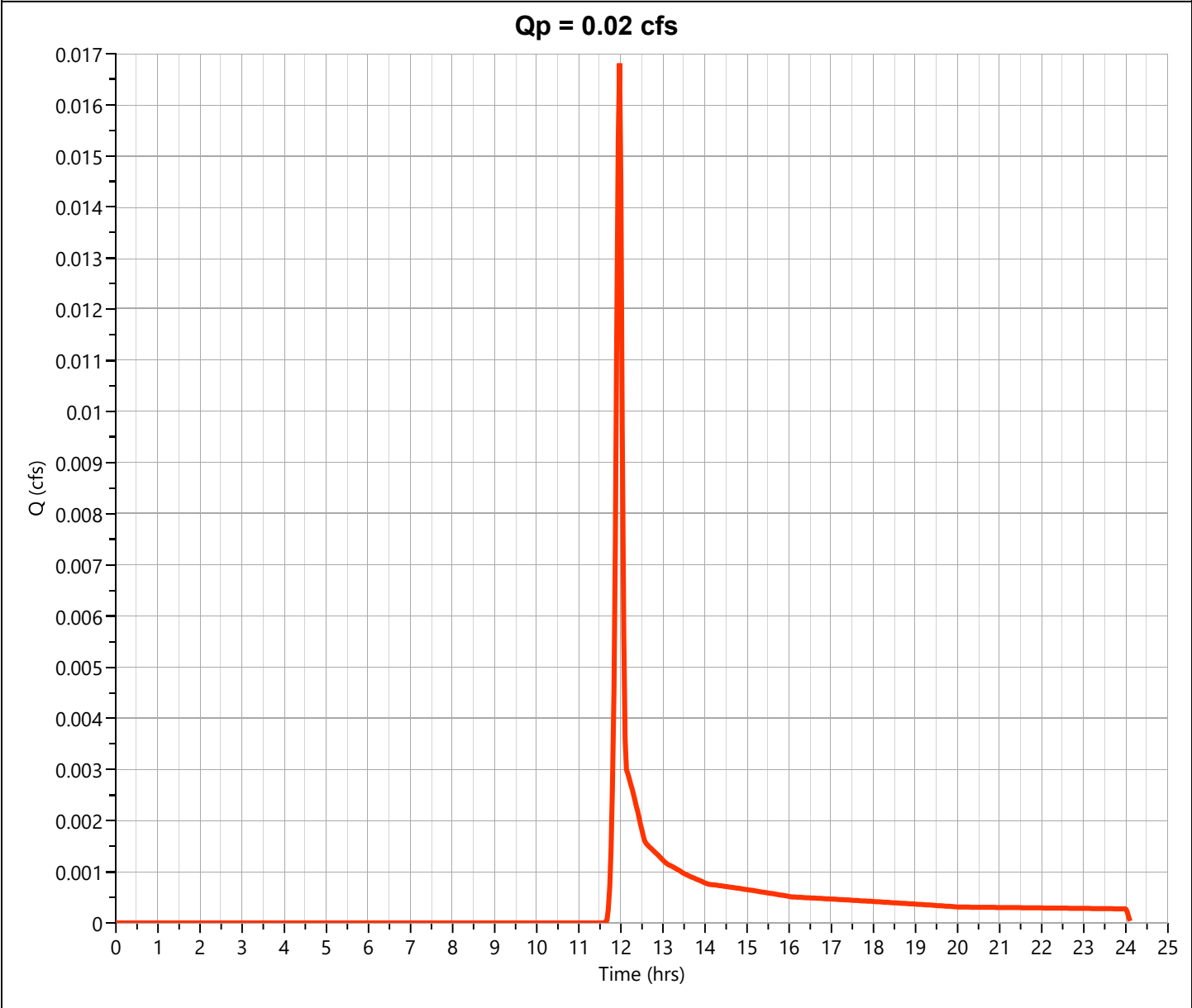
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.017 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 35.7 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

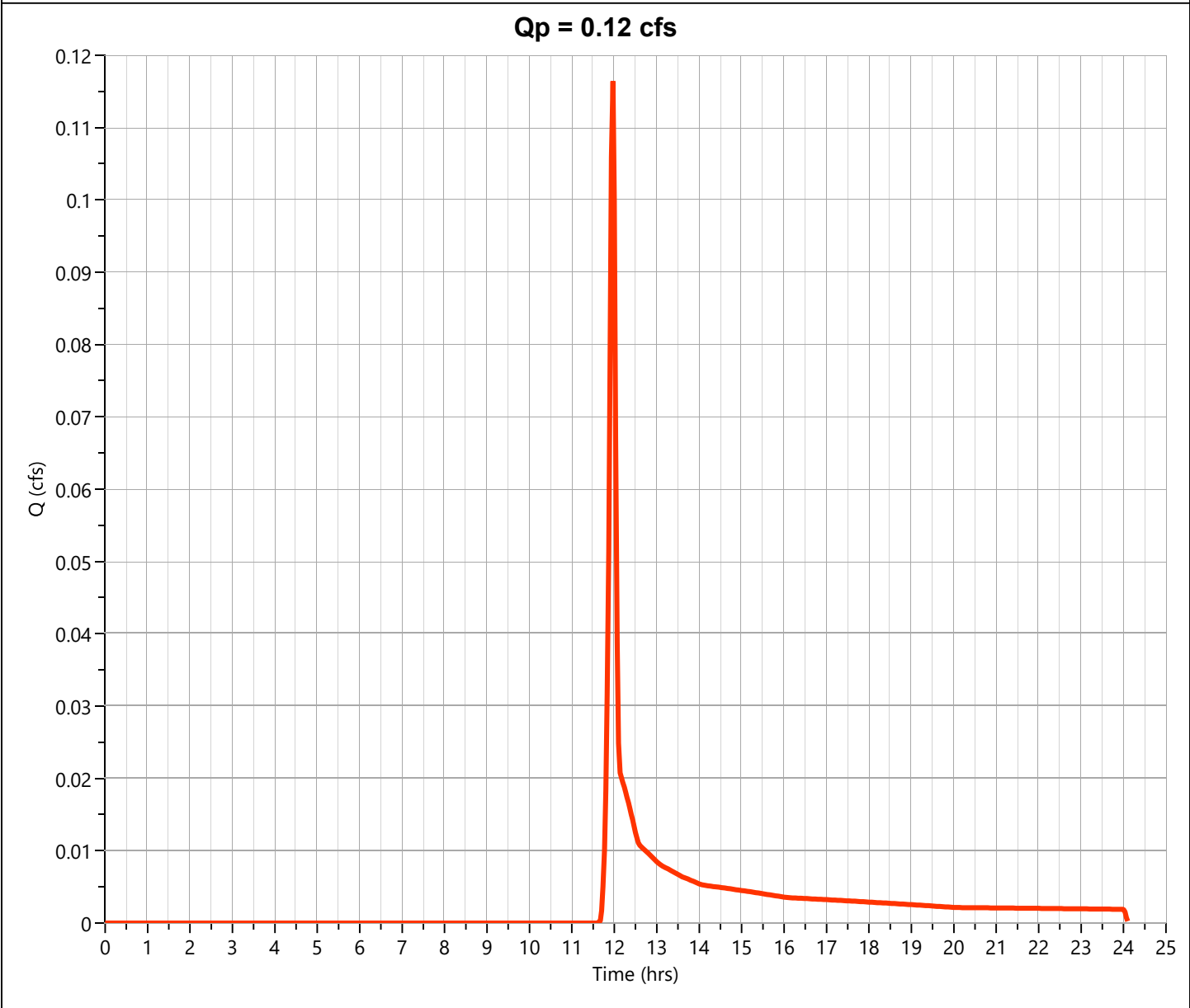
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.116 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 247 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

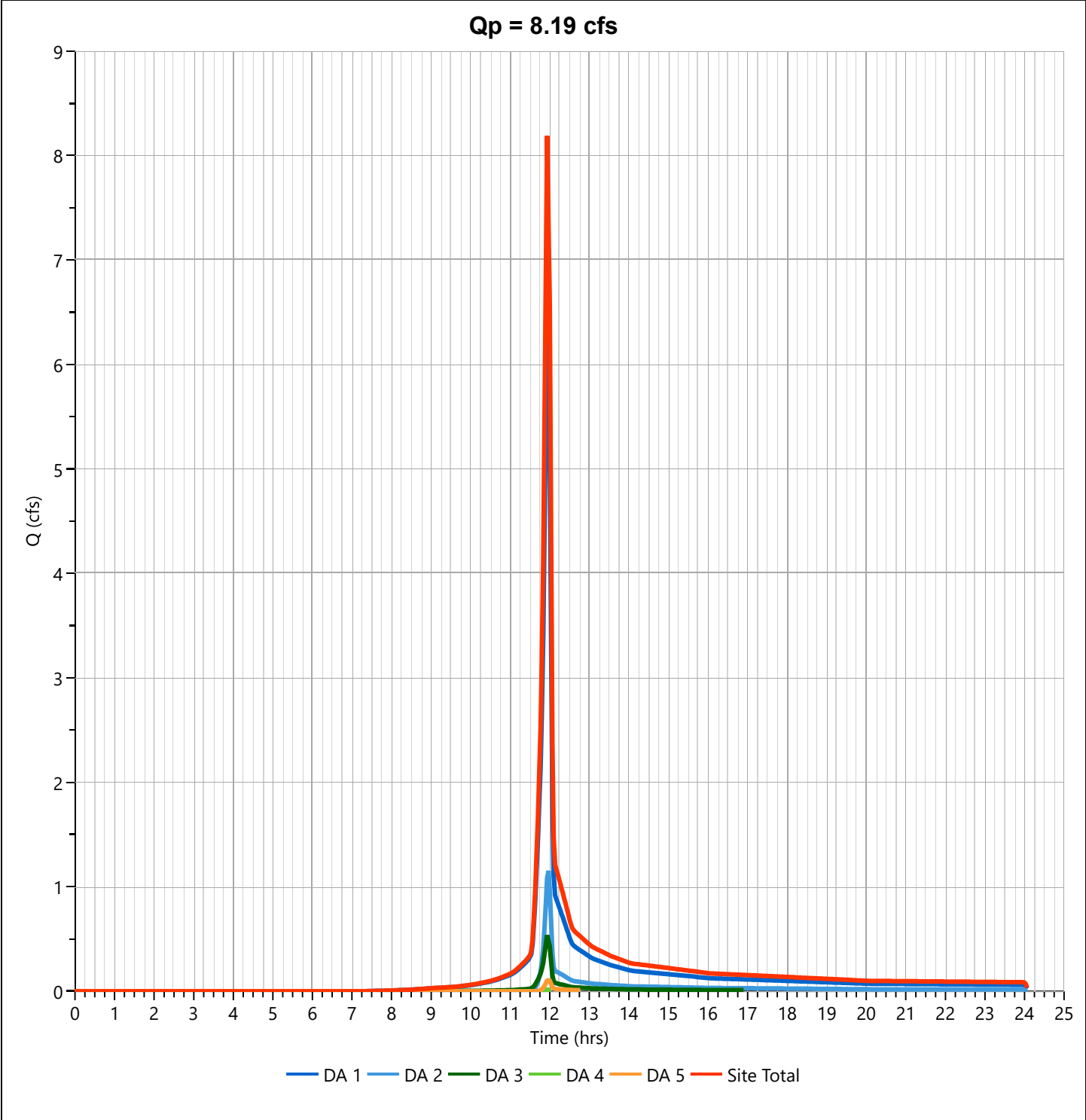
Hydrology Studio v 3.0.0.31

08-13-2024

Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 8.186 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 16,800 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

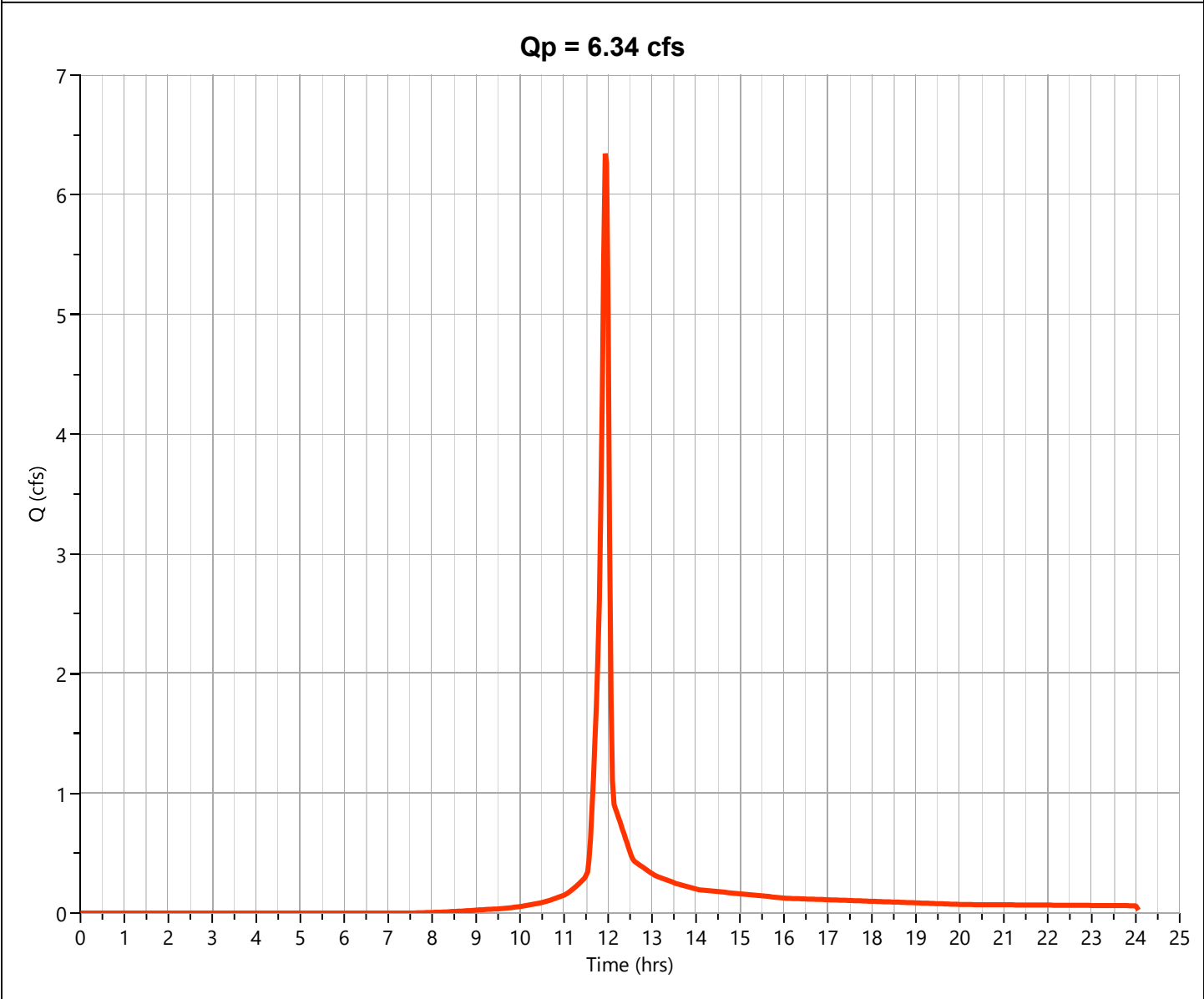
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 6.344 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 12,866 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.73	61	GRASS
0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

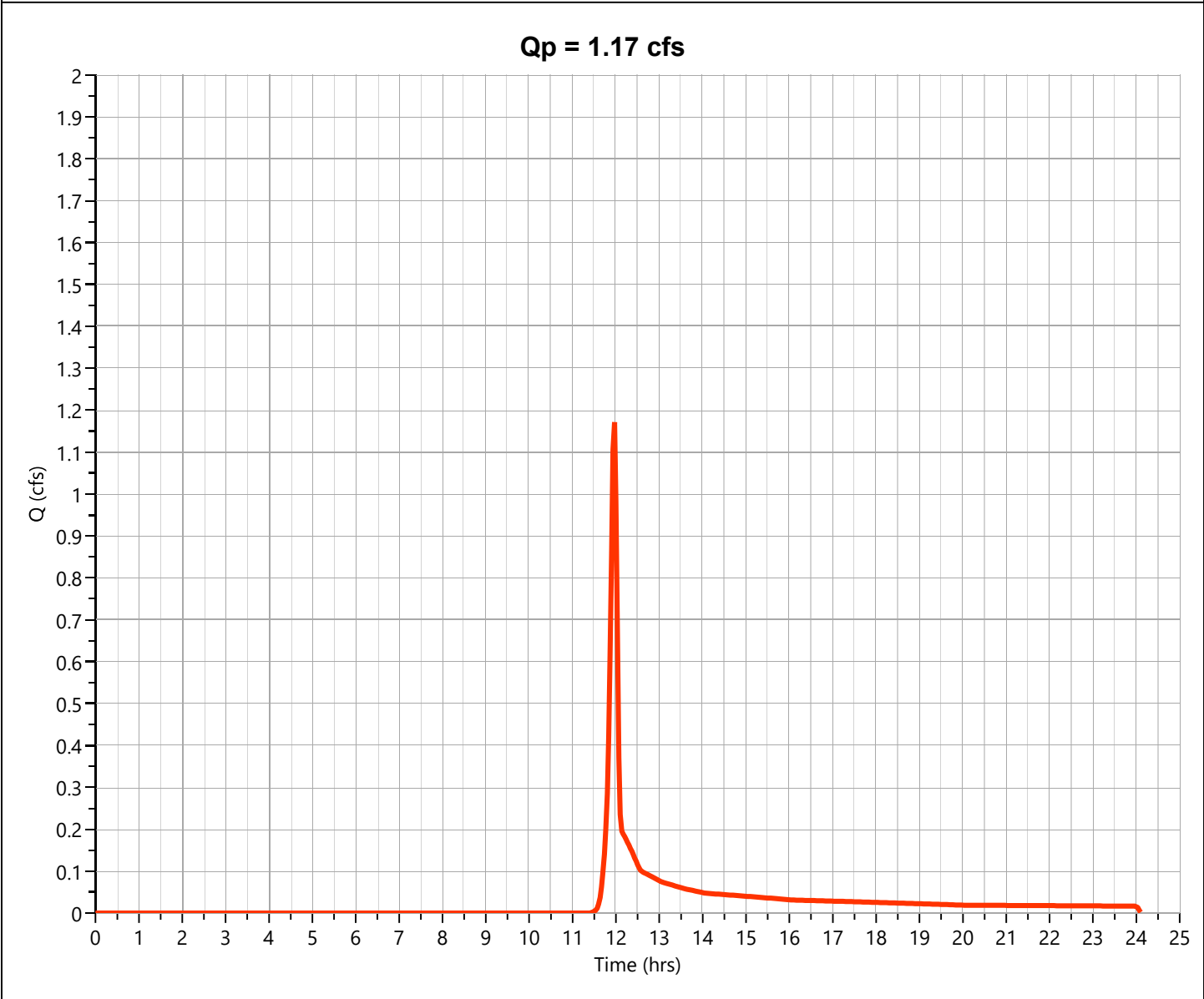
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.172 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 2,388 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

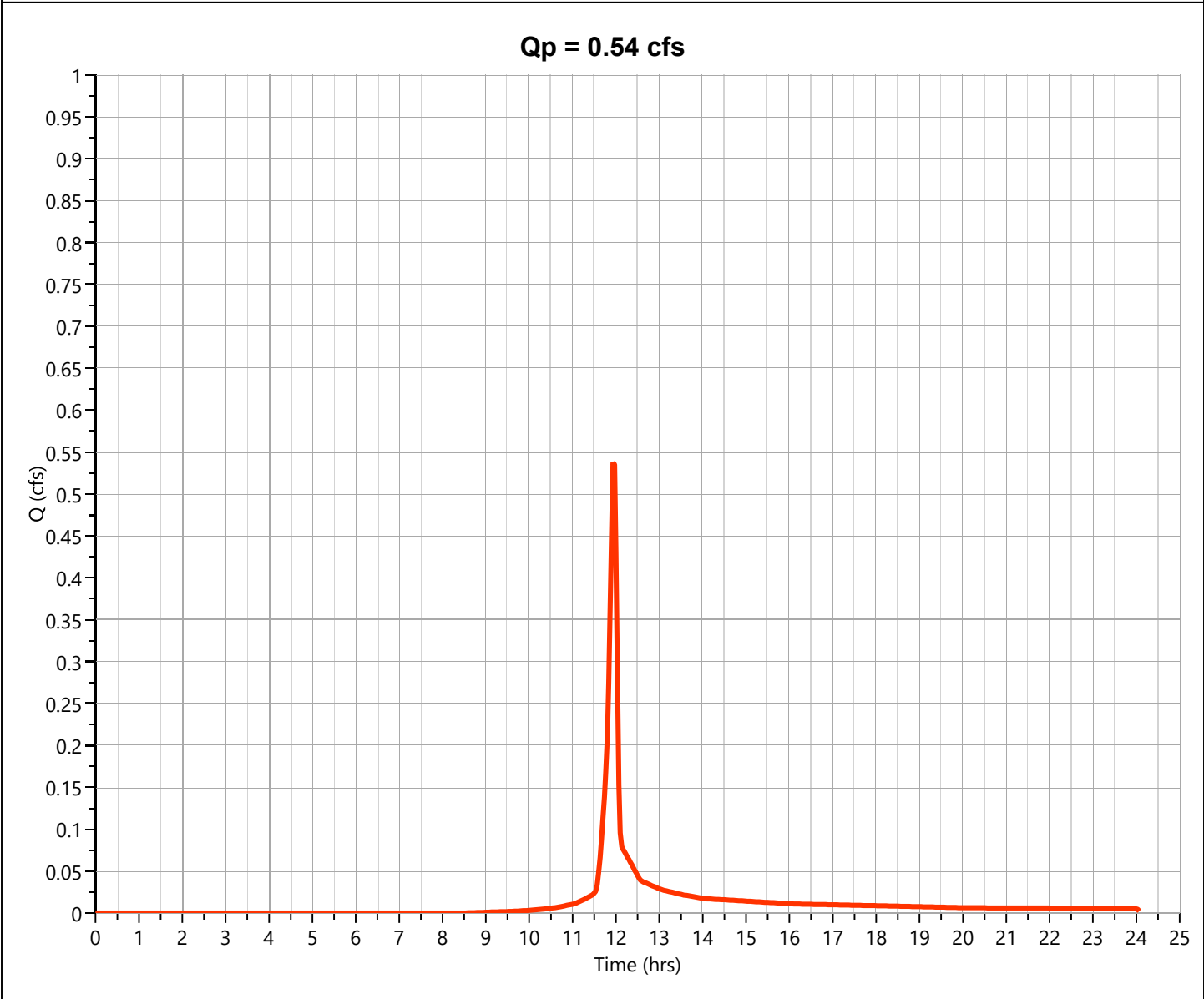
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.538 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 1,086 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

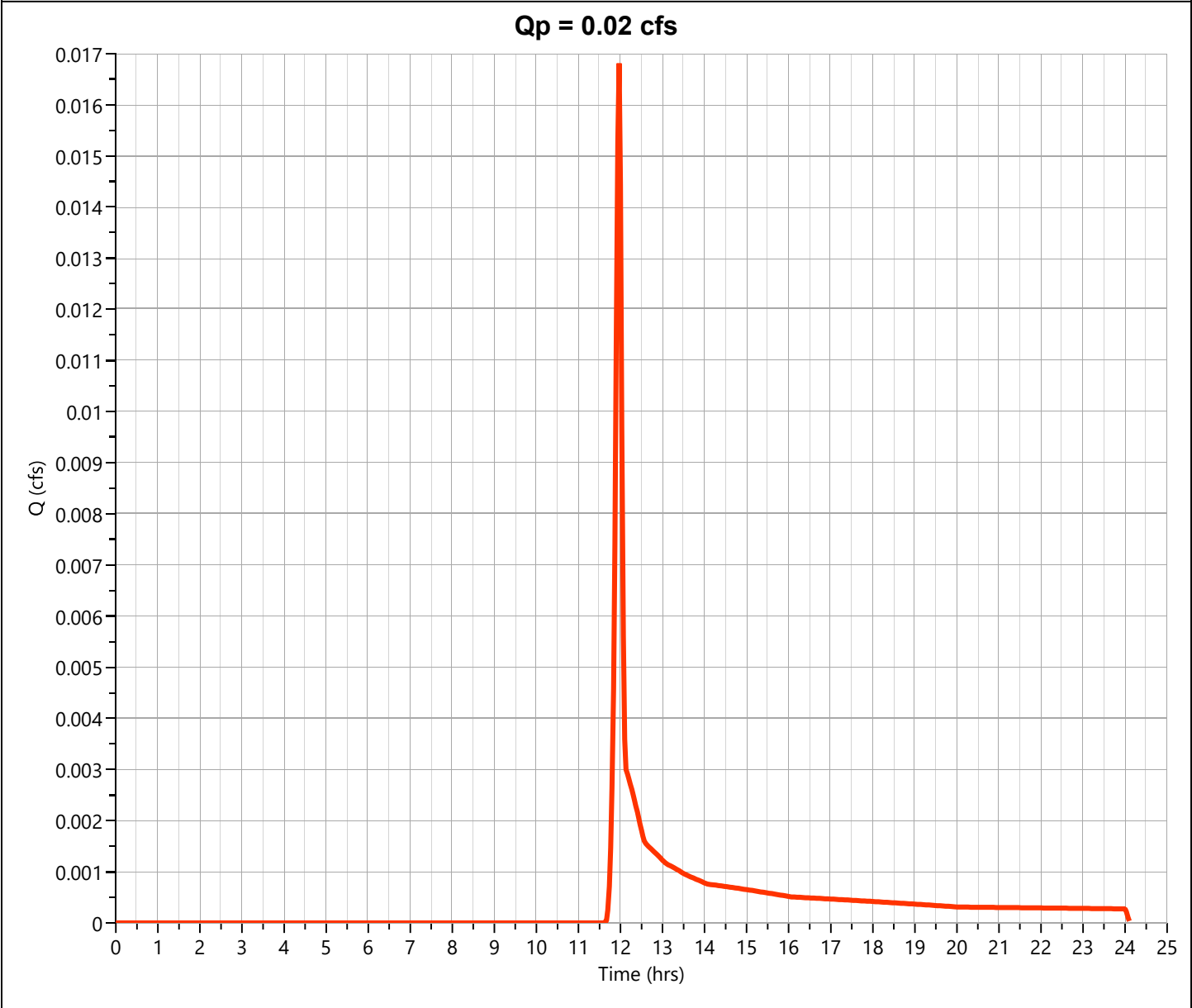
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.017 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 35.7 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

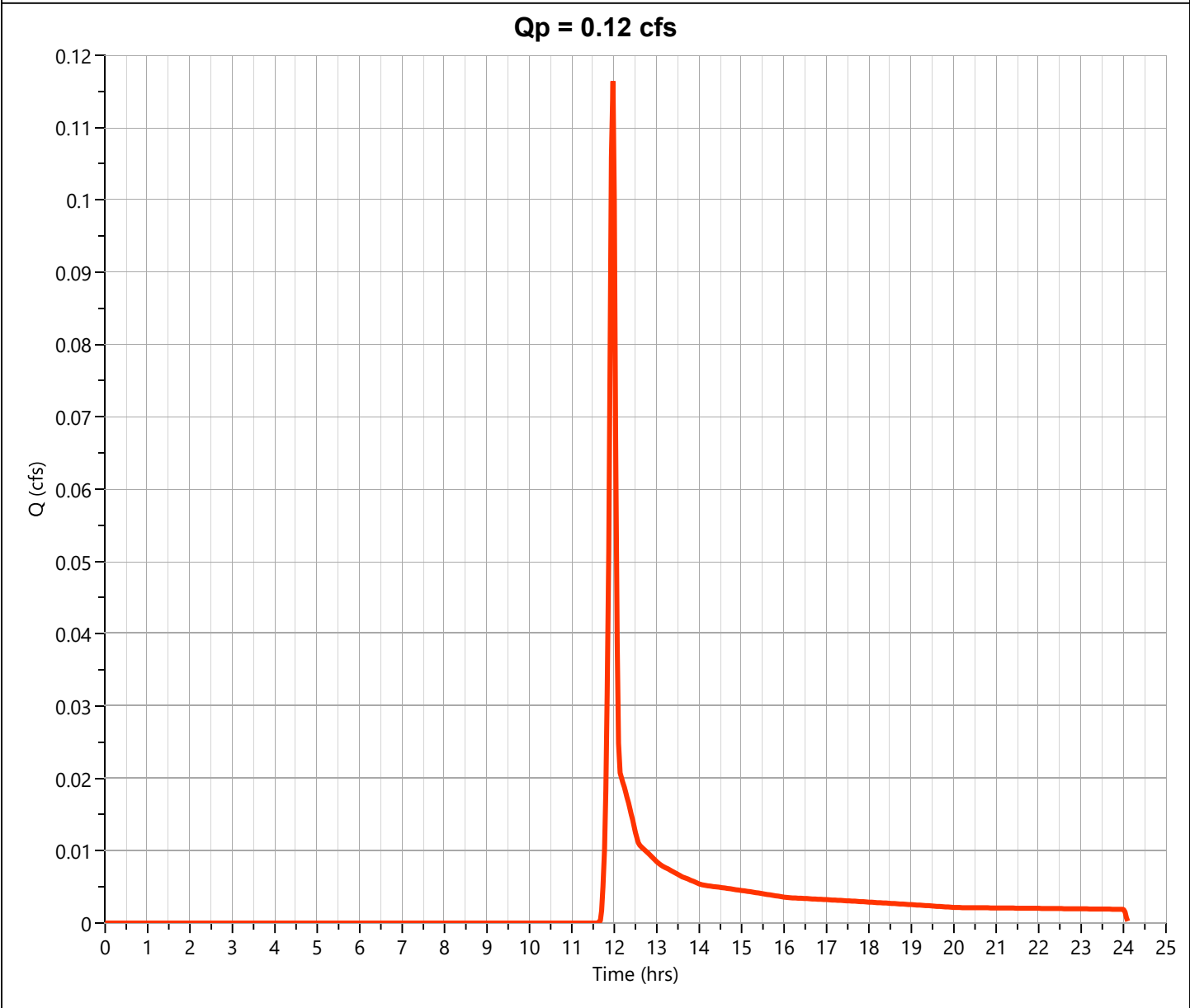
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.116 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 247 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.99 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

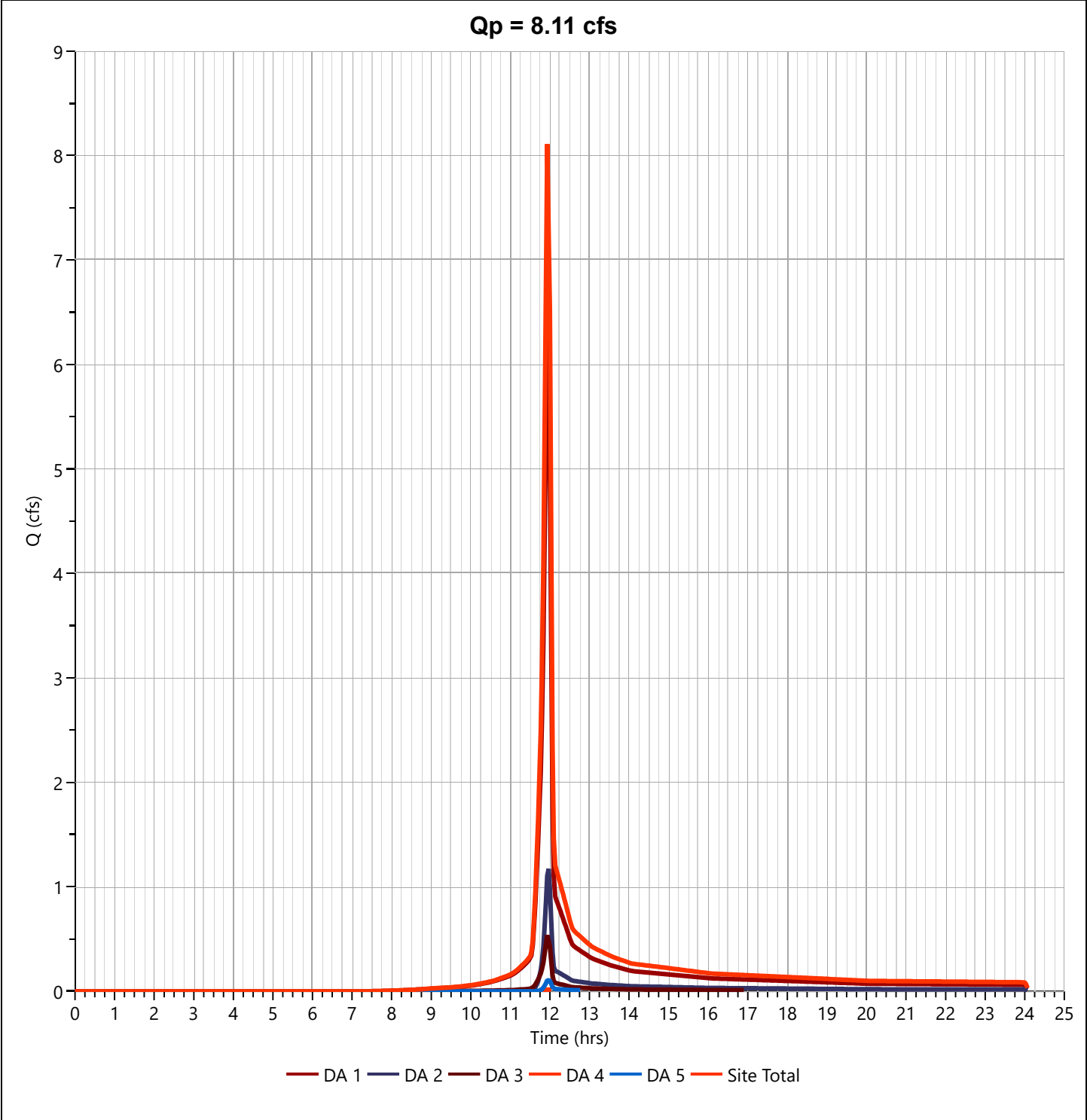
Hydrology Studio v 3.0.0.31

08-13-2024

Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 8.109 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 16,623 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Hydrograph 10-yr Summary

Project Name:

Hydrology Studio v 3.0.0.31

08-13-2024

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre DA 1	8.267	11.93	16,914	----		
2	NRCS Runoff	Pre DA 2	1.699	11.97	3,412	----		
3	NRCS Runoff	Pre DA 3	0.704	11.93	1,428	----		
4	NRCS Runoff	Pre DA 4	0.026	11.97	53.8	----		
5	NRCS Runoff	Pre DA 5	0.182	11.97	372	----		
6	Junction	Pre Site Total	10.81	11.93	22,180	1, 2, 3, 4, 5		
7	NRCS Runoff	Post DA 1	8.164	11.93	16,678	----		
8	NRCS Runoff	Post DA 2	1.721	11.97	3,455	----		
9	NRCS Runoff	Post DA 3	0.704	11.93	1,428	----		
10	NRCS Runoff	Post DA 4	0.026	11.97	53.8	----		
11	NRCS Runoff	Post DA 5	0.182	11.97	372	----		
12	Junction	Post Site Total	10.73	11.93	21,987	7, 8, 9, 10, 11		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

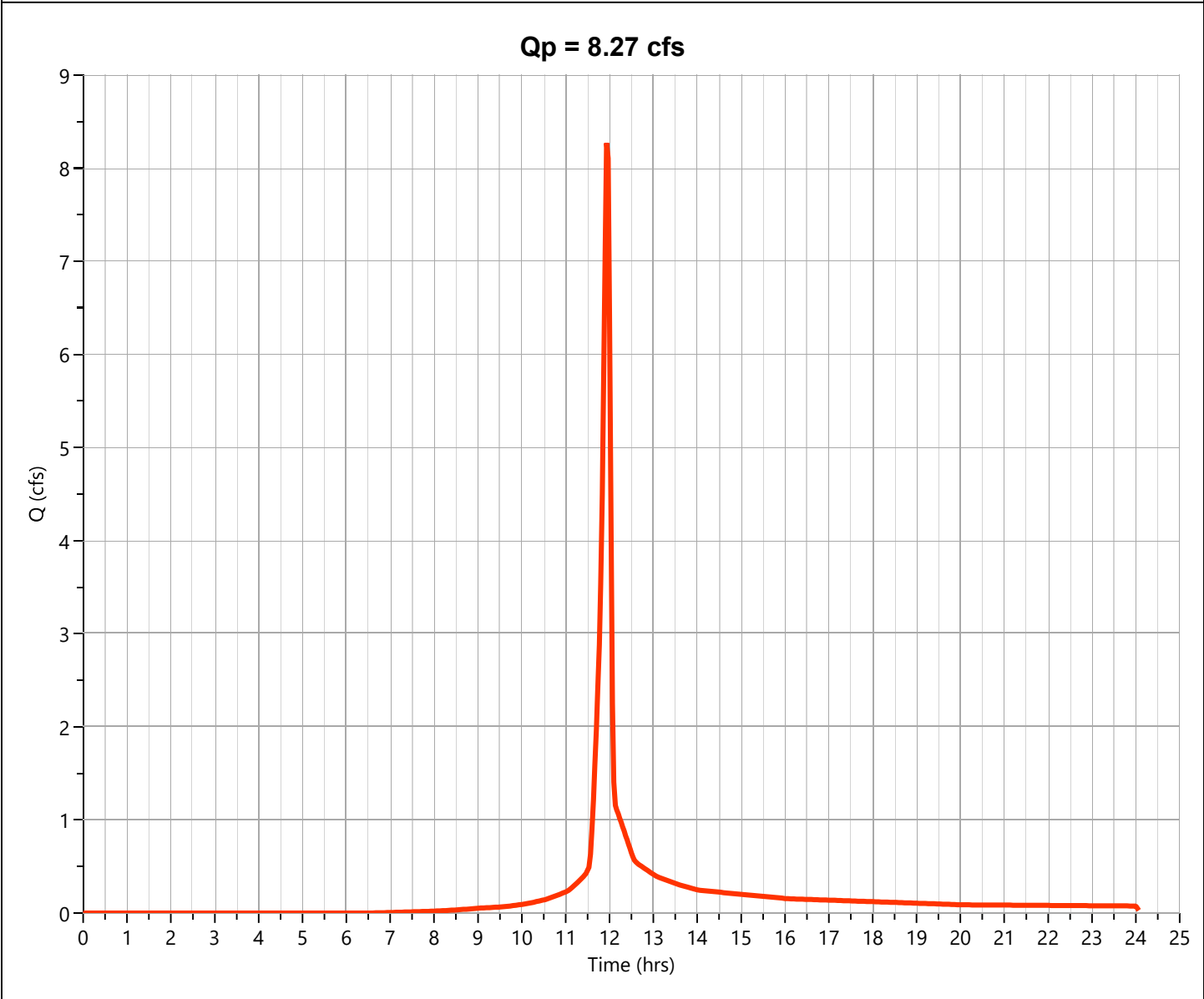
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 8.267 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 16,914 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

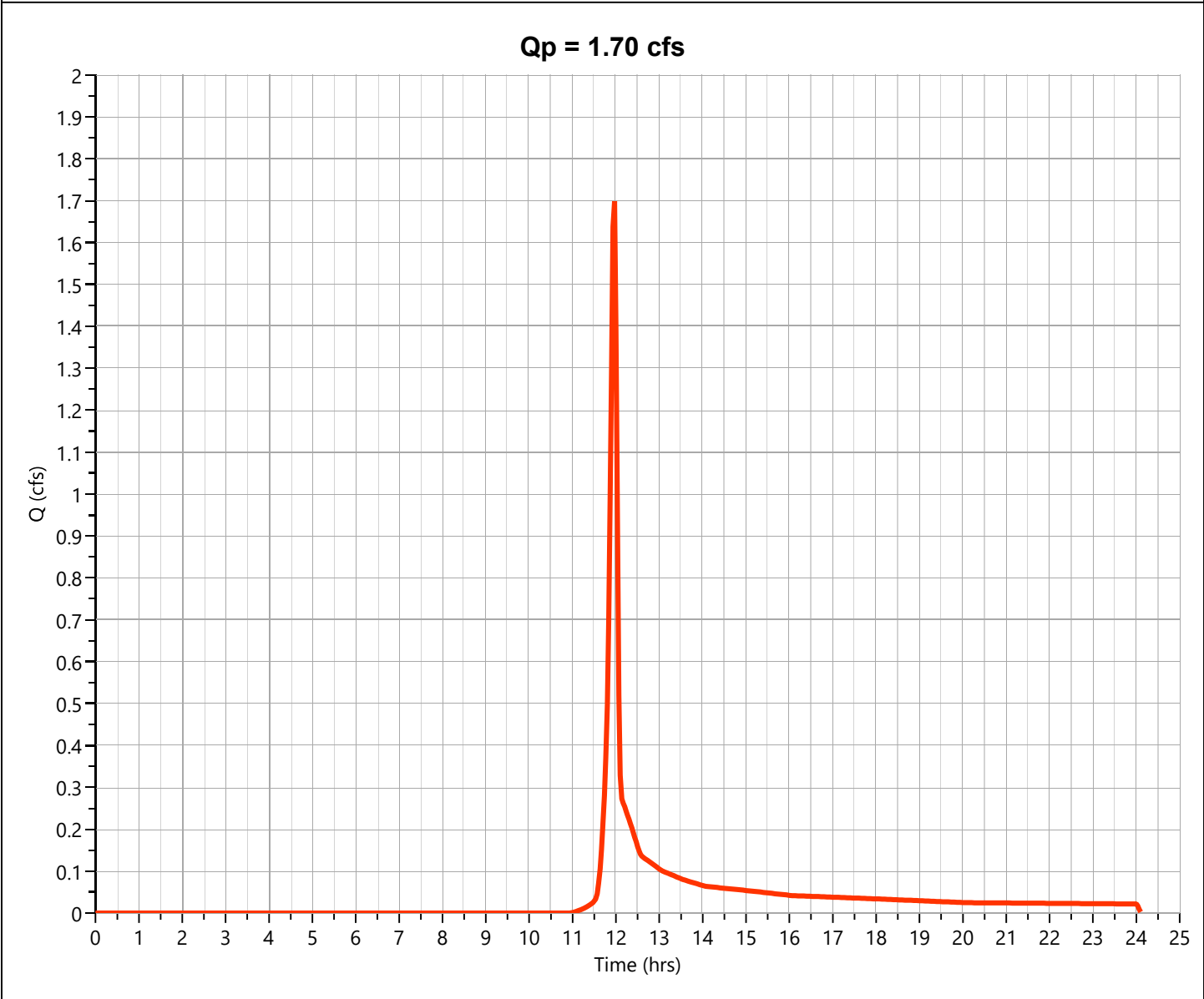
08-13-2024

Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.699 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 3,412 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

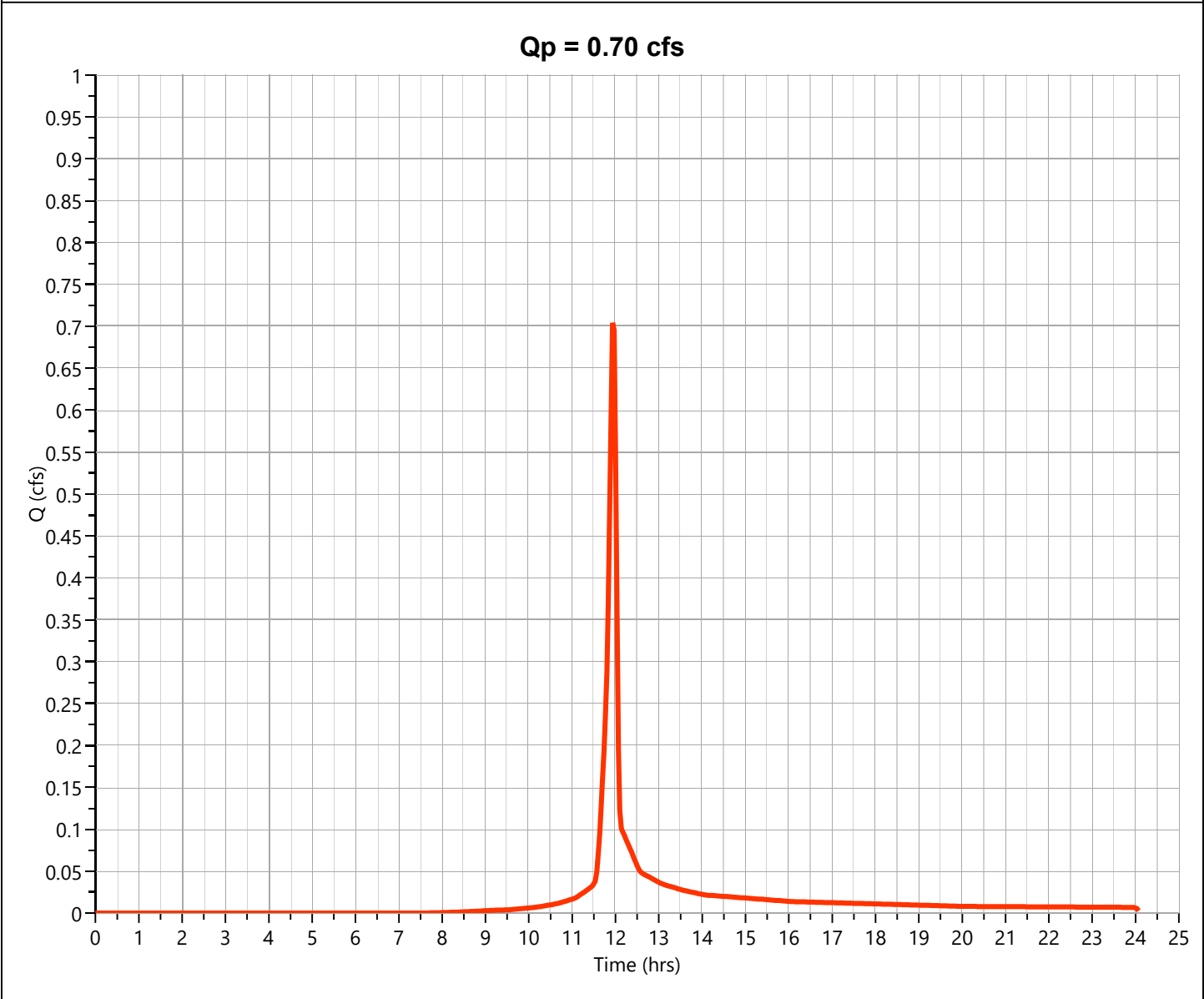
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.704 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 1,428 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

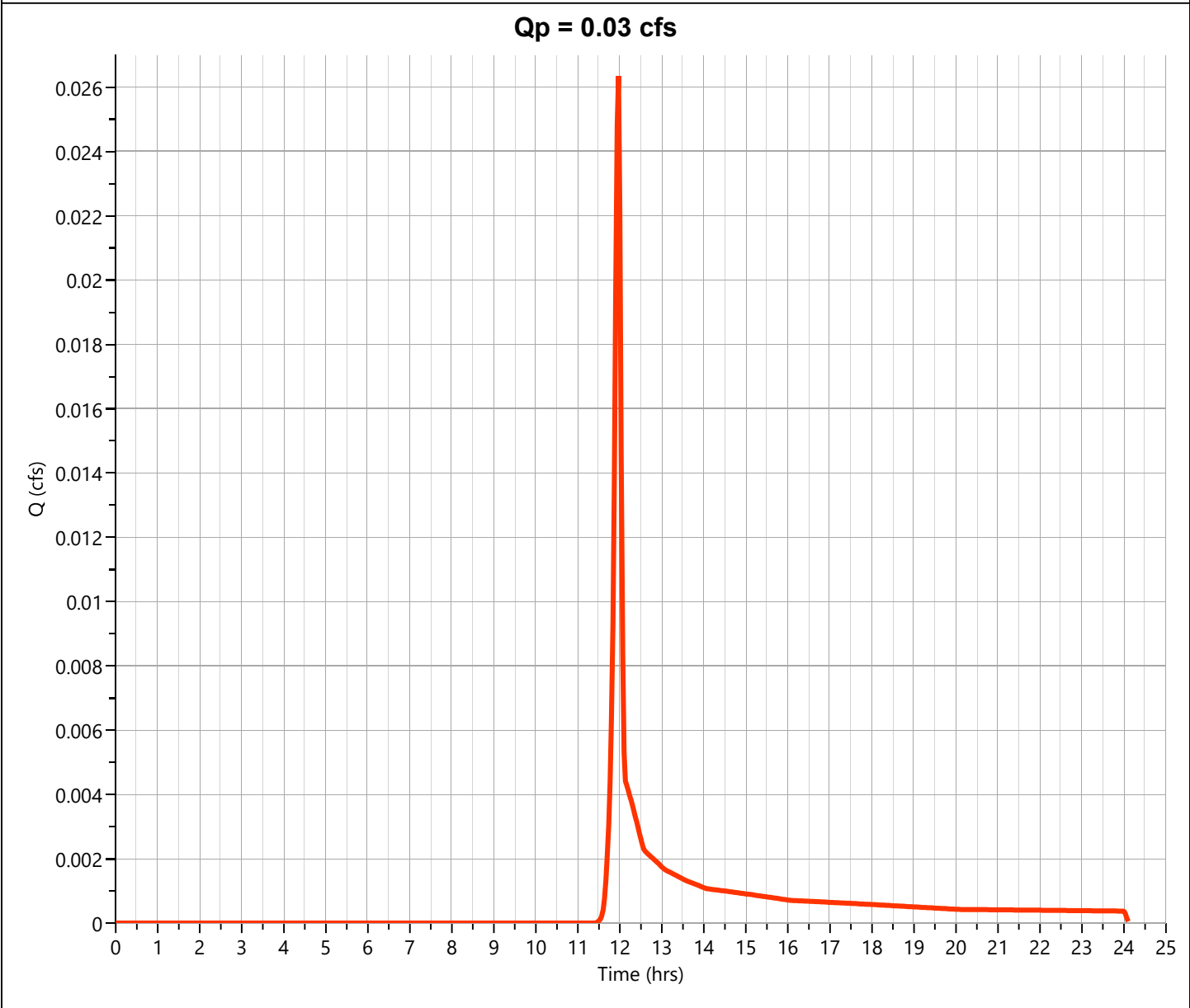
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.026 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 53.8 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

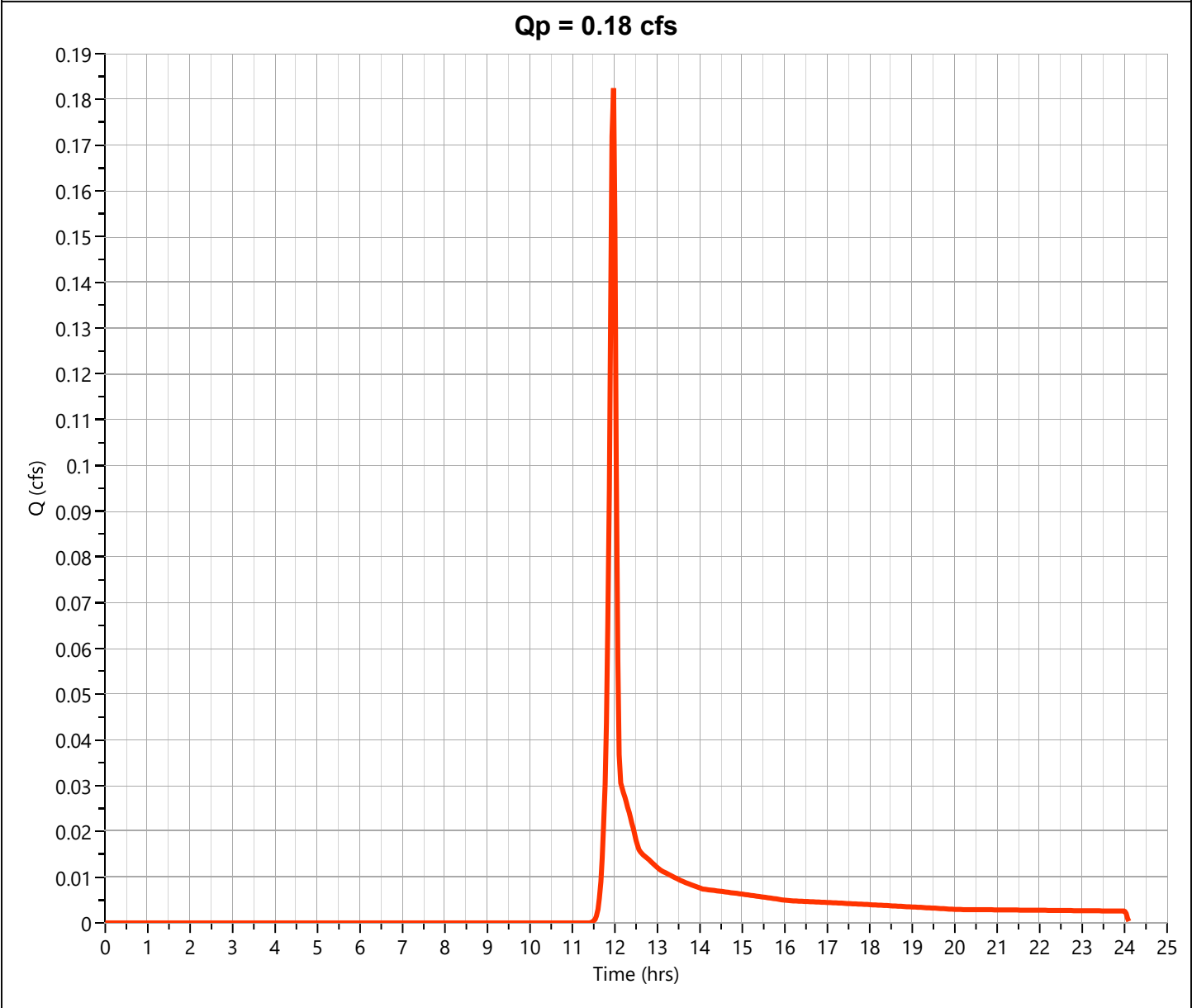
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.182 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 372 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

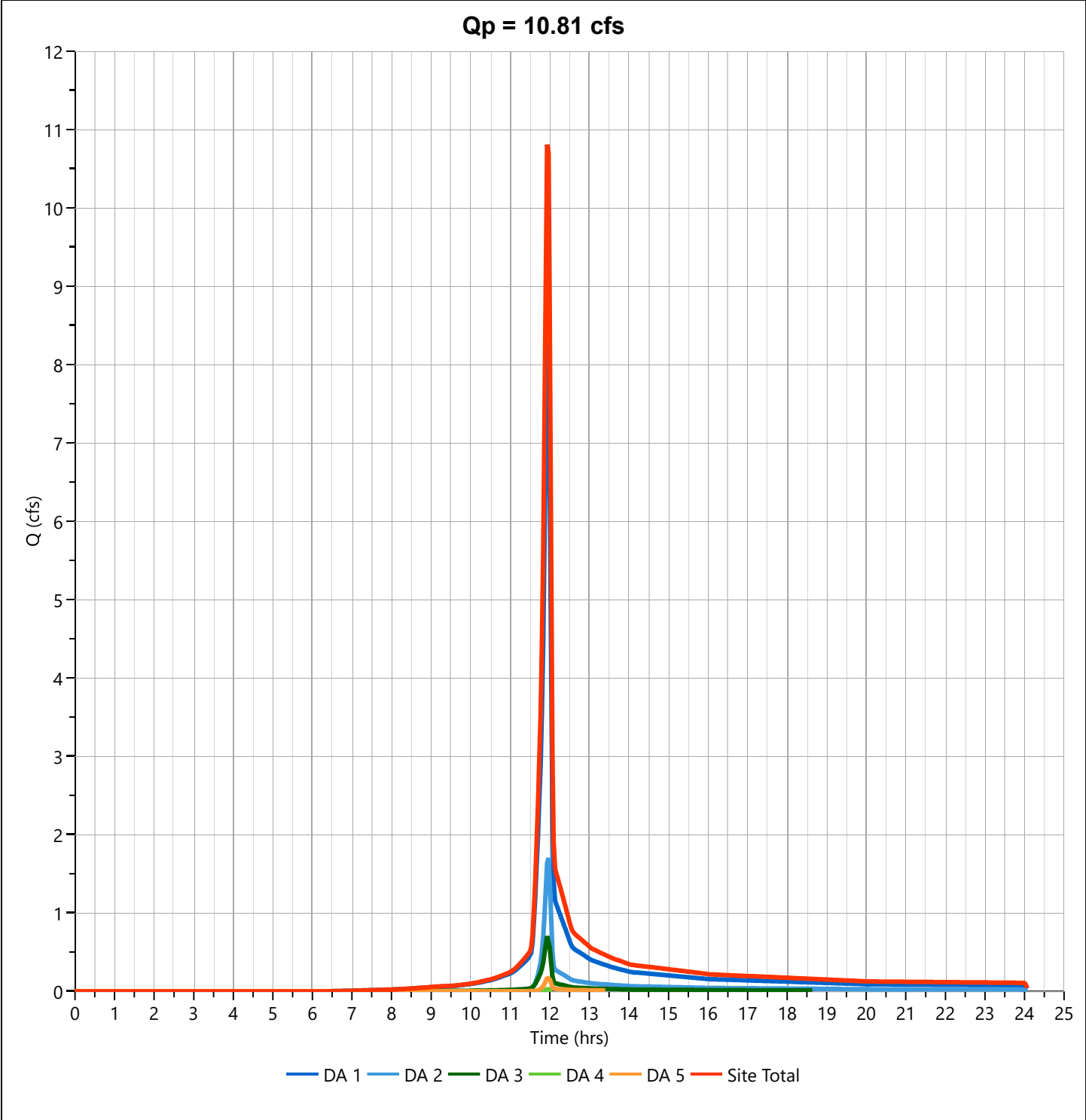
* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 10.81 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 22,180 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

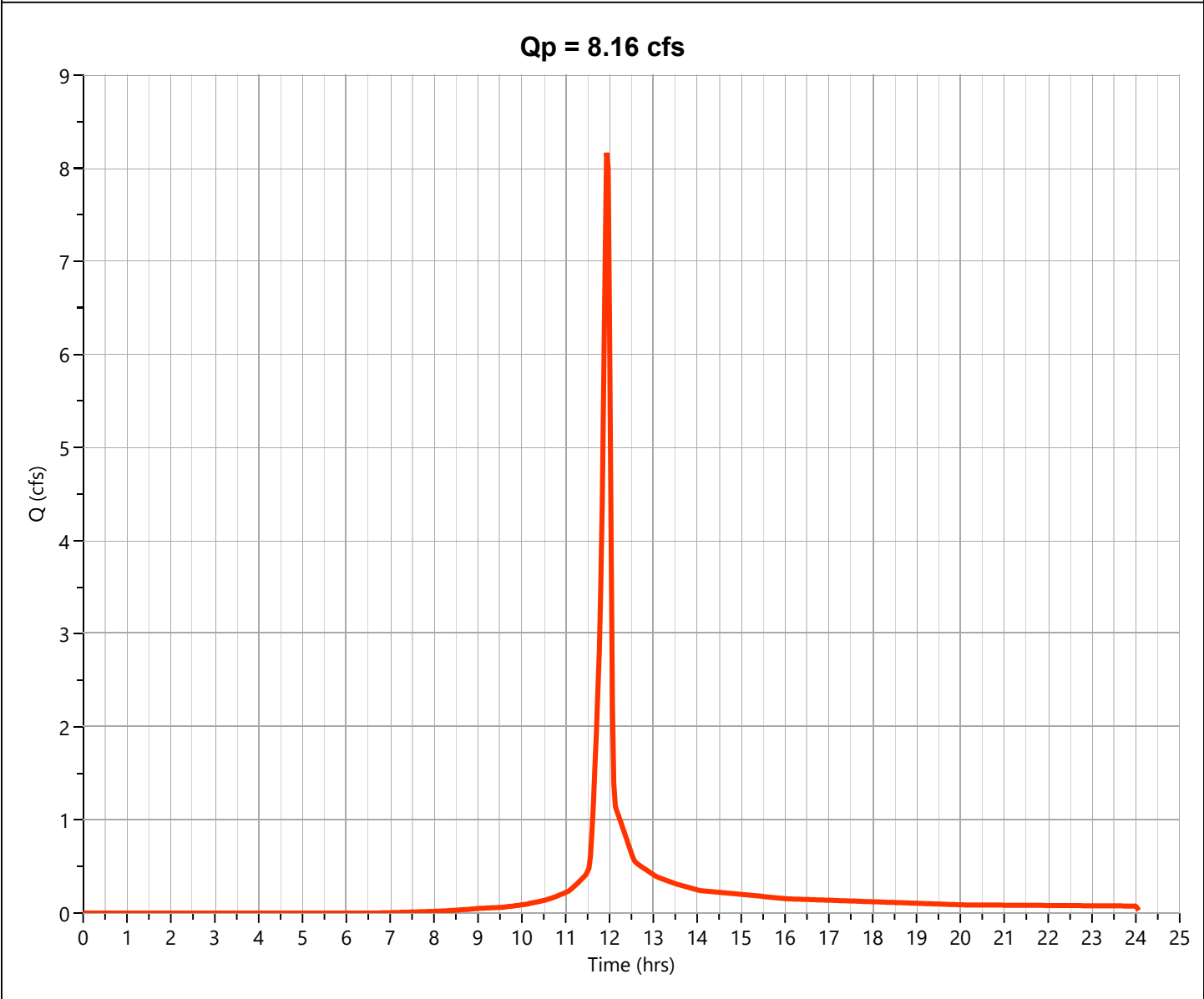
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 8.164 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 16,678 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
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0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

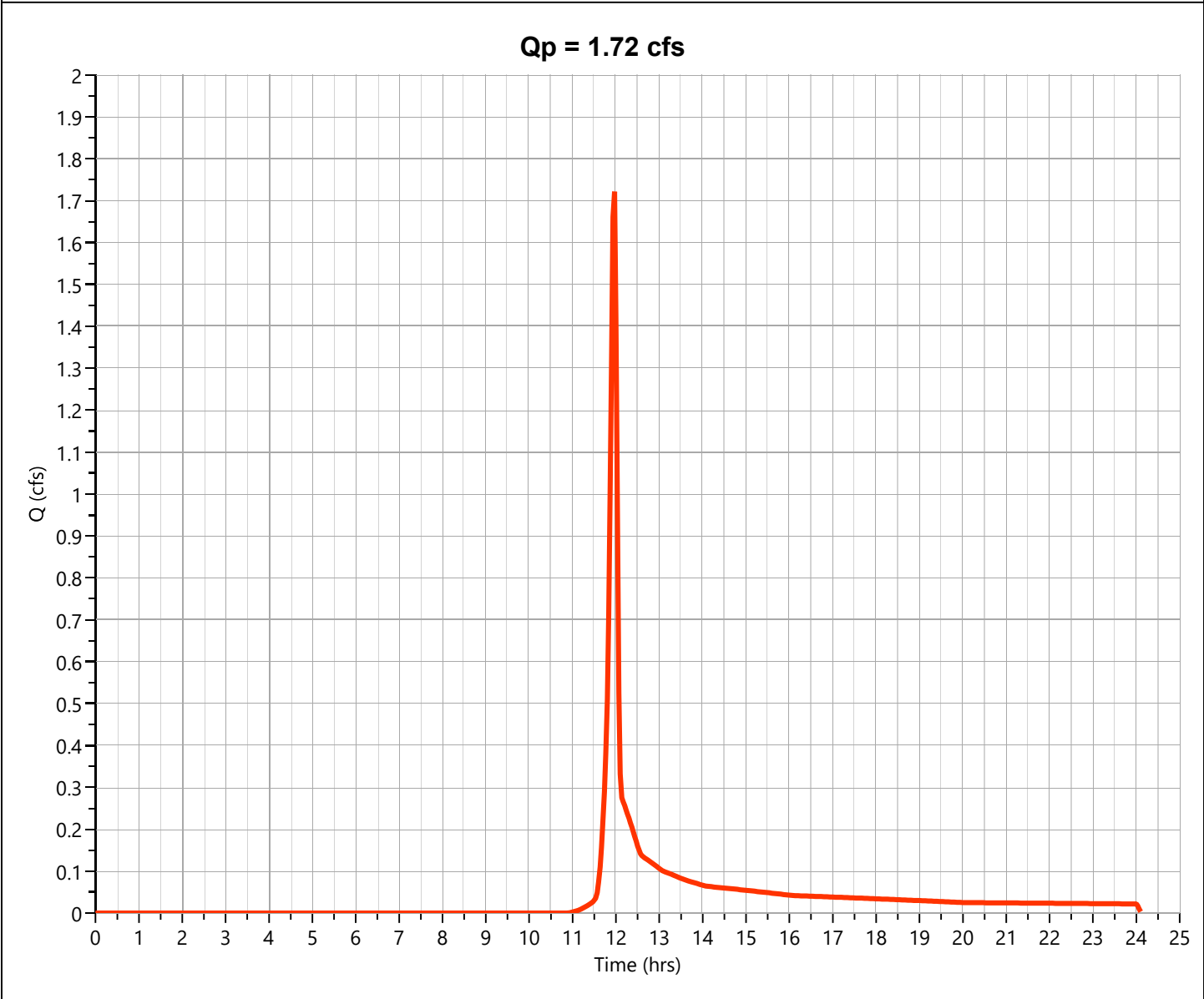
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.721 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 3,455 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

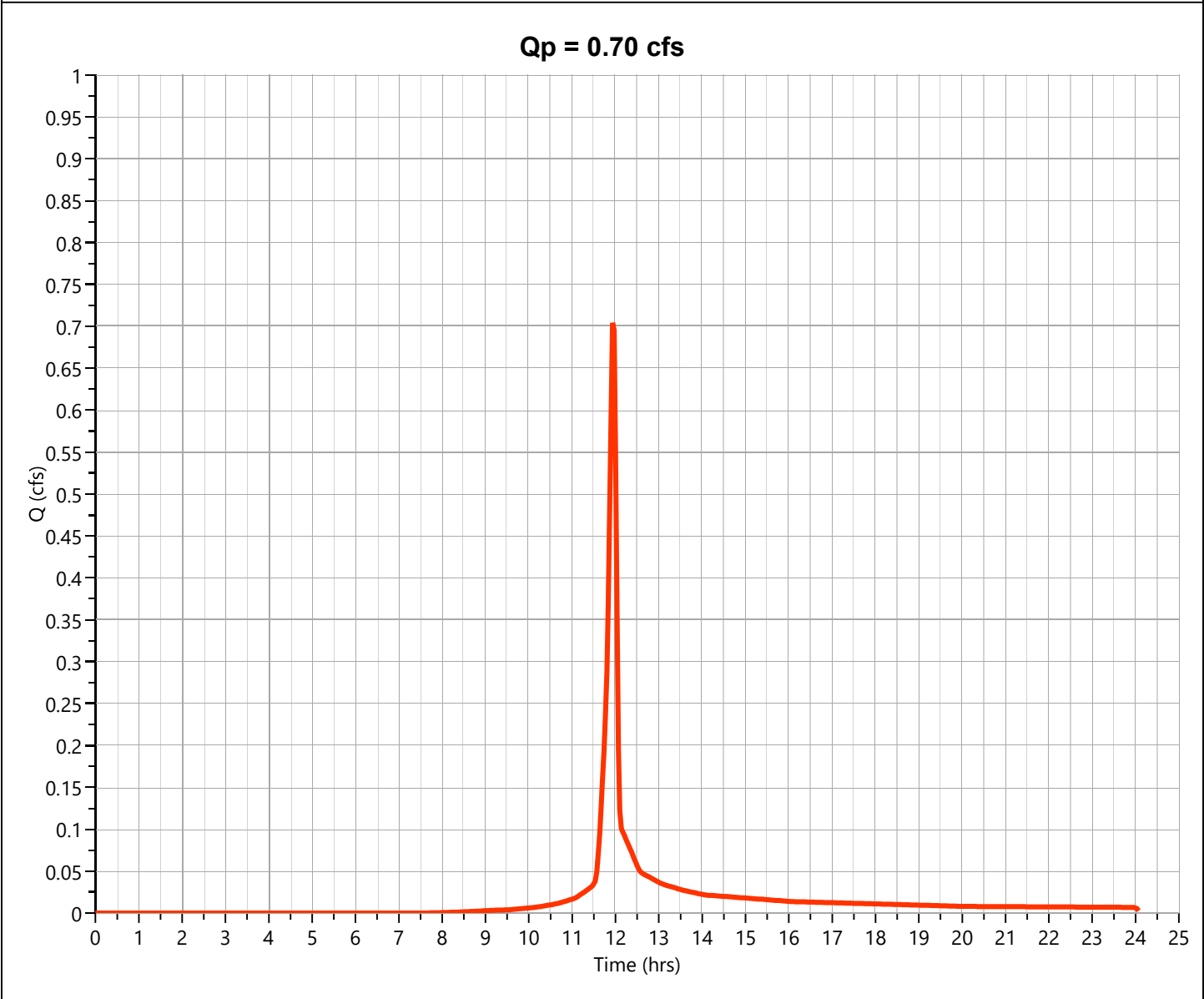
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.704 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 1,428 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

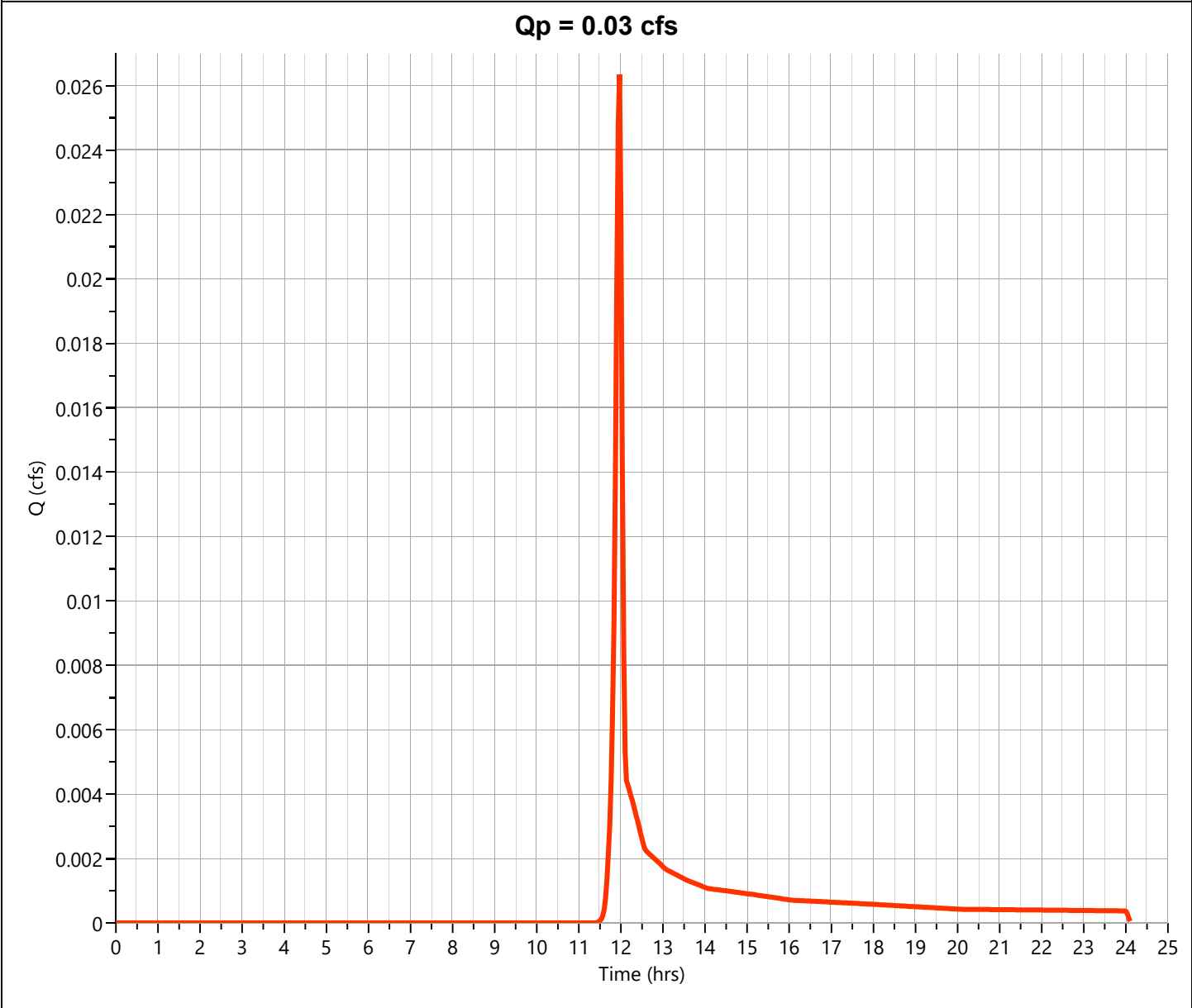
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.026 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 53.8 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

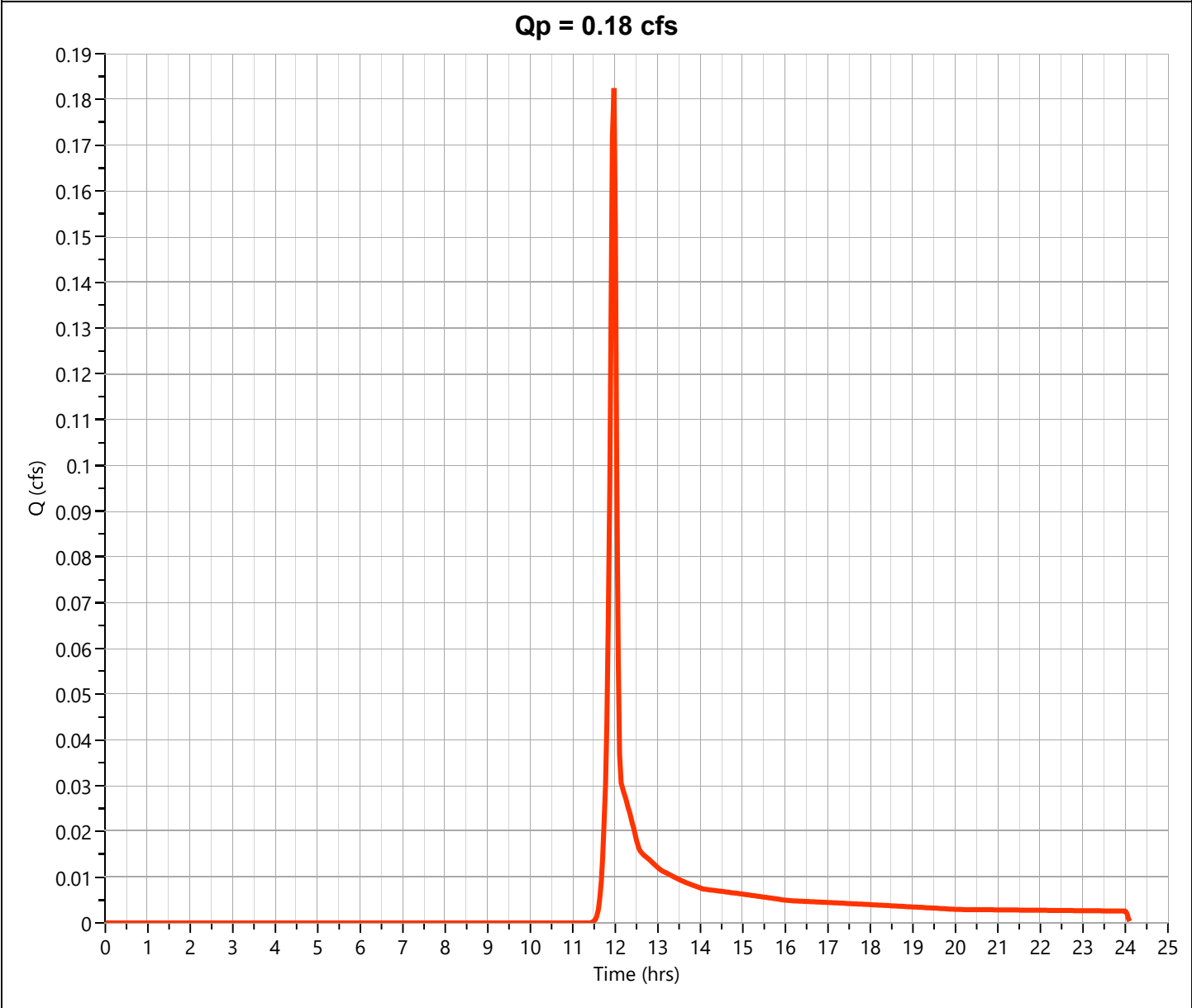
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.182 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 372 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.74 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

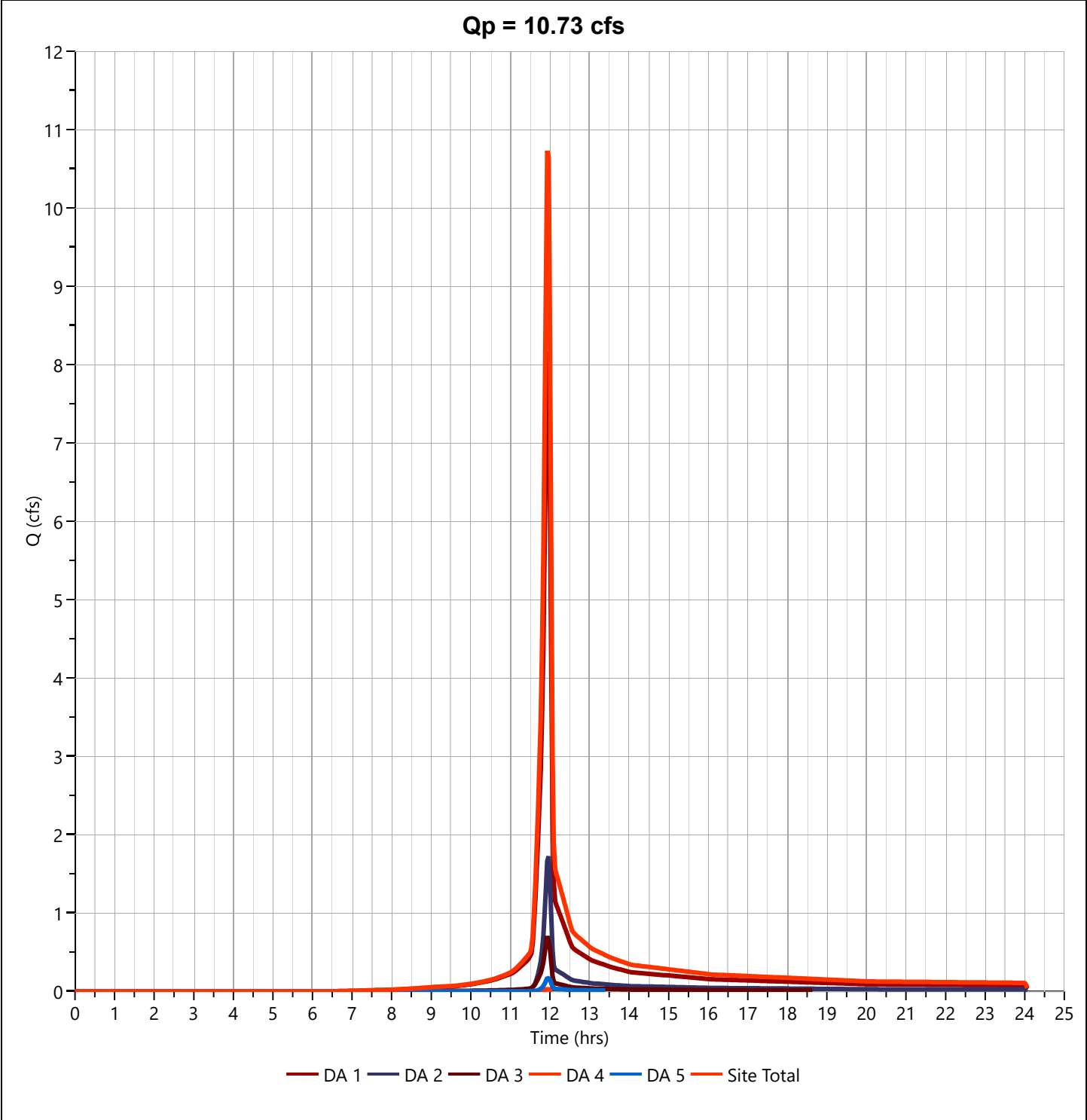
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AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 10.73 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 21,987 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Hydrology Studio v 3.0.0.31

08-13-2024

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Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

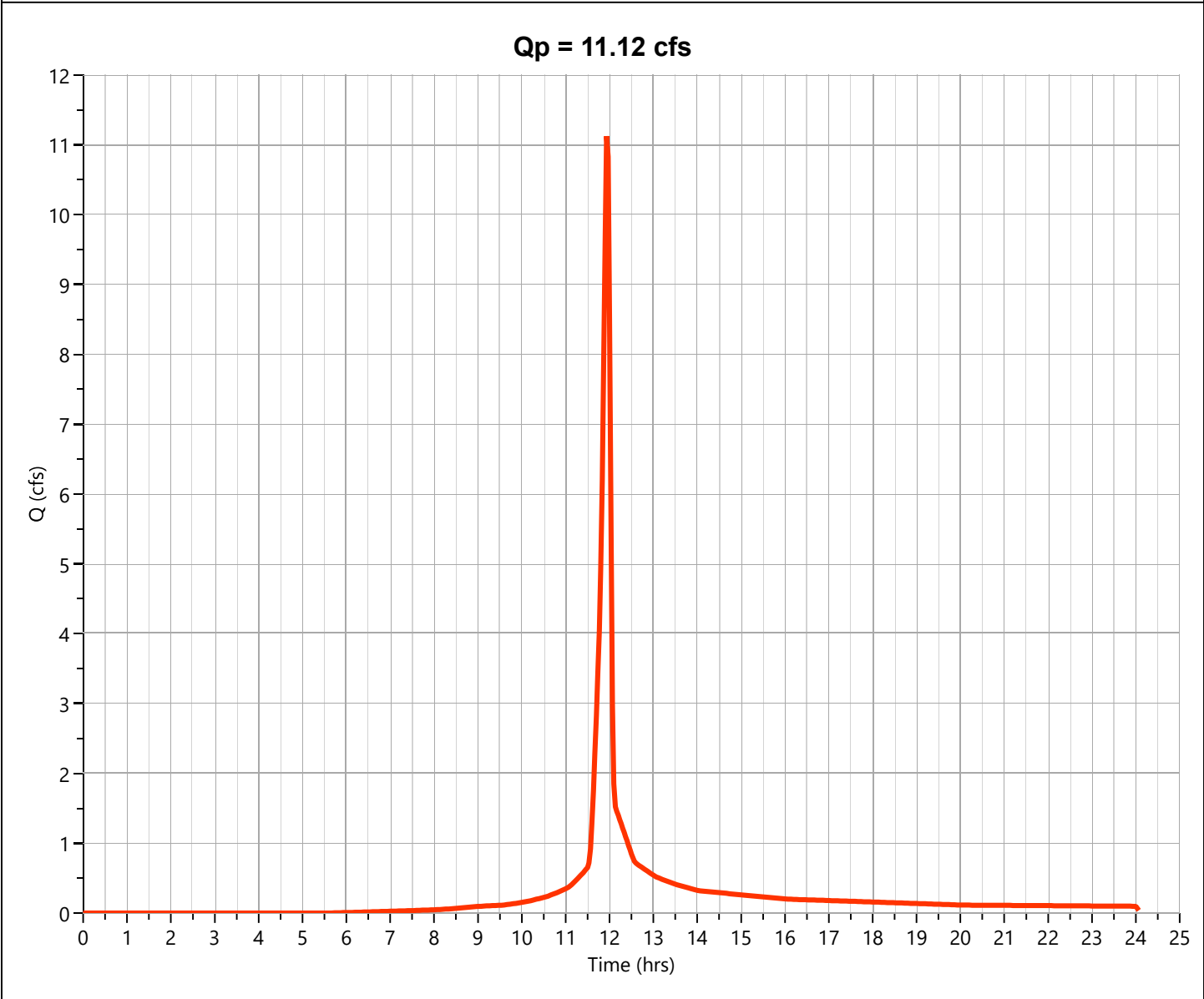
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 11.12 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 23,052 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

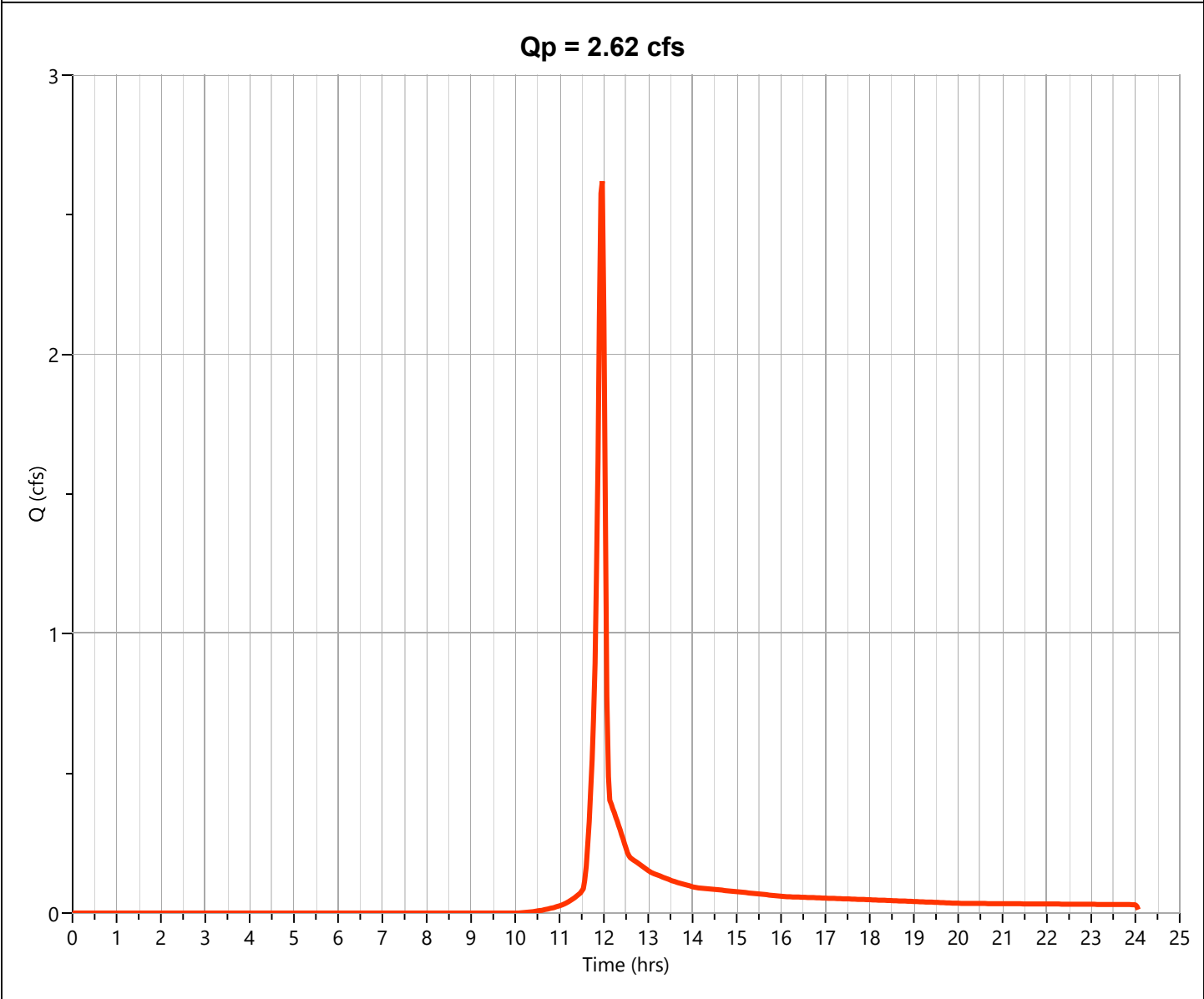
08-13-2024

Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.620 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 5,243 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

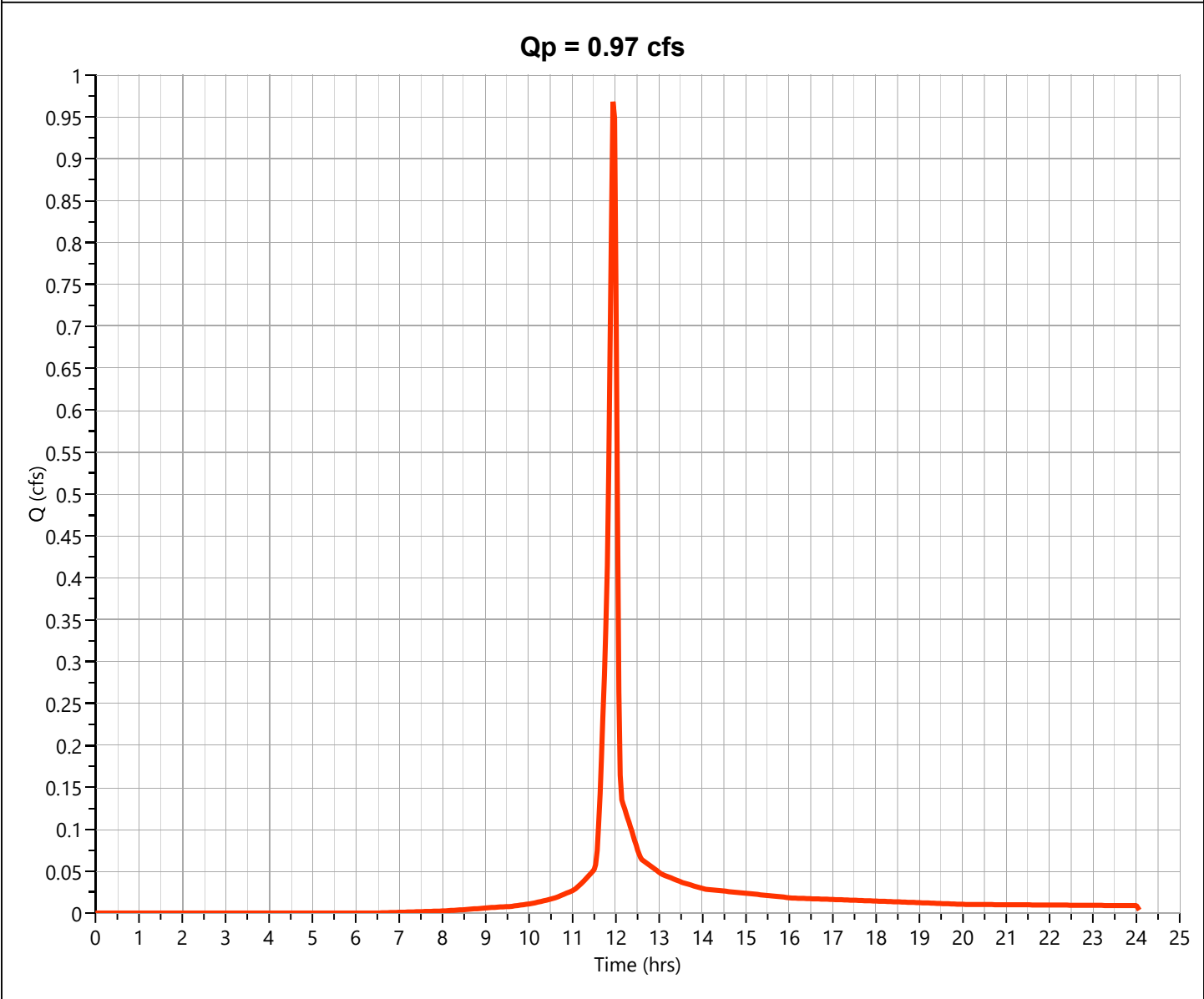
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.968 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 1,982 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

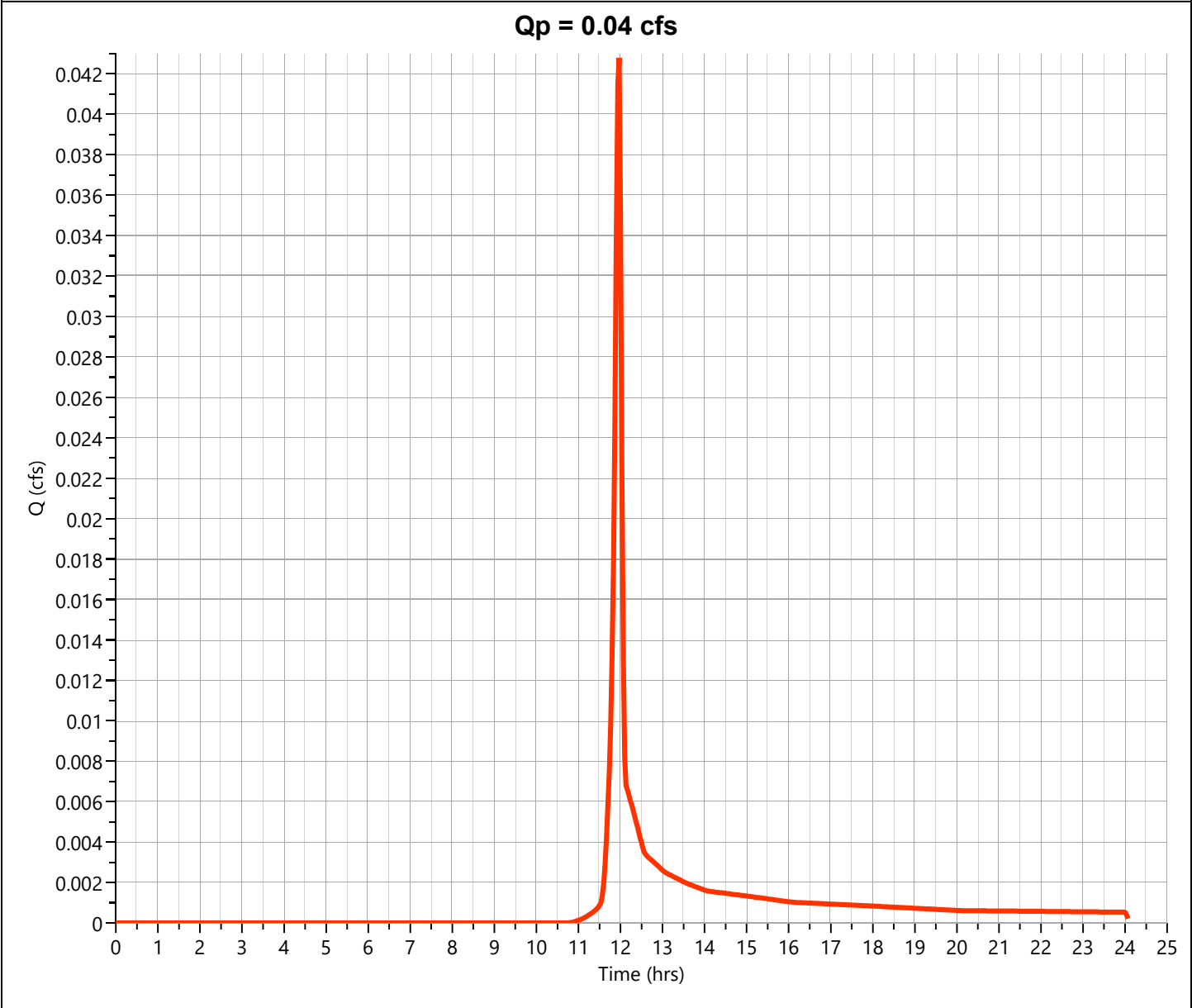
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.043 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 85.8 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

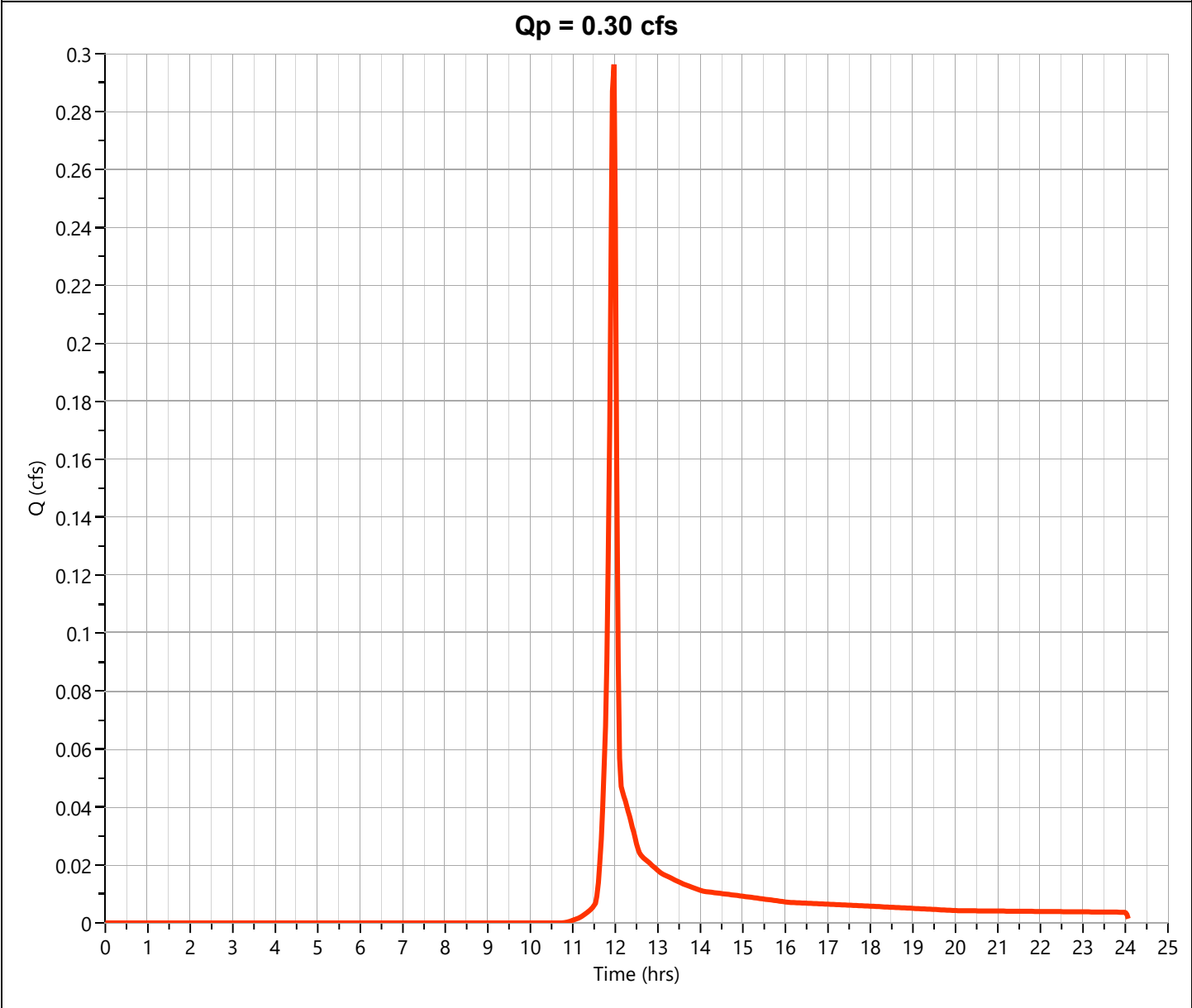
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.296 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 594 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

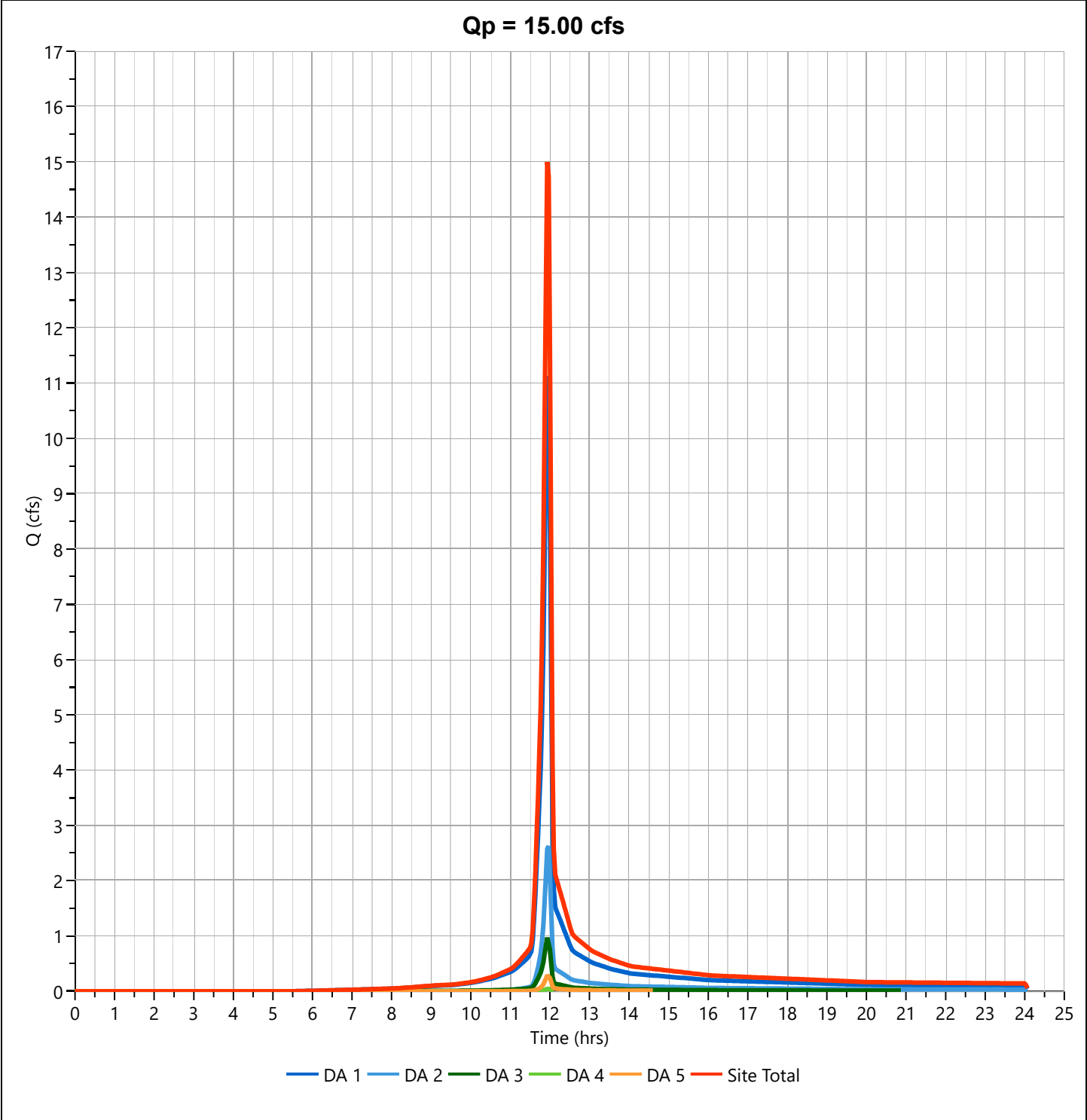
Hydrology Studio v 3.0.0.31

08-13-2024

Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 15.00 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 30,957 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

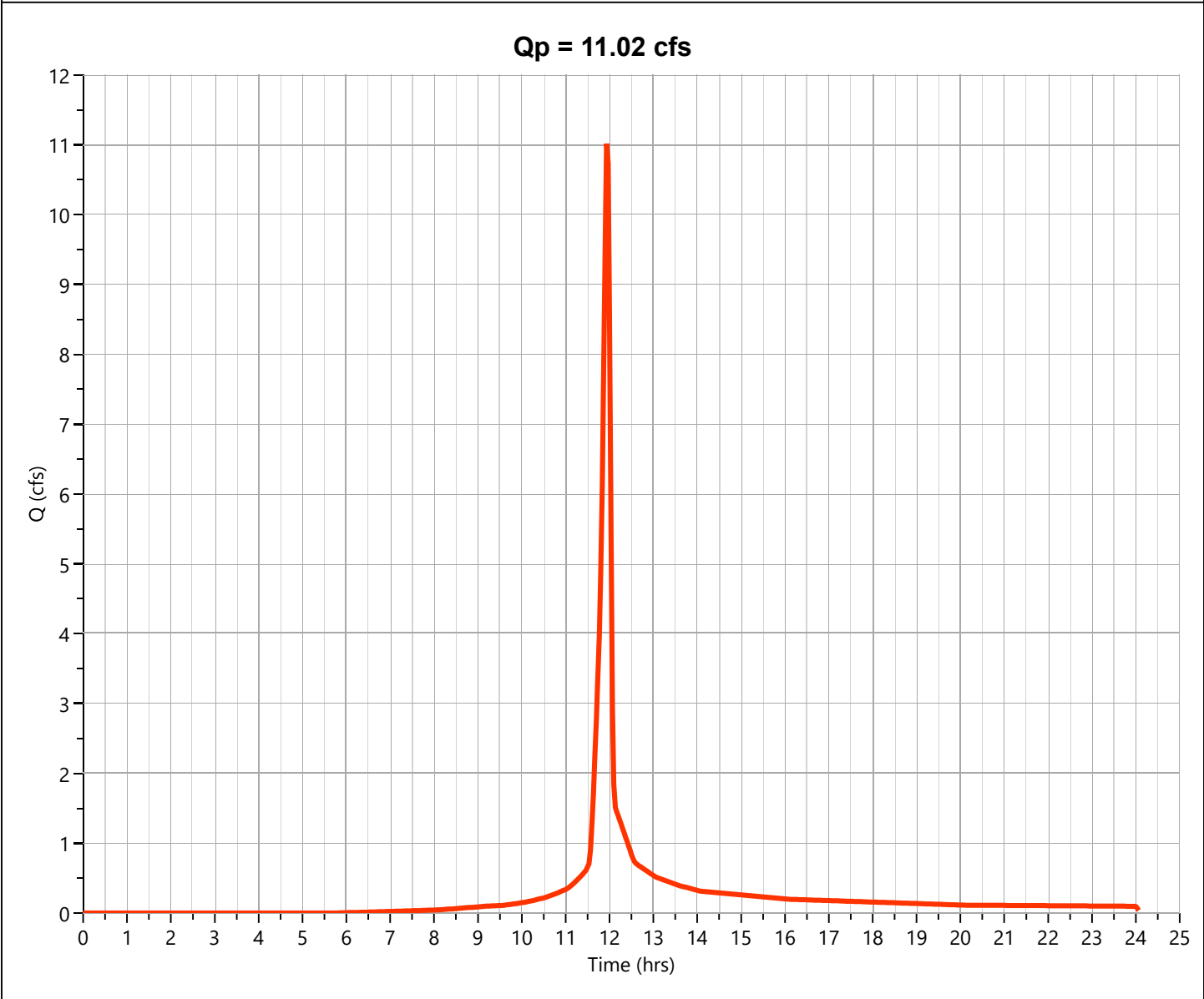
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 11.02 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 22,788 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.73	61	GRASS
0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

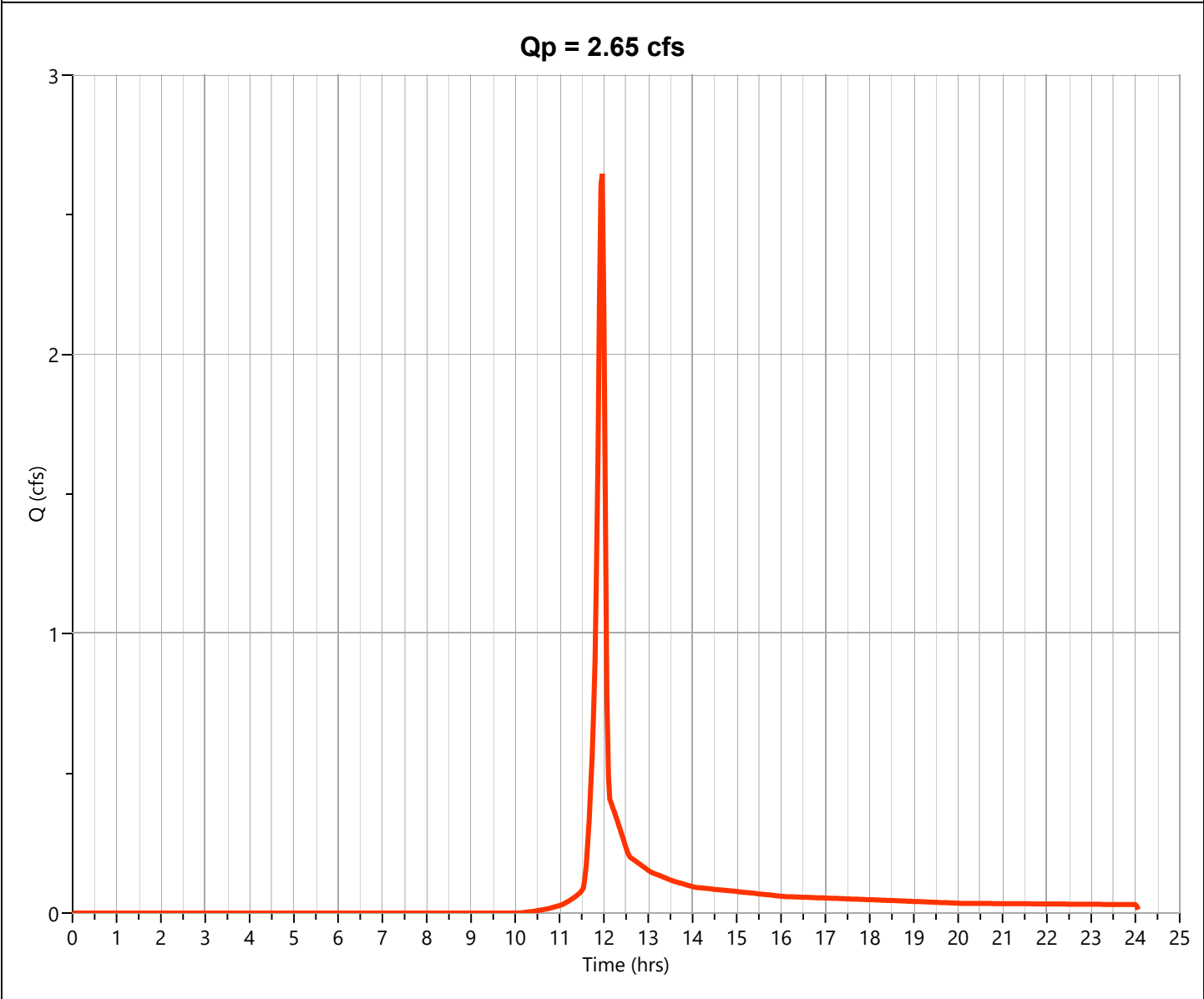
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.646 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 5,297 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

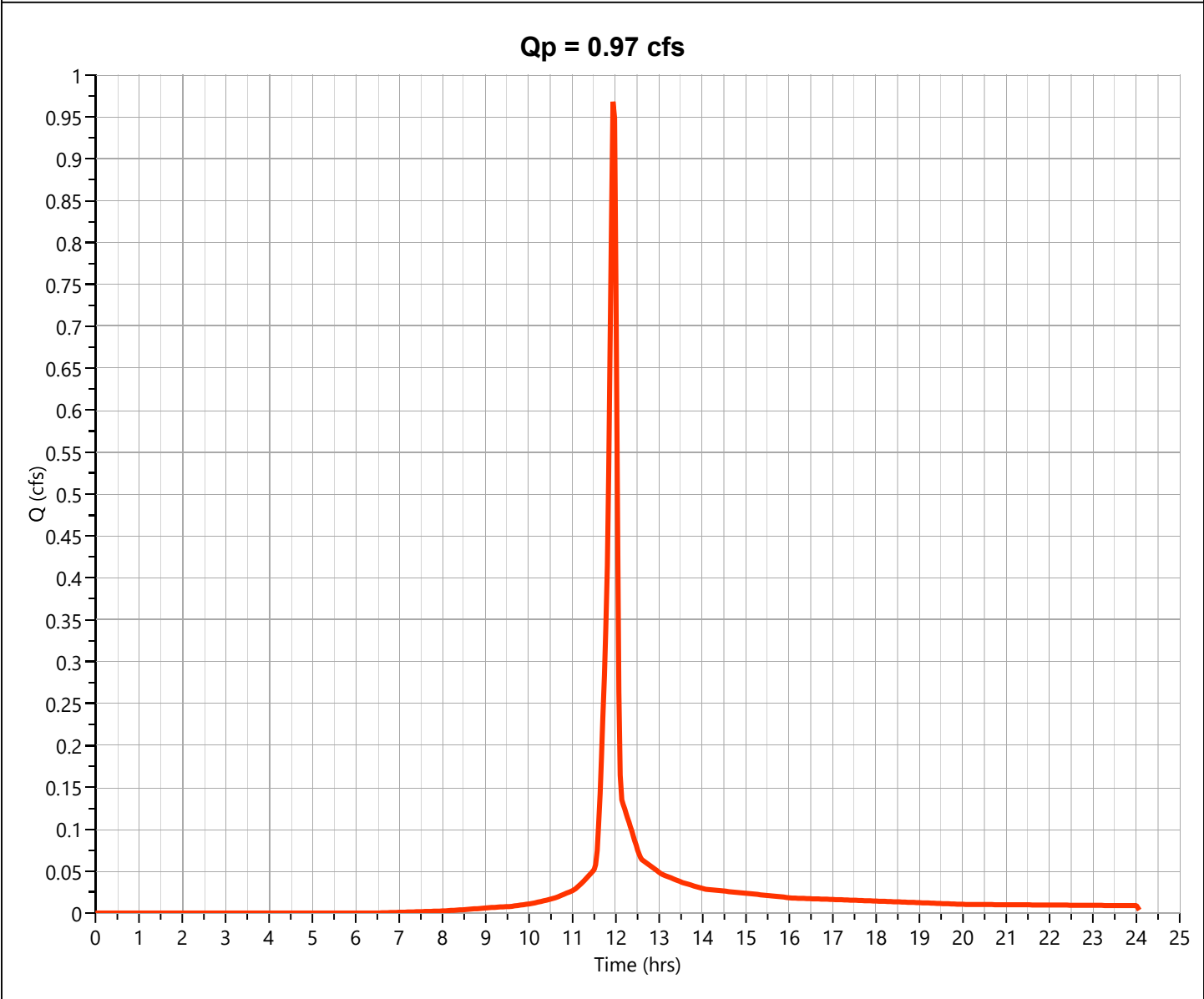
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.968 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 1,982 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

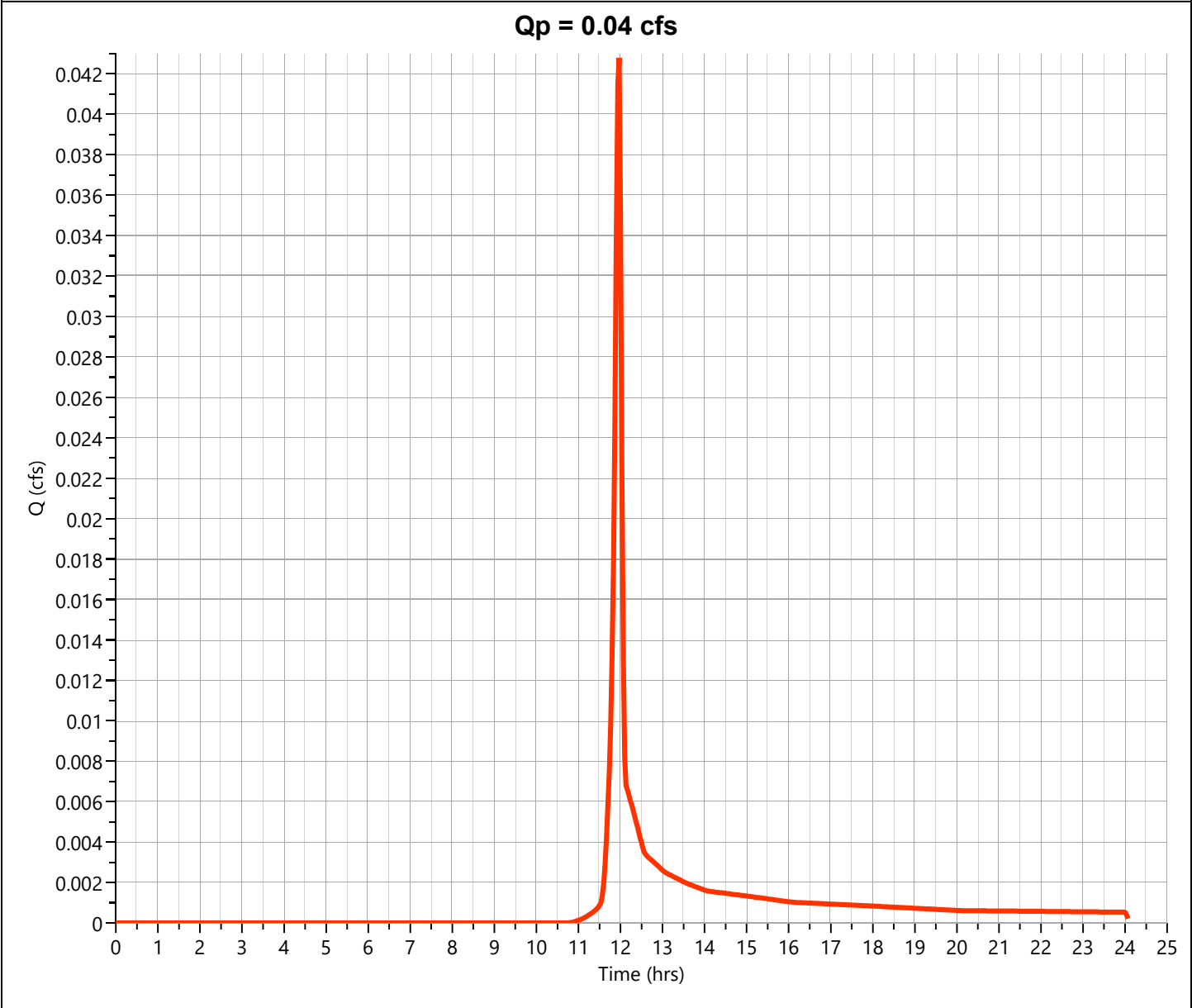
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.043 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 85.8 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

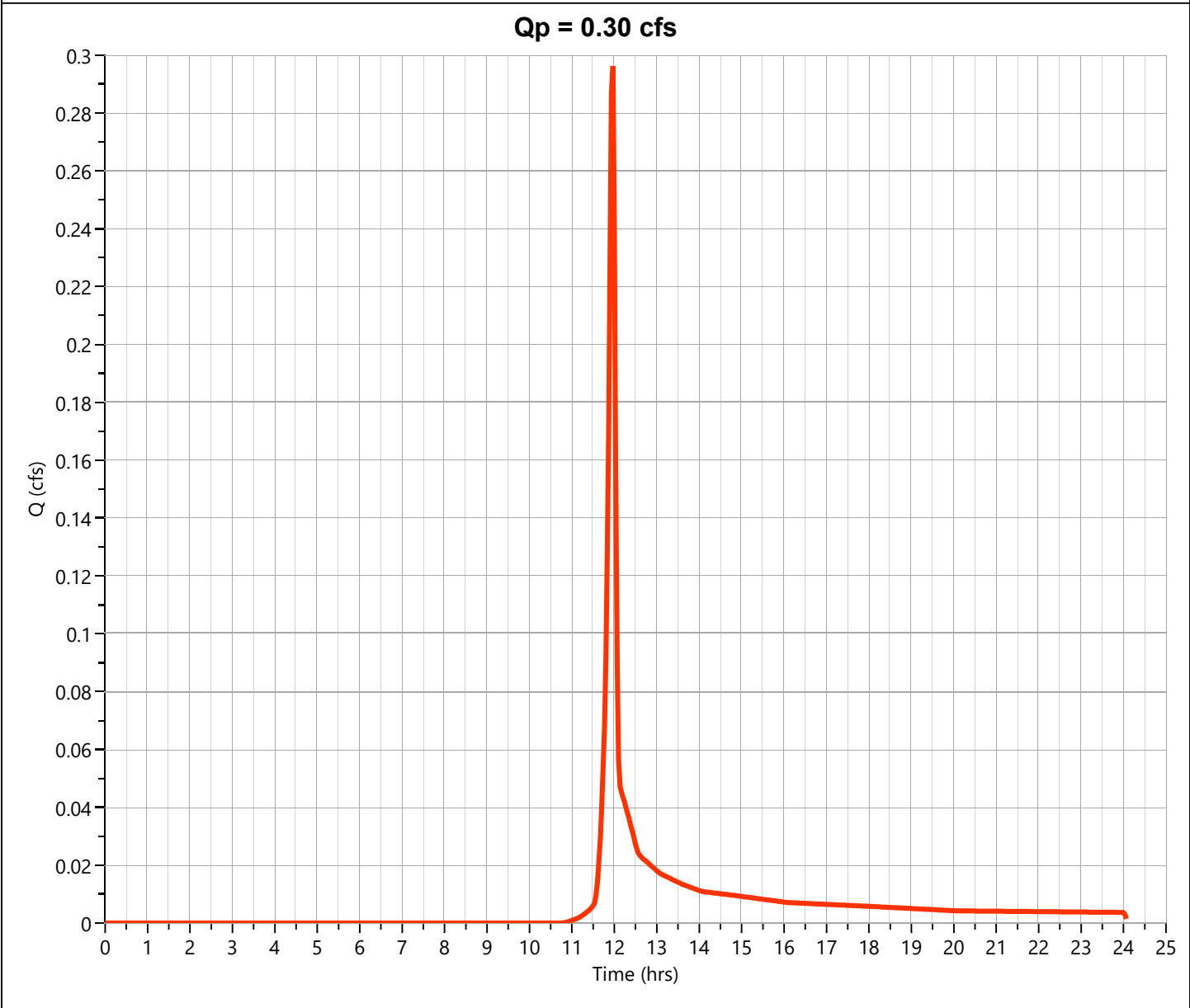
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.296 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 594 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

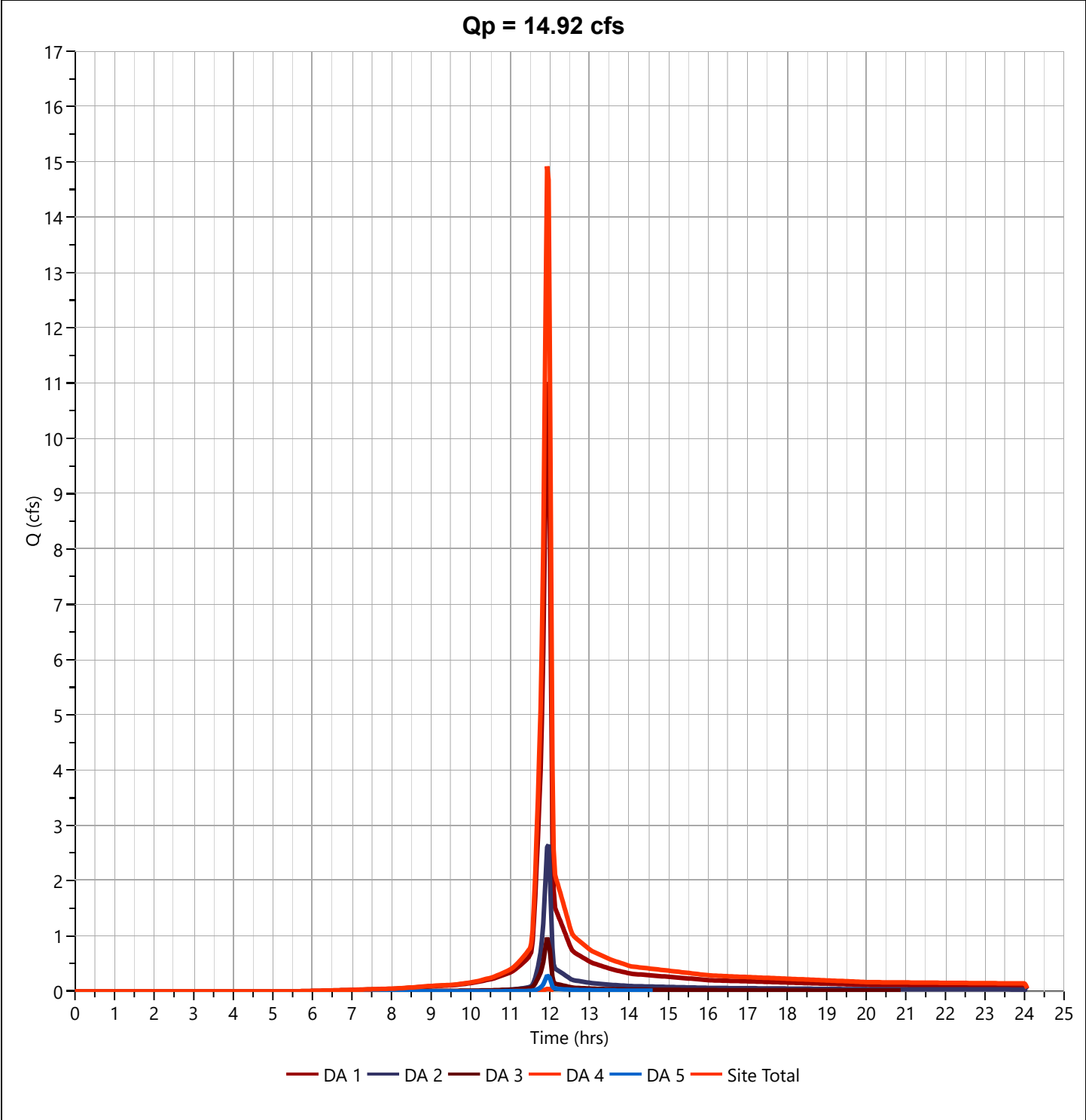
Hydrology Studio v 3.0.0.31

08-13-2024

Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 14.92 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 30,746 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Hydrology Studio v 3.0.0.31

08-13-2024

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Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

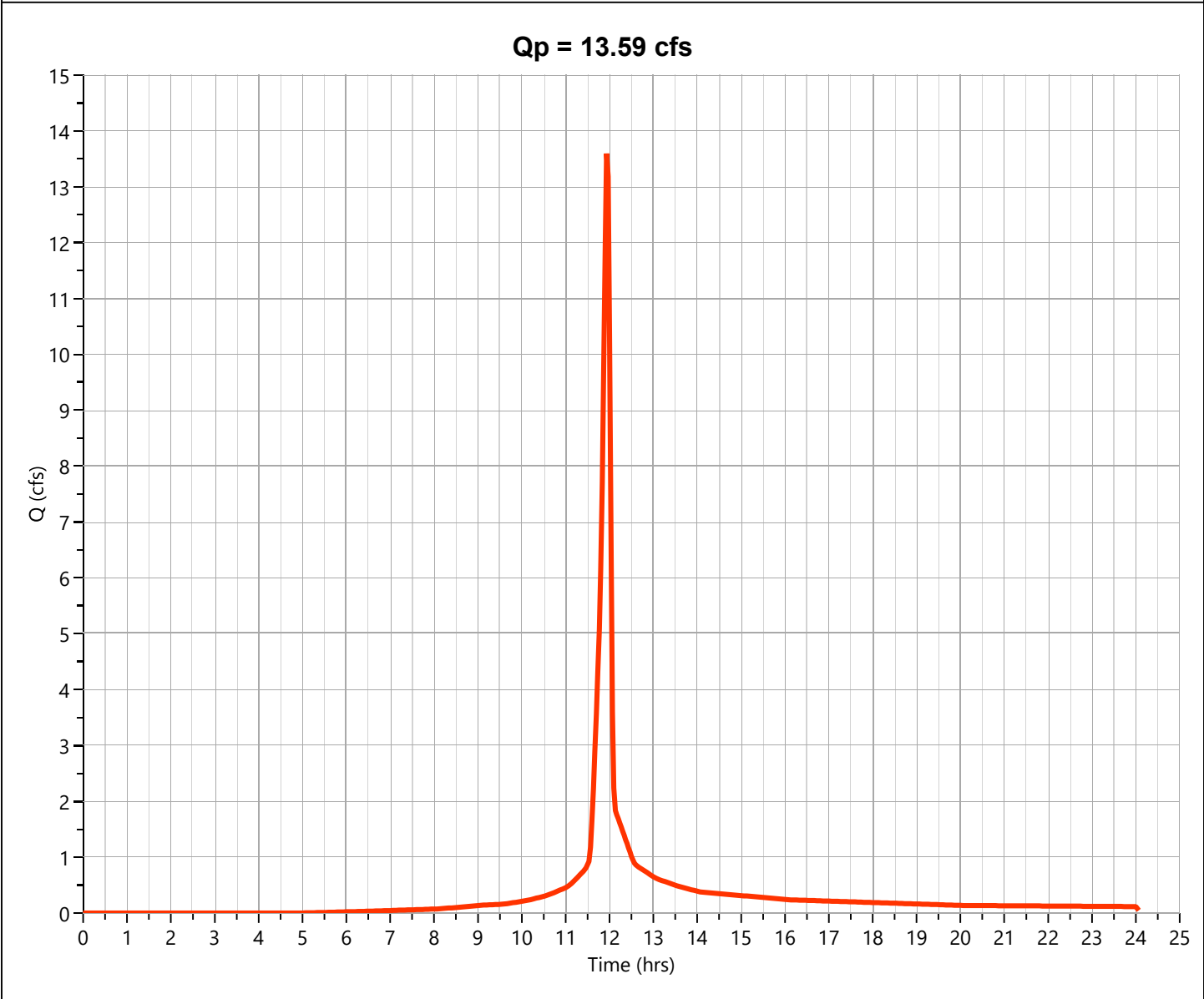
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 13.59 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 28,477 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

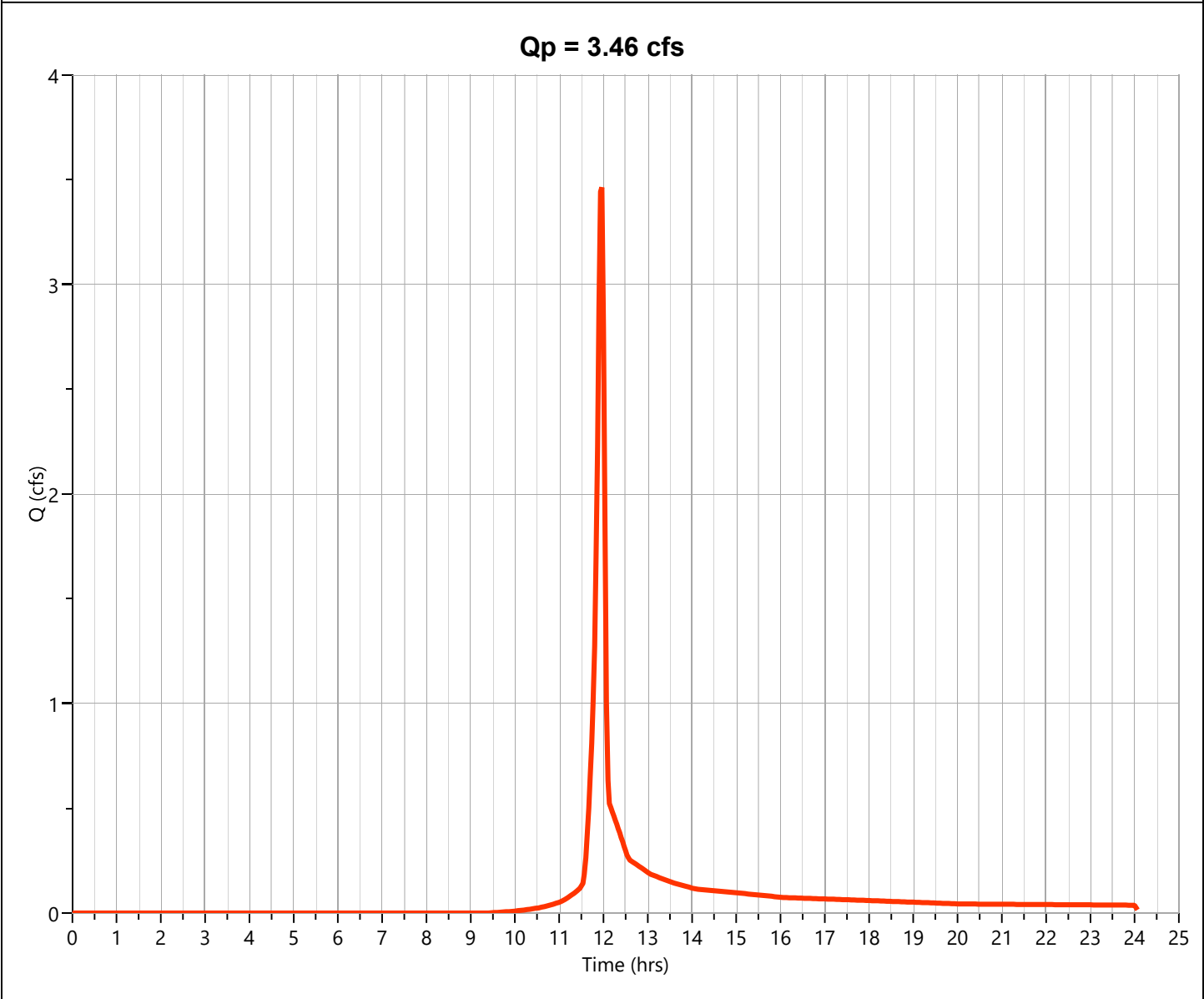
08-13-2024

Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.463 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 6,960 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

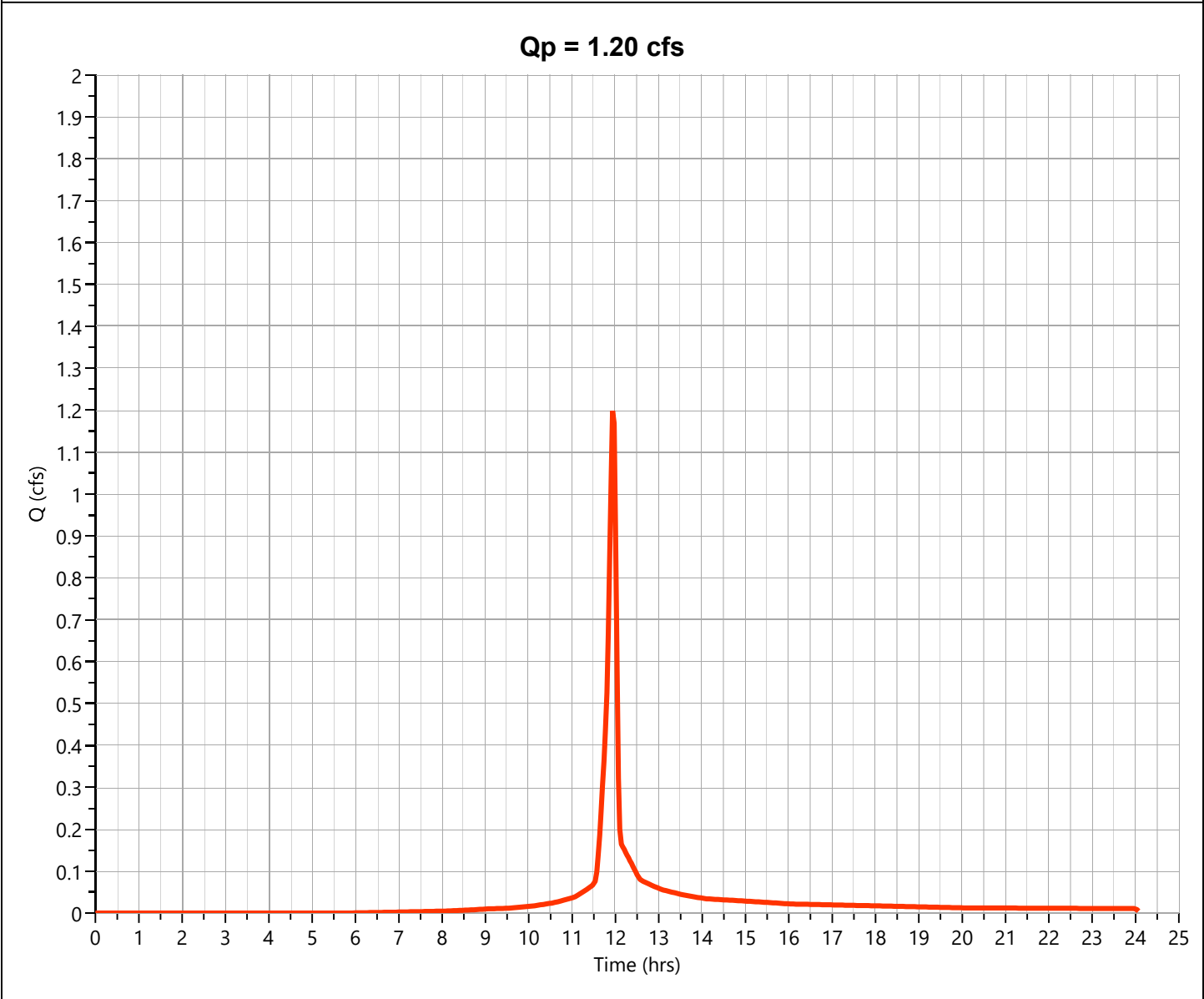
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.198 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 2,476 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

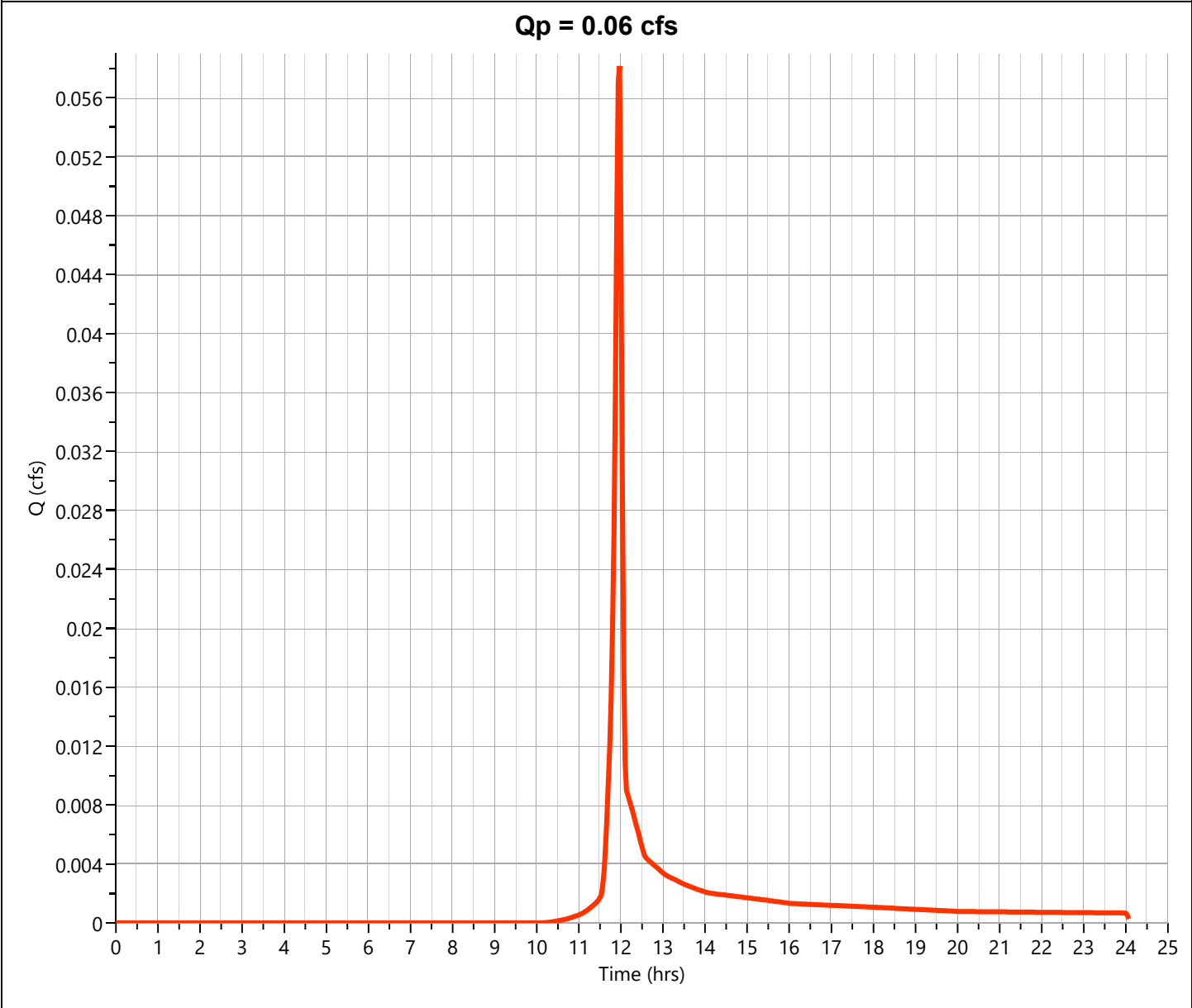
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.058 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 116 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

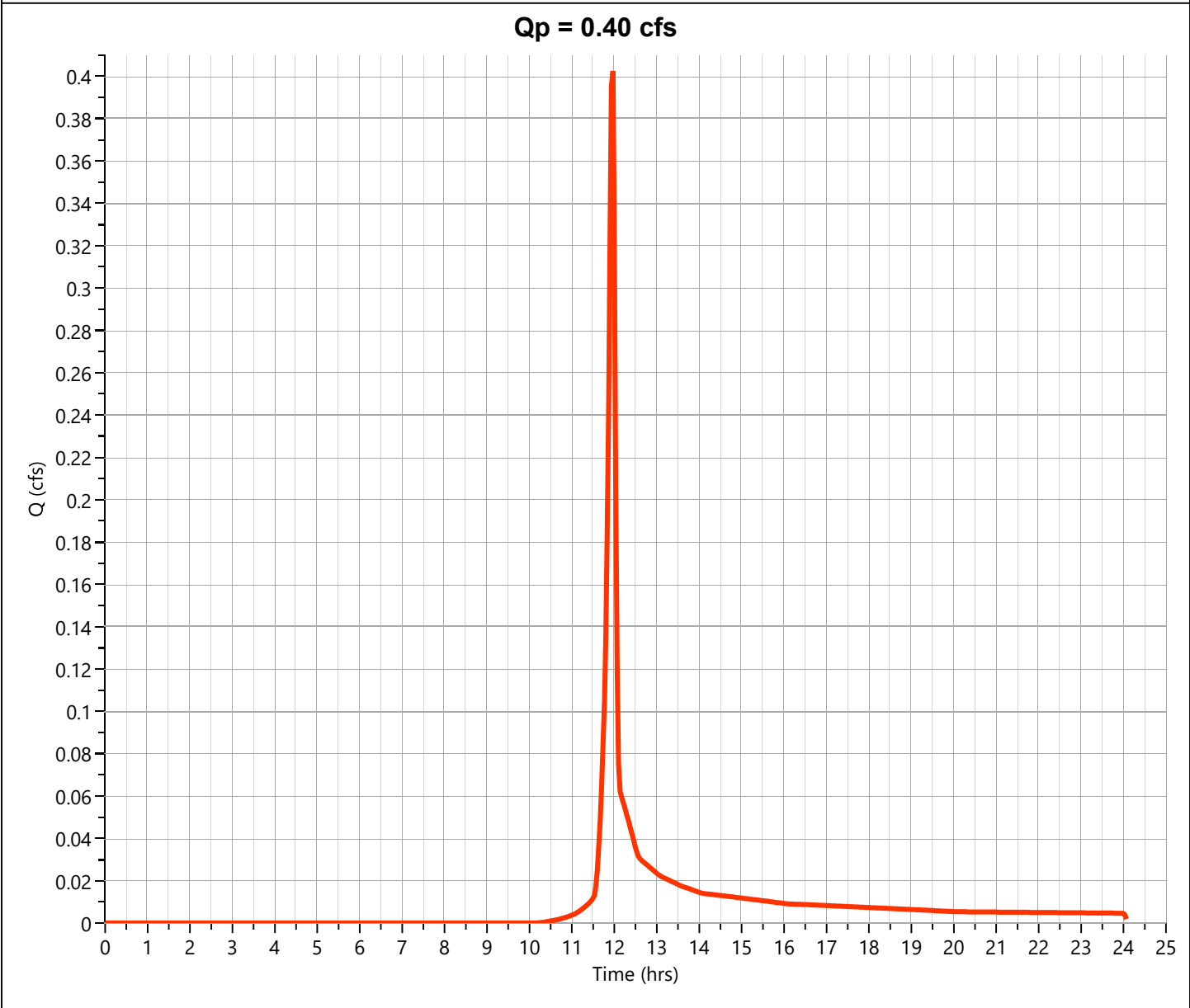
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.403 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 806 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

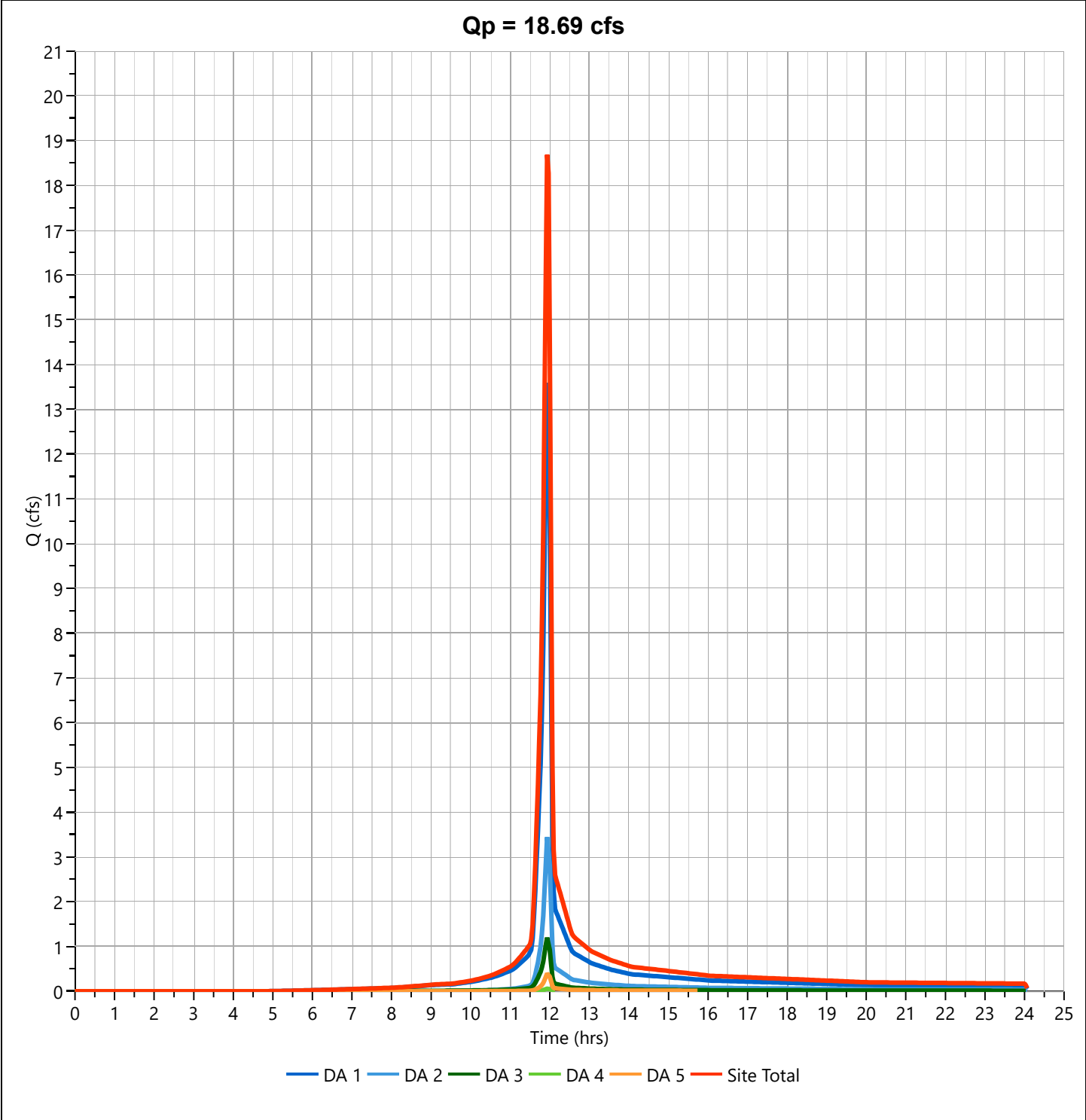
Hydrology Studio v 3.0.0.31

08-13-2024

Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 18.69 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 38,835 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

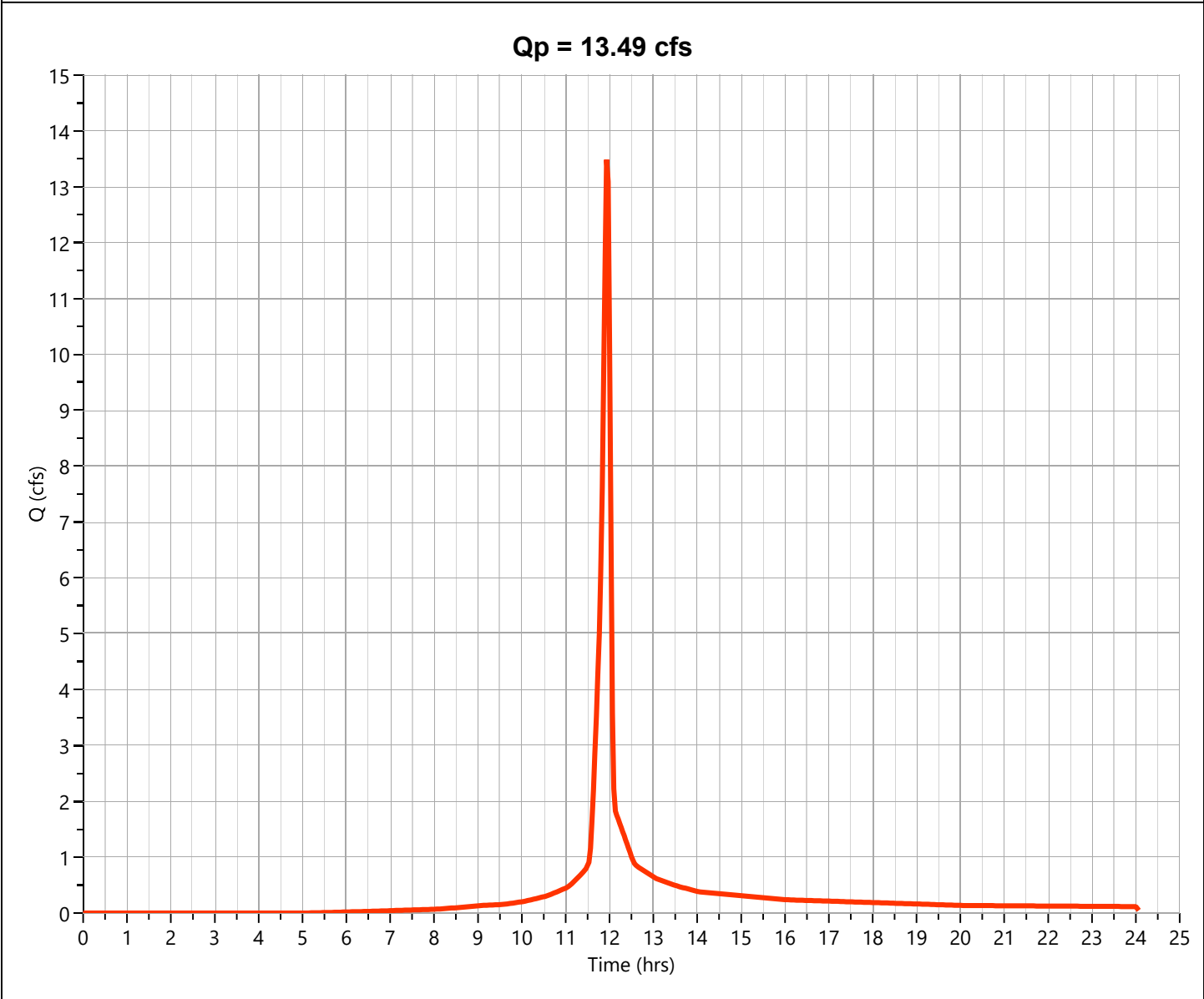
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 13.49 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 28,193 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
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0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

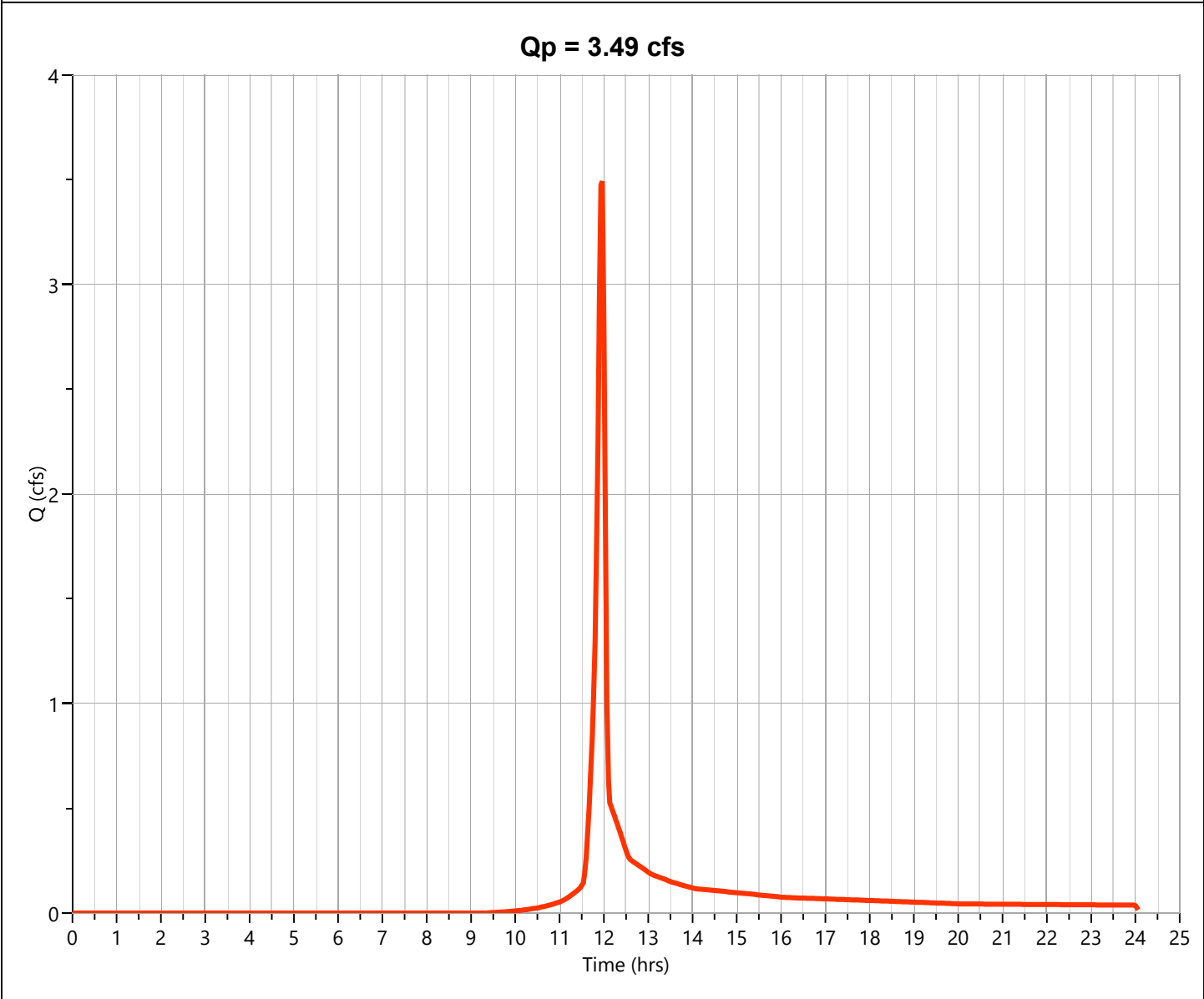
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.493 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 7,022 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

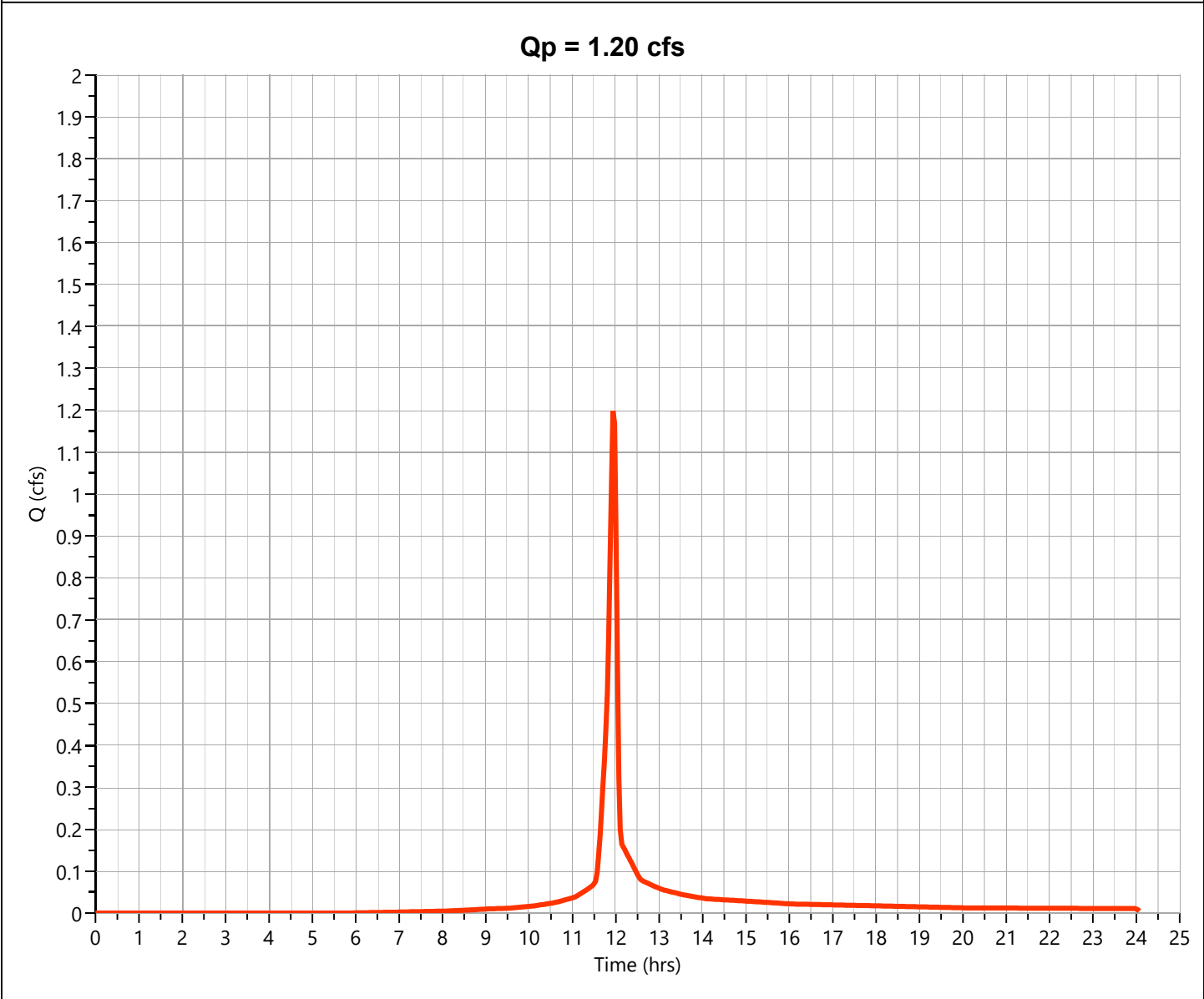
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.198 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 2,476 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
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0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

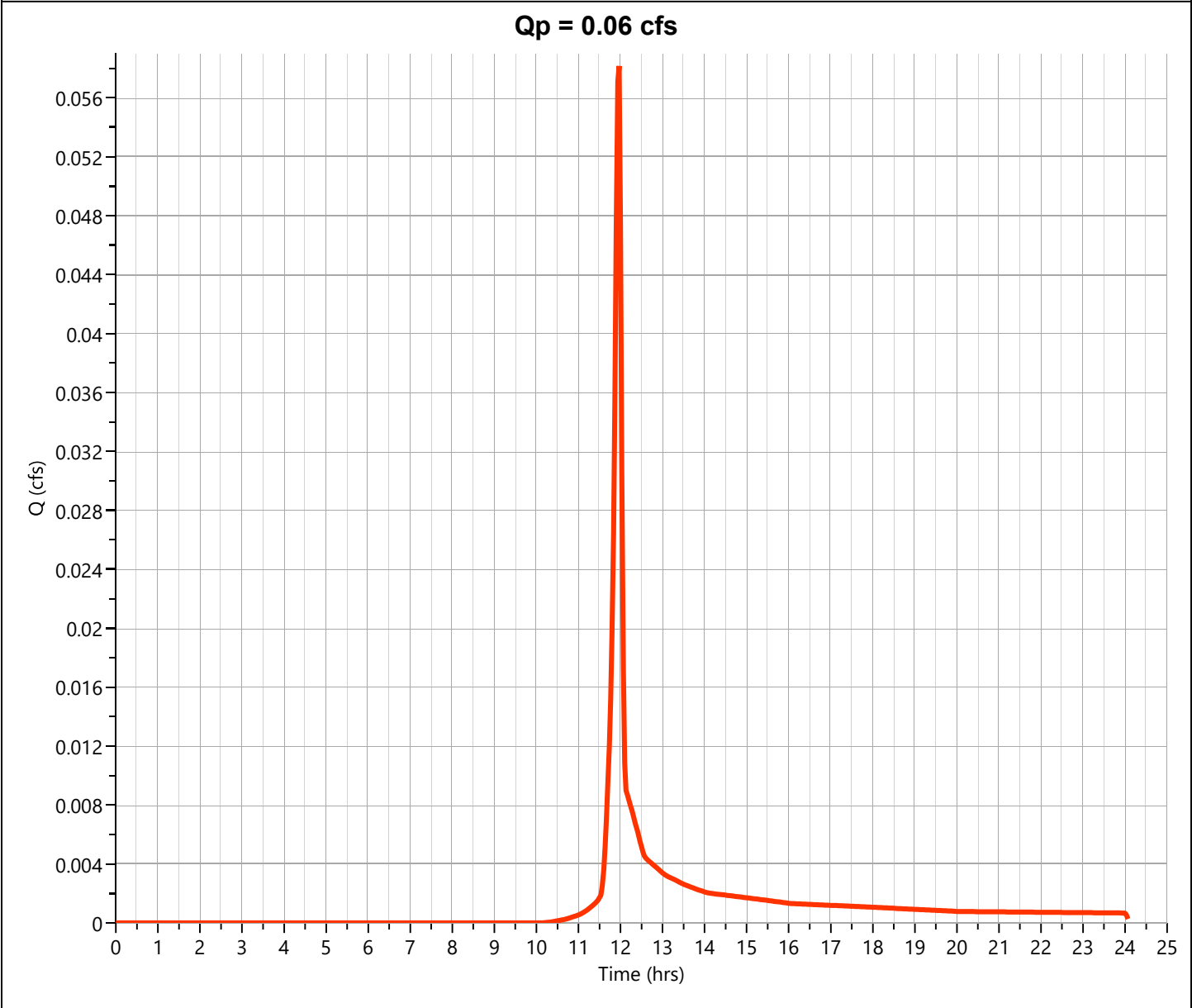
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.058 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 116 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

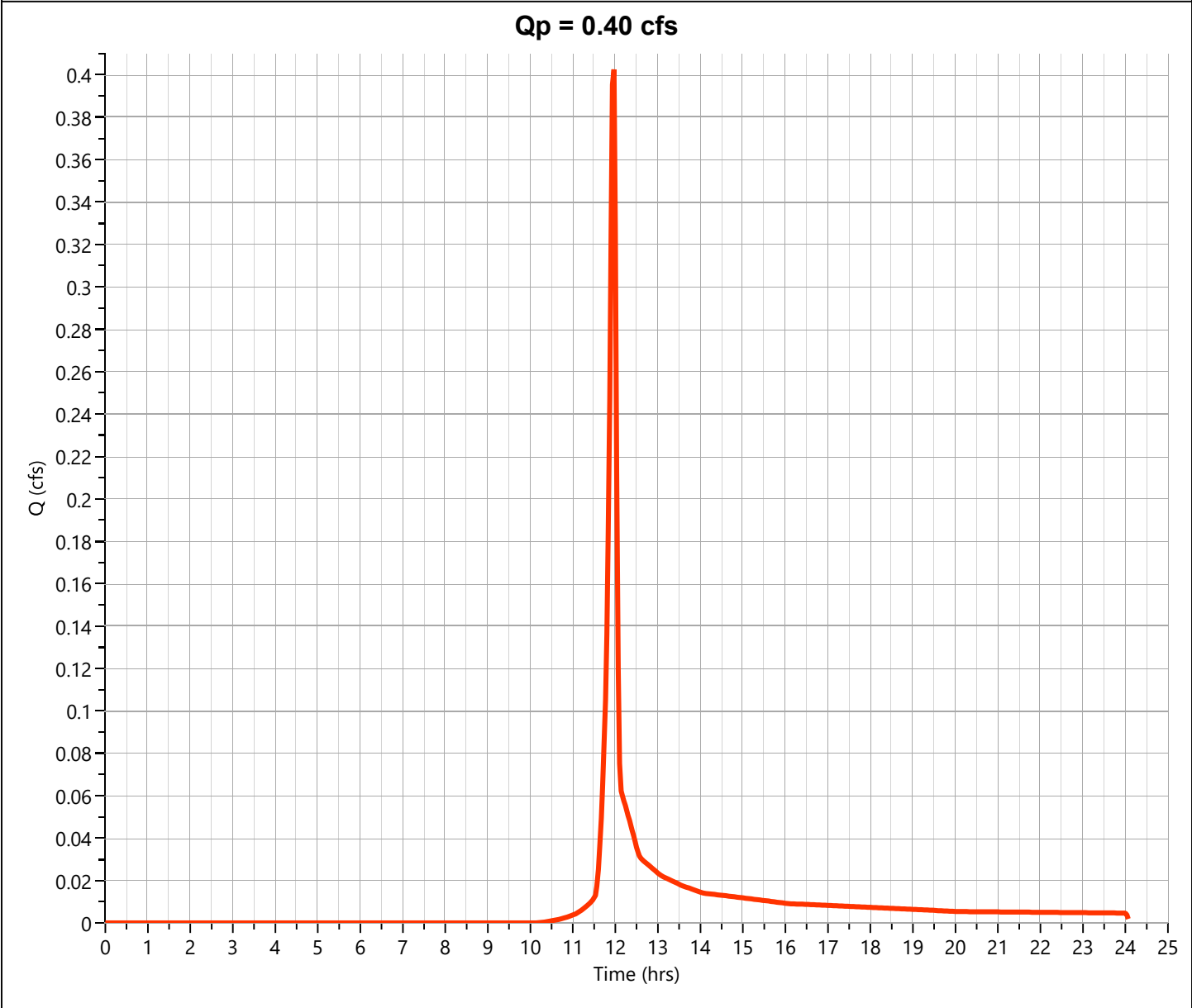
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.403 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 806 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.90 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

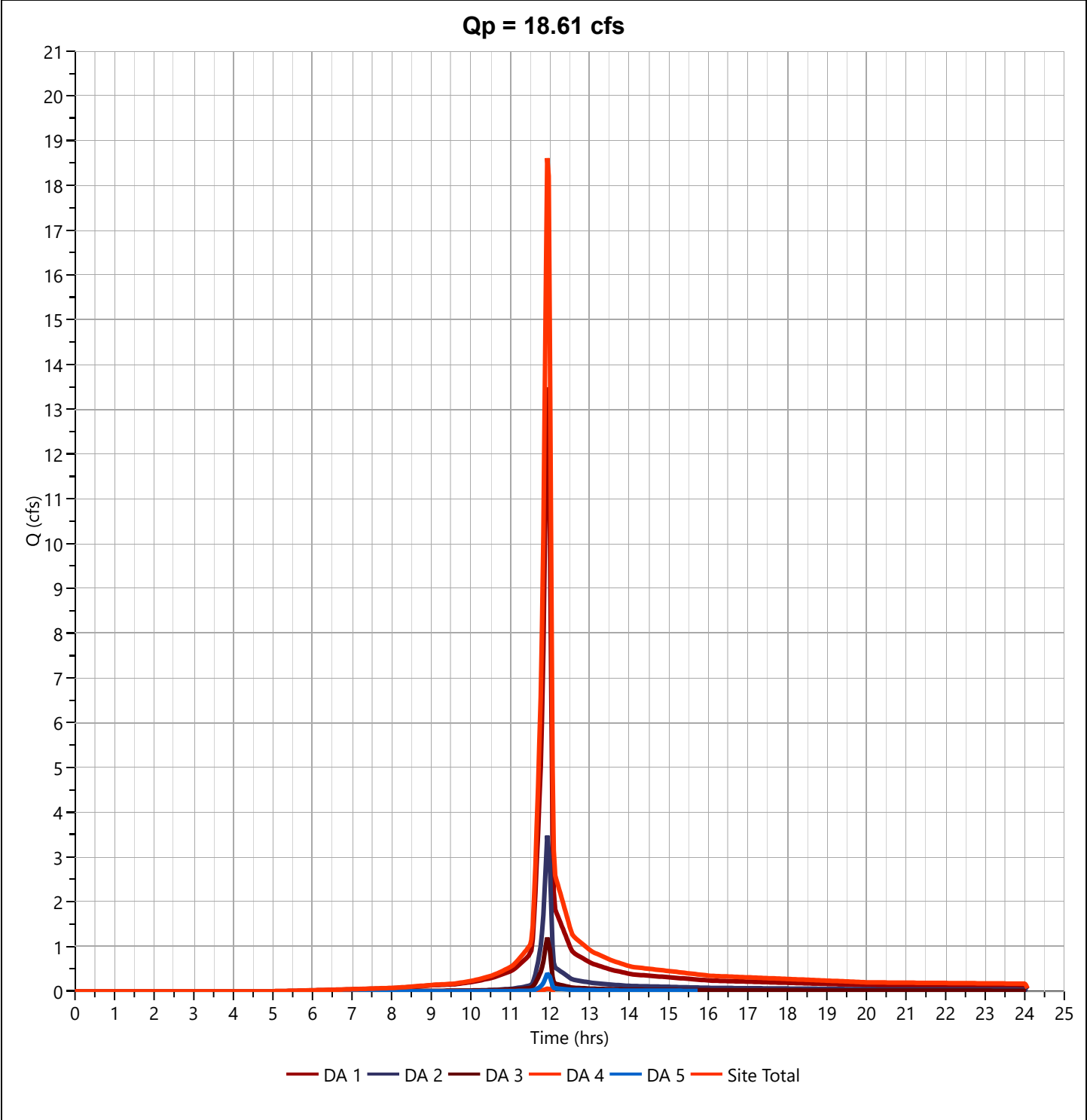
* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 18.61 cfs
Storm Frequency	= 50-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 38,613 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Hydrograph 100-yr Summary

Project Name:

Hydrology Studio v 3.0.0.31

08-13-2024

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre DA 1	16.26	11.93	34,427	----		
2	NRCS Runoff	Pre DA 2	4.418	11.93	8,922	----		
3	NRCS Runoff	Pre DA 3	1.448	11.93	3,021	----		
4	NRCS Runoff	Pre DA 4	0.076	11.97	152	----		
5	NRCS Runoff	Pre DA 5	0.523	11.97	1,050	----		
6	Junction	Pre Site Total	22.72	11.93	47,571	1, 2, 3, 4, 5		
7	NRCS Runoff	Post DA 1	16.15	11.93	34,126	----		
8	NRCS Runoff	Post DA 2	4.453	11.93	8,992	----		
9	NRCS Runoff	Post DA 3	1.448	11.93	3,021	----		
10	NRCS Runoff	Post DA 4	0.076	11.97	152	----		
11	NRCS Runoff	Post DA 5	0.523	11.97	1,050	----		
12	Junction	Post Site Total	22.65	11.93	47,341	7, 8, 9, 10, 11		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

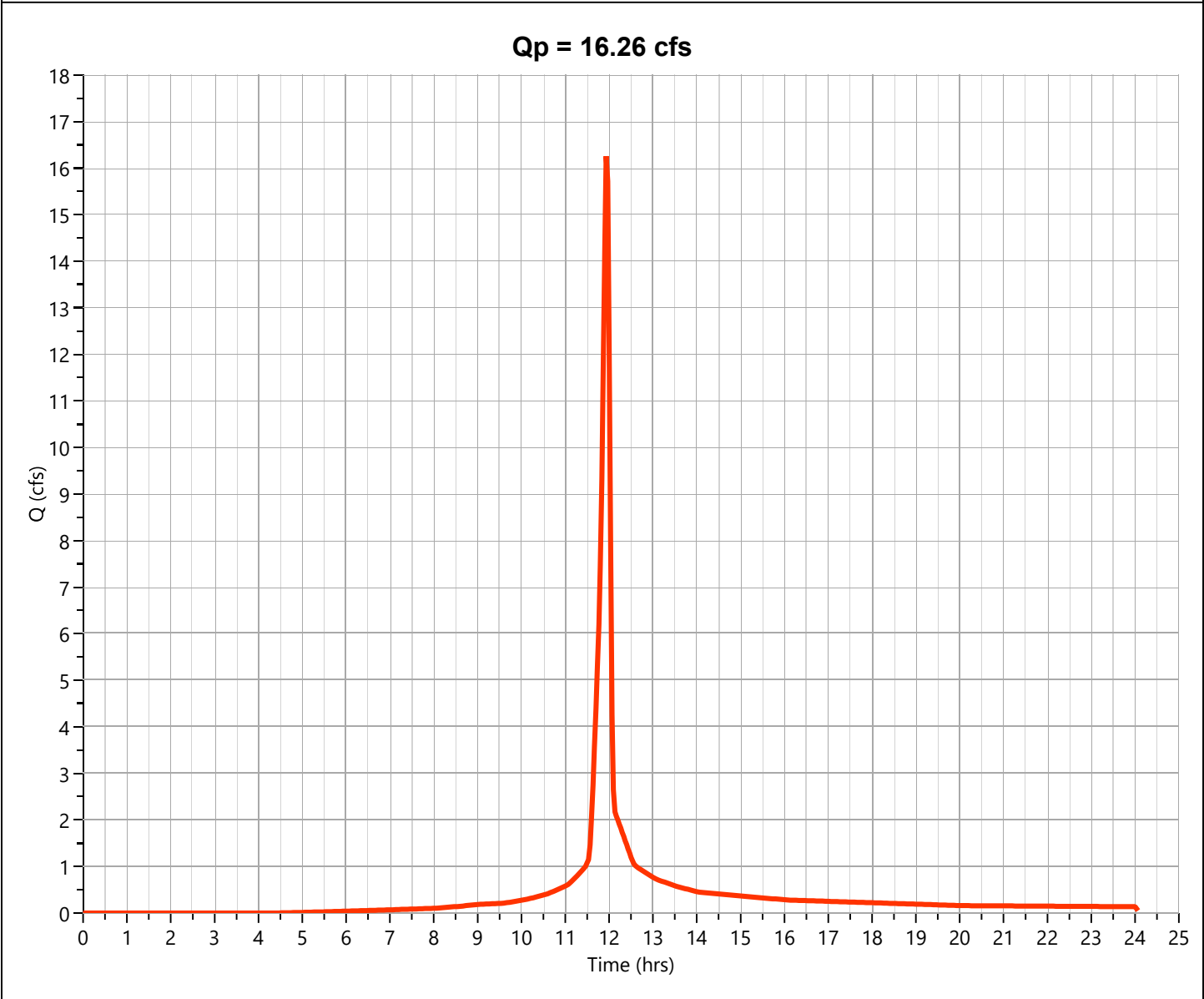
08-13-2024

Pre DA 1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 16.26 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 34,427 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.64*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.71	61	GRASS
1.0	98	IMP
1.71	83	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

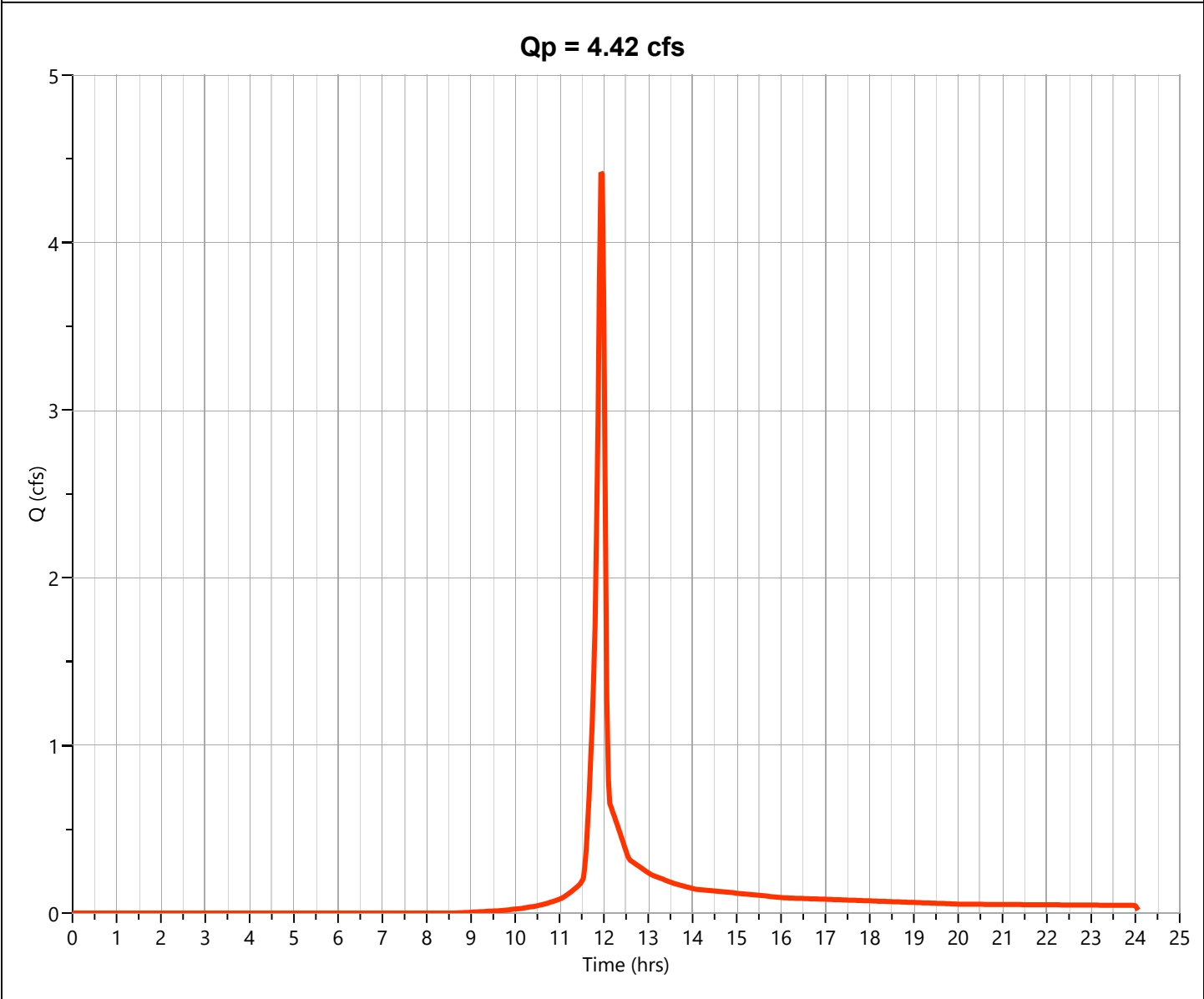
08-13-2024

Pre DA 2

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 4.418 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 8,922 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

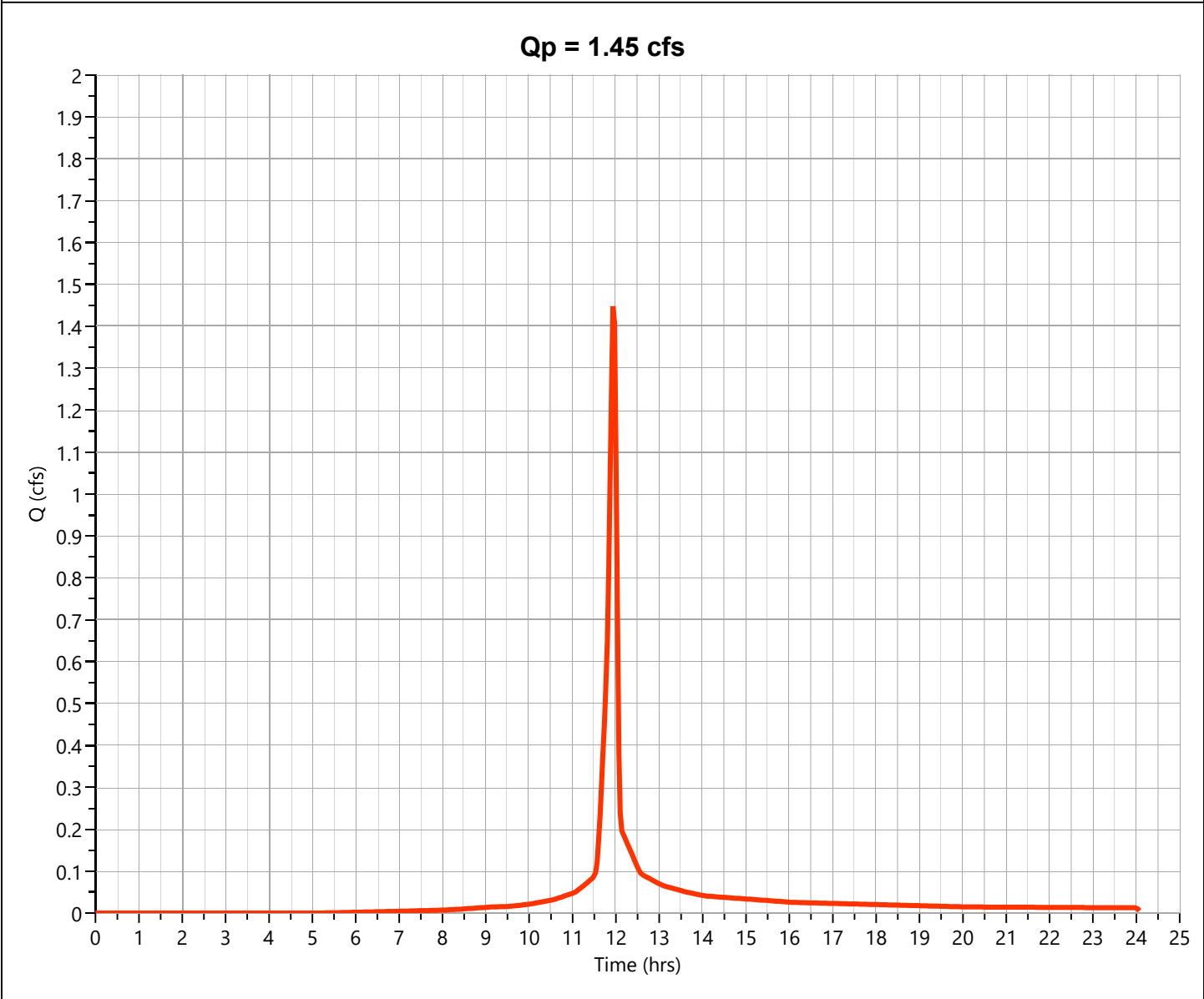
08-13-2024

Pre DA 3

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.448 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 3,021 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

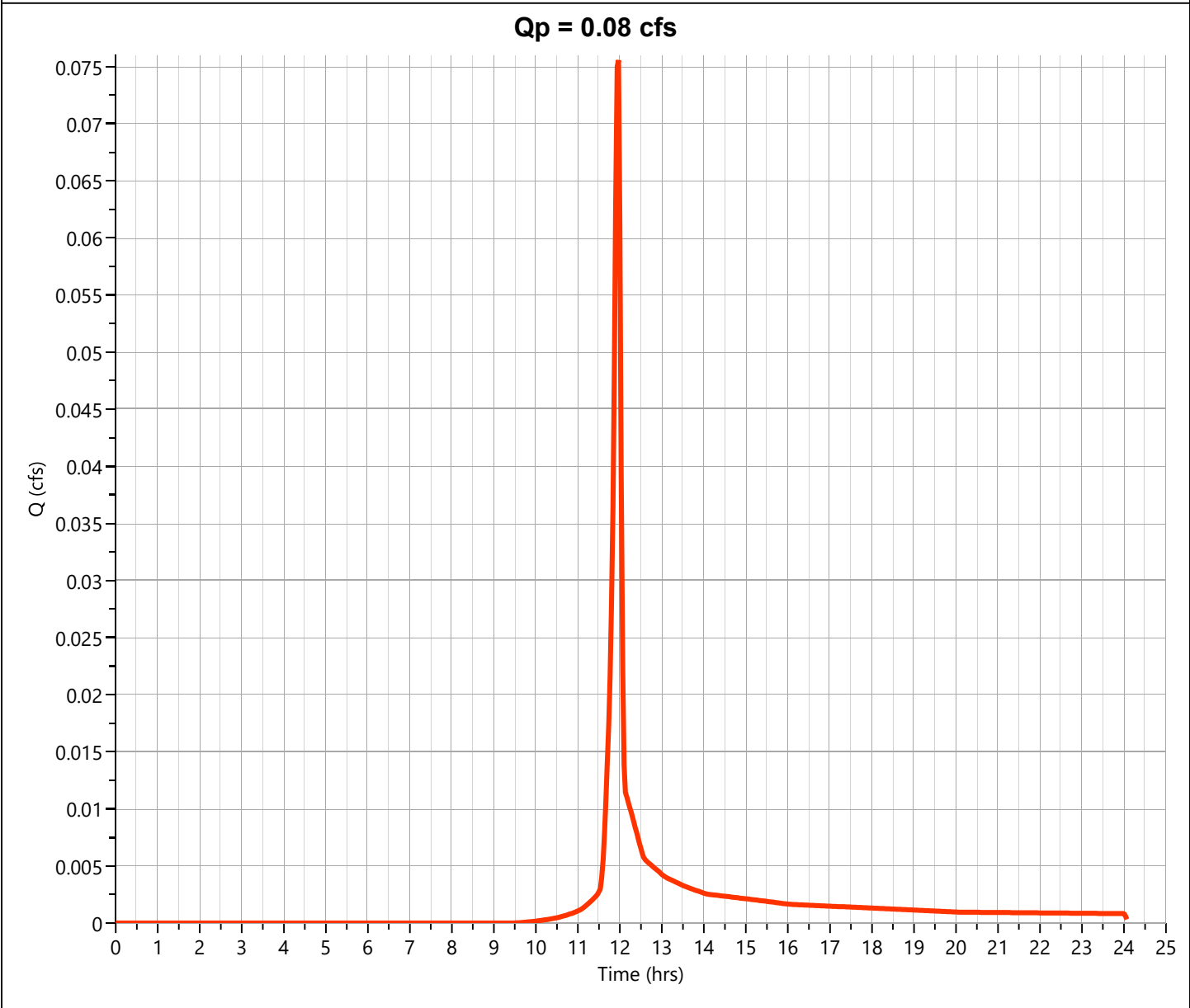
08-13-2024

Pre DA 4

Hyd. No. 4

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.076 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 152 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

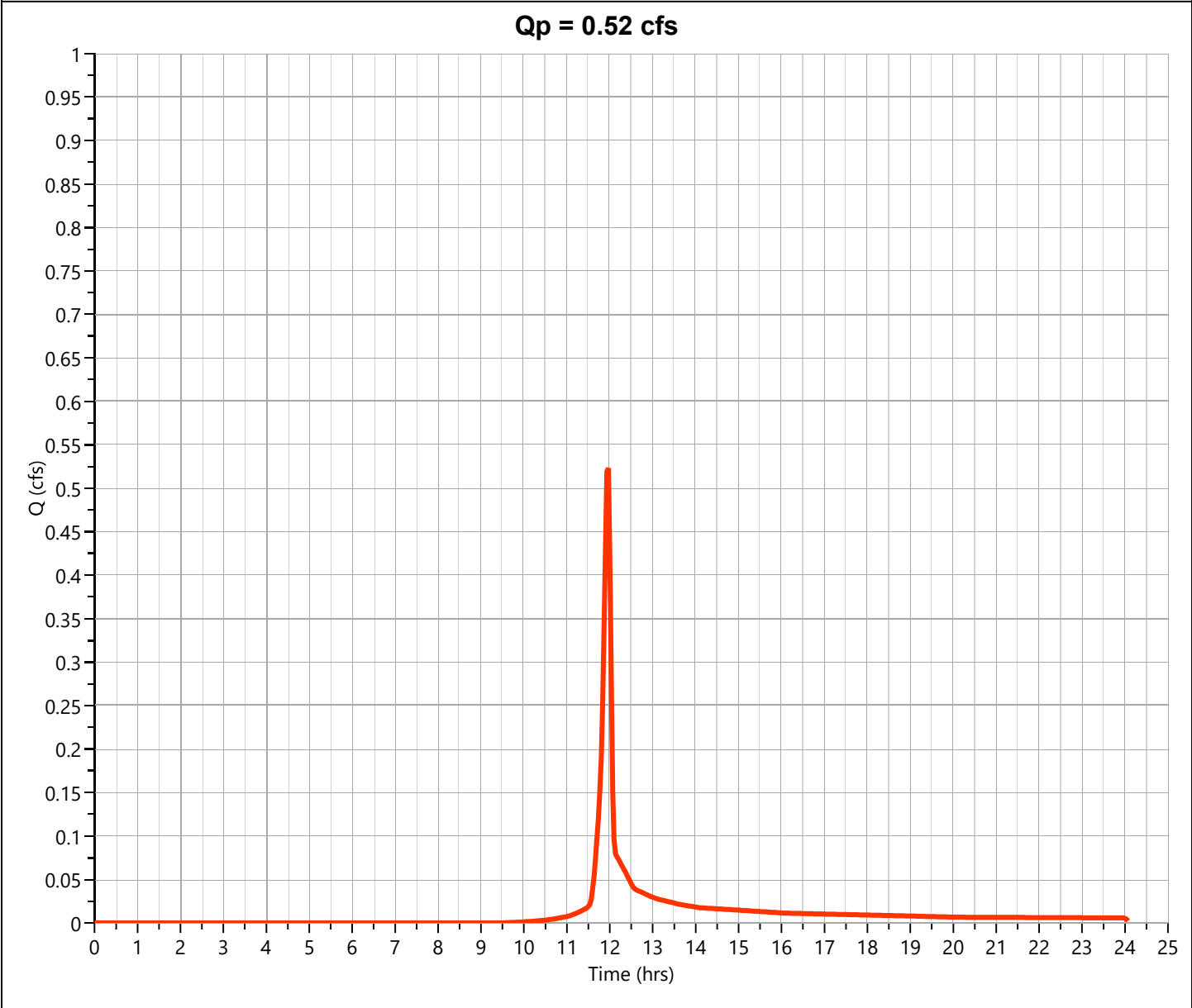
08-13-2024

Pre DA 5

Hyd. No. 5

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.523 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,050 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

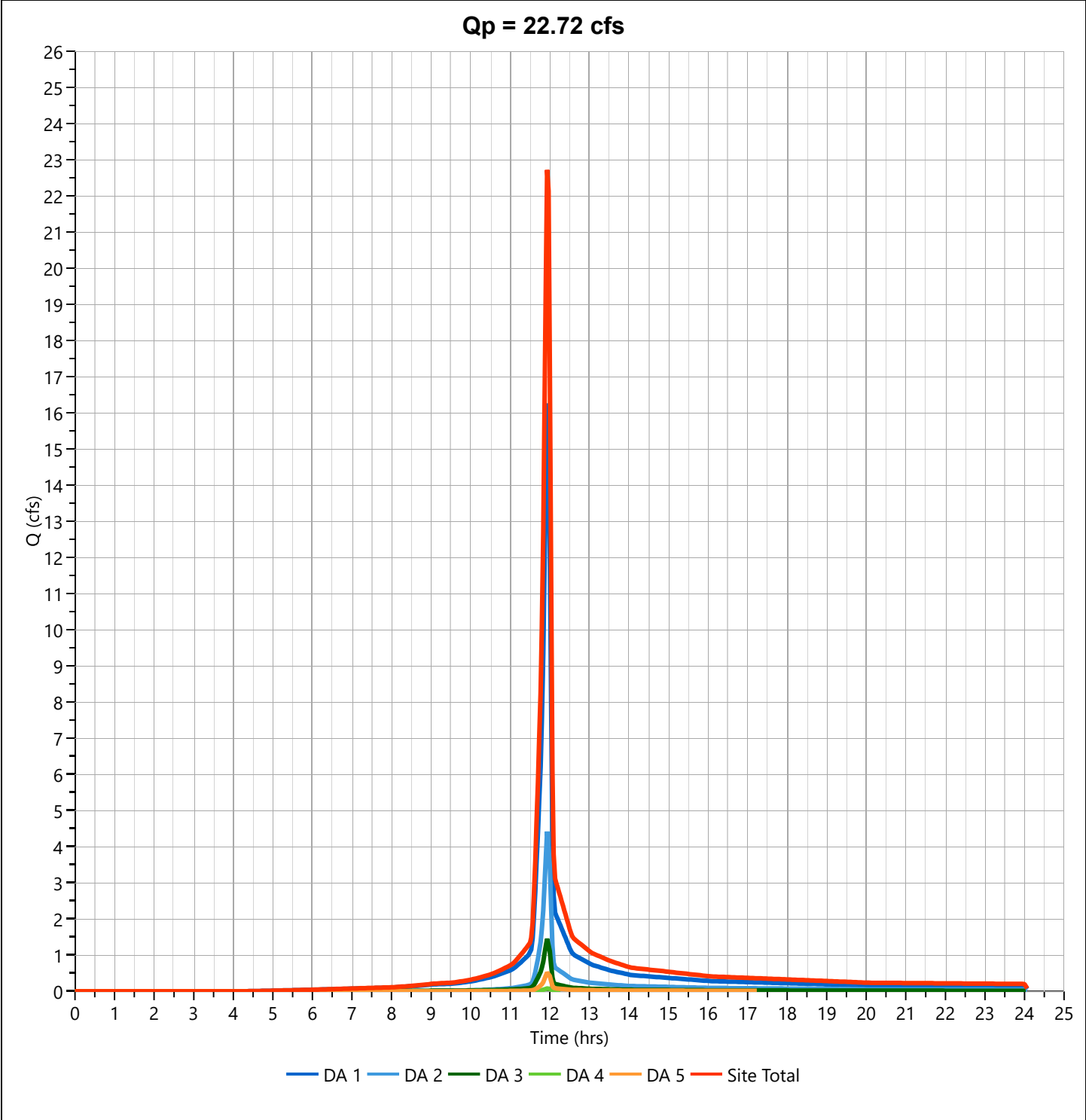
Hydrology Studio v 3.0.0.31

08-13-2024

Pre Site Total

Hyd. No. 6

Hydrograph Type	= Junction	Peak Flow	= 22.72 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 47,571 cuft
Inflow Hydrographs	= 1, 2, 3, 4, 5	Total Contrib. Area	= 2.649 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

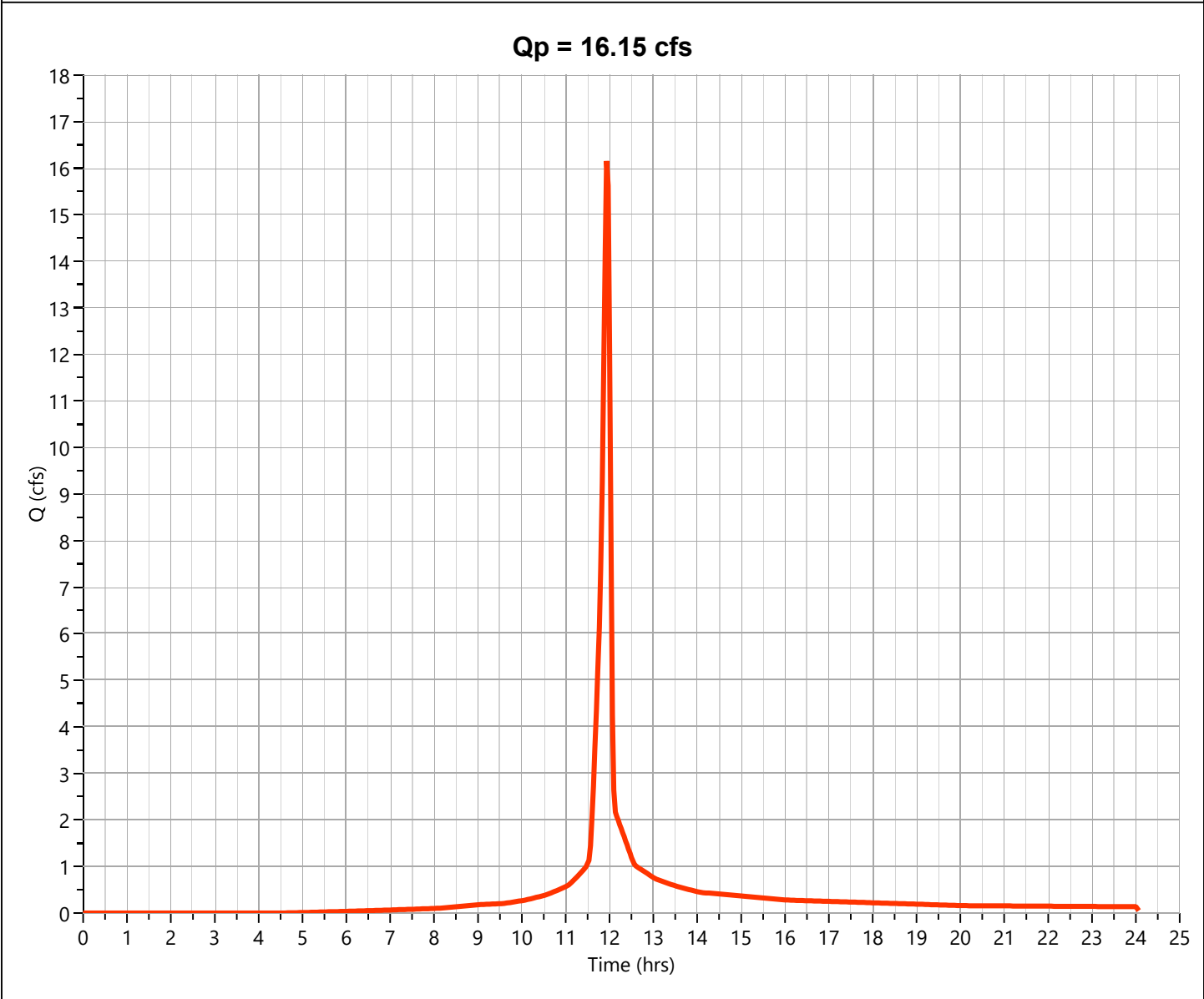
08-13-2024

Post DA 1

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 16.15 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 34,126 cuft
Drainage Area	= 1.71 ac	Curve Number	= 82.2*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.73	61	GRASS
0.98	98	IMP
1.71	82	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

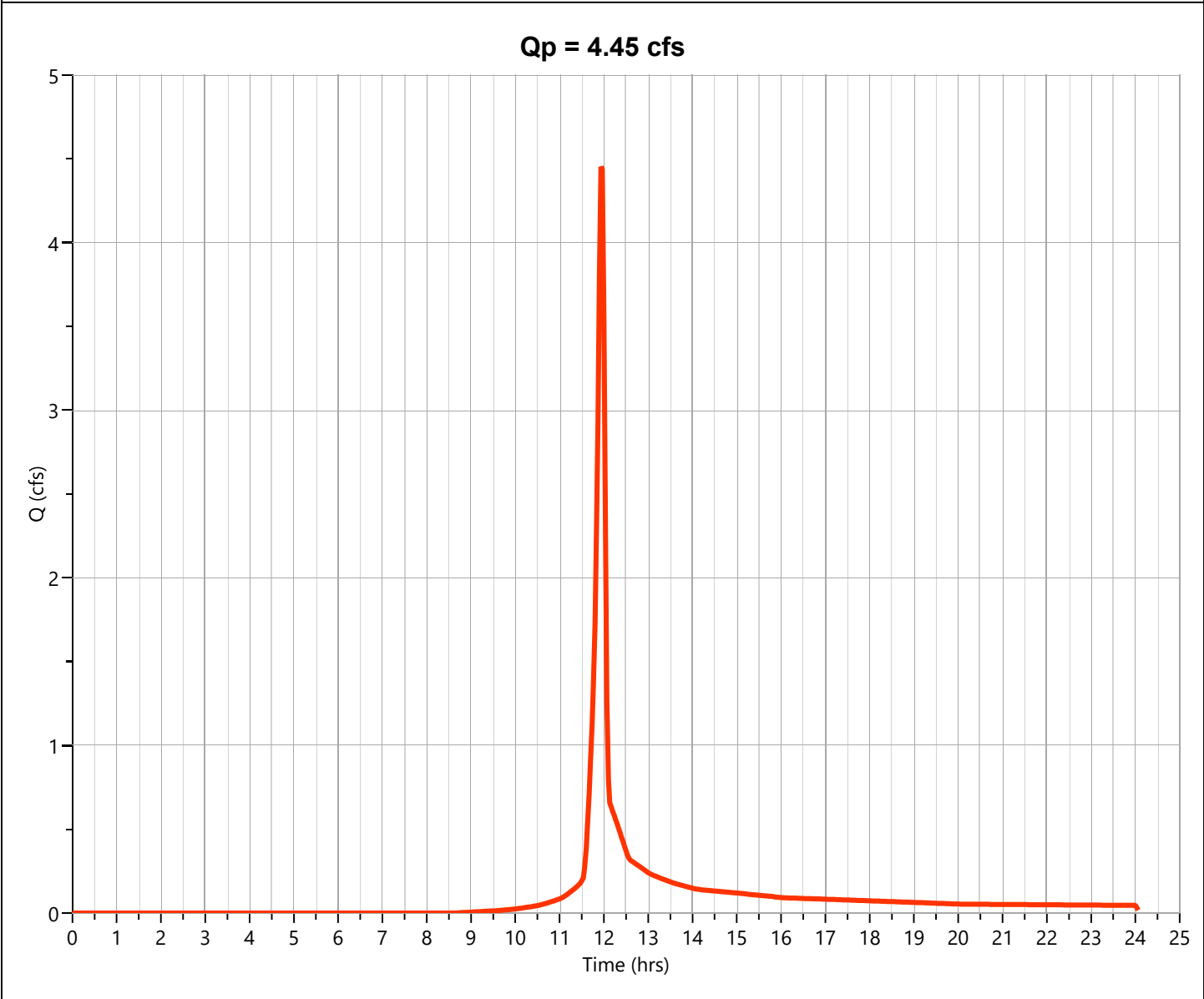
08-13-2024

Post DA 2

Hyd. No. 8

Hydrograph Type	= NRCS Runoff	Peak Flow	= 4.453 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 8,992 cuft
Drainage Area	= 0.676 ac	Curve Number	= 65.27*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.598	61	GRASS
0.078	98	IMP
0.676	65	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

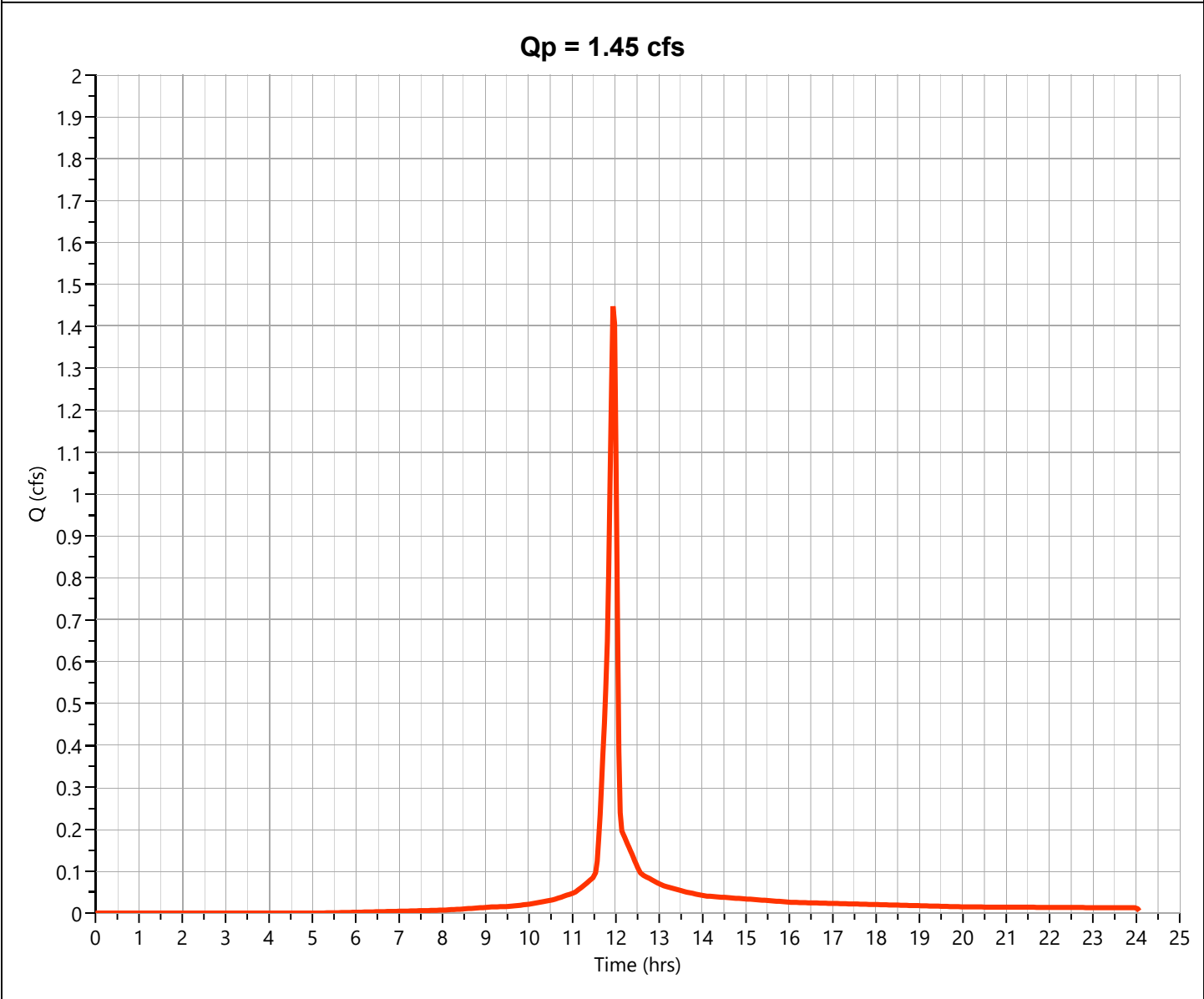
08-13-2024

Post DA 3

Hyd. No. 9

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.448 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 3,021 cuft
Drainage Area	= 0.16 ac	Curve Number	= 79.5*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.08	61	GRASS
0.08	98	IMP
0.16	80	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

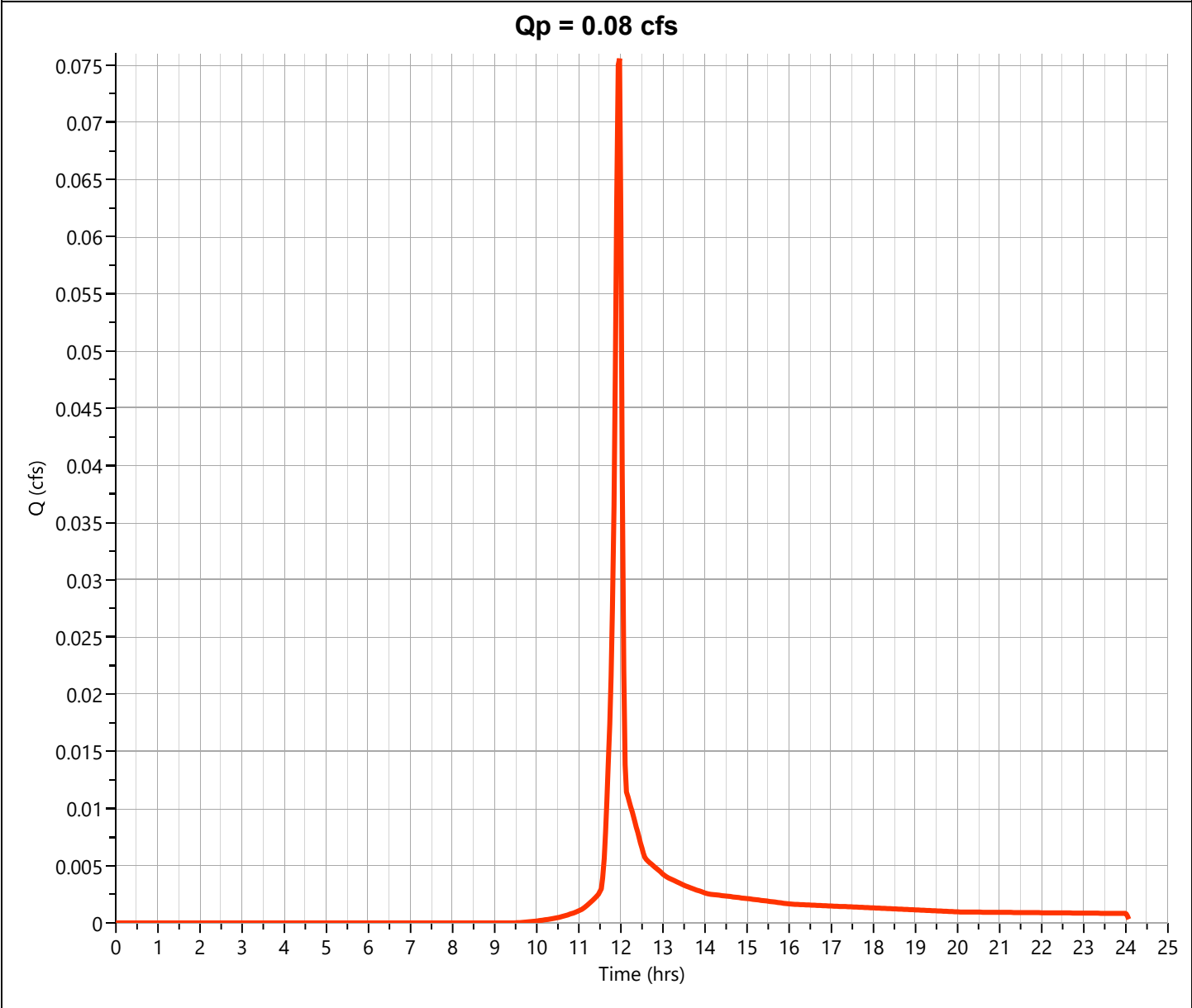
08-13-2024

Post DA 4

Hyd. No. 10

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.076 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 152 cuft
Drainage Area	= 0.013 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.013	61	GRASS
0.013	61	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.31

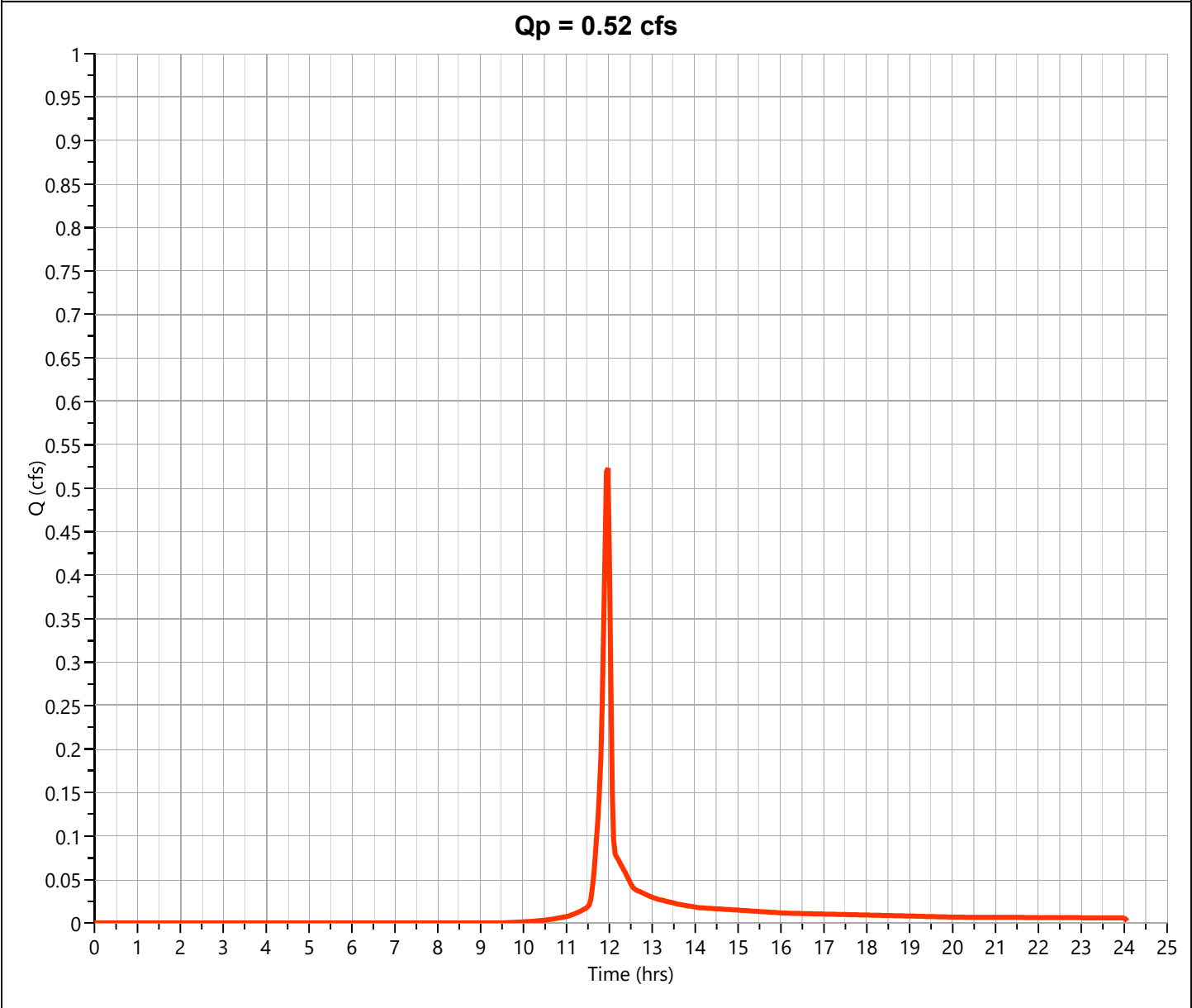
08-13-2024

Post DA 5

Hyd. No. 11

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.523 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,050 cuft
Drainage Area	= 0.09 ac	Curve Number	= 61*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 7.98 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

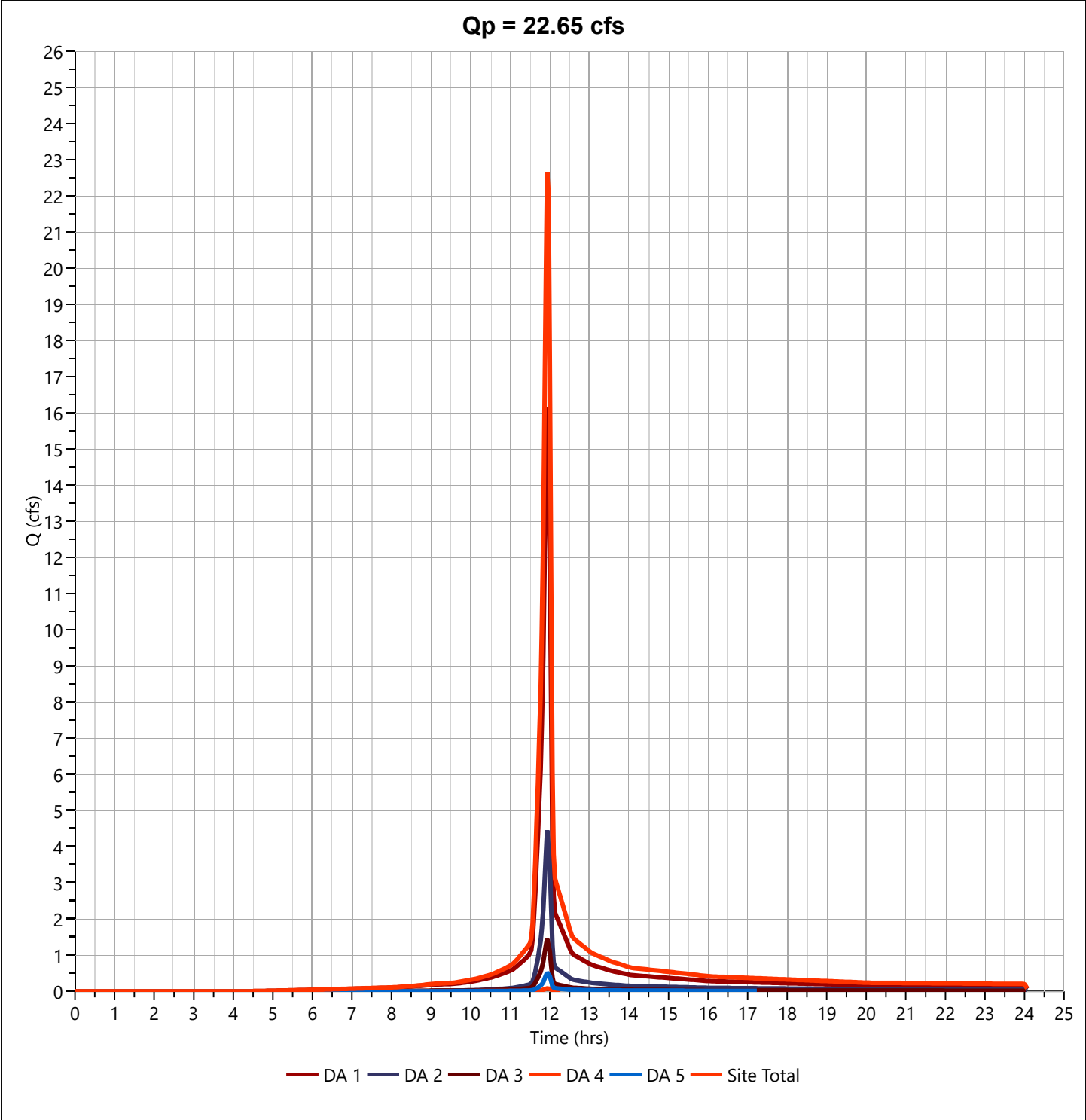
* Composite CN Worksheet		
AREA (ac)	CN	DESCRIPTION
0.09	61	GRASS
0.09	61	Weighted CN Method Employed



Post Site Total

Hyd. No. 12

Hydrograph Type	= Junction	Peak Flow	= 22.65 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 47,341 cuft
Inflow Hydrographs	= 7, 8, 9, 10, 11	Total Contrib. Area	= 2.649 ac



Appendix C – Web Soil Survey Report



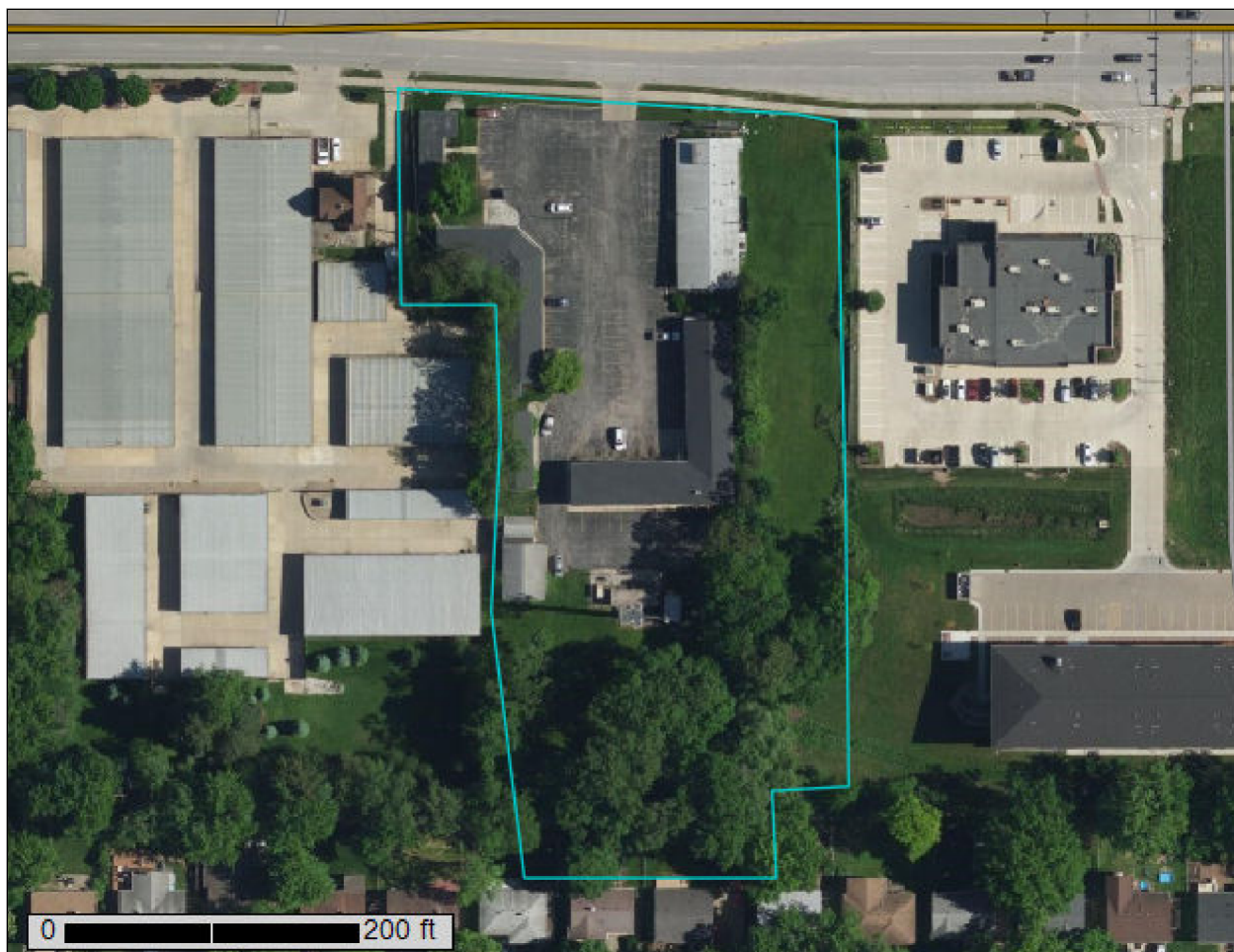
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Polk County, Iowa



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

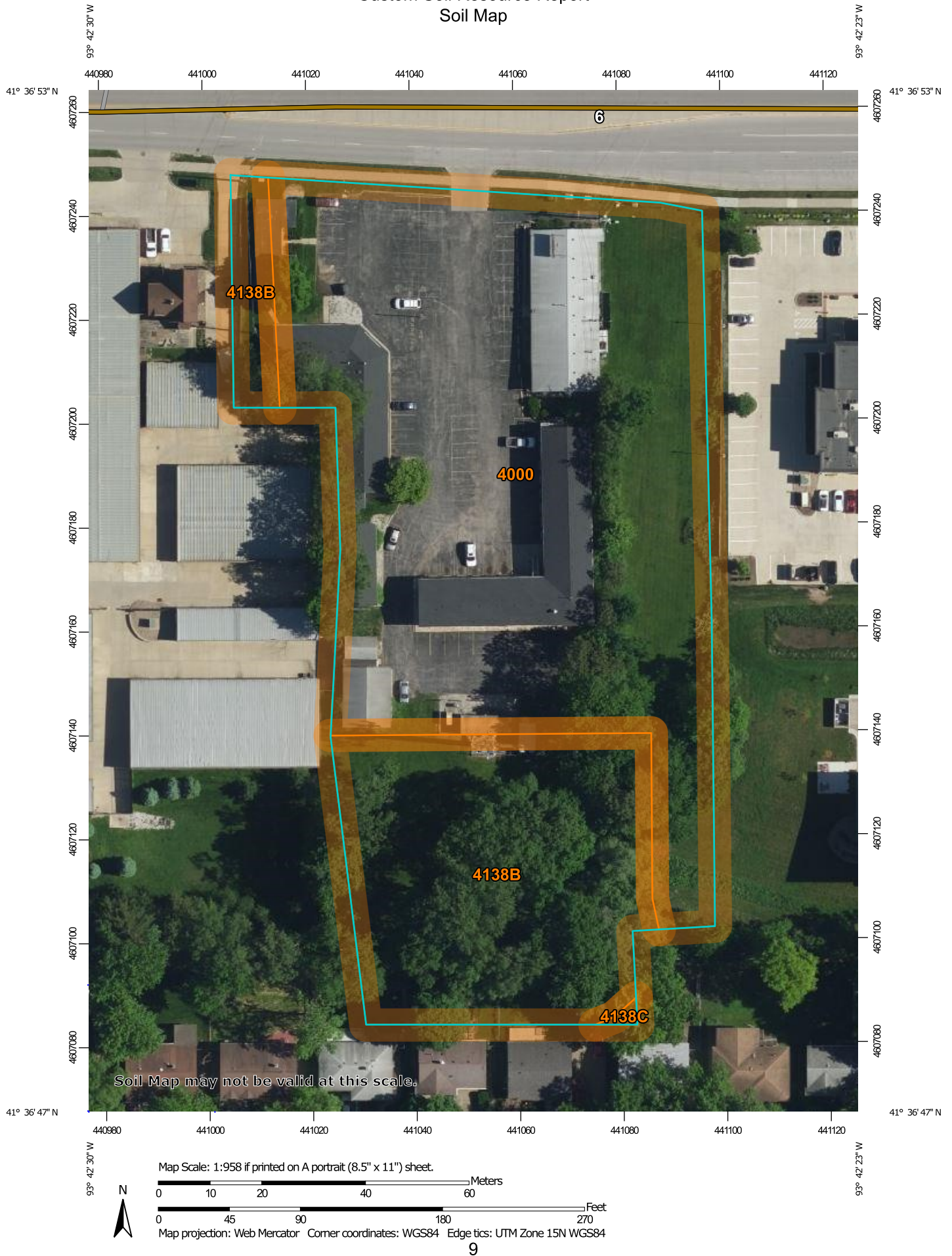
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Iowa
Survey Area Data: Version 26, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 29, 2020—Jun 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4000	Urban land	2.1	70.2%
4138B	Clarion-Urban land complex, 2 to 5 percent slopes	0.9	29.6%
4138C	Clarion-Urban land complex, 5 to 9 percent slopes	0.0	0.1%
Totals for Area of Interest		3.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Polk County, Iowa

4000—Urban land

Map Unit Setting

National map unit symbol: fvn6

Elevation: 690 to 1,020 feet

Mean annual precipitation: 29 to 37 inches

Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 160 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

4138B—Clarion-Urban land complex, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: fvn6

Elevation: 950 to 1,500 feet

Mean annual precipitation: 23 to 35 inches

Mean annual air temperature: 43 to 50 degrees F

Frost-free period: 165 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Clarion and similar soils: 60 percent

Urban land: 40 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Clarion

Setting

Landform: Ground moraines

Landform position (two-dimensional): Shoulder, backslope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy supraglacial till

Typical profile

Ap - 0 to 7 inches: loam

A1,A2 - 7 to 18 inches: loam

Bw1,Bw2 - 18 to 36 inches: loam

C1,C2 - 36 to 60 inches: loam

Properties and qualities

Slope: 2 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

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Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Depth to water table: About 48 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: R103XY004MN - Loamy Upland Prairies

Hydric soil rating: No

4138C—Clarion-Urban land complex, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: fvnn

Elevation: 950 to 1,500 feet

Mean annual precipitation: 23 to 35 inches

Mean annual air temperature: 43 to 50 degrees F

Frost-free period: 165 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Clarion and similar soils: 60 percent

Urban land: 40 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Clarion

Setting

Landform: Ground moraines

Landform position (two-dimensional): Shoulder, backslope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy supraglacial till

Typical profile

Ap - 0 to 7 inches: loam

A1,A2 - 7 to 18 inches: loam

Bw1,Bw2 - 18 to 36 inches: loam

C1,C2 - 36 to 60 inches: loam

Properties and qualities

Slope: 5 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Custom Soil Resource Report

Depth to water table: About 48 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: R103XY004MN - Loamy Upland Prairies

Hydric soil rating: No

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LED WATTAGE CHART

	16L	32L	48L	64L
400 milliamps	21w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



Project Name:

Type:

NV-1 ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Miliamps	Kelvin	Volts
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	400 (40)	Amber 586-600nM (AMBER) ^{10, 12, 13}	120-277 (UNV)
	Type 3 (T3)	32 (32L) ¹⁵	530 (53)	2700K, 70 CRI (27K7) ⁶	347-480 (HV)
	Type 4 (T4)	48 (48L) ¹⁵	700 (7)	2700K, 80 CRI (27K8) ^{1, 6}	
	Type 5 (T5)	64 (64L) ¹⁵	1050 (1)	3000K, 70 CRI (30K7) ⁶	
	Nema 3 30o Narrow Beam (N3)			3000K, 80 CRI (30K8) ^{1, 6}	
	Corner Distribution Left (CDL)			3500K, 80 CRI (35K8) ¹	
	Corner Distribution Right (CDR)			4000K, 70 CRI (40K7)	
				4000K, 80 CRI (40K8) ¹	
				5000K, 70 CRI (50K7)	
				5000K, 80 CRI (50K8) ¹	
Mounting	Color	Controls Options	Options	Lens Options	
Architectural Sweep Arm (ASA)	Bronze Textured (BRZ)	Nema 7-Pin Receptacle (PE7)	Bird Spikes (BS)	Glass Lens (GL) ^{7, 14}	
Direct Pole 3" Arm Single D180 (DPS3) ²	White Textured (WHT)	Photocell + Receptacle (PCR)	Marine Grade Finish (MGF)	HAL Lens (HAL) ^{8, 14}	
Direct Pole 7" Arm D180, D90, T90, T120, Quad (DPS7) ²	Smooth White Gloss (SWT)	Receptacle + Shorting Cap (PER)	Optic Plate Painted to Match Fixture (OPP)		
Knuckle Mount (KM)	Silver Metallic (SVR)	FSP-211 with Motion Sensor 9'-20' Heights (FSP-20) ⁴	Quick Mount Bracket (QMB)		
Wall Mount (WM)	Black Textured (BLK)	21'-40' Heights (FSP-40) ⁴	Retrofit Mount Bracket (RQMB)		
Trunnion Mount (TM) ³	Smooth Black Gloss (SBK)	Custom Controls Integration (CCI) ⁹	Round Pole Adaptor 3"-4" Pole (RPA4)		
Tennis Arm Mount (TA)	Graphite Textured (GPH)	Button Type Photocell (PC) ⁴	Round Pole Adaptor 5"-6" Pole (RPA5)		
Mast Arm Mount (MA)	Grey Textured (GRY)		Rotated Optic Left (ROL)		
	Green Textured (GRN)		Rotated Optic Right (ROR)		
	Hunter Green Textured (HGN)		House Side Shield (HSS) ⁵		
	Custom (CS)		Black Hardware (BH)		
			Black Optic Frame (BOF)		
			Buy American Act (BAA) ¹¹		
			Trade Agreement Act (TAA) ¹¹		
			Build America Buy American (BABA) ¹¹		

NOTES:

1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. For Round Pole Specify RPA4 or RPA5
3. Standard finish is stainless steel. Can be painted to match fixture.
4. Universal Voltage 120-277
5. HSS not applicable with Nema 2.
6. 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.
7. Glass Lens: Low iron glass, fully tempered per ANSI C1047 (QCH-2201-37)
8. HAL Lens: Yellow Polycarbonate Lens – less than 2% Blue Light Content
9. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
10. Turtle Safe
11. Consult factory for all BAA/TAA/BABA requests
12. Consult Factory for Lead Time
13. Not Available above 1000mA
14. Contact Factory
15. Available only in 700mA and 1050mA



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PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- CRI 70, 80 or 90 (Contact factory for 90 CRI)
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplied as standard

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

OPTIONS

- BIRD SPIKES (BS) - Offers a practical and humane deterrent for larger bird species and provides a cost-effective long-term solution to nuisance bird infestations and protects your property
- MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments. Chemically washed in a 5 stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness
- OPTIC PLATE PAINTED TO MATCH FIXTURE (OPP) - Optic plate is clear anodized as standard. The optic plate can be powder coated to match the finish of the fixture.
- QUICK MOUNT BRACKET (QMB) - Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Has a 2"x4" Drill Pattern
- RETROFIT MOUNT BRACKET - Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Drill Pattern is adjustable from 2"x4" to 2"x6"
- ROUND POLE ADAPTER (RPA) - When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles
- ROTATED OPTICS (ROL) (ROR) - Rotated optics are designed for perimeter lighting for auto dealerships
- HOUSE SIDE SHIELD (HSS) Designed for full property line cut-off
- BLACK HARDWARE (BH) - Optional black, zinc coated steel hardware
- BLACK OPTIC FRAME (BOF) - Optional black optic frame. Standard is white
- GLASS LENS (GL) - Low Iron Glass, fully tempered
- High performance amber lens (hal)

CONTROL OPTIONS

- FSP-211 (FSP-X) - Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles
- FSP-20 mounting heights 9-20 feet
- FSP-40 mounting heights 21-40 feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field
- FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering
- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect
- PHOTOCCELL + RECEPTACLE (PCR)—7-Pin Receptacle and Electronic Twist Lock Photocell for dusk to dawn operation
- RECEPTACLE + SHORTING CAP (PER)—7-Pin Receptacle and Shorting Cap
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Avi-On, or other control systems)

FINISH

- 3-5 mils electrostatic powder coat
- NLS Light's standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

OPTICS

Silicone optics high thermal stability and light output provide higher powered LEDs with minimized lumen depreciation. UV stability with scratch resistance increases exterior application durability. Silicone optics do not yellow, crack or brittle over time

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

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The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.



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PRODUCT SPECIFICATIONS

LUMENS CHART 16L, 32L, & 48L

CAT#	N3	LM/W	T2	LM/W	T3	LM/W	T4	LM/W	T5	LM/W	W
NV-1-16L-40-27K7	1,749	83	2,324	111	2,342	112	2,307	110	2,360	112	21
NV-1-16L-40-30K7	2,037	97	2,333	111	2,532	121	2,316	110	2,552	122	21
NV-1-16L-40-40K7	2,436	116	2,715	129	2,736	130	2,695	128	2,757	131	21
NV-1-16L-40-50K7	2,520	120	2,715	129	2,736	130	2,695	128	2,757	131	21
NV-1-16L-53-27K7	2,543	91	2,588	92	3,015	108	2,920	104	3,041	109	28
NV-1-16L-53-30K7	3,136	112	3,192	114	3,220	115	3,119	111	3,248	116	28
NV-1-16L-53-40K7	3,248	116	3,472	124	3,472	124	3,444	123	3,500	125	28
NV-1-16L-53-50K7	3,360	120	3,612	129	3,640	130	3,584	128	3,668	131	28
NV-1-16L-7-27K7	3,269	91	3,327	92	3,876	108	3,755	104	3,910	109	36
NV-1-16L-7-30K7	4,032	112	3,960	110	3,960	110	3,973	110	3,996	111	36
NV-1-16L-7-40K7	4,176	116	4,428	123	4,284	119	4,212	117	4,320	120	36
NV-1-16L-7-50K7	4,320	120	4,644	129	4,500	125	4,428	123	4,500	125	36
NV-1-16L-1-27K7	5,085	91	5,176	92	6,030	108	5,841	104	6,082	109	56
NV-1-16L-1-30K7	6,272	112	6,160	110	6,384	114	6,232	111	6,440	115	56
NV-1-16L-1-40K7	6,496	116	6,832	122	6,888	123	6,776	121	6,944	124	56
NV-1-16L-1-50K7	6,720	120	7,168	128	7,224	129	7,112	127	7,280	130	56
NV-1-32L-7-27K7	6,447	91	7,313	103	7,313	103	7,246	102	7,379	104	71
NV-1-32L-7-30K7	7,952	112	7,810	110	7,810	110	7,739	109	7,881	111	71
NV-1-32L-7-40K7	8,236	116	9,017	127	8,449	119	8,307	117	8,520	120	71
NV-1-32L-7-50K7	8,520	120	9,159	129	8,875	125	8,733	123	8,946	126	71
NV-1-32L-1-27K7	11,116	105	10,917	103	11,314	107	11,067	104	11,414	108	106
NV-1-32L-1-30K7	11,872	112	11,660	110	12,084	114	11,820	112	12,190	115	106
NV-1-32L-1-40K7	12,296	116	12,932	122	13,038	123	12,826	121	13,144	124	106
NV-1-32L-1-50K7	12,720	120	13,568	128	13,674	129	13,462	127	13,780	130	106
NV-1-48L-7-27K7	10,906	105	10,711	103	10,711	103	10,614	102	10,809	104	104
NV-1-48L-7-30K7	11,648	112	11,440	110	11,440	110	11,336	109	11,544	111	104
NV-1-48L-7-40K7	12,064	116	13,208	127	12,376	119	12,168	117	12,480	120	104
NV-1-48L-7-50K7	12,480	120	13,520	130	13,000	125	12,792	123	13,104	126	104
NV-1-48L-1-27K7	16,359	105	16,067	103	16,651	107	16,359	105	16,798	108	156
NV-1-48L-1-30K7	17,472	112	17,160	110	17,784	114	17,472	112	17,940	115	156
NV-1-48L-1-40K7	18,096	116	19,032	122	19,188	123	18,876	121	19,344	124	156
NV-1-48L-1-50K7	18,720	120	19,968	128	20,124	129	19,812	127	20,280	130	156

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.

LUMENS CHART 64L ONLY

CAT#	N3	LM/W	T2	LM/W	T3	LM/W	T4	LM/W	T5	LM/W	CDL*	LM/W	CDR*	LM/W	W
NV-1-64L-7-27K7	14,262	105	14,007	103	14,007	103	13,880	102	14,135	104	5,797	43	5,725	42	136
NV-1-64L-7-30K7	15,232	112	14,960	110	14,960	110	14,824	109	15,096	111	6,191	46	6,190	46	136
NV-1-64L-7-40K7	15,776	116	17,272	127	16,184	119	15,912	117	16,320	120	6,689	49	6,689	49	136
NV-1-64L-7-50K7	16,320	120	17,680	130	17,000	125	16,728	123	17,136	126	7,013	52	6,689	49	136
NV-1-64L-1-27K7	21,252	106	21,114	106	21,882	109	21,498	107	22,074	110	8,695	43	8,588	43	200
NV-1-64L-1-30K7	22,960	115	22,550	113	23,370	117	22,960	115	23,575	118	9,286	46	9,286	46	200
NV-1-64L-1-40K7	23,780	119	25,010	125	25,215	126	24,805	124	25,420	127	10,034	50	10,033	50	200
NV-1-64L-1-50K7	24,600	123	26,240	131	26,445	132	26,035	130	26,650	133	10,519	53	10,033	50	200

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.

LUMEN MAINTENANCE DATA

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21

**Projected extrapolations per IESNA TM-21

MULTIPLIERS FOR 70/80 CRI (Scaling Factor of 5000K 70 CRI)

CRI	70 CRI	80 CRI
2700K	0.8560	0.8015
3000K	-	0.8594
3500K	-	0.8594
4000K	-	0.9255
5000K	-	0.9255



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PRODUCT SPECIFICATIONS

BUG RATINGS 16L, 32L, & 48L

CAT#	T2	T3	T4	T5
NV-1-16L-40-27K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G0
NV-1-16L-40-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G0
NV-1-16L-40-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1
NV-1-16L-40-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1
NV-1-16L-53-27K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1
NV-1-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1
NV-1-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1
NV-1-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1
NV-1-16L-7-27K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G1
NV-1-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G1
NV-1-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G1
NV-1-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G1
NV-1-16L-1-27K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G1
NV-1-16L-1-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G1
NV-1-16L-1-40K7	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2
NV-1-16L-1-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
NV-1-32L-7-27K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
NV-1-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
NV-1-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
NV-1-32L-7-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
NV-1-32L-1-27K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B4-U0-G2
NV-1-32L-1-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B4-U0-G2
NV-1-32L-1-40K7	B2-U0-G2	B2-U0-G2	B3-U0-G2	B4-U0-G2
NV-1-32L-1-50K7	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G2
NV-1-48L-7-27K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B4-U0-G2
NV-1-48L-7-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B4-U0-G2
NV-1-48L-7-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B4-U0-G2
NV-1-48L-7-50K7	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G2
NV-1-48L-1-27K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G2
NV-1-48L-1-30K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G2
NV-1-48L-1-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
NV-1-48L-1-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.

BUG RATINGS 64L

CAT#	T2	T3	T4	T5	CDL*	CDR*
NV-1-64L-7-27K7	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G2	B1-U0-G2	B1-U0-G2
NV-1-64L-7-30K7	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G2	B1-U0-G2	B1-U0-G2
NV-1-64L-7-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G2	B1-U0-G2	B1-U0-G2
NV-1-64L-7-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G2	B1-U0-G2	B1-U0-G2
NV-1-64L-1-27K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3	B1-U0-G2	B1-U0-G2
NV-1-64L-1-30K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3	B1-U0-G2	B1-U0-G2
NV-1-64L-1-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G4	B5-U0-G3	B1-U0-G2	B1-U0-G2
NV-1-64L-1-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G4	B5-U0-G3	B1-U0-G2	B1-U0-G2

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.

*64L Only



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PRODUCT SPECIFICATIONS

LUMEN HSS

PART NUMBER	T2 HSS	LM/W	BUG	T3 HSS	LM/W	BUG	T4 HSS	LM/W	BUG	W
NV-1-16L-40-27K7	1386	66	B0-U0-G0	1336	64	B0-U0-G0	1343	64	B0-U0-G0	21
NV-1-16L-40-30K7	1499	71	B0-U0-G0	1445	69	B0-U0-G0	1452	69	B0-U0-G0	21
NV-1-16L-40-40K7	1620	77	B0-U0-G0	1561	74	B0-U0-G0	1569	75	B0-U0-G0	21
NV-1-16L-40-50K7	1620	77	B0-U0-G0	1561	74	B0-U0-G0	1569	75	B0-U0-G0	21
NV-1-16L-530-27K7	1837	66	B0-U0-G0	1771	63	B0-U0-G0	1780	64	B0-U0-G1	28
NV-1-16L-530-30K7	1986	71	B0-U0-G0	1914	68	B0-U0-G1	1924	69	B0-U0-G1	28
NV-1-16L-530-40K7	2146	77	B0-U0-G0	2068	74	B0-U0-G1	2079	74	B0-U0-G1	28
NV-1-16L-530-50K7	2146	77	B0-U0-G0	2068	74	B0-U0-G1	2079	74	B0-U0-G1	28
NV-1-16L-700-27K7	2426	67	B0-U0-G1	2338	65	B0-U0-G1	2350	65	B0-U0-G1	36
NV-1-16L-700-30K7	2623	73	B0-U0-G1	2528	70	B0-U0-G1	2541	71	B0-U0-G1	36
NV-1-16L-700-40K7	2835	79	B0-U0-G1	2732	76	B0-U0-G1	2746	76	B0-U0-G1	36
NV-1-16L-700-50K7	2835	79	B0-U0-G1	2732	76	B0-U0-G1	2746	76	B0-U0-G1	36
NV-1-16L-1050-27K7	3639	65	B0-U0-G1	3508	63	B0-U0-G1	3526	63	B0-U0-G1	56
NV-1-16L-1050-30K7	3935	70	B1-U0-G1	3792	68	B0-U0-G1	3812	68	B0-U0-G1	56
NV-1-16L-1050-40K7	4252	76	B1-U0-G1	4098	73	B0-U0-G1	4119	74	B0-U0-G1	56
NV-1-16L-1050-50K7	4252	76	B1-U0-G1	4098	73	B0-U0-G1	4119	74	B0-U0-G1	56
NV-1-32L-700-27K7	4853	68	B1-U0-G1	4677	66	B0-U0-G1	4701	66	B0-U0-G1	71
NV-1-32L-700-30K7	5247	74	B1-U0-G1	5057	71	B0-U0-G1	5083	72	B1-U0-G2	71
NV-1-32L-700-40K7	5669	80	B1-U0-G1	5464	77	B0-U0-G2	5492	77	B1-U0-G2	71
NV-1-32L-700-50K7	5669	80	B1-U0-G1	5464	77	B0-U0-G2	5492	77	B1-U0-G2	71
NV-1-32L-1050-27K7	7279	69	B1-U0-G2	7015	66	B1-U0-G2	7051	67	B1-U0-G2	106
NV-1-32L-1050-30K7	7870	74	B1-U0-G2	7585	72	B1-U0-G2	7624	72	B1-U0-G2	106
NV-1-32L-1050-40K7	8504	80	B1-U0-G2	8196	77	B1-U0-G2	8238	78	B1-U0-G2	106
NV-1-32L-1050-50K7	8504	80	B1-U0-G2	8196	77	B1-U0-G2	8238	78	B1-U0-G2	106
NV-1-48L-700-27K7	7279	70	B1-U0-G2	7015	67	B1-U0-G2	7051	68	B1-U0-G2	104
NV-1-48L-700-30K7	7870	76	B1-U0-G2	7585	73	B1-U0-G2	7624	73	B1-U0-G2	104
NV-1-48L-700-40K7	8504	82	B1-U0-G2	8196	79	B1-U0-G2	8238	79	B1-U0-G2	104
NV-1-48L-700-50K7	8504	82	B1-U0-G2	8196	79	B1-U0-G2	8238	79	B1-U0-G2	104
NV-1-48L-1050-27K7	10918	70	B1-U0-G2	10523	67	B1-U0-G2	10577	68	B1-U0-G2	156
NV-1-48L-1050-30K7	11805	76	B1-U0-G2	11377	73	B1-U0-G2	11436	73	B1-U0-G2	156
NV-1-48L-1050-40K7	12755	82	B1-U0-G2	12293	79	B1-U0-G2	12356	79	B1-U0-G2	156
NV-1-48L-1050-50K7	12755	82	B1-U0-G2	12293	79	B1-U0-G2	12356	79	B1-U0-G2	156
NV-1-64L-700-27K7	9705	71	B1-U0-G2	9354	69	B1-U0-G2	9402	69	B1-U0-G2	136
NV-1-64L-700-30K7	10493	77	B1-U0-G2	10113	74	B1-U0-G2	10165	75	B1-U0-G2	136
NV-1-64L-700-40K7	11338	83	B1-U0-G2	10927	80	B1-U0-G2	10983	81	B1-U0-G2	136
NV-1-64L-700-50K7	11338	83	B1-U0-G2	10927	80	B1-U0-G2	10983	81	B1-U0-G2	136
NV-1-64L-1050-27K7	14558	71	B1-U0-G2	14031	68	B1-U0-G2	14103	69	B1-U0-G3	205
NV-1-64L-1050-30K7	15740	77	B1-U0-G2	15170	74	B1-U0-G3	15248	74	B1-U0-G3	205
NV-1-64L-1050-40K7	17007	83	B2-U0-G2	16391	80	B1-U0-G3	16475	80	B1-U0-G3	205
NV-1-64L-1050-50K7	17007	83	B2-U0-G2	16391	80	B1-U0-G3	16475	80	B1-U0-G3	205

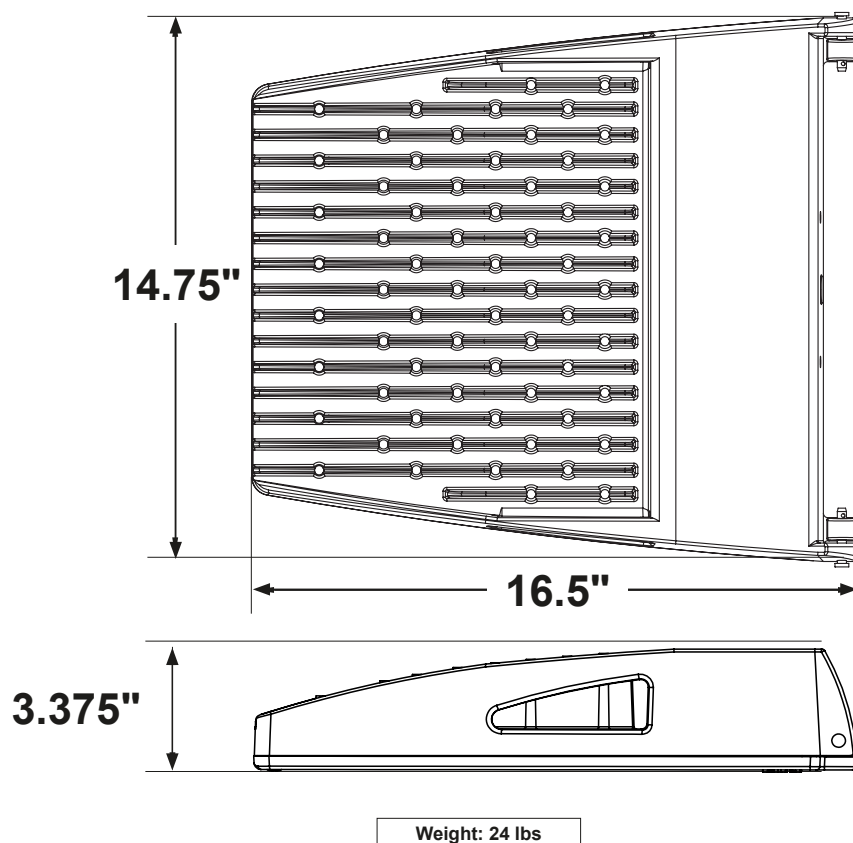
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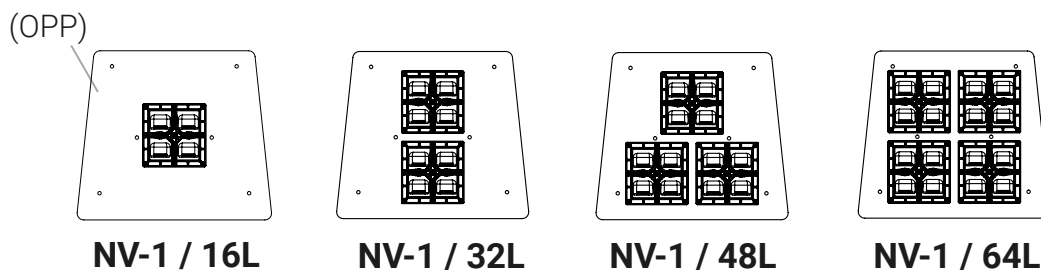
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PRODUCT SPECIFICATIONS



OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.

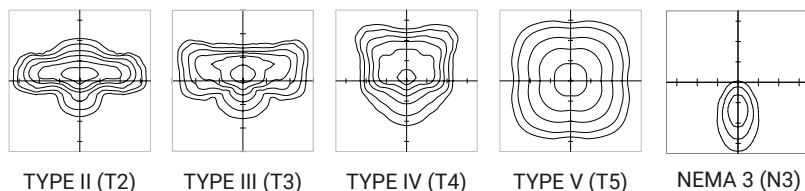


* OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

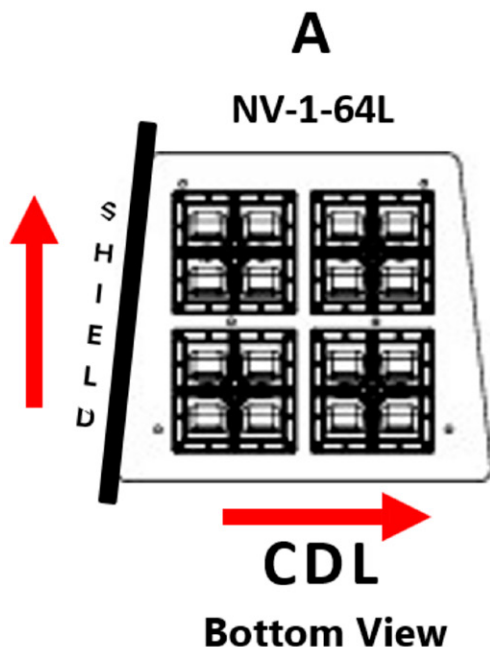
IES Types



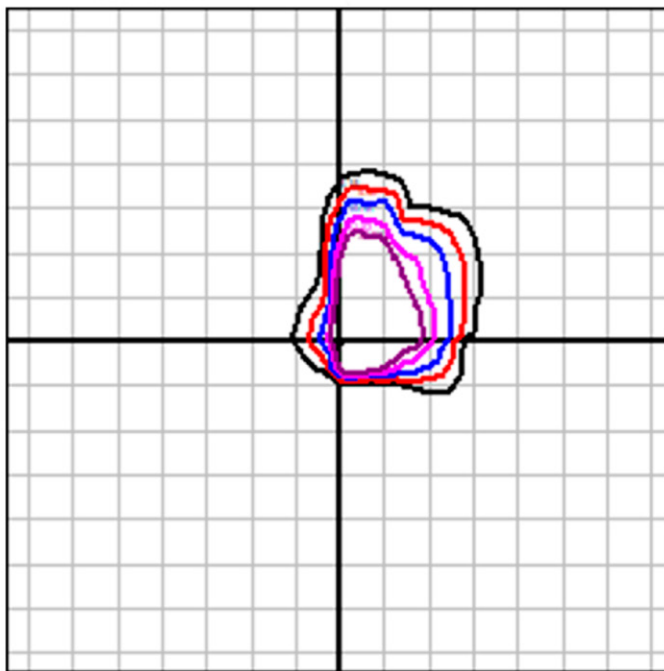
PRODUCT SPECIFICATIONS

OPTICAL CONFIGURATIONS (CONTINUED) - Corner Optics (CDL/CDR)

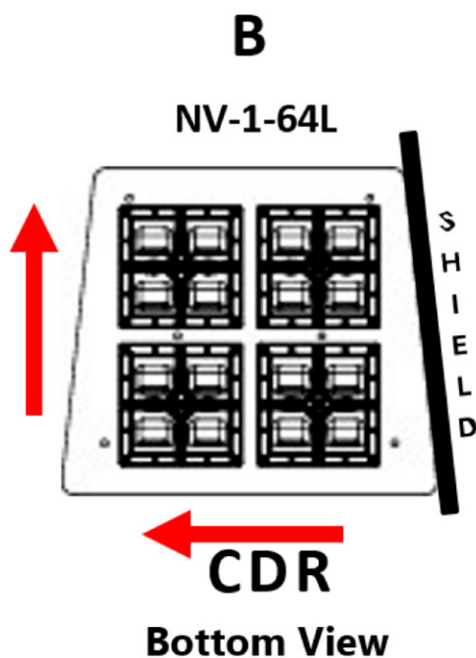
Blended optical distributions include a HSS over the optic and are aimed forward.
Fixtures also feature an external side mounted shield.



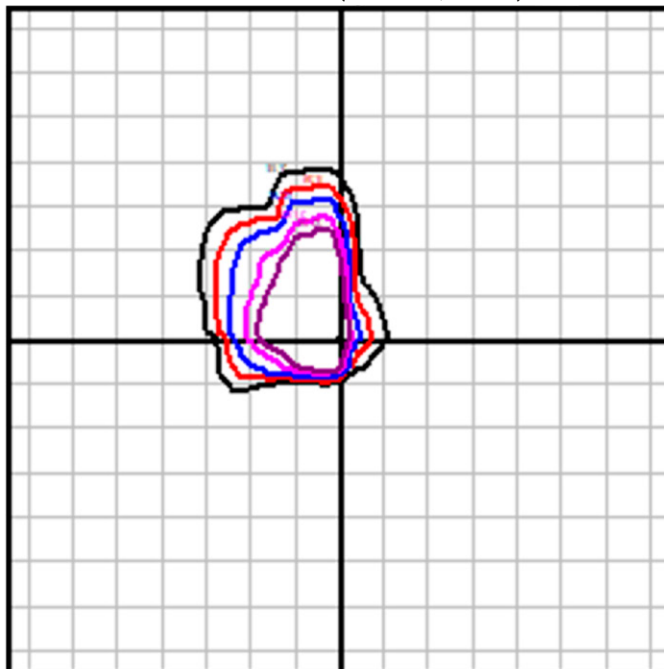
NV-64L-1-40K-CDL (205 Watts, 49LPW)



Mounting Height is 15ft, each sq equals 1 mounting height.



NV-64L-1-40K-CDR (205 Watts, 49LPW)



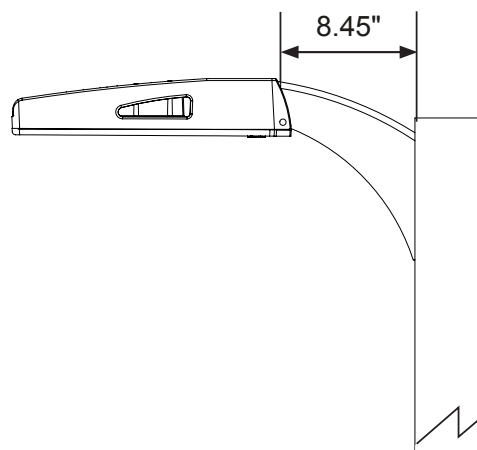
Mounting Height is 15ft, each sq equals 1 mounting height.

PRODUCT SPECIFICATIONS

MOUNTING OPTIONS

ARCHITECTURAL SWEEP ARM (ASA)

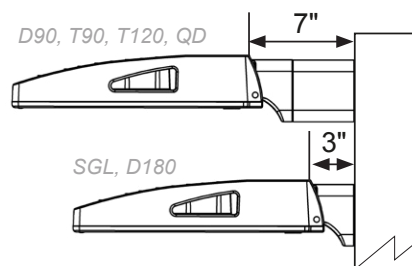
Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.



DIRECT POLE (DP)

Standard mounting arm is extruded
aluminum in lengths of 3" and 7".

**Arm lengths may vary depending on configuration*

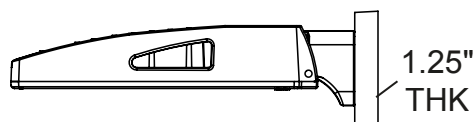


DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"	7"

WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount.
3" extruded aluminum arm mounts directly
to a cast wall mount box.



EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP3	0.46	-	0.92	-	-	-
NV-1-DP7	-	1.14	1.05	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

MOUNTING CONFIGURATION



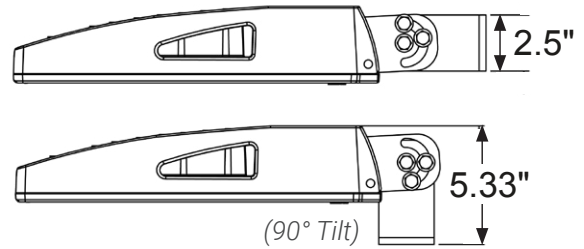
PRODUCT SPECIFICATIONS

MOUNTING OPTIONS

TRUNNION MOUNT (TM)

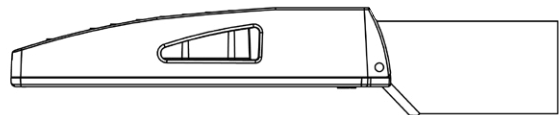
Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.

**Unpainted stainless steel is standard*



TENNIS ARM (TA)

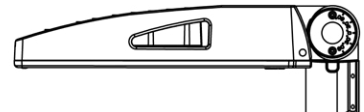
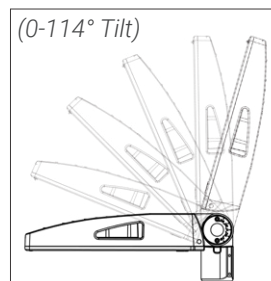
Steel fitter slips over 3.5" x 1.5" rectangular arm. *See Tennis Arm Spec Sheet for details



KNUCKLE MOUNT (KM)

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

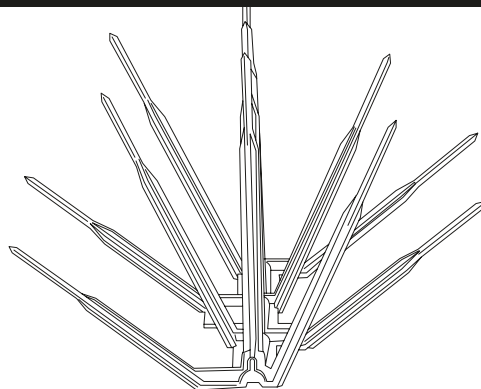
- Max Up-tilt of 90 degrees
- Adjustable in 6 degree increments
- 1.5G Vibration Rated per ANSI C136.31-2010



PRODUCT SPECIFICATIONS

BIRD SPIKES (BS)

Bird Spikes offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.



MARINE GRADE FINISH (MGF)

The **(MGF)** is a multi step process. Chemically washed in a 5 stage cleaning system. Pre-baked. Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.



Powder Coat Finish

3-5 mil Powder Coat

Primer Layer

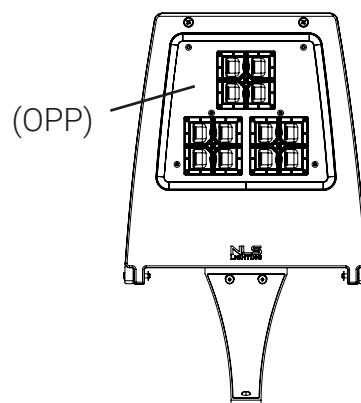
3-5 mil Zinc Rich Super Durable Polyester Primer

Prepared Casting

Chemically washed in multi Step 5 stage cleaning process

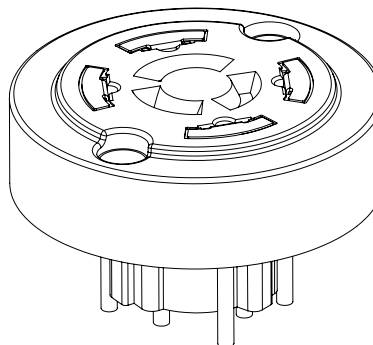
OPTIC PLATE PAINTED TO MATCH (OPP)

Optic plate is clear anodized as standard. The optic plate can be powder coated to match the finish of the fixture.



NEMA 7-PIN RECEPTACLE (PE7)

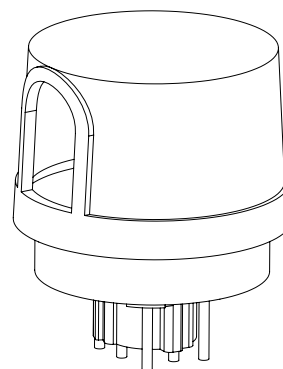
An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.



PRODUCT SPECIFICATIONS

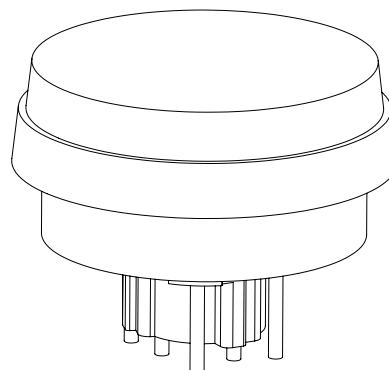
PHOTOCELL + RECEPTACLE (PCR)

7-Pin Receptacle and Electronic Twist Lock Photocell for dusk to dawn operation.



RECEPTACLE + SHORTING CAP (PER)

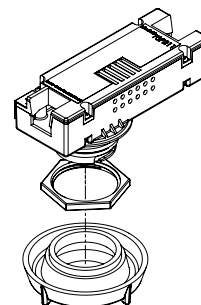
7-Pin Receptacle and Shorting Cap.



FSP-211 WITH MOTION SENSOR (FSP-XX)

- FSP-211 (FSP-X)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles
- FSP-20 mounting heights 9-20 feet
- FSP-40 mounting heights 21-40 feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field

FSP-211



QUICK MOUNT BRACKET (QMB)

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Has a 2"x4" Drill Pattern.



PRODUCT SPECIFICATIONS

RETROFIT MOUNT BRACKET (RQMB)

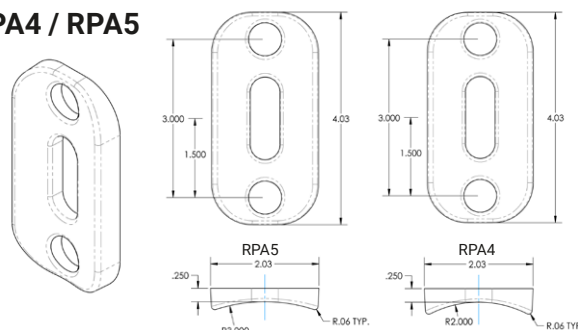
Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Drill Pattern is adjustable from 2"x4" to 2"x6".



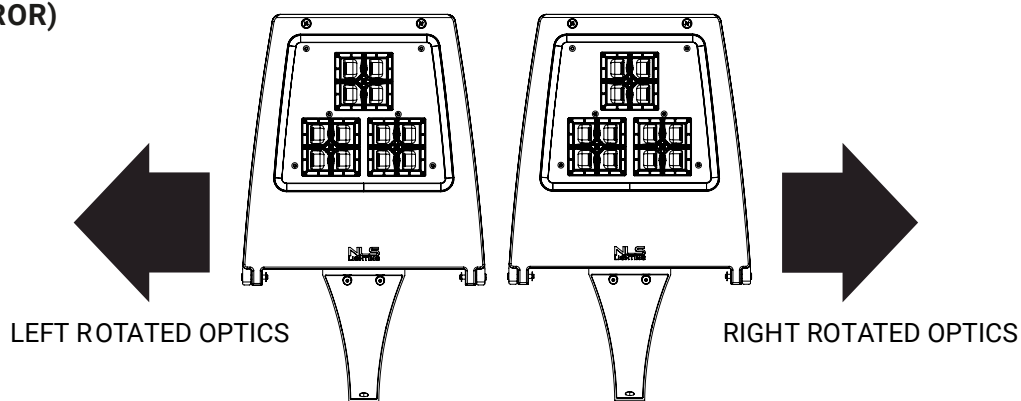
ROUND POLE ADAPTER OPTIONS (RPA4) (RPA5)

When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

RPA4 / RPA5



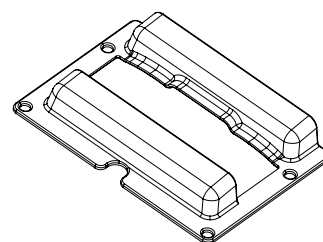
ROTATED OPTICS (ROL) (ROR)



SHIELDING OPTIONS (AHS) (HSS)

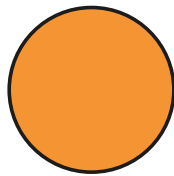
SHIELDS (HSS, AHS)—House Side Shield (HSS) is designed for full property line cut-off.

HOUSE SIDE SHIELD

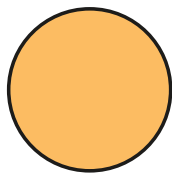


PRODUCT SPECIFICATIONS

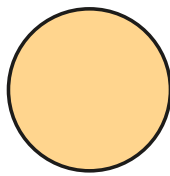
LED KELVIN RANGE



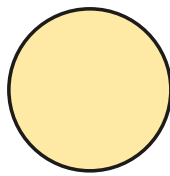
AMBER
585-600 nm



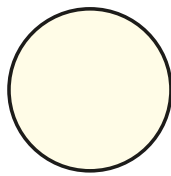
2700K 70 CRI



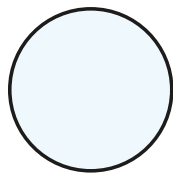
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

BLACK HARDWARE

Optional black, zinc coated steel hardware.



BLACK OPTIC FRAME

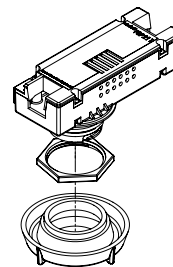
Optional Black Optic Frame.
Standard is white.



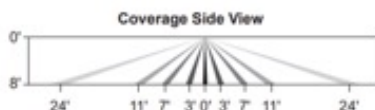
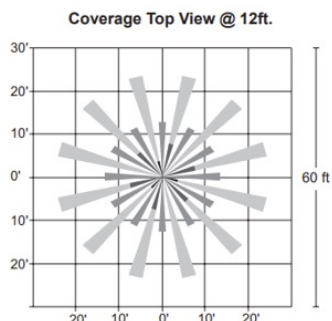
PRODUCT SPECIFICATIONS

CONTROLS

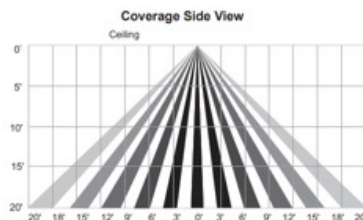
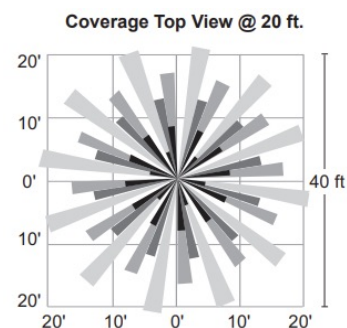
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles
- FSP-8 mounting heights 8 feet and below
- FSP-20 mounting heights 9-20 feet
- FSP-40 mounting heights 21-40 feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field



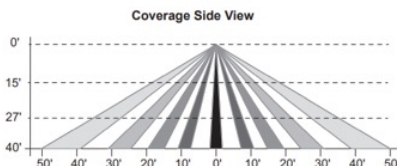
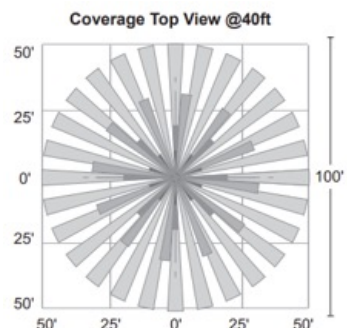
FSP-8



FSP-20



FSP-40



City of Windsor Heights Planning and Zoning Commission Meeting Minutes
Wednesday, February 26, 2025 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST

1. Call to Order

Commission Chair Geoff Wood called the meeting to order at 5:31 PM. Members present: Diane Foss, Donna Mueller, Bob Bishop, and Georgie Libbie. Members absent: Dave Ferree and Tyler Holtorff. Staff present: City Planner Trey Rouse with Bolton & Menk and Deputy City Clerk Nate Leuthold.

2. Approval of Agenda

Motion by Donna Mueller to APPROVE. Seconded by Bob Bishop. Motion passed 5-0.

3. Approval of the Minutes:

Motion by Donna Mueller to APPROVE. Seconded by Diane Foss. Motion passed 5-0.

- A. Consideration of the Planning and Zoning Commission Meeting Minutes on October 23rd, 2024

4. Public Hearing to Review a Site Plan at 6500 Hickman Rd

Trey Rouse gave the staff presentation. Bob Bishop spoke regarding the parkland dedication and whether it should be required. Trey advised that it would be required under our current code. Bob asked about the valuation of the parkland dedication, and whether it should be higher due to the valuation of land within Windsor Heights. Trey advised that, per code, he used the Polk County average for the calculation. After some discussion, Trey agreed to have staff review how this number is reached to see if it warrants a change. Wally Pelds of Pelds Design Services at 2323 Dixon St, Des Moines, IA, spoke on behalf of the applicants regarding their plan for ADA compliance and parking lot surfacing. The applicant Mila Schwatz of 511 7th St, West Des Moines, IA, answered questions about the units and explained how they specified "one bedroom" vs "studio" apartments. She also discussed future plans for a clubhouse-style area with amenities for the residents. The amenities are still in discussion, but may include a workout facility, laundry room, conference room, and vending machines. Motion by Diane Foss to open the Public Hearing at 6:00 PM. Seconded by Bob Bishop. No public comment. Motion by Diane Foss to close the Public Hearing at 6:01 PM. Seconded by Georgie Libbie. Motion passed 5-0.

- A. Staff Presentation

- B. Site Plan & Supporting Documents

5. Consideration of a Site Plan at 6500 Hickman Rd

Bob Bishop again raised the question of whether the parkland dedication should be required. Trey advised again that per current Windsor Heights code, yes it would be required. Motion from Bob Bishop to amend the staff-recommended motion so as not to include the parkland dedication. Motion failed due to lack of second. Motion from Bob Bishop to amend the staff-recommended motion so as to adjust the parkland dedication valuation to \$300,000 per acre. Motion failed due to lack of second. Motion by Donna Mueller to recommend for approval of the 6500 Hickman Road Site Plan (The Windsor Court Apartments) with the conditions of approval laid out by City Staff to the City Council. Seconded by Georgie Libbie. Motion passed 4-1. Yes: Geoff Wood, Diane Foss, Georgie Libbie, Donna Mueller. No: Bob Bishop.

6. Public Hearing to Review a Signage Code Amendment to Chapter 175 Regarding Projecting Signs

Trey Rouse gave the staff presentation. Bob Bishop spoke regarding the history of projecting signs in Windsor Heights. He also asked questions regarding how signs are reviewed. Nate Leuthold advised that all signs require a permit and review by Safe Building to ensure compliance with state and local code and safety standards. Motion by Diane Foss to open the Public Hearing at 6:24 PM. Seconded by Bob Bishop. Motion passed 5-0. No public comment. Motion by Georgie Libbie to close the Public Hearing at 6:25 PM. Seconded by Diane Foss. Motion passed 5-0.

A. Staff Presentation

B. Code Redline & Supporting Documents

7. Consideration of a Signage Code Amendment to Chapter 175 Regarding Projecting Signs

Motion by Donna Mueller to recommend approval and adoption of the updated Signage Code narrative for the City of Windsor Heights to the City Council. Seconded by Diane Foss. Motion passed 4-0. Yes: Geoff Wood, Diane Foss, Georgie Libbie, Donna Mueller. No: Bob Bishop.

8. Adjourn

Motion by Bob Bishop to adjourn at 6:26 PM. Seconded by Donna Mueller. Motion passed 5-0.

Subject: Site Plan: 6500 Hickman Road (The Windsor Court Apartment) Site Plan

The approval the site plan is conditional, one condition, Page 63 of 266 in the packet, or page 12 of site plan, Planning Comments 3.a.i.3 is the requirement of payment by applicant of \$3,898 for the Parkland Dedication.

- 1. I do not believe the Parkland Dedication is applicable.**
- 2. The land value used in the calculation equation for Parkland Dedication is incorrect.**

What is Parkland Dedication?

A parkland dedication act is a law that requires developers to set aside land for public parks and recreation. The law helps ensure that communities have enough open space and parks for future growth.

This is done in one of two ways:

1. Developers may transfer land for parks and public recreation, or
2. Developers may provide money for future parks, park equipment or recreational building

172.15 of WH city code, Parkland Dedication applicability.

“Any developer who seeks to develop or redevelop land...”

The site plan basically reflects updates to meet code including a dumpster enclosure, parking lot repair/update and landscaping. The structures remain the same, the total number of units (41) remain the same. The majority is just basic maintenance for this type of property.

I fail to see where any of the land is being developed or redeveloped.

172.15.1.e *“The determination of equal value shall be based on the most recent city appraisal or county.”*

The city states the Average Land Value Per Acre in Polk County, IA = \$12,678.00 and goes on to use this to calculate the charges to the applicant.

If you google “average land value in Polk County”, google results will show \$12,678.00 is the average land value in Polk County for farmland.

Polk County land currently listed on Realtor.com is between \$120,000 - \$160,000/ac.

For a study to be statically valid a minimum of 17 data points is required to get a result within +/- 3 standard deviations.

Using the Polk County assessor data for **land only**, 30 residential and 30 commercial locations, resulted in these average assessed values in dollars per ac.

Residential \$160,000

Commercial 306,000

Sense check: New car wash on Hickman = 381,000/ac. Storage facility next door to applicant = \$287,000/ac. The assessed value for applicant's land is \$307,000/ac.

Using the assessed **land** value:

$(41) \times (0.3075) (\$307,000) = \$94,041$ This is a significantly different than \$3.898 being assessed to the applicant.

Equation for Parkland Dedication: $(\text{number of units}) \times (1.5 \text{ individuals/unit}) \times (.005 \text{ acres/individual}) = \text{cost per acre of } 0.3075 \times \$307,000$

There is no current value on the Polk County assessor site for **The Windsor** development on 63rd and University but the purchase price was \$1.500.000.

$(104 \text{ units}) \times (1.5 \text{ individuals/unit}) \times (.005 \text{ acres/individual}) = \text{cost per acre of } 0.78 \times \$300,000/\text{ac} = \$234,000.$

The city has a decision. Accept \$234,000 or accept land that is currently a retention basin. Should development on university continue and a mirror image of the Windsor be built, a half million dollar would put a big dent in final phases of the Colby Park projects.

The comprehensive plan does not call for additional parkland area separate from existing parks.

This is exactly what the Parkland dedication is designed for. It moves some tax burden to developer as opposed to all property owners paying for incremental costs associated with higher density development.

My concern is the council may be setting president. To my knowledge this is the first time the code has been implemented and using an artificially low land value of \$12,678/ac will be a basis for future calculations. Obviously, this would result in substantial loss revenue to the city coffers.



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Plagge, City Administrator
Nate Weigl

SUBJECT: Consideration of Colby Park Change Order 6

GENERAL INFORMATION

At the December 16th, 2024 City Council meeting, City Council indicated a desire to proceed with installation of the food truck plaza seating and additional concrete as attached. The engineer's estimate provided at the December 16th meeting was \$53,900. Caliber Concrete has agreed to complete the work for \$53,623. Staff recommendation is to approve Change Order 6 and have Caliber complete the work as part of the existing Colby Park Improvements project being wrapped up this spring.

Caliber Concrete is also planning to complete the following work this Spring:

1. Cleaning and staining of CEC patio concrete
2. Installation of remaining food truck plaza components including the light poles.

A construction planning meeting is scheduled for March 13th to coordinate work and Caliber has been provided a schedule of 2025 Special Events.

After the food truck plaza poles are installed, city staff will coordinate the purchase and installation of the catenary lighting.

ATTACHMENTS

1. 0T6.128908 Change Order No.6_Contractor Signed
2. 0T6128908_PR 08_Cover Sheet
3. 128908_PR-08_Sheets_20250227

CHANGE ORDER FORM

NO.: 006

Owner: City of Windsor Heights
Engineer: Bolton & Menk, Inc.
Contractor: Caliber Concrete
Project: 2023 Colby Park Improvement

Owner's Project No.:
Engineer's Project No.: OT6.128908
Contractor's Project No.:

Contract Name:

Date Issued: February 27, 2025 Effective Date of Change Order: March 3, 2025

The Contract is modified as follows upon execution of this Change Order:

Description:

1. Food truck plaza concrete pads, leaning rails, and picnic tables as defined in PR-08.

Attachments: Attachment 1: Additional project items.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 2,852,637.72	Original Contract Times: Substantial Completion: 9/30/2024 Ready for final payment:
Increase from previously approved Change Orders No. 1 to No. 4 (Change Order No. 5 was not approved): \$ 385,802.24	Increase from previously approved Change Orders No. 1 to No. 4: Substantial Completion: N/A Ready for Final Payment: N/A
Contract Price prior to this Change Order: \$ 3,238,439.96	Contract Times prior to this Change Order: Substantial Completion: 9/30/2024 Ready for final payment:
Increase this Change Order: \$ 53,623.00	Increase this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: \$ 3,292,062.96	Contract Times with all approved Change Orders: Substantial Completion: 5/31/2025 Ready for final payment:

Recommended by Engineer

By: Nate Weith

Title: Landscape Architect Project Manager

Date: 02/27/2025

Accepted by Contractor

Caliber Concrete LLC
2/27/25

Authorized by Owner

By: _____

Title: _____

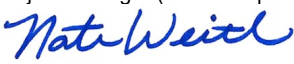
Date: _____

Approved by Funding Agency (if applicable)

ATTACHMENT 1

BID ITEM #	DESCRIPTION	QUANTITY CHANGE	UNIT	UNIT PRICE (\$)	VALUE OF BID ITEM
33	SIDEWALK, PCC, 5 INCH	145	SY	\$76.79	\$11,134.55
82 (NEW)	SURFACE MOUNTED RAIL	4	EA	3540	\$14,160.00
83 (NEW)	SURFACE MOUNTED PICNIC TABLE, TYPE 1 (RIGHT TRIPLE)	4	EA	3340	\$14,160.00
84 (NEW)	SURFACE MOUNTED PICNIC TABLE, TYPE 1 (TRIPLE)	4	EA	3542.11	\$14,168.45
TOTAL					\$ 53,623.00

PLAN REVISION NOTIFICATION

Project Information		
Project: 2023 Colby Park Improvements	Project No.: 0T6.128908	Plan Revision No.:08
To: Jason Martin, Jason Gettler, Richard Hammons (Caliber Concrete)		Date:2/27/2025
List of affected documents (title, revision): Revised sheets A.01, B.07, C.01, C.04, D.00, D.01, D.09, T.01, T.02, T.04. ALL SHEETS ARE INCLUDED AS PART OF THE PLAN REVISION PR-08.		
☒ Engineering "hold" placed on construction activities in area defined herein pending receipt of approved Change Order		
☐ Released for construction on basis of modification(s) prescribed by this PRN		
Description of Change: Reissuance of sheets for the addition of the concrete pads, leaning rails, and picnic tables at the Food Truck Plaza to the 2023 Colby Park Improvements. Sheet A.01 – Updated the sheet index to include revised sheet numbers and dates. Sheet B.07 – Added details for 3 new items including Surface-mounted rail, surface-mounted picnic table type 1, and surface-mounted picnic table type 2. Sheets C.01 and C.04 – Updated quantities on sheet C.01 for several items and added item 82 (surface-mounted rail), 83 (surface-mounted picnic table type 1), and 84 (surface-mounted picnic table type 2). Added estimate reference note for each new item on sheet C.04. Sheets D.00, D.01, and D.09 – Updated layout sheets to show the locations of new concrete pads, leaning rails, and picnic tables in the food truck plaza and modified locations of some bench slabs that were previously included in the plan set. Sheets T.01, T.02, and T.04 – Updated grading in the areas revised for the new concrete pads.		
Exhibits attached: ☐ No ☒ Yes—If yes, check applicable box(es): ☒ Revised plan drawing(s): Revised sheets A.01, B.07, C.01, C.04, D.00, D.01, D.09, T.01, T.02, T.04. ☐ New special provision(s): Click or tap here to enter text. ☐ Project files (Location):		
Comments: - Provide a change order for the revisions described above and in the attached plan sheets. - Upon review and acceptance of the change order, these revised plan drawings will be incorporated into the construction documents. At that time, remove the originally issued plan sheets and replace with attached revised plan sheets. Remove entirely the sheets indicated to be removed from the plans. The originally issued plan sheets as listed will no longer apply. - It will be the prime contractor's responsibility to communicate this plan revision to all subcontractors and ensure their plan sets are updated.		
Originator: Nate Weith		Date: 2/27/2025
Distribution (Check as applicable and fill in name) Note: Personnel indicated with an asterisk [*] are to perform a QA review and inform originator of any comment, or approve and sign, as applicable, by the following date: N/A If project engineer and project manager are same individual, mark N/A on project engineer line.		
Project manager: Nate Weith	Project engineer: Justin Ernst	
Discipline lead: Justin Ernst	Field representative: Tanner Neilsen	
Discipline engineer/designee (signature) N/A	Date: N/A	
Project engineer/designee (signature) N/A	Date: N/A	
Project manager (after acceptance of all reviews) (signature) 	Date: 2/27/2025	



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL 1-800-292-8989 OR 811

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

RESOURCE LIST

CITY OF WINDSOR HEIGHTS

City Hall
1145 66th St, Suite 1
Windsor Heights, IA 50324
515-279-3662

City Administrator:
Adam Plagge

Mayor: Mike Jones

City Council Members:
Lauren Campbell
Threase Harms
Joseph Jones
Michael Libbie
Susan Skeries

City Engineer:
Justin Ernst

Public Works Director:
Jason Roberts

UTILITIES

TELEPHONE

LUMEN
Ashlie Clements
(906) 284-2821

CABLE / INTERNET

MEDIACOM
(877) 561-6847

WATER

DES MOINES WATER WORKS
(515) 283-8700

ELECTRIC

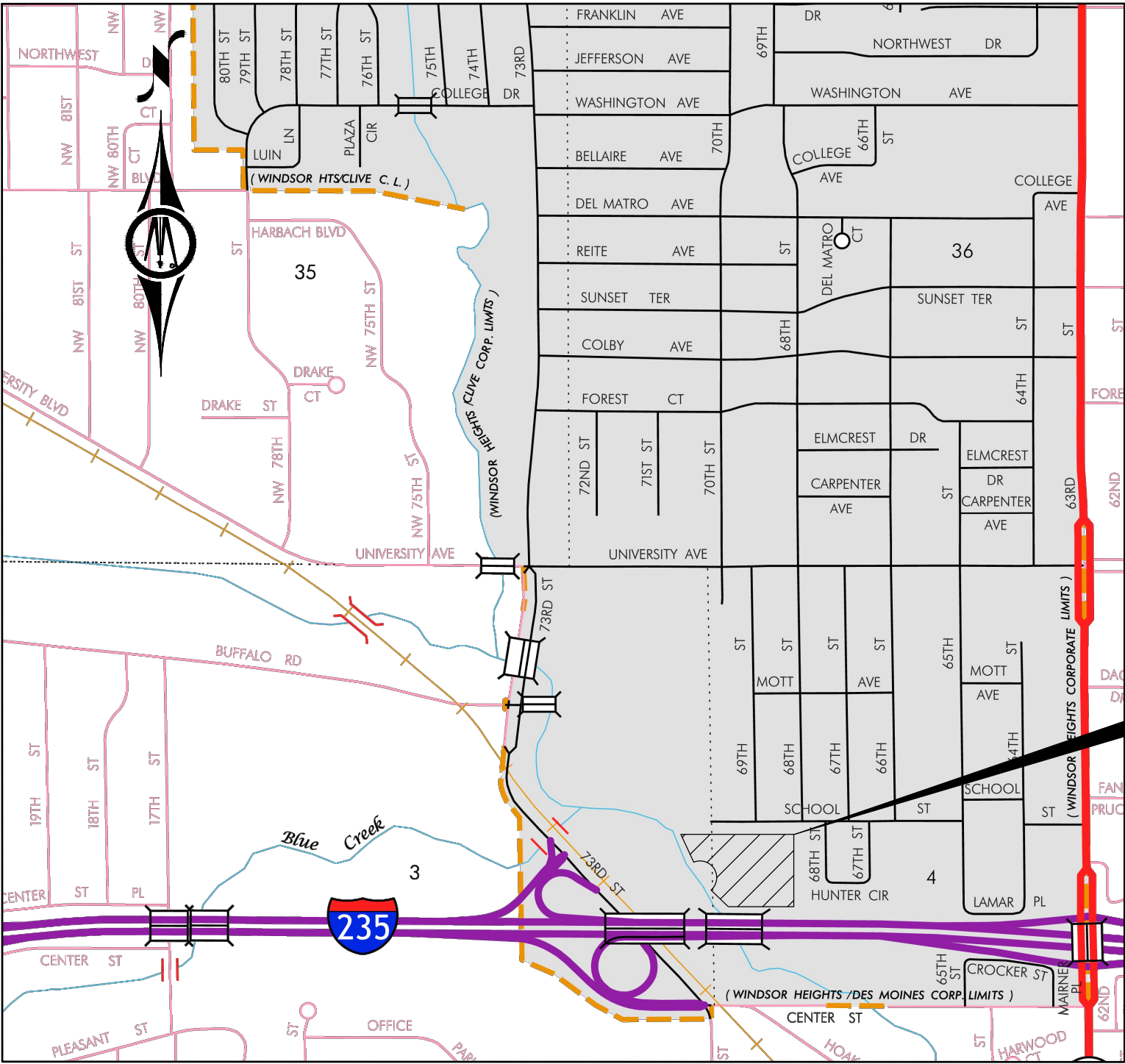
MIDAMERICAN ENERGY
(888) 427-5632

CITY OF WINDSOR HEIGHTS, IA

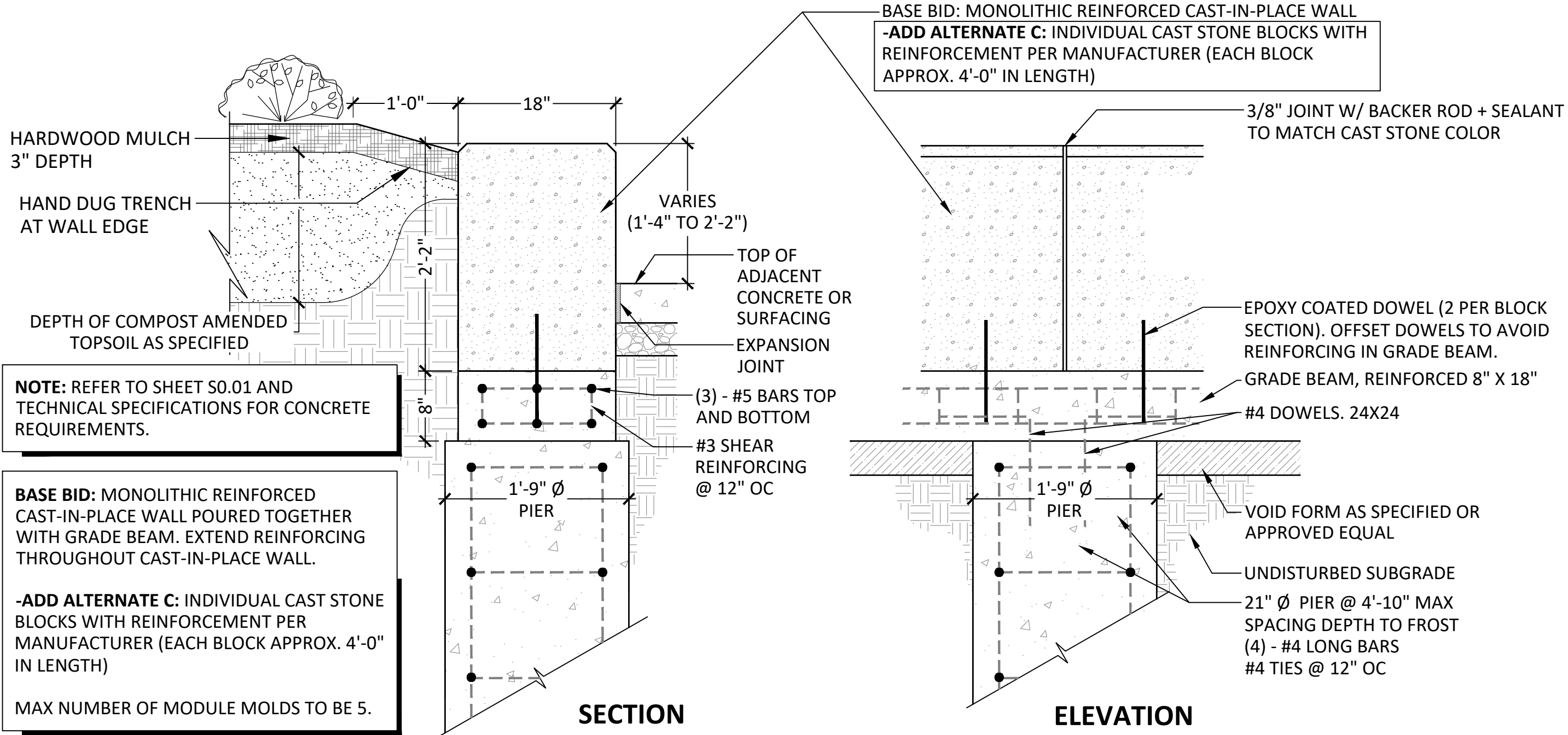
CONSTRUCTION PLANS FOR

2023 COLBY PARK IMPROVEMENTS

OCTOBER 3, 2023



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1 CAST STONE RETAINING WALL ON CONCRETE GRADE BEAM
SCALE: N.T.S.

WOOD TOP BENCH:

- CENTRAL PARK 2030 WALL TOP BY TIMBERFORM CONTACT:
TIMBERFORM
PH: 1-800-547-1940
- CENTRAL PARK 2030 WALL TOP BENCH
- BENCH LENGTH: 5'-10"
- BENCH WIDTH: 1'-6"
- MATERIAL: DOUGLAS FIR WOOD (TO BE TREATED WITH CLEAR WOOD SEALER AS APPROVED BY MANUFACTURER)
- STRAP COLOR: BLACK

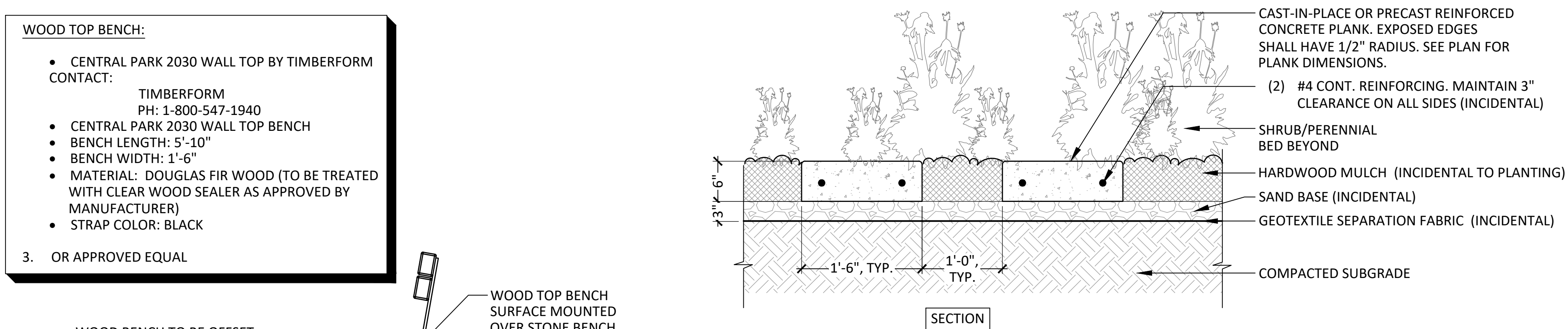
3. OR APPROVED EQUAL

WOOD BENCH TO BE OFFSET TO FRONT EDGE OF STONE.

WOOD TOP BENCH SURFACE MOUNTED OVER STONE BENCH PER MANUFACTURER'S RECOMMENDATIONS

STONE BENCH. SEE DETAIL 3/THIS SHEET

4 BENCH (WOOD) ON STONE BLOCK BENCH - SIDE VIEW
SCALE: N.T.S.



5 CONCRETE STEPPING PLANKS
SCALE: N.T.S.



PRODUCT INFORMATION:
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
PRODUCT: TAKE-OUT PICNIC TABLE
STYLE: RIGHT TRIPLE
FINISH: POWDERCOAT FINISH
COLOR: TO BE SELECTED BY OWNER
INSTALLATION: SURFACE MOUNT PER MANUFACTURERS INSTRUCTION

CONTACT: 800-521-2546
ADDRESS:
7800 E. MICHIGAN AVE.,
KALAMAZOO, MICHIGAN 49048

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO ORDERING

7 SURFACE-MOUNTED PICNIC TABLE, TYPE 1 (RIGHT TRIPLE)
SCALE: N.T.S.

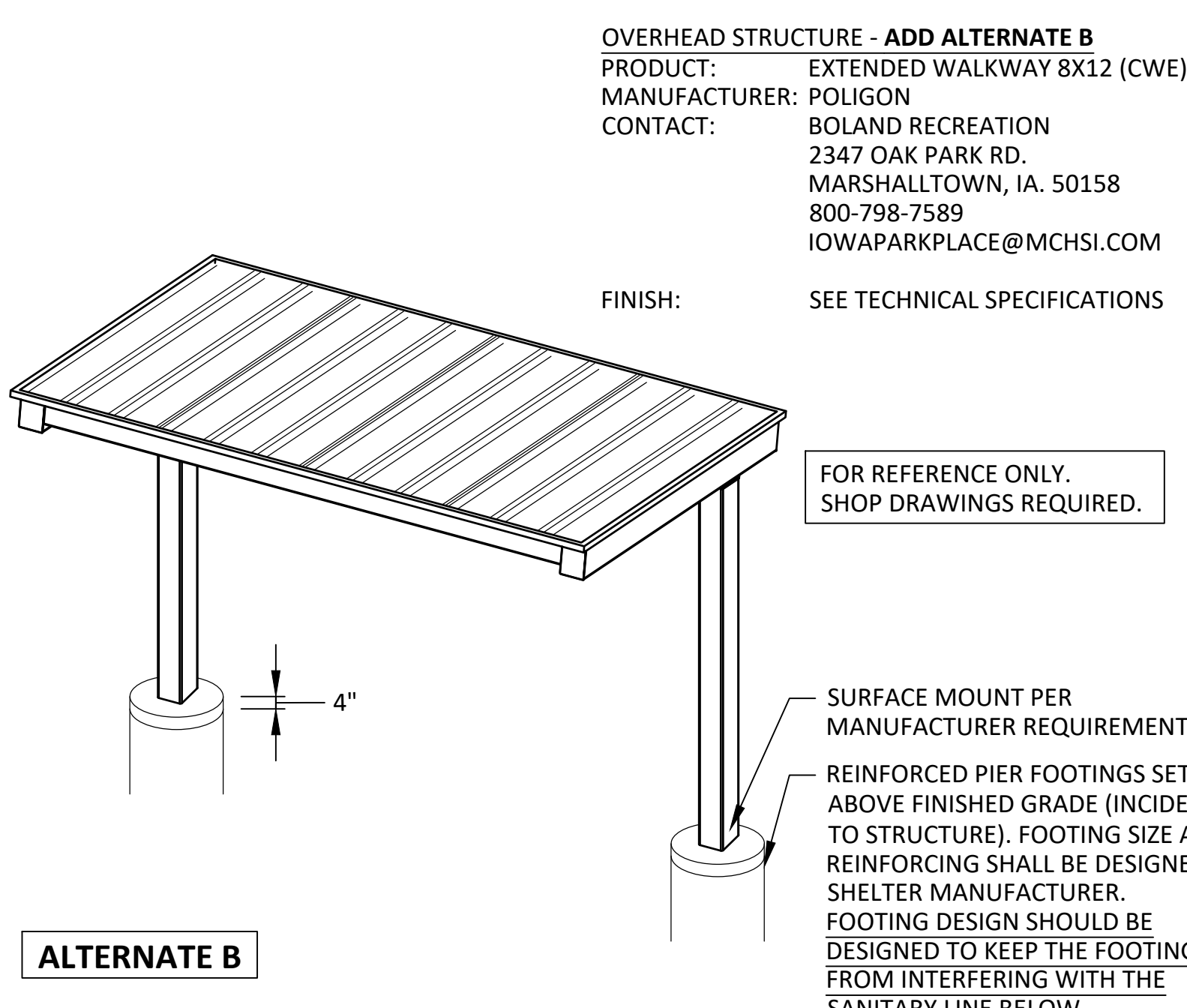


PRODUCT INFORMATION:
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
PRODUCT: TAKE-OUT PICNIC TABLE
STYLE: TRIPLE
FINISH: POWDERCOAT FINISH
COLOR: TO BE SELECTED BY OWNER
INSTALLATION: SURFACE MOUNT PER MANUFACTURERS INSTRUCTION

CONTACT: 800-521-2546
ADDRESS:
7800 E. MICHIGAN AVE.,
KALAMAZOO, MICHIGAN 49048

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO ORDERING

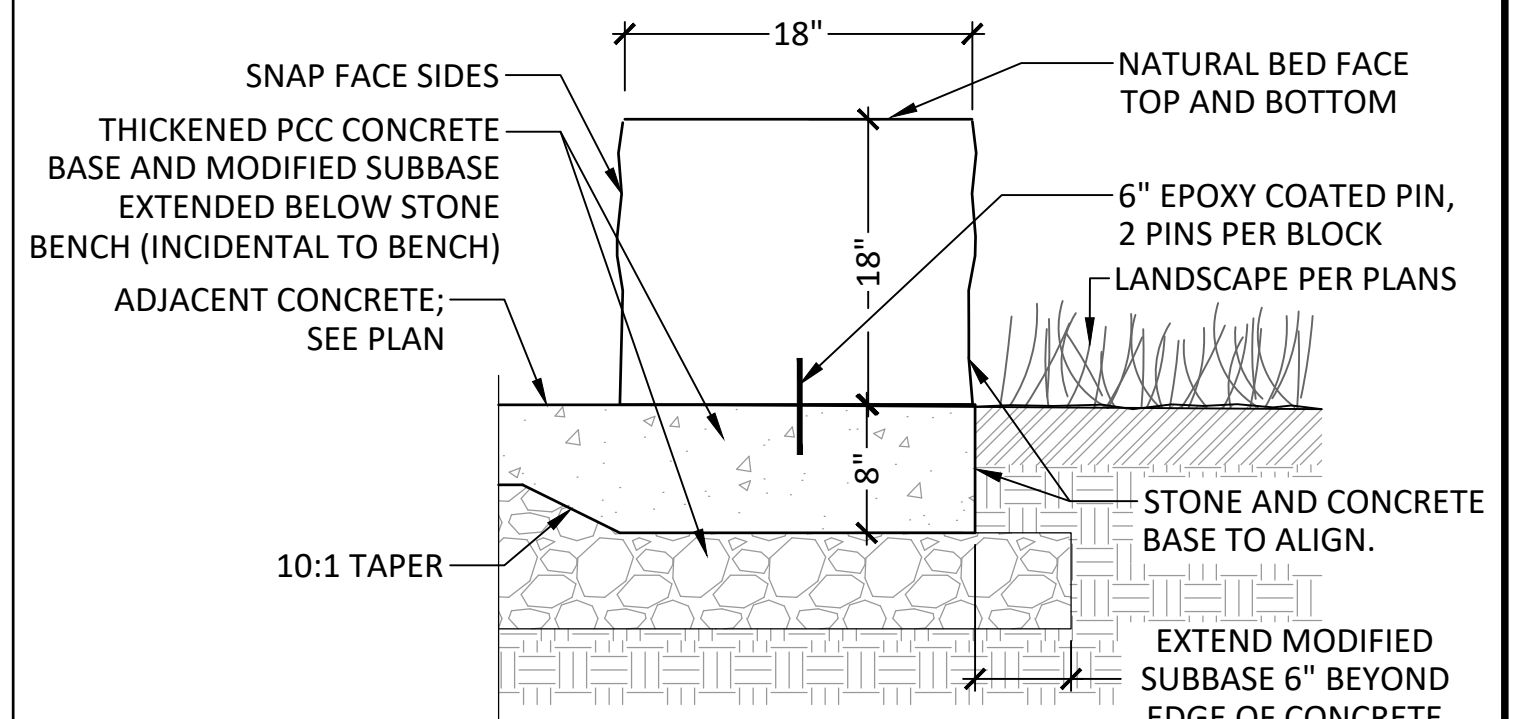
8 SURFACE-MOUNTED PICNIC TABLE, TYPE 2 (TRIPLE)
SCALE: N.T.S.



2 OVERHEAD STRUCTURE - ADD ALTERNATE B
SCALE: N.T.S.

PRODUCT CONTACT: IOWA LANDSCAPE SUPPLY
HEIGHT: 18"
WIDTH: 18"
LENGTH: 72"
COLOR/TYPE: LARGER IOWA BUFF WALLSTONE (PER IOWA LANDSCAPE SUPPLY WEBSITE)

SUBMIT PRODUCT INFORMATION (INCLUDING PHYSICAL SAMPLES AND SOURCE) FOR REVIEW AND APPROVAL BY OWNER OR OWNER'S REP.



3 STONE BLOCK BENCH - SIDE VIEW
SCALE: N.T.S.

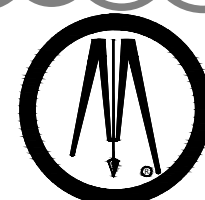
PRODUCT INFORMATION:
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
PRODUCT: JESSIE RAIL
UNIT: BASIC UNIT
STYLE: BAR TOP
FINISH: POWDERCOAT FINISH
COLOR: TO BE SELECTED BY OWNER
INFIL: OPEN
INSTALLATION: SURFACE MOUNT PER MANUFACTURERS INSTRUCTION

CONTACT: 800-521-2546
ADDRESS:
7800 E. MICHIGAN AVE.,
KALAMAZOO, MICHIGAN 49048

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO ORDERING

6 SURFACE-MOUNTED RAIL
SCALE: N.T.S.

REV	ISSUED FOR	DATE
0	BID SET	10-03-2023
1	PR-08	02-27-2025



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CITY OF WINDSOR HEIGHTS, IOWA

2023 COLBY PARK IMPROVEMENTS

TYPICAL DETAILS

SHEET

B.07

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ESTIMATED PROJECT QUANTITIES - BASE BID					
ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS BUILT QUANT.
1	2010-C	CLEARING AND GRUBBING	LS	1	
2	2010-D-2	TOPSOIL, COMPOST AMENDED	CY	535	
3	2010-E	EXCAVATION, CLASS 10	CY	2550	
4	2010-J	SUBBASE, MODIFIED, BERM	TON	255	
5	4020-C	LINEAR TRENCH DRAIN, 8 INCH	LF	75	
6	4020-X	SUBDRAIN, SOLID WALL PVC, 4 INCH	LF	50	
7	4XXX-X	BACKFLOW PREVENTER, SEWER, 4 INCH	EA	1	
8	4020-X	SUBDRAIN, SOLID WALL PVC, 8 INCH	LF	288	
9	4040-A	SUBDRAIN, HDPE, 8 INCH	LF	85	
10	4040-C	SUBDRAIN CLEANOUT, 8 INCH, TYPE A-1	EA	2	
11	4040-D	SUBDRAIN OUTLETS AND CONNECTIONS, 8 INCH, TO STRUCTURE	EA	2	
12	5010-E	WATER SERVICE	LS	1	
13	5010-E	WATER SERVICE, WATER FOUNTAIN	LS	1	
14	5020-A	VALVE, GATE, 4 INCH	EA	1	
15	5020-X	BACKFLOW PREVENTER	EA	1	
16	5020-X1	METER PIT	EA	1	
17	5020-X1	PRESSURE REDUCING VALVE	EA	1	
18	5020-E	FLUSHING DEVICE (BLOW OFF), 2 INCH	EA	1	
19	5020-X-1	PREPARE EXCAVATION FOR TAPPING SLEEVE AND VALVE	EA	1	
20	5020-X-2	TAP FEE	EA	1	
21	6010-B	INTAKE, SW-512, 48 INCH	EA	2	
22	6010-X	NYLOPLAST DRAIN BASIN, 18 INCH	EA	3	
23	6010-C-2	EXTERNAL DROP CONNECTION	EA	1	
24	6010-E	MANHOLE ADJUSTMENT, MINOR	EA	1	
25	6010-F	MANHOLE ADJUSTMENT, MAJOR	EA	2	
26	6010-F	MANHOLE ADJUSTMENT, MAJOR, WRA	EA	1	
27	6010-H	REMOVE INTAKE	EA	2	
28	7010-A	PAVEMENT, PCC, 7 INCH	SY	780	
29	7010-A	PAVEMENT, PCC, 5 INCH, REINFORCED (SPLASHPAD)	SY	258	
30	7010-A	PAVEMENT, PCC, 7 INCH, INTEGRAL COLOR	SY	760	
31	7010-E	CURB AND GUTTER, 2 FT, 7 INCH	LF	330	
32	7030-A	REMOVAL OF SIDEWALK	SY	1900	
33	7030-E	SIDEWALK, PCC, 5 INCH	SY	2660	
34	7030-E	SIDEWALK, PCC, 6 INCH	SY	82	
35	7040-H	PAVEMENT REMOVAL	SY	895	
36	7040-H	SALVAGE BRICK PAVERS	SY	250	
37	7040-I	CURB AND GUTTER REMOVAL	LF	358	
38	7080-G	PCC EDGE RESTRAINT, FLUSH, 2 FEET	LF	210	
39	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1	
40	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING (LOW GROW FESCUE)	AC	1	
41	9020-A	SOD	SQ	285	
42	9030-B	DECIDUOUS SHRUBS	EA	242	
43	9030-B	ORNAMENTAL TREE	EA	16	
44	9030-B	PERENNIAL GROUND COVER (1 GAL)	EA	885	
45	9030-B	DECIDUOUS TREE	EA	30	
46	9030-B	EVERGREEN TREE	EA	8	
47	9040-A-1	SWPPP PREPARATION	LS	1	
48	9040-A-2	SWPPP MANAGEMENT	LS	1	
49	9040-D-1	FILTER SOCK, 8", INSTALL, MAINTAIN, AND REMOVE	LF	5600	
50	9080-B	HANDRAIL, PAINTED	LF	401	
51	11020-A	MOBILIZATION	LS	1	
52	11050-A	CONCRETE WASHOUT	LS	1	
53	12000-X-X	TENNIS COURT PAVEMENT AND FENCE REMOVAL	LS	1	
54	12010-X-X	CONCRETE SURFACE STAIN	SF	1425	
55	12010-X-X	NON-SKID RUBBERIZED COATING (SPLASHPAD)	SF	1945	
56	12010-X-X	REINFORCED CAST-IN-PLACE CONCRETE RETAINING WALL (PLAYGROUND RAMP WALL)	CY	30	
57	12010-X-X	REINFORCED CAST-IN-PLACE CONCRETE PIERS (LEAF SEAT WALLS)	EA	36	
58	12010-X-X	REINFORCED CAST-IN-PLACE CONCRETE WALL (LEAF SEAT WALLS)	CF	785	
59	12010-X-X	CONCRETE STEPPING PLANKS	EA	7	
60	12010-X-X	DRINKING FOUNTAIN	EA	1	
61	12010-X-X	SPLASH PAD EQUIPMENT & INSTALLATION	LS	1	
62	12010-X-X	SALVAGE & REINSTALL FURNISHINGS	LS	1	

63	12010-X-X	PLAYGROUND EQUIPMENT & INSTALLATION	LS	1	
64	12010-X-X	FALL ATTENUATION SURFACING, POUR-IN-PLACE	SF	6825	
65	12010-X-X	FALL ATTENUATION SURFACING, SYNTHETIC TURF	SF	2000	
66	12010-X-X	BIKE RACK	EA	8	
67	12010-X-X	BENCH (WOOD)	EA	4	
68	12010-X-X	STONE BLOCK BENCH	EA	8	
69	12010-X-X	ELECTRICAL IMPROVEMENTS, DEMO & SITE PREP	LS	1	
70	12030-X-X	ELECTRICAL IMPROVEMENTS, CIRCUITS	LS	1	
71	12030-X-X	ELECTRICAL IMPROVEMENTS, POLE-TOP LIGHTS	LS	1	
72	12030-X-X	ELECTRICAL IMPROVEMENTS, BOLLARDS	LS	1	
73	12030-X-X	ELECTRICAL IMPROVEMENTS, SALVAGE & RELOCATE B-CYCLE	LS	1	
74	8020-B	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	8.9	
75	8020-G	PAINTED SYMBOLS AND LEGENDS	EA	8	
76	8020-K	PAVEMENT MARKINGS REMOVED	STA	2	
77	8020-L	SYMBOLS AND LEGENDS REMOVED	EA	7	
78	8020-X	TYPE A SIGN, SHEET ALUMINUM	EA	10	
79	12030-X-X	CONCRETE PLANTER CURB	LF	295	
80	12030-X-X	ELECTRICAL IMPROVEMENTS	LS	1	
81	12030-X-X	ELECTRICAL IMPROVEMENTS, POLES AND FOOTINGS FOR CATEWAY SYSTEM	LS	1	
82	12030-X-X	SURFACE-MOUNTED RAIL	EA	4	
83	12030-X-X	SURFACE-MOUNTED PICNIC TABLE, TYPE 1 (RIGHT TRIPLE)	EA	4	
84	12030-X-X	SURFACE-MOUNTED PICNIC TABLE, TYPE 2 (TRIPLE)	EA	4	

ESTIMATED PROJECT QUANTITIES (ALTERNATE A)

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS BUILT QUANT.
A1	7010-A	PAVEMENT, PCC, 7 INCH	SY	227	
A2	7010-E	CURB AND GUTTER, 2 FT, 7 INCH	LF	64	
A3	7040-H	PAVEMENT REMOVAL	SY	155	
A4	7040-I	CURB AND GUTTER REMOVAL	LF	64	

ESTIMATED PROJECT QUANTITIES (ALTERNATE B)

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS BUILT QUANT.
B1	12010-X-X	SPLASH PAD OVERHEAD STRUCTURES	EA	3	

ESTIMATED PROJECT QUANTITIES (ALTERNATE C)

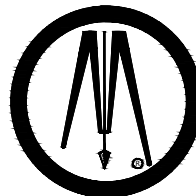
ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS BUILT QUANT.
C1	12010-X-X	CAST STONE CUSTOM WALLS (LEAF SEAT WALLS)	CF	599	

ESTIMATED PROJECT QUANTITIES (ALTERNATE D)

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS BUILT QUANT.
D1	12030-X-X	IRRIGATION MODIFY AND EXTEND	LS	1	

ESTIMATED PROJECT QUANTITIES (ALTERNATE E)

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY	AS BUILT QUANT.
E1	12030-X-X	CHAIN LINK FENCE, GALVANIZED, 6'	LF	87	



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CB
CLIENT PROJ. NO.
076.128908

CITY OF WINDSOR HEIGHTS, IOWA
2023 COLBY PARK IMPROVEMENTS
QUANTITIES AND ESTIMATE REFERENCE NOTES

SHEET

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ESTIMATE REFERENCE INFORMATION (ALTERNATE A)

ESTIMATE REFERENCE INFORMATION (ALTERNATE B)**ESTIMATE REFERENCE INFORMATION (ALTERNATE C)**

ESTIMATE REFERENCE INFORMATION (ALTERNATE D)

ESTIMATE REFERENCE INFORMATION (ALTERNATE E)

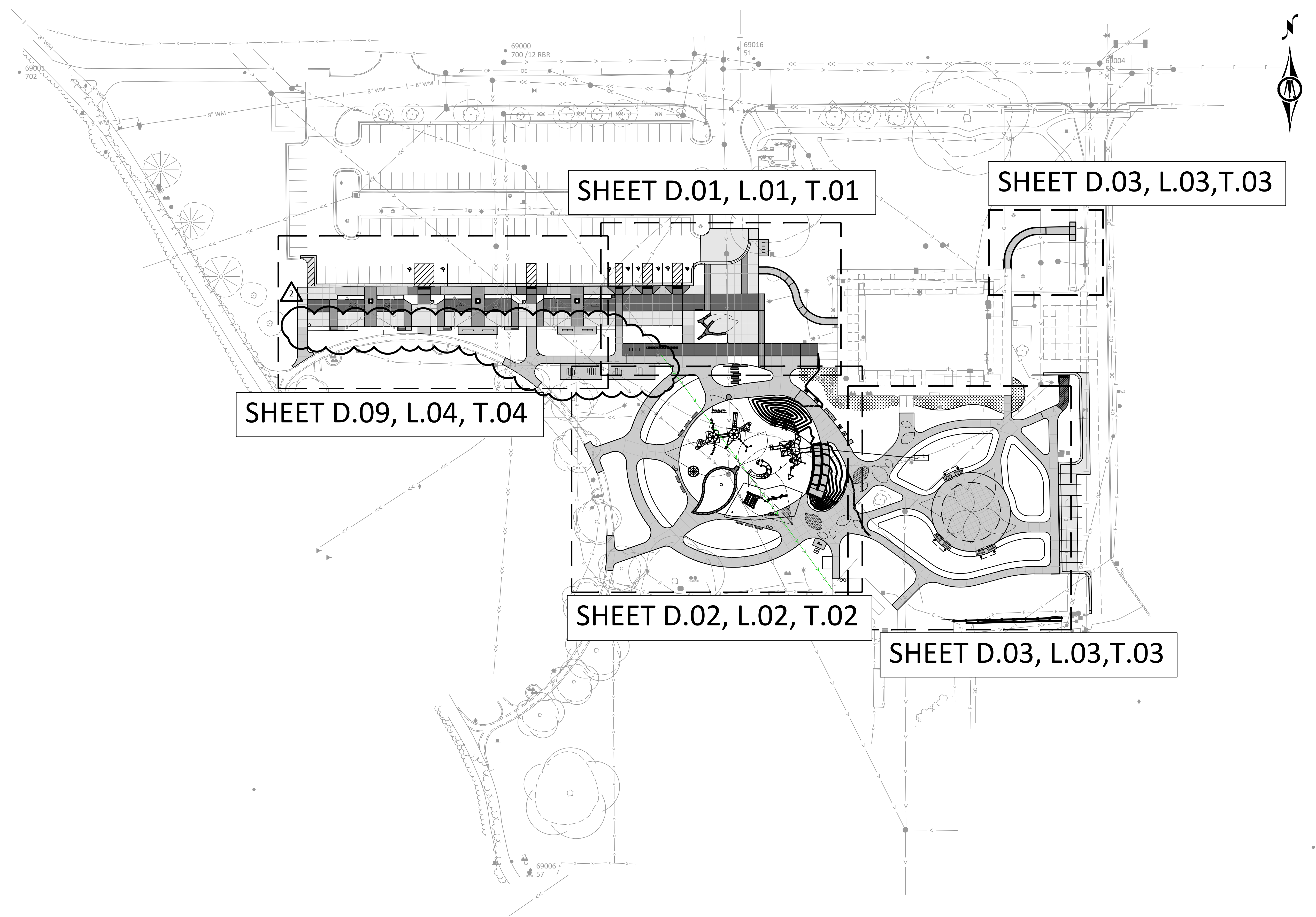

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HEIGHTS
the heart of it all

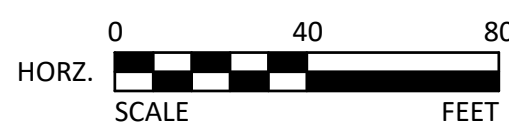
CITY OF WINDSOR HEIGHTS, IOWA

ESTIMATE REFERENCE NOTES

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REV	ISSUED FOR	DATE
0	BID SET	10-03-2023
1	PR-03	04-04-2024
2	PR-08	02-27-2024



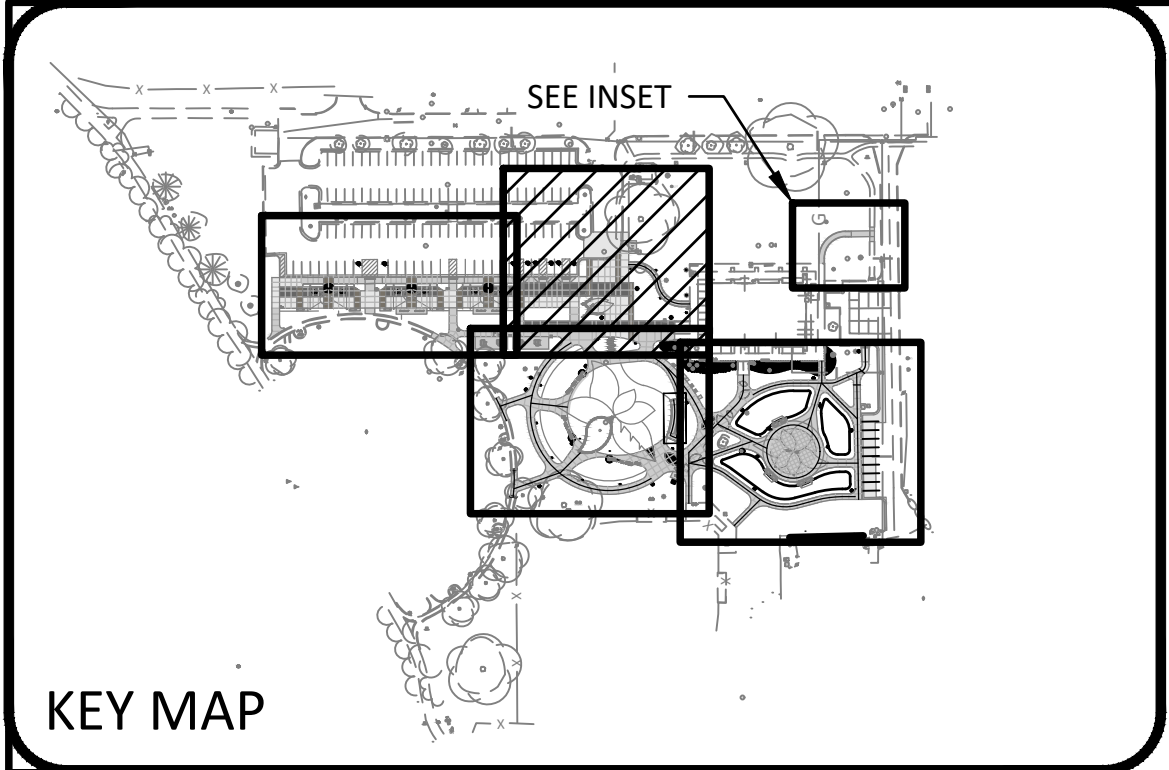
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CITY OF WINDSOR HEIGHTS, IOWA
 2023 COLBY PARK IMPROVEMENTS
 OVERALL SITE MAP

SHEET
D.00



SITE LAYOUT KEYNOTES:

- 1 REINFORCED CAST-IN-PLACE CONCRETE WALL (LEAF SEAT WALLS) OR CAST STONE CUSTOM WALLS, SEE DETAIL 1/B.07
- 2 CONCRETE STEPPING PLANKS, SEE DETAIL 5/B.07
- 3 RAMP WITH HANDRAIL, SEE GRADING SHEETS & DETAIL SHEET 8/B.01
- 4 NOT USED
- 5 BIKE RACK, SEE DETAIL 3/B.03
- 6 B-CYCLE STATION, (COORDINATE W/B-CYCLE BEFORE REMOVAL & NEW PLACEMENT)
- 7 LANDSCAPE BERM, SEE GRADING SHEETS
- 8 STONE BLOCK BENCH, SEE DETAIL 3/B.07
- 9 STONE BLOCK BENCH WITH BENCH (WOOD), SEE DETAIL 4/B.07
- 10 DRINKING FOUNTAIN, SEE DETAIL SHEET B.03 (WATER FOUNTAIN MUST BE INSTALLED BY MAY 2024)
- 11 TRASH & RECYCLING RECEPTACLES, BY OTHERS
- 12 DUMOR BENCH, BY OTHERS
- 13 LIGHTING, SEE ELECTRICAL SHEETS
- 14 EXISTING KIOSK, REMOVE AND REINSTALL (BY OWNER)
- 15 REINSTALL SALVAGED BUTTERFLY SCULPTURE AND CONCRETE BASE

GENERAL NOTES:

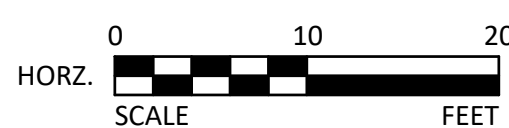
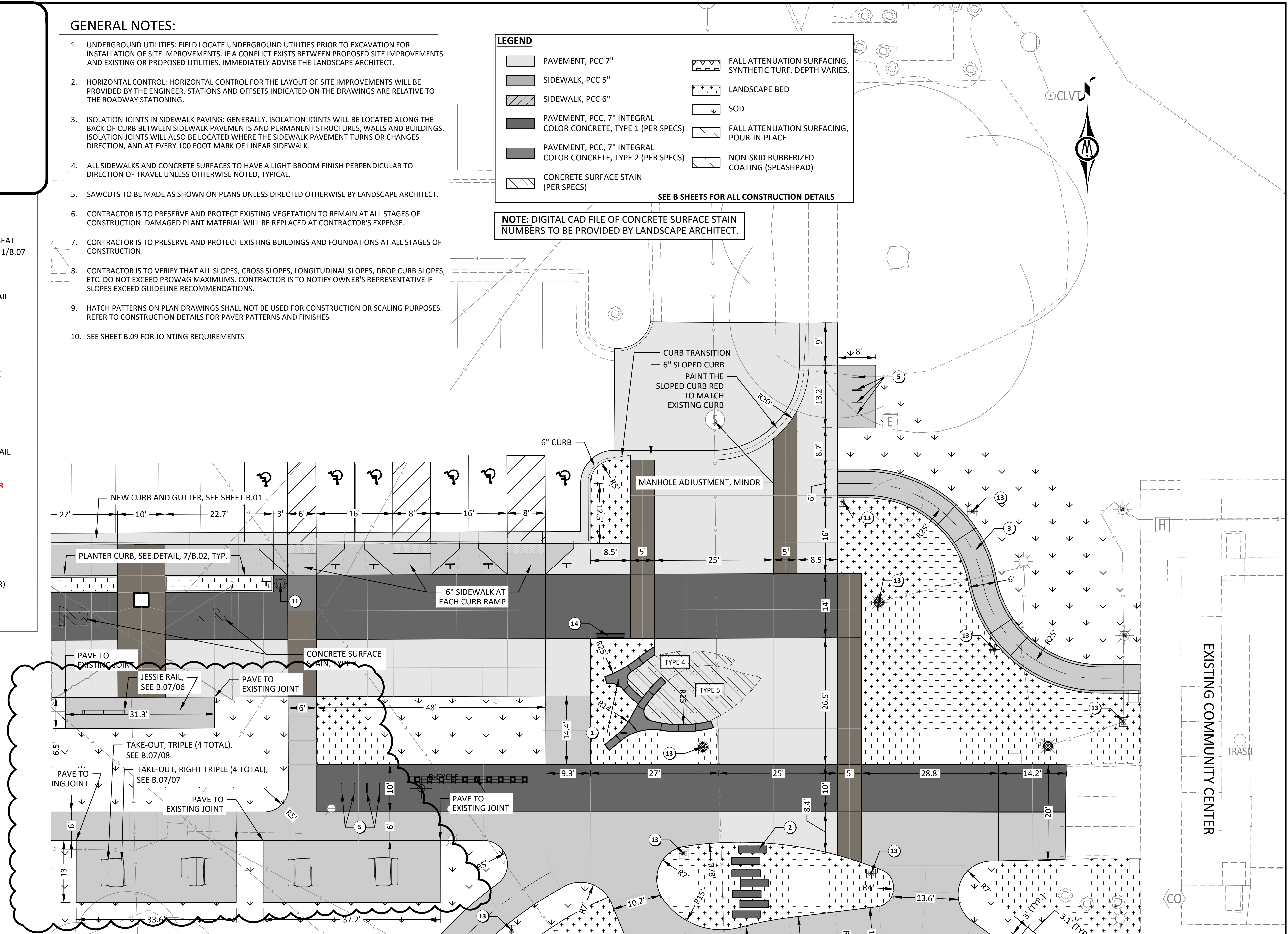
1. UNDERGROUND UTILITIES: FIELD LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR INSTALLATION OF SITE IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN PROPOSED SITE IMPROVEMENTS AND EXISTING OR PROPOSED UTILITIES, IMMEDIATELY ADVISE THE LANDSCAPE ARCHITECT.
2. HORIZONTAL CONTROL: HORIZONTAL CONTROL FOR THE LAYOUT OF SITE IMPROVEMENTS WILL BE PROVIDED BY THE ENGINEER. STATIONS AND OFFSETS INDICATED ON THE DRAWINGS ARE RELATIVE TO THE ROADWAY STATIONING.
3. ISOLATION JOINTS IN SIDEWALK PAVING: GENERALLY, ISOLATION JOINTS WILL BE LOCATED ALONG THE BACK OF CURB BETWEEN SIDEWALK PAVEMENTS AND PERMANENT STRUCTURES, WALLS AND BUILDINGS. ISOLATION JOINTS WILL ALSO BE LOCATED WHERE THE SIDEWALK PAVEMENT TURNS OR CHANGES DIRECTION, AND AT EVERY 100 FOOT MARK OF LINEAR SIDEWALK.
4. ALL SIDEWALKS AND CONCRETE SURFACES TO HAVE A LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED, TYPICAL.
5. SAWCUTS TO BE MADE AS SHOWN ON PLANS UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT.
6. CONTRACTOR IS TO PRESERVE AND PROTECT EXISTING VEGETATION TO REMAIN AT ALL STAGES OF CONSTRUCTION. DAMAGED PLANT MATERIAL WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR IS TO PRESERVE AND PROTECT EXISTING BUILDINGS AND FOUNDATIONS AT ALL STAGES OF CONSTRUCTION.
8. CONTRACTOR IS TO VERIFY THAT ALL SLOPES, CROSS SLOPES, LONGITUDINAL SLOPES, DROP CURB SLOPES, ETC. DO NOT EXCEED PROWAG MAXIMUMS. CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE IF SLOPES EXCEED GUIDELINE RECOMMENDATIONS.
9. HATCH PATTERNS ON PLAN DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR SCALING PURPOSES. REFER TO CONSTRUCTION DETAILS FOR PAVEMENT PATTERNS AND FINISHES.
10. SEE SHEET B.09 FOR JOINTING REQUIREMENTS

LEGEND

	PAVEMENT, PCC 7"		FALL ATTENUATION SURFACING, SYNTHETIC TURF. DEPTH VARIES.
	SIDEWALK, PCC 5"		LANDSCAPE BED
	SIDEWALK, PCC 6"		SOD
	PAVEMENT, PCC, 7" INTEGRAL COLOR CONCRETE, TYPE 1 (PER SPECS)		FALL ATTENUATION SURFACING, POUR-IN-PLACE
	PAVEMENT, PCC, 7" INTEGRAL COLOR CONCRETE, TYPE 2 (PER SPECS)		NON-SKID RUBBERIZED COATING (SPLASHPAD)
	CONCRETE SURFACE STAIN (PER SPECS)		

SEE B SHEETS FOR ALL CONSTRUCTION DETAILS

NOTE: DIGITAL CAD FILE OF CONCRETE SURFACE STAIN NUMBERS TO BE PROVIDED BY LANDSCAPE ARCHITECT.



REV	ISSUED FOR	DATE
0	BID SET	10-03-2023
1	ADDENDUM #1	10-23-2023
2	PR-03	04-04-2024
3	PR-04	04-17-2024
4	PR-08	02-27-2025



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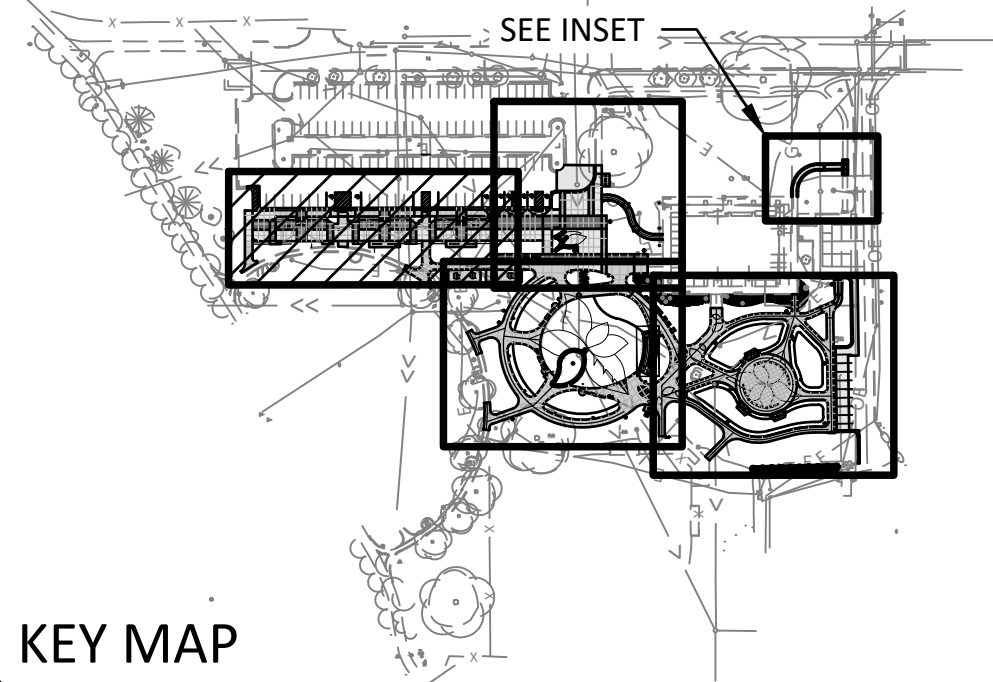
CITY OF WINDSOR HEIGHTS, IOWA

2023 COLBY PARK IMPROVEMENTS

LAYOUT PLAN

SHEET

D.01



KEY MAP

SITE LAYOUT KEYNOTES:

- 1 REINFORCED CAST-IN-PLACE CONCRETE WALL (LEAF SEAT WALLS) OR CAST STONE CUSTOM WALLS, SEE DETAIL 1/B.07
- 2 CONCRETE STEPPING PLANKS, SEE DETAIL 5/B.07
- 3 RAMP WITH HANDRAIL, SEE GRADING SHEETS & DETAIL SHEET 8/B.01
- 4 NOT USED
- 5 BIKE RACK, SEE DETAIL 3/B.03
- 6 B-CYCLE STATION, (COORDINATE W/B-CYCLE BEFORE REMOVAL & NEW PLACEMENT)
- 7 LANDSCAPE BERM, SEE GRADING SHEETS
- 8 STONE BLOCK BENCH, SEE DETAIL 3/B.07
- 9 STONE BLOCK BENCH WITH BENCH (WOOD), SEE DETAIL 4/B.07
- 10 DRINKING FOUNTAIN, SEE DETAIL SHEET B.03 (WATER FOUNTAIN MUST BE INSTALLED BY MAY 2024)
- 11 TRASH & RECYCLING RECEPTACLES, BY OTHERS
- 12 DUMOR BENCH, BY OTHERS
- 13 LIGHTING, SEE ELECTRICAL SHEETS
- 14 EXISTING KIOSK, REMOVE AND REINSTALL (BY OWNER)
- 15 REINSTALL SALVAGED BUTTERFLY SCULPTURE AND CONCRETE BASE

LEGEND

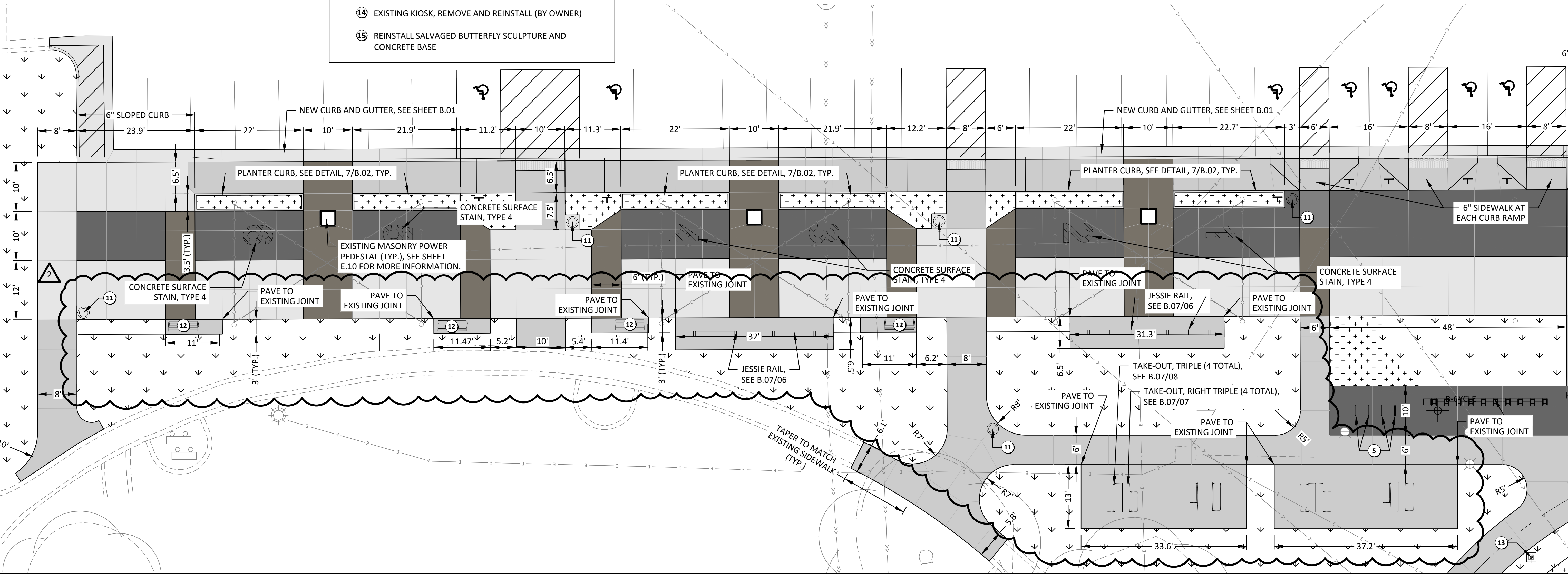
- | | | | |
|--|---|--|---|
| | PAVEMENT, PCC 7" | | FALL ATTENUATION SURFACING, SYNTHETIC TURF. DEPTH VARIES. |
| | SIDEWALK, PCC 5" | | LANDSCAPE BED |
| | SIDEWALK, PCC 6" | | SOD |
| | PAVEMENT, PCC, 7" INTEGRAL COLOR CONCRETE, TYPE 1 (PER SPECS) | | FALL ATTENUATION SURFACING, POUR-IN-PLACE |
| | PAVEMENT, PCC, 7" INTEGRAL COLOR CONCRETE, TYPE 2 (PER SPECS) | | NON-SKID RUBBERIZED COATING (SPLASHPAD) |
| | CONCRETE SURFACE STAIN (PER SPECS) | | |

SEE B SHEETS FOR ALL CONSTRUCTION DETAILS

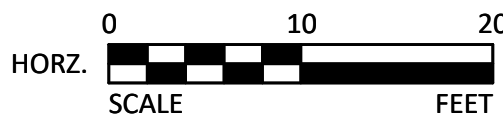
NOTE:

DIGITAL CAD FILE OF CONCRETE SURFACE STAIN NUMBERS TO BE PROVIDED BY LANDSCAPE ARCHITECT.

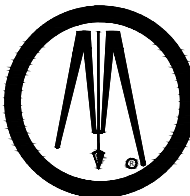
SEE SHEET B.09 FOR JOINTING REQUIREMENTS



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REV	ISSUED FOR	DATE
0	DIG SET	10-03-2023
0	PR-03	04-04-2024
1	PR-04	04-17-2024
2	PR-08	02-27-2025



**BOLTON
& MENK**

430 E GRAND AVE, SUITE 101
DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com



DESIGNED NW/NRJ/TJN
SEALED JLE
CHECKED CB
CLIENT PROJ. NO. 076.128908

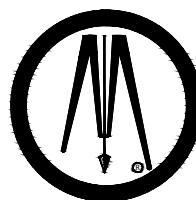
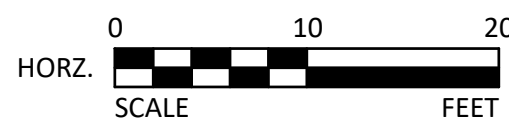
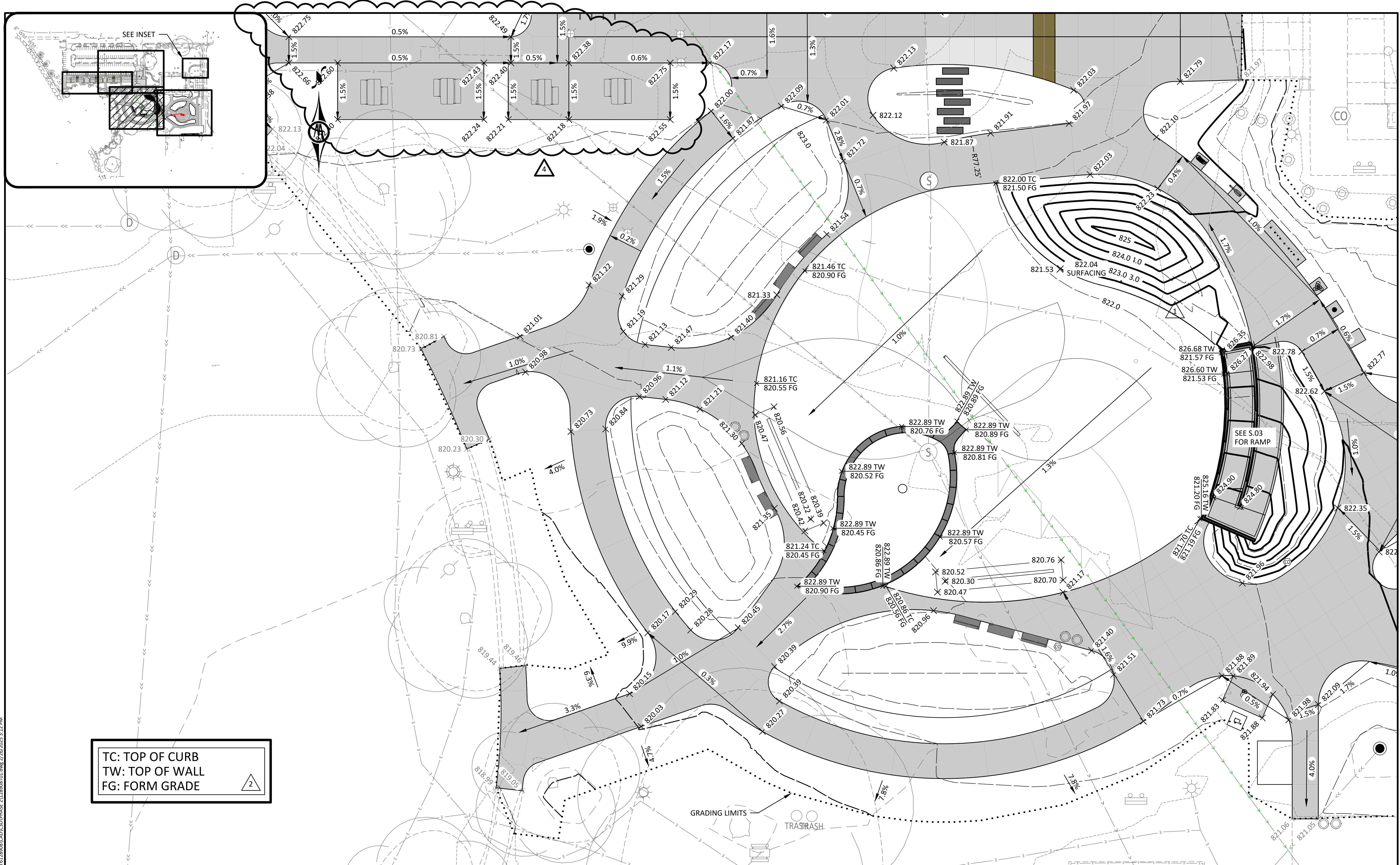
CITY OF WINDSOR HEIGHTS, IOWA

2023 COLBY PARK IMPROVEMENTS

LAYOUT PLAN

SHEET

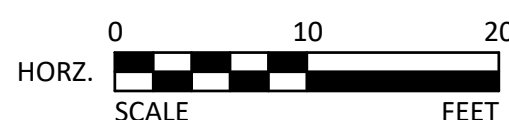
D.09



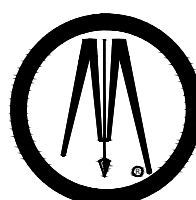
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0T6.128908

SHEET



REV	ISSUED FOR	DATE
0	PR-03	04-04-2023
1	PR-04	04-17-2023
2	PR-08	02-27-2025



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CITY OF WINDSOR HEIGHTS, IOWA
2023 COLBY PARK IMPROVEMENTS
GRADING PLAN

SHEET

T.04



STAFF REPORT
CITY COUNCIL
March 3, 2025

TO: CITY COUNCIL

FROM:

SUBJECT: Consideration of 63rd Street Monument Professional Services Agreement with
Bolton & Menk, Inc.

GENERAL INFORMATION

ATTACHMENTS

1. 63rd Street Monument Agreement_20250213

PROFESSIONAL SERVICES AGREEMENT

Bolton & Menk, Inc.

Date of Agreement: 2/14/2025

**430 E Grand Ave, Suite 101
Des Moines, IA 50309
Ph. (515) 259-9190**

Bolton & Menk Project No: _____
Project Manager (PM): Nate Weigl
PM Phone No. or Ext.: 712-830-5372

(Hereinafter referred to as "BMI")

Client Name: City of Windsor Heights Phone No: 515-279-3662
Client Address: 1445 66th Street Other Phone: _____
Client Address: Suite 1 Email Contact: aplagge@windsorheights.org
City: Windsor Heights State: Iowa Zip: 50324

(Hereinafter referred to as "Client")

☐ Client is Property Owner ☐ Client is Agent or Other (Not Property Owner)

Billing Name: _____ Phone No: _____
Billing Address: _____ Other Phone: _____
Billing Address: _____ Email Contact: _____
City: _____ State: _____ Zip: _____

(Insert Billing Address if Different)

Property Owner Name: _____
Property Owner Address: _____
Legal Description (or attach): _____
Scope of Services (or attach): See attached scope of services (Exhibit I) for 63rd Street Car Barrier and Monument
Fee Arrangement: Hourly, Not-to-Exceed; \$27,300
Special Conditions: The services described in this Work Order will be consistent with the terms and conditions described in the Agreement for Professional Services between Bolton & Menk and the City of Windsor Heights dated February 6, 2017 and approved by the Windsor Heights City Council on February 6, 2017 unless modified by this Work Order.

☐ Payment Due Prior to Release of Deliverables ☐ Retainer & Amount \$ _____

BMI and CLIENT agree to the Terms and Conditions as stated above and on the reverse side of this Agreement, including Limitation of Liability. The undersigned represents that it is the CLIENT and authorized to accept this Agreement. The undersigned accepts full financial responsibility for all services and costs of collection incurred by BMI, including reasonable attorney fees, in the event of CLIENT'S default, unless "Additional Guarantee of Payment" is also executed by a person(s) or firm guaranteeing payment.

CLIENT acknowledges that it is the owner of the property described above or is a legally authorized representative of the property owner with sufficient interest and authority to enter into this agreement for the purposes of making improvements to and upon the property.

OFFERED by Bolton & Menk, Inc.

Justin Ernst, PE, Principal Engineer

Print Name/Title

Signature and Date

2/17/2025

ACCEPTED by CLIENT:

Print Name/Title

Signature and Date

ADDITIONAL GUARANTEE OF PAYMENT: I/We accept the Terms and Conditions as stated above and on the reverse side of this Agreement and personally guarantee payment of all obligations for services to be provided by BMI under this Agreement. I/We further agree to pay all costs of collection incurred by BMI, including reasonable attorney's fees.

Print Name/Title

Signature and Date

Terms and Conditions

Bolton & Menk (BMI) shall perform the services outlined in this agreement for the stated fee arrangement.

Billings and Payments: Invoices for BMI's services shall be submitted, at BMI's option, either upon completion of such services or on a monthly basis. Unless credit to Client is approved, payment is due upon receipt of services and prior to release of deliverables. If, at sole discretion of BMI, credit is advanced to Client, invoices shall be due and payable within 30 days after the invoice date. If the invoice is not paid within 30 days, BMI may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of its services. BMI reserves the right to withhold any deliverables until all unpaid fees are paid in full. Amount of retainer (if applicable) will be applied to amount owed on final invoice. To pay by credit card, please contact us for project number and/or invoice number and enter into our credit card link at: <https://www.e-billexpress.com/ebpp/BoltonMenk/>

Late Payments: Accounts unpaid 30 days after the invoice date will be subject to a monthly service charge of 1.5% on the unpaid balance. If any portion or all of an account remains unpaid 60 days after billing, the Client shall pay all costs of collection, including reasonable attorney fees.

Access to Site: Unless otherwise stated, Client agrees to provide BMI with access to the site, including adjoining properties, for activities necessary for the performance of services. It is understood that in the normal course of work, unavoidable property damage may occur due to excavations, tree and brush trimming, marking lines, etc. BMI will take reasonable precautions to minimize damage due to its activities. The cost to correct resulting damage has not been included in the fee and the Client agrees to reimburse BMI for any costs associated with required restoration work.

Information from Client: Except as otherwise noted, Client agrees to provide BMI with all site information necessary to complete its services. This information should include current site property descriptions (from abstract, title opinion or title commitment); other legal documents affecting the site; copies of previous surveys, maps, engineering studies and plans; existing or required geotechnical reports; governmental, regulatory and utility reviews and determinations; and all other pertinent information. Client shall promptly inform BMI of any alleged defects in services provided on the project.

Ownership of Documents: All documents or electronic media prepared or furnished by BMI under this agreement shall remain the property of BMI. The Client may make and retain copies for its use in connection with this project. However, such documents may not be reused by the Client for any other project or use by others without the written consent of BMI.

Standard of Care: Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of BMI's profession currently practicing under similar conditions. **BMI makes no warranties, expressed or implied, or otherwise with respect to any services performed or furnished.**

Project Approvals: Due to site limitations, code interpretations, regulatory reviews, political considerations and Client directed design and improvements; BMI makes no representations as to acceptability or approvability of the project, or, zoning requests, permit applications, site and development plans, plats and similar documents. Payment of fees to BMI is not contingent upon project approval.

Certifications: Any certification provided by BMI is a professional opinion based upon knowledge, information and beliefs available to BMI at the time. Such certifications are not intended and shall not be construed as a guarantee or warranty. BMI shall not be required to certify the existence of conditions whose existence BMI cannot ascertain.

Waiver: To the fullest extent permitted by law, Client and BMI waive against each other, and the other's employees, partners, officers, agents, insurers and subcontractors, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, from any cause or causes.

LIMITATION OF LIABILITY: In recognition of the relative risks, rewards and benefits of the project to both the Client and BMI, the risks have been allocated such that the Client agrees that BMI's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claimed expenses arising out of the performance of this agreement from any cause or causes, shall not exceed total compensation paid to BMI. Such claims include, but are not limited to, BMI's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.

LIEN RIGHTS - IA: Pursuant to the representations by the CLIENT and to the extent permitted by Iowa Law for the improvements to be made to the project property, BMI reserves the right to file a lien against the project property in the event of delinquent or non-payment of monies owed to BMI by the CLIENT.

Termination of Services: This agreement may be terminated by the Client or BMI should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay BMI for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Dispute Resolution: Any claims or disputes made during or after the performance of services between BMI and the Client, with the exception of claims by BMI for non-payment of services rendered, shall first be submitted to mediation for resolution prior to initiating any other legal proceedings.

EXHIBIT I - SCOPE OF SERVICES

63RD STREET CAR BARRIER AND MONUMENT WINDSOR HEIGHTS, IOWA

This document details our proposed approach for construction documents through bidding phase services of the 63rd Street Car Barrier and Monument Improvements, based on the previously approved conceptual plan. In general, the following scope will include topographic survey, final plans, a preliminary cost opinion to accompany final plans, and bidding and construction administration services.

Site Description:

The 63rd Street Car Barrier and Monument site is located on the northwest corner of the 235 exit and 63rd Street intersection in Windsor Heights. The project area is between a residential fence and back of curb, the site improvements include the following components:

- + Stone blocks (see Figure 1.1)
- + Seeding/Sodding
- + Monument with lighting (see Figure 1.2)

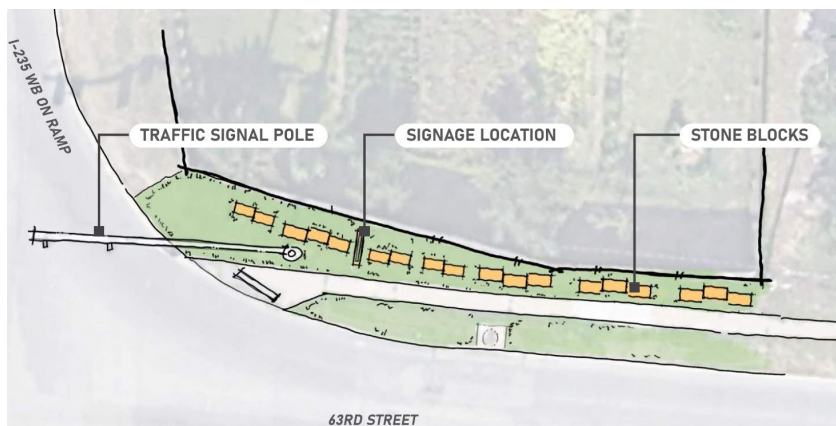


Figure 1.1

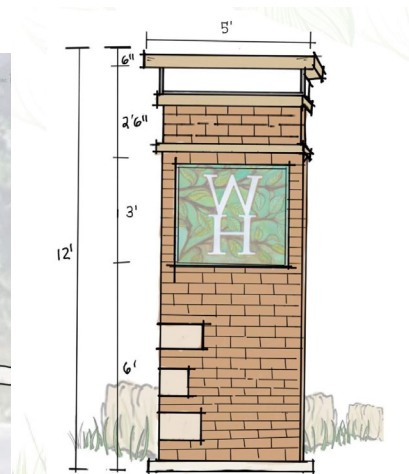


Figure 1.2

TASK 1: SURVEY AND SITE INVESTIGATION

Upon notice to proceed, the Bolton & Menk team will begin work on a topographic survey to be used to in the construction documents.

Topographic Survey:

- + Locate site improvements within the survey limits, including existing structures, trees, landscaping, streets, and observable evidence of utilities. Utility maps and locates will be requested through a design locate request.
- + Survey to document design locates of utilities.

Right-of-Way Determination of Survey:

- + Establish the boundary of the Iowa DOT Acquisitions.
- + Survey markers will be found and verified.
- + Survey plat will detail the evaluated evidence and results of the survey.

Task 1 Deliverables:

- + Electronic mapping of topographic and ROW survey in .dwg format for owner's record

TASK 2: CONSTRUCTION DOCUMENTATION

The Bolton & Menk team will develop construction documents for the elements described in Site Description. Minor modifications are anticipated based on feedback provided by staff in the previous phase. Progress review meetings will occur at 60% and 90% for staff feedback and coordination. Comments will be incorporated following each progress review meeting. Following staff approval of the plans, Bolton & Menk will attend one (1) council meeting to present the plans for approval prior to bidding.

Task 2 Deliverables (PDF):

- + Construction document sheets including the following:
 - + General notes, cover sheet, and tabulations
 - + Existing conditions
 - + Removals plan
 - + Site layout and grading plan
 - + Traffic control plan
 - + Electrical plan
 - + Landscape & Erosion Control plan
 - + Construction details
- + Project manual / specifications following SUDAS and City of Windsor Heights Standard Specifications
- + Engineer's Opinion of Probable Costs (OPC)

TASK 3: BIDDING ADMINISTRATION

Provide bidding administration services to encourage accurate competitive bids. Services include bid advertisement, bid document distribution, responding to bidder questions, issuing addenda as needed, and preparing a letter of bid award recommendation.

Task 3 Deliverables:

- + Notice to Bidders and Advertisement for bids
- + Addenda, as required to answer bidder questions
- + Attendance and facilitation of the bid opening
- + Bid tab and letter of award recommendation

ADDITIONAL SERVICES

Consulting services performed other than those authorized under Tasks 1-3 shall not be considered part of the Basic Services and may be authorized by the client as Additional Services. Additional Services consist of those services, not included with Basic Services; exceed the requirements of the Basic Services; or are not definable prior to the commencement of the project.

Tasks excluded from contract include:

- + ALTA survey and related research
- + Replat of lot lines or boundary line adjustments
- + As-built survey
- + Additional revisions and meetings beyond tasks 1-3
- + Staking and construction administration

ESTIMATED FEES

SCHEDULE

The anticipated schedule for this project is to bid in April 2025 with substantial completion in Fall 2025.

COMPENSATION

Task 1 – Survey and Site Investigation	\$4,300.00
Task 2 – Construction Documentation	\$18,000.00
Task 3 – Bidding	\$5,000.00
Total Not-to-Exceed Fee	\$27,300.00

Additional services, owner requested re-design, and services in excess of stated allowances will be performed at Bolton & Menk's standard hourly rates.

Please review this proposal and attached terms and, if acceptable, sign the attached agreement for professional services and return a signed copy for our files. Should the scope or fee not meet your objectives, please contact me directly and we can review the scope and fees accordingly.

We look forward to working with you for the successful completion of this project.

Respectfully submitted,

Bolton & Menk, Inc.

Nate Weitzl, PLA, ASLA

Landscape Architect Project Manager



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM: Adam Plagge, City Administrator

SUBJECT: Consideration of Fall Festival Fireworks Package

GENERAL INFORMATION

The Special Events Committee has reviewed options and supports the \$15K fireworks package. They are also considering upgrading to the \$17K package if the Special Events budget allows, as this will be the only fireworks display planned for the year. The 2024 Fall Festival previously used the \$15K package.

ATTACHMENTS

1. WH Fall Fest 13K
2. WH Fall Fest 15K
3. WH Fall Fest 17K



J&M Displays Proposal for: City of Windsor Heights \$13K Fall Festival

Opening

Ignition Items

Quantity	Name	Rising Effect	Price	Total
2	5 shot finale chain with e-match connectors		\$3.90	\$7.80
Category Shell Count: 0				\$7.80

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Cycas assorted		\$23.90	\$239.00
Category Shell Count: 10				\$239.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Crackling willow		\$45.60	\$91.20
Category Shell Count: 2				\$91.20
Section Shell Count: 12				

Flights

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	Green Swimming Star		\$23.90	\$119.50
Category Shell Count: 5				\$119.50
Section Shell Count: 5				

Flight 1

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	2.5" GREEN FLASH		\$8.20	\$41.00
5	2.5" PURPLE PEONY		\$8.20	\$41.00
Category Shell Count: 10				\$82.00
Section Shell Count: 10				

Main Event

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment T of 30 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$330.00	\$330.00
1	Assortment W of 15 pairs (30 shells) of J&M Brand shells ELECTRIC FIRE		\$330.00	\$330.00
Category Shell Count: 60				\$660.00



J&M Displays Proposal for: City of Windsor Heights \$13K Fall Festival

Main Event

3 Inch Salutes

Quantity	Name	Rising Effect	Price	Total
5	Salute with whistle tail	Whistle tail	\$11.30	\$56.50
Category Shell Count: 5				\$56.50

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	3" Shell Blue with palm pistil		\$15.00	\$30.00
2	3" Shell Pink		\$15.00	\$30.00
2	3" YELLOW PEONY		\$15.00	\$30.00
4	Peony with brocade ring assorted	Brocade tail	\$15.00	\$60.00
2	Dragon eggs		\$23.90	\$47.80
2	Glittering silver to yellow chrysanthemum		\$23.90	\$47.80
2	Golden silk chrysanthemum		\$23.90	\$47.80
2	Golden wave to blue to yellow chrysanthemum		\$23.90	\$47.80
2	Green cherry blossom		\$23.90	\$47.80
4	Six Angle brocade crown	Large Brocade tail	\$23.90	\$95.60
1	Assortment A of 5 different J&M Cylinder shells ELECTRIC FIRE		mixed tails \$215.00	\$215.00
1	Assortment I of 10 pairs (20 shells) of J&M Brand shells ELECTRIC FIRE		mixed tails \$310.00	\$310.00
1	Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE		\$310.00	\$310.00
1	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$310.00	\$310.00
1	Wizard 3" Assortment A of 24 different (72 shells) shells E-Fire	mixed tails	\$1,030.00	\$1,030.00
Category Shell Count: 161				\$2,659.60

3 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
2	Gold glitter rays with purple and green ELECTRIC FIRE ONLY (cylinder)		\$34.30	\$68.60
2	Multicolor Rays with gold glitter center ELECTRIC FIRE ONLY (cylinder)		\$34.30	\$68.60
2	Red and blue with whistles (cylinder)		\$42.70	\$85.40
2	Silver Butterflies w/Magenta & Green Pistil		\$80.50	\$161.00
Category Shell Count: 8				\$383.60

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Brocade Ring pattern		\$28.70	\$57.40
2	Half Purple half green with gold willow ring		\$28.70	\$57.40
2	Wave to variegated	Silver tail	\$28.70	\$57.40
2	Bees Variegated		\$45.60	\$91.20
2	Blue to dark to red		\$45.60	\$91.20
3	Brocade Crown with silver strobe pistils		\$45.60	\$136.80
2	Green ring inside brocade to purple ring		\$45.60	\$91.20
2	Purple to dark to green		\$45.60	\$91.20
2	Red green and blue moving stars		\$45.60	\$91.20
2	White strobe and red dahlia	whistling tail	\$45.60	\$91.20
1	Assortment Y Of 20 different J&M Brand shells ELECTRIC FIRE		\$590.00	\$590.00
1	Asst R of 20 different J&M Brand shells ELECTRIC FIRE		\$590.00	\$590.00
Category Shell Count: 61				\$2,036.20



J&M Displays Proposal for: City of Windsor Heights \$13K Fall Festival

Main Event

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Gold Strobe		\$48.70	\$97.40
2	Golden wave to green chrys		\$48.70	\$97.40
2	Green cycas blossom		\$48.70	\$97.40
2	Green strobe		\$48.70	\$97.40
4	Kamuro with Happy Face Pattern		\$48.70	\$194.80
Category Shell Count: 12				\$584.40

Section Shell Count: 307

Finales

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Nishiki kamuro to silver		\$15.00	\$150.00
Category Shell Count: 10				\$150.00

2.5 Inch Finales

Quantity	Name	Rising Effect	Price	Total
6	9 Salutes with one palm 10 Shot finale chain		\$131.00	\$786.00
6	Rainbow peony 10 Shot finale chain		\$131.00	\$786.00
Category Shell Count: 120				\$1,572.00

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	Glittering willow	glitter tail	\$23.90	\$119.50
Category Shell Count: 5				\$119.50

3 Inch Finales

Quantity	Name	Rising Effect	Price	Total
3	Color dahlia 10 Shot finale chain	mixed tails	\$201.00	\$603.00
6	Wave shell 10 Shot finale chain	mixed tails	\$201.00	\$1,206.00
Category Shell Count: 90				\$1,809.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
3	Glittering willow	glitter tail	\$45.60	\$136.80
Category Shell Count: 3				\$136.80

Section Shell Count: 228

Miscellaneous



J&M Displays Proposal for: City of Windsor Heights \$13K Fall Festival

Miscellaneous

Ignition Items

Quantity	Name	Rising Effect	Price	Total
382	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)		\$2.20	\$840.40
20	MJG 15' (non-regulated ATF) Igniters with 15' leads (FWI15 - 20 per box)		\$2.20	\$44.00
5	5 shot finale chain with e-match connectors		\$3.90	\$19.50

Category Shell Count: 0

\$903.90

Section Shell Count: 0

8% Free for Early Payment

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
8	Glittering willow waterfall	glitter tail	\$23.90	\$191.20
4	White strobe with red dahlia	glitter tail	\$23.90	\$95.60

Category Shell Count: 12

\$286.80

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Chrysanthemum to cherry with rosy pistil		\$45.60	\$182.40
2	Glitter crossette	flower crown tail	\$45.60	\$91.20
2	White strobe and red dahlia	whistling tail	\$45.60	\$91.20

Category Shell Count: 8

\$651.60

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Blue to red ghost peony		\$48.70	\$97.40
2	Purple ghost peony	whistling tail	\$48.70	\$97.40

Category Shell Count: 4

\$846.40

Section Shell Count: 24

15% Free for Loyalty Program

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Red green and blue moving stars		\$45.60	\$91.20

Category Shell Count: 2

\$91.20

Multi-shell Barrage Units

Quantity	Name	Rising Effect	Price	Total
1	2.5" Display Shell cake - Brocade Crown 36 shot		\$490.00	\$490.00

Category Shell Count: 36

\$581.20



J&M Displays Proposal for: City of Windsor Heights \$13K Fall Festival

15% Free for Loyalty Program

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Lemon eddy in chrysanthemum		\$23.90	\$95.60
Category Shell Count: 4				\$676.80

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
4	Heart pattern Red to crackle		\$48.70	\$194.80
4	Lemon strobe		\$48.70	\$194.80
4	Multi color strobe		\$48.70	\$194.80
2	Six Angle brocade crown		\$48.70	\$97.40
4	Windmill Pinwheel (Red & Green)	Silver Tail	\$48.70	\$194.80
Category Shell Count: 18				\$1,553.40

Section Shell Count: 60



J&M Displays Proposal for: City of Windsor Heights \$13K Fall Festival

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Subtotal Fireworks: **\$9,710.00**
J&M Production: **\$3,290.00**
Total Price of Show: **\$13,000.00**

Total Shot Count: 646
Packing Check: 603
Date of Display: 10/04/25
Customer Number: 13787

Summary of Free Items Added to Your Show

See Previous Pages for a Listing of Free Items

Free Items are Based on the \$9,710.00 Fireworks Subtotal

\$846.40	8% Free for Early Payment
\$1,553.40	15% Free for Loyalty Program
\$2,399.80	Total Free

Your Price is \$13,000.00

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.



J&M Displays Proposal for: City of Windsor Heights \$15K Fall Festival, (similar to 2024)

Opening

Ignition Items

Quantity	Name	Rising Effect	Price	Total
2	5 shot finale chain with e-match connectors		\$3.90	\$7.80
Category Shell Count: 0				\$7.80

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Cycas assorted		\$23.90	\$239.00
Category Shell Count: 10				\$239.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Crackling willow		\$45.60	\$91.20
Category Shell Count: 2				\$91.20
Section Shell Count: 12				

Flight 1

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	2.5" GREEN FLASH		\$8.20	\$41.00
5	2.5" PURPLE PEONY		\$8.20	\$41.00
Category Shell Count: 10				\$82.00
Section Shell Count: 10				

Main Event

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment T of 30 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$330.00	\$330.00
1	Assortment W of 15 pairs (30 shells) of J&M Brand shells ELECTRIC FIRE		\$330.00	\$330.00
Category Shell Count: 60				\$660.00

3 Inch Salutes

Quantity	Name	Rising Effect	Price	Total
5	Salute with whistle tail	Whistle tail	\$11.30	\$56.50
Category Shell Count: 5				\$56.50



J&M Displays Proposal for: City of Windsor Heights \$15K Fall Festival, (similar to 2024)

Main Event

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	3" Shell Blue with palm pistil		\$15.00	\$30.00
2	Lemon peony		\$15.00	\$30.00
2	Peony with brocade ring assorted	Brocade tail	\$15.00	\$30.00
2	Pink Peony	lemon tail	\$15.00	\$30.00
2	Dragon eggs		\$23.90	\$47.80
2	Glittering silver to yellow chrysanthemum		\$23.90	\$47.80
2	Golden silk chrysanthemum		\$23.90	\$47.80
2	Golden wave to blue to yellow chrysanthemum		\$23.90	\$47.80
2	Green cherry blossom		\$23.90	\$47.80
4	Six Angle brocade crown	Large Brocade tail	\$23.90	\$95.60
1	Assortment A of 5 different J&M Cylinder shells ELECTRIC FIRE	mixed tails	\$215.00	\$215.00
1	Assortment A of 18 different (72 shells) J&M Brand Shells ELECTRIC FIRE	mixed tails	\$1,030.00	\$1,030.00
1	Wizard 3" Assortment A of 24 different (72 shells) shells E-Fire	mixed tails	\$1,030.00	\$1,030.00

Category Shell Count: 171

\$2,729.60

3 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
2	Gold glitter rays with purple and green ELECTRIC FIRE ONLY (cylinder)		\$34.30	\$68.60
2	Multicolor Rays with gold glitter center ELECTRIC FIRE ONLY (cylinder)		\$34.30	\$68.60
2	Red and blue with whistles (cylinder)		\$42.70	\$85.40
2	Silver Butterflies w/Magenta & Green Pistil		\$80.50	\$161.00

Category Shell Count: 8

\$383.60

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Brocade Ring pattern		\$28.70	\$57.40
2	Half Purple half green with gold willow ring		\$28.70	\$57.40
2	Wave to variegated	Silver tail	\$28.70	\$57.40
2	Blue to dark to red		\$45.60	\$91.20
3	Brocade Crown with silver strobe pistils		\$45.60	\$136.80
2	Green ring inside brocade to purple ring		\$45.60	\$91.20
2	Purple to dark to green		\$45.60	\$91.20
2	Red green and blue moving stars		\$45.60	\$91.20
2	Spiral ring pattern		\$45.60	\$91.20
2	White strobe and red dahlia	whistling tail	\$45.60	\$91.20
1	Assortment Y Of 20 different J&M Brand shells ELECTRIC FIRE		\$590.00	\$590.00
1	Asst R of 20 different J&M Brand shells ELECTRIC FIRE		\$590.00	\$590.00
1	Assortment O of 18 different (36 shells) J&M Brand shells ELECTRIC FIRE	mixed tails	\$1,070.00	\$1,070.00

Category Shell Count: 97

\$3,106.20

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Green cypas blossom		\$48.70	\$97.40
2	Green ghost peony	whistling tail	\$48.70	\$97.40
2	Green strobe		\$48.70	\$97.40
4	Kamuro with Happy Face Pattern		\$48.70	\$194.80
2	White strobe peony		\$48.70	\$97.40
2	Orange to crackling ghost peony		\$76.80	\$153.60
2	Reddish gamboge to crackling chrys with purple to crackling pistil w/crackl		\$76.80	\$153.60

Category Shell Count: 16

\$891.60

Section Shell Count: 357



J&M Displays Proposal for: City of Windsor Heights \$15K Fall Festival, (similar to 2024)

Finales

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Nishiki kamuro to silver		\$15.00	\$150.00
Category Shell Count: 10				\$150.00

2.5 Inch Finales

Quantity	Name	Rising Effect	Price	Total
6	9 Salutes with one palm 10 Shot finale chain		\$131.00	\$786.00
7	Rainbow peony 10 Shot finale chain		\$131.00	\$917.00
Category Shell Count: 130				\$1,703.00

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	Glittering willow	glitter tail	\$23.90	\$119.50
Category Shell Count: 5				\$119.50

3 Inch Finales

Quantity	Name	Rising Effect	Price	Total
3	Color dahlia 10 Shot finale chain	mixed tails	\$201.00	\$603.00
6	Wave shell 10 Shot finale chain	mixed tails	\$201.00	\$1,206.00
Category Shell Count: 90				\$1,809.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
3	Glittering willow	glitter tail	\$45.60	\$136.80
Category Shell Count: 3				\$136.80

Section Shell Count: 238

Miscellaneous

Ignition Items

Quantity	Name	Rising Effect	Price	Total
438	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)		\$2.20	\$963.60
20	MJG 15' (non-regulated ATF) Igniters with 15' leads (FWI15 - 20 per box)		\$2.20	\$44.00
5	5 shot finale chain with e-match connectors		\$3.90	\$19.50
Category Shell Count: 0				\$1,027.10

Section Shell Count: 0

8% Free for Early Payment



J&M Displays Proposal for: City of Windsor Heights \$15K Fall Festival, (similar to 2024)

8% Free for Early Payment

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
8	Glittering willow waterfall	glitter tail	\$23.90	\$191.20
5	Green Swimming Star		\$23.90	\$119.50
4	White strobe with red dahlia	glitter tail	\$23.90	\$95.60
Category Shell Count: 17				\$406.30

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Chrysanthemum to cherry with rosy pistil		\$45.60	\$182.40
2	Glitter crossette	flower crown tail	\$45.60	\$91.20
2	White strobe and red dahlia	whistling tail	\$45.60	\$91.20
Category Shell Count: 8				\$771.10

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Blue to red ghost peony		\$48.70	\$97.40
2	Purple ghost peony	whistling tail	\$48.70	\$97.40
Category Shell Count: 4				\$965.90

Section Shell Count: 29

15% Free for Loyalty Program

Multi-shell Barrage Units

Quantity	Name	Rising Effect	Price	Total
1	2.5" Display Shell cake - Brocade Crown 36 shot		\$490.00	\$490.00
Category Shell Count: 36				\$490.00

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Lemon eddy in chrysanthemum		\$23.90	\$95.60
Category Shell Count: 4				\$585.60

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Bees Variegated		\$45.60	\$91.20
2	Red green and blue moving stars		\$45.60	\$91.20
Category Shell Count: 4				\$768.00



J&M Displays Proposal for: City of Windsor Heights \$15K Fall Festival, (similar to 2024)

15% Free for Loyalty Program

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Gold Strobe		\$48.70	\$97.40
2	Golden wave to green chrys		\$48.70	\$97.40
4	Heart pattern Red to crackle		\$48.70	\$194.80
4	Lemon strobe		\$48.70	\$194.80
4	Multi color strobe		\$48.70	\$194.80
2	Six Angle brocade crown		\$48.70	\$97.40
4	Windmill Pinwheel (Red & Green)	Silver Tail	\$48.70	\$194.80
Category Shell Count: 22				\$1,839.40

Section Shell Count: 66



J&M Displays Proposal for: City of Windsor Heights \$15K Fall Festival, (similar to 2024)

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Subtotal Fireworks: **\$11,250.00**
J&M Production: **\$3,750.00**
Total Price of Show: **\$15,000.00**

Total Shot Count: 712
Packing Check: 667
Date of Display: 10/04/25
Customer Number: 13787

Summary of Free Items Added to Your Show

See Previous Pages for a Listing of Free Items

Free Items are Based on the \$11,250.00 Fireworks Subtotal

\$965.90	8% Free for Early Payment
\$1,839.40	15% Free for Loyalty Program
\$2,805.30	Total Free

Your Price is \$15,000.00

Please Note the Following Comments:

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J&M Displays Proposal for: City of Windsor Heights \$17K Fall Festival

Opening

Ignition Items

Quantity	Name	Rising Effect	Price	Total
2	5 shot finale chain with e-match connectors		\$3.90	\$7.80
Category Shell Count: 0				\$7.80

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Cycas assorted		\$23.90	\$239.00
Category Shell Count: 10				\$239.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Crackling willow		\$45.60	\$91.20
Category Shell Count: 2				\$91.20
Section Shell Count: 12				

Flight 1

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	2.5" GREEN FLASH		\$8.20	\$41.00
5	2.5" PURPLE PEONY		\$8.20	\$41.00
Category Shell Count: 10				\$82.00
Section Shell Count: 10				

Main Event

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment T of 30 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$330.00	\$330.00
1	Assortment W of 15 pairs (30 shells) of J&M Brand shells ELECTRIC FIRE		\$330.00	\$330.00
Category Shell Count: 60				\$660.00

3 Inch Salutes

Quantity	Name	Rising Effect	Price	Total
5	Salute with whistle tail	Whistle tail	\$11.30	\$56.50
Category Shell Count: 5				\$56.50



J&M Displays Proposal for: City of Windsor Heights \$17K Fall Festival

Main Event

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	3" Shell Blue with palm pistil		\$15.00	\$30.00
2	Lemon peony		\$15.00	\$30.00
2	Peony with brocade ring assorted	Brocade tail	\$15.00	\$30.00
2	Pink Peony	lemon tail	\$15.00	\$30.00
2	Dragon eggs		\$23.90	\$47.80
2	Glittering silver to yellow chrysanthemum		\$23.90	\$47.80
2	Golden silk chrysanthemum		\$23.90	\$47.80
2	Golden wave to blue to yellow chrysanthemum		\$23.90	\$47.80
2	Green cherry blossom		\$23.90	\$47.80
4	Six Angle brocade crown	Large Brocade tail	\$23.90	\$95.60
1	Assortment A of 5 different J&M Cylinder shells ELECTRIC FIRE	mixed tails	\$215.00	\$215.00
1	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$310.00	\$310.00
1	Assortment A of 18 different (72 shells) J&M Brand Shells ELECTRIC FIRE	mixed tails	\$1,030.00	\$1,030.00
1	Wizard 3" Assortment A of 24 different (72 shells) shells E-Fire	mixed tails	\$1,030.00	\$1,030.00

Category Shell Count: 191

\$3,039.60

3 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
2	Gold glitter rays with purple and green ELECTRIC FIRE ONLY (cylinder)		\$34.30	\$68.60
2	Multicolor Rays with gold glitter center ELECTRIC FIRE ONLY (cylinder)		\$34.30	\$68.60
2	Red and blue with whistles (cylinder)		\$42.70	\$85.40
2	Silver Butterflies w/Magenta & Green Pistil		\$80.50	\$161.00

Category Shell Count: 8

\$383.60

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Brocade Ring pattern		\$28.70	\$57.40
2	Half Purple half green with gold willow ring		\$28.70	\$57.40
2	Wave to variegated	Silver tail	\$28.70	\$57.40
2	Blue and lemon strobe coconut	silver tail	\$45.60	\$91.20
2	Blue to dark to red		\$45.60	\$91.20
3	Brocade Crown with silver strobe pistils		\$45.60	\$136.80
2	Green ring inside brocade to purple ring		\$45.60	\$91.20
2	Purple to dark to green		\$45.60	\$91.20
2	Red green and blue moving stars		\$45.60	\$91.20
2	Spiral ring pattern		\$45.60	\$91.20
2	White strobe and red dahlia	whistling tail	\$45.60	\$91.20
1	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$590.00	\$590.00
1	Assortment Y Of 20 different J&M Brand shells ELECTRIC FIRE		\$590.00	\$590.00
1	Asst R of 20 different J&M Brand shells ELECTRIC FIRE		\$590.00	\$590.00
1	Assortment O of 18 different (36 shells) J&M Brand shells ELECTRIC FIRE	mixed tails	\$1,070.00	\$1,070.00

Category Shell Count: 119

\$3,787.40



J&M Displays Proposal for: City of Windsor Heights \$17K Fall Festival

Main Event

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Green cymas blossom		\$48.70	\$97.40
2	Green ghost peony	whistling tail	\$48.70	\$97.40
2	Green strobe		\$48.70	\$97.40
4	Kamuro with Happy Face Pattern		\$48.70	\$194.80
4	Silver strobe horse tail	whistling tail	\$48.70	\$194.80
2	Silver to Orange Crossette	whistling tail	\$48.70	\$97.40
2	Six Angle brocade crown		\$48.70	\$97.40
2	White strobe peony		\$48.70	\$97.40
2	Orange to crackling ghost peony		\$76.80	\$153.60
2	Reddish gamboge to crackling chrys with purple to crackling pistil w/crackl		\$76.80	\$153.60

Category Shell Count: 24

\$1,281.20

Section Shell Count: 407

Finales

2.5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Nishiki kamuro to silver		\$15.00	\$150.00

Category Shell Count: 10

\$150.00

2.5 Inch Finales

Quantity	Name	Rising Effect	Price	Total
6	9 Salutes with one palm 10 Shot finale chain		\$131.00	\$786.00
7	Rainbow peony 10 Shot finale chain		\$131.00	\$917.00

Category Shell Count: 130

\$1,703.00

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
10	Glittering willow	glitter tail	\$23.90	\$239.00

Category Shell Count: 10

\$239.00

3 Inch Finales

Quantity	Name	Rising Effect	Price	Total
3	Color dahlia 10 Shot finale chain	mixed tails	\$201.00	\$603.00
6	Wave shell 10 Shot finale chain	mixed tails	\$201.00	\$1,206.00

Category Shell Count: 90

\$1,809.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
3	Glittering willow	glitter tail	\$45.60	\$136.80

Category Shell Count: 3

\$136.80

Section Shell Count: 243

Miscellaneous



J&M Displays Proposal for: City of Windsor Heights \$17K Fall Festival

Miscellaneous

Ignition Items

Quantity	Name	Rising Effect	Price	Total
495	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)		\$2.20	\$1,089.00
20	MJG 15' (non-regulated ATF) Igniters with 15' leads (FWI15 - 20 per box)		\$2.20	\$44.00
6	5 shot finale chain with e-match connectors		\$3.90	\$23.40

Category Shell Count: 0

\$1,156.40

Section Shell Count: 0

8% Free for Early Payment

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
8	Glittering willow waterfall	glitter tail	\$23.90	\$191.20
5	Green Swimming Star		\$23.90	\$119.50
4	White strobe with red dahlia	glitter tail	\$23.90	\$95.60

Category Shell Count: 17

\$406.30

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Chrysanthemum to cherry with rosy pistil		\$45.60	\$182.40
2	Glitter crossette	flower crown tail	\$45.60	\$91.20
2	White strobe and red dahlia	whistling tail	\$45.60	\$91.20

Category Shell Count: 8

\$771.10

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Blue to red ghost peony		\$48.70	\$97.40
2	Green strobe		\$48.70	\$97.40
2	Purple ghost peony	whistling tail	\$48.70	\$97.40

Category Shell Count: 6

\$1,063.30

Section Shell Count: 31

15% Free for Loyalty Program

Multi-shell Barrage Units

Quantity	Name	Rising Effect	Price	Total
1	2.5" Display Shell cake - Brocade Crown 36 shot		\$490.00	\$490.00

Category Shell Count: 36

\$490.00

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Lemon eddy in chrysanthemum		\$23.90	\$95.60
1	Assortment A of 5 different J&M Cylinder shells ELECTRIC FIRE	mixed tails	\$215.00	\$215.00

Category Shell Count: 9

\$800.60



J&M Displays Proposal for: City of Windsor Heights \$17K Fall Festival

15% Free for Loyalty Program

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Bees Variegated		\$45.60	\$91.20
2	Red green and blue moving stars		\$45.60	\$91.20
Category Shell Count: 4				\$983.00

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	Gold Strobe		\$48.70	\$97.40
2	Golden wave to green chrys		\$48.70	\$97.40
4	Heart pattern Red to crackle		\$48.70	\$194.80
4	Lemon strobe		\$48.70	\$194.80
4	Multi color strobe		\$48.70	\$194.80
2	Six Angle brocade crown		\$48.70	\$97.40
4	Windmill Pinwheel (Red & Green)	Silver Tail	\$48.70	\$194.80
Category Shell Count: 22				\$2,054.40

Section Shell Count: 71



J&M Displays Proposal for: City of Windsor Heights \$17K Fall Festival

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Subtotal Fireworks: **\$12,665.00**
J&M Production: **\$4,335.00**
Total Price of Show: **\$17,000.00**

Total Shot Count: 774
Packing Check: 745
Date of Display: 10/04/25
Customer Number: 13787

Summary of Free Items Added to Your Show

See Previous Pages for a Listing of Free Items

Free Items are Based on the \$12,665.00 Fireworks Subtotal

\$1,063.30	8% Free for Early Payment
\$2,054.40	15% Free for Loyalty Program
\$3,117.70	Total Free

Your Price is \$17,000.00

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**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM:

SUBJECT: Mayor, Council Reports and Committee Updates, and Administration Reports

GENERAL INFORMATION

ATTACHMENTS

None



**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL
FROM: Adam Plagge, City Administrator
SUBJECT: 73rd St. Reconstruction Update

GENERAL INFORMATION

ATTACHMENTS

1. 73rd Street Report



Staff Report

To: Mayor and City Council
From: Adam Plagge, City Administrator
Date: February 27th, 2025
Subject: 73rd St. Reconstruction Update

73rd Street Reconstruction Project – 2025 Staging Plans & Upcoming Work

This week, City staff met with Absolute Concrete to discuss staging plans for the 2025 reconstruction of 73rd Street north of University Avenue. A preconstruction meeting is scheduled for March 4, followed by a meeting with West Des Moines Schools on March 12.

Upcoming Work & Closures

- **Stage 5 Sidewalk & Final Grading Work:** Scheduled for West Des Moines School's Spring Break, beginning March 17. Notices have been sent to affected residents, and digital signs at Hickman and University Avenue will alert drivers to the closure of Stage 5 to through traffic for approximately one week.
- **Stage 1 Work Begins:** Tentatively set to start on March 18, weather permitting. Notices have been sent to businesses, and signage is being placed along the road. Favorable weather could lead to simultaneous closures of Stage 1 and Stage 5 during Spring Break.

2025 Construction Schedule & Improvements

Absolute Concrete has proposed a schedule to substantially complete the project within 2025, beginning with Stage 1, shifting to Stage 4 during summer break, and concluding with Stages 2 and 3. To facilitate this, the following adjustments are being made:

1. **Consolidation of Stages 2 & 3:** Concrete removal will begin on Stage 2 or 3 once watermain installation is underway on the adjacent stage, allowing for a more efficient transition.
2. **Faster Stage Transitions:** Work on the next stage will begin as soon as the prior stage is reopened to local traffic, without waiting for sidewalks and grass restoration.
3. **Improved Watermain Testing Procedures:** A pipe-cleaning process called 'pigging' will be used to reduce potential bacteria testing delays. Additional best practices are also being implemented.
4. **Saturday Work as Needed:** The contractor plans to work select Saturdays, especially if falling behind schedule, provided weather permits.
5. **Extended Work Hours:** Construction hours are now:
 - **Weekdays:** 7 AM – 8 PM
 - **Saturdays:** 8 AM – 6 PM
 - **Sundays:** 8 AM – 5 PM*(Previous schedule was slightly more restrictive on weekends.)*

Additionally, a reduction in contractual working days is being negotiated to reflect the stage consolidation and accelerated transitions.

Potential Stage 1A & 1B Combination

The contractor is exploring the option of merging Stages 1A and 1B by securing easements from property owners to create temporary access between businesses. If the necessary easements are obtained at the contractor's cost, City staff is supportive of this adjustment. Discussions with property owners are ongoing.





**STAFF REPORT
CITY COUNCIL**
March 3, 2025

TO: CITY COUNCIL

FROM:

SUBJECT: Mayor's Report

GENERAL INFORMATION

ATTACHMENTS

1. Mayor's Report 2-20-2025



MAYOR'S REPORT

Report Covers January 1st, 2025 – February 20th, 2025

- My apologies for taking so long to provide Council/Residents with a Report. I was in a trial to kick off the new year, which snowballed everything.
- AJ and I are having ongoing conversations with a resident on Forest Avenue about traffic on 64th Street during school drop off/pickup. This is unavoidable, obviously, but there are potential safety issues when crossing Sunset and Colby due to visibility issues as cars are parked in the street. Councilor Skeries had another issue come up, brought to her attention by another resident. AJ is continuing to work on the issue, as he sent out an email to Council with a potential solution.
- On January 10th, AJ and I met with Representative Konfrst to talk about the City's priorities and our concerns about the 2025 Legislative session. This was primarily related to property tax and local control. We also expressed concern about commercial property tax appeals, as corporations like Wal-Mart and Hy-Vee appeal their property tax assessments, litigate them, and cost the Polk County Assessor money (thus, our taxpayer dollars), when Hy-Vee had more than \$13 billion in revenue and Wal-Mart had over \$611 billion in revenue.
- On January 21st Councilor Harms and I attended the Metropolitan Advisory Committee (MAC) meeting up at the Capitol (Threase's office for the next few months). We were joined by more legislators than I can remember than we've ever been joined by before. The conversation was focused around what it is always focused around: property taxes and local control.
- Later that night, I attended the Metro Waste Authority legislative open house, which was organized by, I believe, Threase and her staff. It was a wonderful event and staff raved about the involvement of Threase and Susan when it came to Metro Waste. I also met Representative Martin Graber for the first time, who introduced himself as being from the "Florida of Iowa." He couldn't help himself from telling Mayor John Edwards and I about 10 jokes in five minutes and was quite jovial. I was shocked to see that he passed away only a week or so later.
- On January 23rd I attended the Metropolitan Planning Organization (MPO) strategic plan steering committee meeting as well as the policy committee meeting. The MPO is going through the process of creating a "mini" strategic plan to get them through the next year or so, and this was the meeting to discuss what the SWOT survey would look like that would go out to all policy committee members. At the policy committee we saw a draft of the comprehensive safety action plan (CSAP), which is required so that the region can get up to \$50 million in Safe Streets and Road for All grant funding. Of interest to me was that we finally put out the RFP for a multimodal transportation impact study. Per the memo:

The study's purpose would be to 1) quantify the economic impacts and benefits of transportation investments in the region, and 2) isolate the economic impacts of transit in the area to demonstrate the nature, magnitude, and sensitivity of return on investment to different strategic options the region may consider in the Reimagine DART plan.

They apparently did a study like this in Salt Lake City and I think it would be very valuable to the region. This was only an RFP, so we'll see what the actual cost will be when they come back.

- On January 24th I attended an after-action Windsor Wonderland meeting via Zoom. We discussed what worked, what didn't work and how to make 2025 even better.
- On January 25th I attended the Windsor Heights Chamber Talk with Officials, along with Representative Konfrst and Senator Celsi. It had the best attendance of any I've ever attended. This was likely because it was moved to 9AM, a much more reasonable time for getting up on a Saturday morning!
- On January 26th I volunteered in a somewhat semi-mayoral capacity, serving food at St. Theresa's. I saw semi-mayoral as Councilor Campbell wrote "Mayor of Windsor Heights" on my name tag without any prompt.
- On February 10th, Personnel & Finance Committee met made recommendations regarding the budget. Minutes from that meeting will be provided to Council if it hasn't already been done.
- On February 11th I attended MAC with Councilor Harms. She was nominated to the executive committee yet again and majority of the meeting was dedicated to discussing the communications strategy for property taxes for municipalities across the Metro. Waukee is primarily leading the charge and we will be participating as well.
- MIALG (Mayor's Meeting) was scheduled to occur on February 12th, with us hearing from ICON, but it was cancelled due to weather. We hope to reschedule and hear from Stephanie Oppel.
- I had an individual meeting with Rachelle and AJ on February 14th to discuss our budget. I asked them to provide a rundown of fleet vehicles to Council at the upcoming meeting, as I think keeping an eye on what we have as far as our vehicles go is extremely important. Personnel and vehicles are our two biggest expenses, so keeping track of those things is something Council needs to know about.
- Later, I had a meeting at the MPO for the strategic planning, where we discussed the results of the SWOT surveys that were distributed to every member community. The biggest contradiction in the answers appeared to be what role the MPO should have in the Metro. Should it do more than transportation or just stick with the nuts and bolts? A "road map" was developed that will be presented at the February 20th Policy Committee meeting.
- On February 19th I attended the Polk County Emergency Management Annual Budget Meeting along with Chiefs Roth and Mease. The annual budget was approved without incident. As there is legislation that may change how things work in the future, that could change, but for now things continue to operate as normal.
- On the 20th the MPO policy committee met and approved the aforementioned strategic plan framework, the multimodal impact study, the executive director's annual compensation increase/extension and discussed the grant application for safe streets for all federal funding.
- Plenty more happened between this Council meeting and the 20th but that will have to wait for the next report.