



CLIVE PLANNING & ZONING COMMISSION

AGENDA, REGULAR MEETING

1900 NW 114th Street

August 4, 2026 5:30 PM

This meeting will be conducted in-person in the Council Chambers and virtually via Zoom platform. To participate virtually use the following link:

<https://us06web.zoom.us/j/81557395531>

Call to Order/Roll Call

Action Items

1. Approve Meeting Minutes - 07/07/2026
2. Second Amendment to Zoning Change and Development Agreement Emerald Isle Townhomes Plat 1
3. Site Plan- Summit Settlement Services- 16363 Holcomb Avenue

Staff Report

Presentation and Discussion

Adjournment



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: August 4, 2026

RE: Approve Meeting Minutes - 07/07/2026

Staff recommends approval of the July 7, 2026 meeting minutes.

Attachments:

1. PZ Minutes 07/07/2026

CLIVE PLANNING & ZONING COMMISSION MEETING MINUTES
REGULAR MEETING
JULY 7, 2026
COUNCIL CHAMBERS

Call to Order/Roll Call

Chair Alowitz presided and called the meeting to order at 05:32 PM. This meeting was held in the City Hall Council Chambers. Public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The meeting was recorded.

PRESENT: Michael Alowitz, Marcia Hunter, Chris Panzi, Lindsay Brandon, Milagros Ortiz

ABSENT: Jeffrey Anderzhon, Julie Correa

STAFF: Amanda Grutzmacher, Kathryn Purvis

Action Items

1. Approve Meeting Minutes - 06/02/2026
Lindsay Brandon moved approval, seconded by Chris Panzi.
Roll Call: Ayes: Michael Alowitz, Marcia Hunter, Chris Panzi, Lindsay Brandon, Milagros Ortiz. Nays: None. Abstained: None.
Motion Passed.
2. Site Plan Amendment - 1229 NW 86th St - Discount Tire
Purvis presented the request for an approximately 900 square foot building addition at Discount Tire, 1229 NW 86th Street. Steve McCleary, Site Development Specialist with RA Smith Engineering, represented the applicant at the meeting.

Deb Lawrence, property manager for the Crossroads Shopping Center at 1821 22nd Street, raised concerns about parking availability and impacts to the shopping center tenants and customers from Discount Tire customers using their parking lot.

The Commission generally discussed fire suppression system, sand/oil separator protection, facade continuation, trail access, and parking.

Marcia Hunter moved approval, seconded by Chris Panzi.

Roll Call: Ayes: Michael Alowitz, Marcia Hunter, Chris Panzi, Lindsay Brandon, Milagros Ortiz. Nays: None. Abstained: None.

Motion Passed.

Presentation and Discussion

Staff Report

Grutzmacher and Purvis updated the Commission on current projects.

Adjournment

Being no further business, the meeting was adjourned at 6:02 PM.



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: August 4, 2026

RE: Second Amendment to Zoning Change and Development Agreement Emerald Isle Townhomes Plat 1

Emerald Isle Land, LLC is requesting to eliminate the requirement to install a fence in lieu of landscape buffer between the existing single-family home and the Emerald Isle Townhome development. The townhome development is consistent with the City's Future Land Use Map and the proposed development pattern is repeatable on the property to the east. Due to the compatible nature of the development with the existing adjacent single-family home and future development expectations of the property to the east, staff support a temporary 6-foot tall wood privacy fence in lieu of a required landscape buffer as requested by the Rhiners at the time of original development approval. Laura Rhiner, the neighboring property owner, has provided a letter in support of eliminating the fence requirement.

Staff recommends approval of the Second Amendment to Zoning Change and Development Agreement for Emerald Isle Townhomes Plat 1.

Attachments:

1. 2nd Amendment to ZCDA Emerald Isle Townhomes
2. 2nd Petition to Amend ZCDA signed
3. Laura Rhiner letter
4. Notification Letter and Mail Labels

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Amanda Grutzmacher, 1900 NW 114th Street, Clive, IA 50325 515-223-6221

**2nd AMENDMENT TO
ZONING CHANGE AND DEVELOPMENT AGREEMENT**

THIS AMENDMENT is made between Emerald Isle Land, LLC and the City of Clive, Iowa to the Zoning Change and Development Agreement dated April 14, 2022, recorded April 26, 2022, as document reference number Book 2022 Page 9096, regarding that certain real property located within the City of Clive, Dallas County, Iowa (the “Development Agreement”).

WHEREAS, the First Amendment to Zoning Change and Development Agreement was approved on August 10, 2023, and recorded with the Dallas County Recorder’s Office at Book 2023 and Page 12046; and

WHEREAS, the Parties would like to amend the Development Agreement to eliminate the requirement for a buffer fence on the east property line.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Development Agreement shall be revised as follows:

1. Section 2(f). Landscaping is hereby amended to read as follows:

(f). A minimum of two and a half (2.5) trees per townhome dwelling unit shall be installed and maintained in the Project. Tree planting locations shall be distributed throughout the site, although a concentration of tree and other landscape plantings as generally shown on the Master Plan shall be provided along the east, south and west property lines in order to provide a visual and audible separation between the dwelling units and the adjacent right of way and development activities.

The Project is consistent with the City’s Future Land Use Map and the proposed development pattern is repeatable on the property to the east of the Project. Due to the compatible nature of the Project with the existing adjacent single-family home and future

development expectations of the property to the east of the Project, no landscape buffer or fence shall be required.

In lieu of a landscape buffer along the north property line, the developer agrees to create a linear park and trail connection on the City owned property south of the future Sheridan Avenue extension as detailed in Section 2 (c) of this agreement. The linear pedestrian/bicycle parkway shall be designed to accomplish the requirements of a landscape buffer from the future development of the property to the north of the Project.

In all other respects, the terms of the original agreement will remain in effect. If there is a conflict between this amendment and the original agreement, the terms of this amendment shall prevail. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SEPARATE SIGNATURE PAGES FOLLOW.)

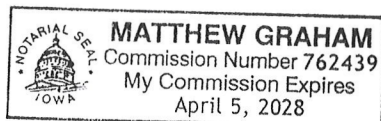
Dated this 17 day of July, 2026.

Emerald Isle Land, LLC

By: [Signature] Arun Kalra
President of Emerald Isle Land, LLC

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me on this 17 day of July 2026 by Arun Kalra in his capacity as President of Emerald Isle Land, LLC.



[Signature]
Notary Public in and for the State
of Iowa

My commission expires: 4/5/2028

CITY OF CLIVE, IOWA

By _____
John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 2026, before me, _____, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew D. Graham, to me personally known, and, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Clive, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2026, and that John Edwards and Matthew D. Graham acknowledged the execution of said instrument to be their voluntary act and deed and the voluntarily act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State
of Iowa

My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; LOTS 5 THROUGH 7 INCLUSIVE AND PORTION OF LOT 8, EMERALD ISLE PLACE, AN OFFICIAL PLAT, CLIVE, DALLAS COUNTY, IOWA; THE SOUTH 50.00 FEET OF ABANDONED RAILROAD RIGHT OF WAY NORTH OF AND ADJACENT TO SAID LOTS 5 THROUGH 8; AND THE NORTH HALF OF EMERALD ISLE DRIVE RIGHT OF WAY SOUTH OF AND ADJOINING SAID LOTS 5 THROUGH 8, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S00°15'25"W ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5, A DISTANCE OF 33.00 FEET; THENCE N89°52'35"W, A DISTANCE OF 392.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N00°16'58"E ALONG SAID WEST LINE, A DISTANCE OF 540.26 FEET; THENCE S89°43'02"E, A DISTANCE OF 49.92 FEET TO THE EAST RIGHT OF WAY LINE OF NW 156TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1432.40 FEET, AN ARC LENGTH OF 343.57 FEET AND A CHORD THAT BEARS S88°33'17"E, 342.75 FEET; THENCE S00°15'25"W ALONG THE EAST LINE OF SAID LOT 5 AND ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 499.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.89 ACRES (213,120 SQUARE FEET)

**PETITION TO AMEND DEVELOPMENT AGREEMENT
WITHIN THE CITY OF CLIVE, IOWA**

I (We), the undersigned, Emerald Isle Land, LLC own property legally described on the attached Exhibit A.

The undersigned states, in writing that as property owner(s), they are petitioning the City of Clive, Iowa to amend the development agreement for the above-mentioned property.

The amended development agreement will revise the landscaping requirement as follows:

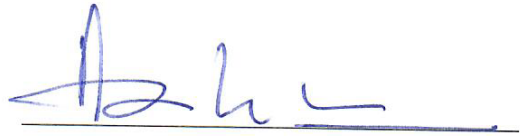
Section 2 (f). A minimum of two and a half (2.5) trees per townhome dwelling unit shall be installed and maintained in the Project. Tree planting locations shall be distributed throughout the site, although a concentration of tree and other landscape plantings as generally shown on the Master Plan shall be provided along the east, south and west property lines in order to provide a visual and audible separation between the dwelling units and the adjacent right of way and development activities.

The Project is consistent with the City's Future Land Use Map and the proposed development pattern is repeatable on the property to the east of the Project. Due to the compatible nature of the Project with the existing adjacent single-family home and future development expectations of the property to the east of the Project, **no landscape buffer or fence shall be required.** ~~a temporary 6-foot tall wood privacy fence in lieu of a required landscape buffer shall be installed by the Property Owner on the east property line of the Project as generally shown on the Master Plan. The fence shall be removed by the Property Owner at such time as the future development to the east is approved by the City. Property Owner agrees to maintain the fence in good condition until such time as the fence is required to be removed. Property Owner acknowledges that the current or future property owner of the property to the east of the Project shall have the right, but not the duty, to remove said fence with no further approvals from the Property Owner or any future Owners Association.~~

In lieu of a landscape buffer along the north property line, the developer agrees to create a linear park and trail connection on the City owned property south of the future Sheridan Avenue extension as detailed in Section 2 (c) of this agreement. The linear pedestrian/bicycle parkway shall be designed to accomplish the requirements of a landscape buffer from the future development of the property to the north of the Project.

The undersigned states that this consent can be received, filed, and made a part of any proceedings before the Planning and Zoning Commission and/or the City Council pertaining to the above request.

Dated this 15 Day of July, 2026.

A handwritten signature in blue ink, appearing to read 'Arun Kalra', is written over a horizontal line.

Arun Kalra

President of Emerald Isle Land, LLC

Exhibit "A"

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; LOTS 5 THROUGH 7 INCLUSIVE AND PORTION OF LOT 8, EMERALD ISLE PLACE, AN OFFICIAL PLAT, CLIVE, DALLAS COUNTY, IOWA; THE SOUTH 50.00 FEET OF ABANDONED RAILROAD RIGHT OF WAY NORTH OF AND ADJACENT TO SAID LOTS 5 THROUGH 8; AND THE NORTH HALF OF EMERALD ISLE DRIVE RIGHT OF WAY SOUTH OF AND ADJOINING SAID LOTS 5 THROUGH 8, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINS 4.89 ACRES (213,120 SQUARE FEET)

To Whom It May Concern,

I am Laura Rhiner resident of 15541 Emerald Isle Drive, Clive IA. 50325, No longer required fence between our property and Emerald Isle Townhomes. *For a FCC of \$*

I hereby request the City of Clive to relieve Emerald Isle Townhomes on fence installation..

Thanks for you consideration

Laurie Rhiner
Laurie Rhiner

Date *6/30/26*

July 22, 2026

Re: Emerald Isle Townhomes Development Agreement Amendment

Dear Property Owner:

Emerald Isle Land, LLC has submitted a petition to amend the Zoning Change and Development Agreement for the Emerald Isle Townhomes, located at NW 156th Street and Emerald Isle Drive, to eliminate the fence along the east property line.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., August 4, 2026. You may attend this meeting in person in the Council Chambers at 1900 NW 114th Street, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's website at http://www.cityofclive.com/connect/boards_and_commissions/

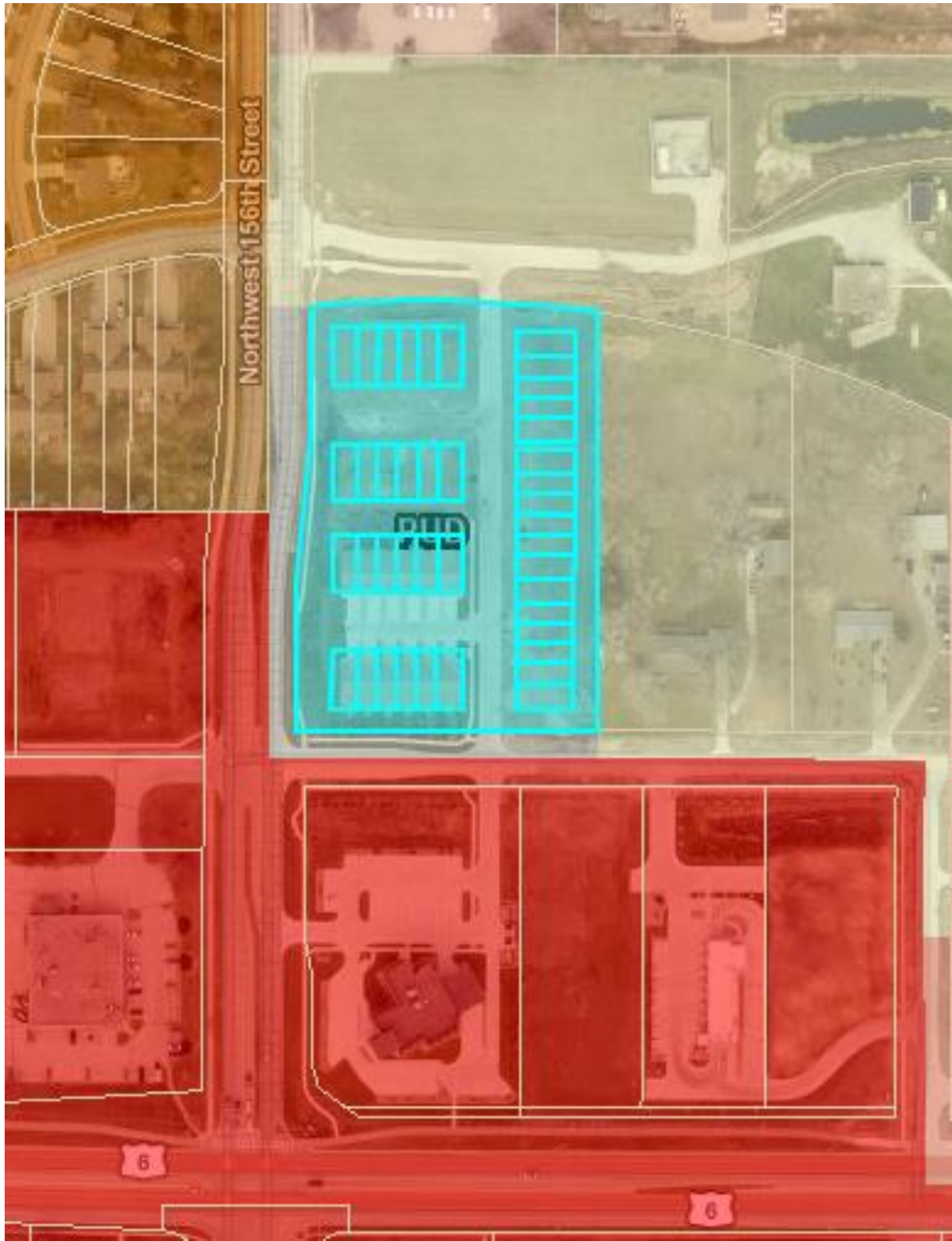
As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on August 13, 2026, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's website at http://www.cityofclive.com/connect/city_council/

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at 223-6221.

Sincerely,
Amanda Grutzmacher, Senior Planner
agrutzmacher@cityofclive.com
515-223-6221

LOCATION MAP



PHUNG, HONG CAM & TRAN, HUNG
JTRS
15411 EMERALD ISLE DR
CLIVE, IA 50325

PILKINGTON, JEFFREY M & LISA L JTRS
15606 SHERIDAN AVE
CLIVE, IA 50325

THROCKMORTON, THOMAS & DENISE
TRUST U/T/A 06/11/2025
15604 SHERIDAN AVE
CLIVE, IA 50325-4521

HENDRICKS, PETER P & RENEE M JTRS
2525 NW 157TH ST
CLIVE, IA 50325

OEHLER, GARY & KONNIE REVOCABLE
TRUST 12/3/14
15630 SHERIDAN AVE
CLIVE, IA 50325

PAGE, GERALD
15608 SHERIDAN AVE
CLIVE, IA 50325

HANKS, CLINTON R & JANICE N JTRS
15602 SHERIDAN AVE
CLIVE, IA 50325

CUTTER, SARAH B & WIESENFELD,
SAMUEL J JTRS
2537 NW 157TH ST
CLIVE, IA 50325

RHINER, LAURA A
15441 EMERALD ISLE DR
CLIVE, IA 50325

GREENLIGHT PROPERTIES, LLC
PO BOX 42441
URBANDALE, IA 50323

I.S. HOLIDAY PARK LLC
PO BOX 1159
DEERFIELD, IL 60015

GUMM, JEFFREY R & SHARON M JTRS
2545 NW 157TH ST
CLIVE, IA 50325

NETTELAND FAMILY HOLDINGS I LLC
2976 132ND CT
URBANDALE, IA 50323

STONEGATE CROSSING LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

CENTRAL IOWA WATER WORKS
2201 GEORGE FLAGG PKWY
DES MOINES, IA 50321

8225 FLA LLC
15591 HICKMAN RD
CLIVE, IA 50325-8016

CHURCH AT DEERFIELD POINTE, LLC
211 N ROBINSON 8TH FLOOR
OKLAHOMA CITY, OK 73102

M&M ACQUISTION LLC
116 HERON COVE RD.
ELIOT, ME 03903

EMERALD ISLE LAND, LLC
1705 S 42ND ST
WEST DES MOINES, IA 50265

IA8 - 156TH AND HICKMAN, LLC
629 S MINNESOTA AVE
SIOUX FALLS, SD 57104



Staff Report

TO: Planning and Zoning Commission members

FROM:

Kathryn Purvis, Planner

DATE: August 4, 2026

RE: Site Plan- Summit Settlement Services- 16363 Holcomb Avenue

GENERAL INFORMATION

Applicant: Bishop Engineering on behalf of C&S Commercial, LLC

Requested Action: Approval of a Site Plan for a new office building

Location: 16363 Holcomb Avenue

Lot 2, Berkshire Office Park Plat 2

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	Office	Commercial- Employment	C-3
North	Office, pending construction	Commercial- Employment	C-3
East	Vacant	Commercial- Employment	C-3
South	Office	Commercial- Employment	C-3
West	Office	Commercial- Employment	C-3

CASE HISTORY

1994 - Annexation approved

2001 - Rezoning to C-3

2001 - Berkshire Commons Office Park Plat 1 Final Plat approved

2003 - Berkshire Commons Office Park Plat 2 Final Plat and Zoning Change and Development Agreement approved

BACKGROUND

The subject property is part of the Berkshire Commons Office Park that was originally developed in 2001. Since that time, the office park has slowly built out and now contains nine professional office buildings and eleven vacant lots; a site plan was recently approved for one of the vacant lots immediately adjacent to the subject property with construction anticipated this fall. The subject property is approximately 0.449 acres and is currently undeveloped other than a portion of a shared parking lot drive aisle.

ANALYSIS

Building Design & Site Lighting

Consistent with the approved development plan and covenant restrictions, the proposed building is a single story 4,500 square foot office building (4,500 square foot

maximum permitted). The proposal identifies two potential tenant suites within the building. The building is designed with a typical residential style roof at a 5/12 and 8/12 pitch. The exterior materials are primarily brick, utilizing glazing and a change in color of the brick to provide visual interest, meeting the minimum Development Standards Manual requirements.

The site lighting is largely in conformance with the Development Standards Manual targets. In this case, the site is small and was designed as part of an office park with shared parking and drive aisle configuration, which makes full compliance with the photometric statistics targets very challenging without potential significant impacts to the overall office park layout and circulation. The lighting standards were written as targets rather than strict requirements due to these types of site challenges.

Site Layout & Circulation

The proposed site layout is consistent with the development plan. The Berkshire Commons Office Park is designed to have shared ingress/egress and parking drive aisles. Staff anticipates the site will primarily be accessed from the Holcomb Court shared driveway connection, but an additional connection is also provided from Sheridan Avenue. With future development on the property to the east, the drive aisle will be extended. The site will add 16 parking spaces, including one van accessible parking stall. Development of the subject property requires installation of a portion of the drive aisle on the property to the north (16360 Sheridan Ave) and the property owners are in the process of completing an easement agreement. A sidewalk connection is provided to Holcomb Ct.

Landscaping & Stormwater Management

The site is required to plant 9 trees, which have been provided. Foundation plantings are provided around the majority of the building's perimeter. A small enclosed green space is provided at the northeast exit for general staff enjoyment.

The applicant is still addressing comments related to stormwater management design and minor revisions to the sidewalks, however, the outstanding comments are not anticipated to have an aesthetic or layout impact on the site plan. Detention requirements have been satisfied in an off-site regional detention basin. The site will address water quality volume within a bio-retention area located to the south of the building adjacent to Holcomb Court and a bio-swale along the east side of the building.

Utilities

Existing water and sanitary service connections are provided near Holcomb Court. The electrical transformer is generally located to the north of the building, and gas services will be run to a connection on the east side of the building. Storm Sewer is run from both the gutters and the outfall of the bio-retention area to the south, ultimately connecting into the public storm sewer under Holcomb Avenue.

PUBLIC COMMENT

Notice was sent to the surrounding property owners within 310-feet of the subject site on July 21, 2026. To date, staff has received general inquiries, but nothing in writing has been submitted.

STAFF RECOMMENDATION

Staff recommends approval subject to resolution of all of items outlined in the staff comment letter originally dated May 27, 2026 and most recently updated July 28, 2026.

Attachments:

1. 7-28-26 comment letter
2. Notice Letter and Mail List
3. 7-16-26 Colored Elevations
4. 7-8-26 Site Plan
5. Photometric Plan
6. Cut Sheet - Wall
7. Cut Sheet - Pole



July 28, 2026

Brad Kuehl
3501 104th Street
Des Moines, IA 50322

Re: 16363 HOLCOMB CT - Summit Settlement Services - Site Plan

The Community Development Department is in receipt of an application for Site Plan for the proposed Summit Settlement Services located at 16363 HOLCOMB CT. Based on the review of the provided submittal materials, staff have the following comments:

- **Cover Page:**

1. Note 21: State the minimum organic content as a single number. That number should match the SWMP, but since the contractor will not be referencing the SWMP during construction, this value needs to be explicitly in the plan set.

- **Details:**

1. An elbow up to the bottom of the soil indicates internal water storage in the rock layer.

Since scarification note has been added, staff is comfortable allowing the rock layer to count as storm storage due to the underlying soil formation (138B, well-drained, and moderately high to high transmissivity of limiting layer), provided minimum separation between the subdrain and the water table is provided.

- **Dimension Plan:**

1. Staff understands an ingress/egress and private storm sewer easement between the property and Lot 14 Berkshire Commons Office Park Plat 1 (16360 Sheridan Ave) is in process. A copy of the executed easement must be received prior to issuance of building permits.
2. **Regarding the east access points:** The 2nd exit requirement is driven by occupant load and the travel distance to a single exit. If the occupant load is 50 or more, a second exit is required. For an unsprinklered building, the max travel distance from the furthest corner of the building to the main exit is 75'. If longer, a 2nd exit is required. If you can share compliant occupant loads and travel distances that support a single exit, it's possible to not require additional hard surfaces. However, as this proposal includes a rentable tenant space, keep in mind that what may serve the existing business, may not always best serve the next use, or a tenant, and would limit potential leases for at the very least, that suite.

- a. Currently, the east door (furthest south door) is the secondary emergency egress for suite 110 and needs to have hard surface access away from the building to the public way.
- b. Additionally, the access out of suite 100 on the east side of the building is missing the concrete walk that was proposed. Staff believes this is just a missing layer in the provided document that wasn't toggled on as it has been on all previous renderings.

- **Grading/Topography Plan:**

1. For applicant's design discretion (no City requirement), staff notes that this design provides less than the ISWMM guidance for minimum separation of bioretention from building foundation is 25'.

- **Landscape Plan:**

1. Please extend some of the foundation plantings to provide screening for the mechanical units and pad on the east side of the building.

- **Review Comment:**

1. please return all relevant notes back to the plans (example: the gutter call outs and frost protection notes from the July 7th Submission). There are several updates that were made to address comments that are no longer on the most recent submittal.
2. The accessible route to the dumpsters cannot have a step from the curb. A Ramp will need to be provided from the walk to the parking surface.

- **Stormwater Management Plan:**

1. On the checklist, please only indicate "yes" for items that have been included. The certification statement is not considered valid until it has been signed.
2. Update submittal date to match the rest of the documents submitted for site plan review.
3. Demonstrate that the water table is far enough below the subdrain of the bioretention cell.

Soil formation 138B is listed as having typical water table 47-63", or approximately 1012-1013'. In the proposed design, the bottom of the subdrain appears to be most nearly 1013' (~12" grading, 3" mulch, 18" soil, 3" chip, 12" aggregate)

The ISWMM minimum vertical separation is 2 feet from bottom of bioretention cell to top of water table. Staff is comfortable using the bottom of the subdrain to establish vertical separation because of the proposed configuration.

4. Staff accepts the proposed use of the site discharge rate prior to bioretention treatment as a conservative estimate of the flows leaving the site.

Please show units on your rational method estimate of the CPv discharge rate and update the 5 minute intensity (to match Tc) is 4.63 in/hr. Using the required future conditions modifier, this value is 5.79 in/hr.

If deviation from this framework is required to demonstrate peaks less than 2 cfs, explain them in section 3B of the narrative.

5. Provide Tc calculations demonstrating that drainage area 3 and 4 (to bioretention cells) is actually 10 minutes, or reduce Tc to the minimum - 5 minutes.

6. Take section 5 (maintenance and inspection plan) and pair it with the maintenance plan map. Separate these items as a separate document that the owner can hand to a landscaper as a scope of services.

- **Utility Plan:**

1. please exchange the photocopies of the development standards to typed editions of Appendix E and F integrated into the utilities page.
2. Update documents so that SWMP and plan set match:
-- P4A is 0.4% in plans and calculations in SWMP are for 0.5%
3. A replacement structure is not shown. Demonstrate that a 12" RCP to 12" RCP with less than 90 degrees between will remain structurally sound.
4. Staff notes the change in proposed size from 15" to 12" N12 pipe. Pipe within the right-of-way must be concrete to withstand other right-of-way work (for example, water main breaks, installation of new pipe, or road reconstruction).

The Project is placed on the 08/04/2026, Planning and Zoning Commission agenda. Satisfaction of the above remaining comments is required for a place on a Council Agenda.

Please feel free to contact me on the portal or at 515-223-6221 if you have questions or need additional information.

Sincerely,

Kathryn Purvis

Planner



July 21, 2026

Re: 16363 HOLCOMB CT - Summit Settlement Services

Dear Property Owner:

Bishop Engineering, on behalf of C & S Commercial, LLC (the property owner), has submitted a Site Plan to the City of Clive to construct a new office building located at 16363 Holcomb Ct.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., Aug 04, 2026. You may attend this meeting in person in the City Council Chambers, 1900 NW 114th Street, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's meeting portal at <https://cliveia.portal.civicclerk.com/>.

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on Aug 27, 2026, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's meeting portal at <https://cliveia.portal.civicclerk.com/>.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

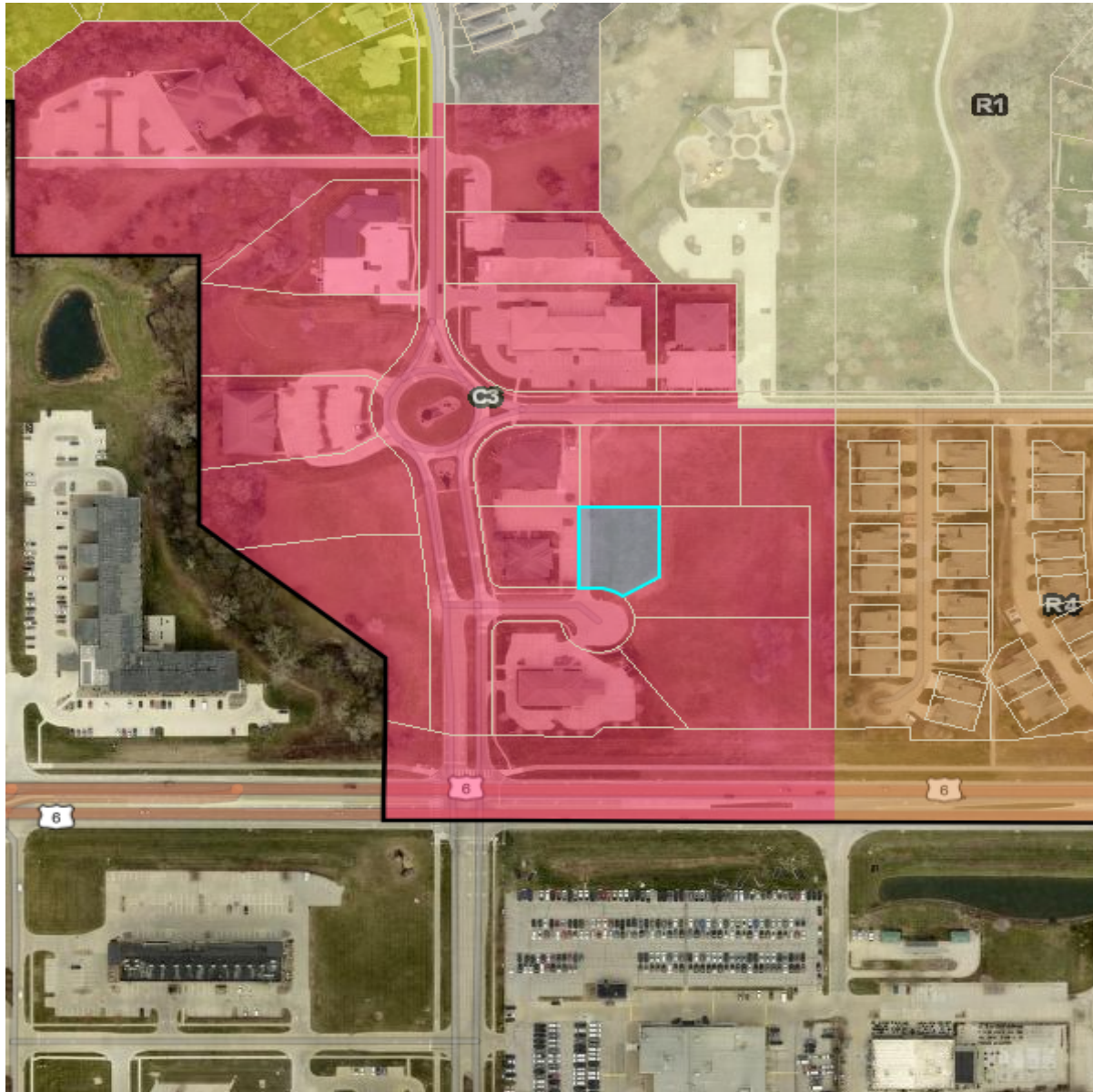
Sincerely,

A handwritten signature in dark ink that reads "Kathryn Purvis".

Kathryn Purvis

KPURVIS@CITYOFCLIVE.COM

LOCATION MAP



SUPPES, GEORGE & GEORGIEANNA JTRS
2386 NW 163RD ST
CLIVE, IA 50325

DICKSON, DAVID K & BONNIE V JTRS
2410 NW 163RD ST
CLIVE, IA 50325-4641

IC2DM LLC
115 IOWA AVE
IOWA CITY, IA 52240

VOLK, TANNER K & LISA M JTRS
2416 NW 163RD ST
CLIVE, IA 50325

MCCLELLAN, CATHLEEN M
2396 NW 163RD ST
CLIVE, IA 50325

PAJAZETOVIC, JASMINA
225 NE DARTMOOR DR STE 300
WAUKEE, IA 50263

BERKSHIRE OFFICE, LLC
4701 121ST ST
URBANDALE, IA 50323

WEISSENBURGER REAL ESTATE LLC
16400 SHERIDAN AVE
CLIVE, IA 50325

LUANA SAVINGS BANK
100 HARVEST DR
LUANA, IA 52156

ADDA PROPERTIES LLC
14121 LAKEVIEW DR
CLIVE, IA 50325

BERKSHIRE DENTAL
2375 BERKSHIRE PKWY
CLIVE, IA 50325

TWO PEDS AND A POD LC
2555 BERKSHIRE PARKWAY
CLIVE, IA 50325

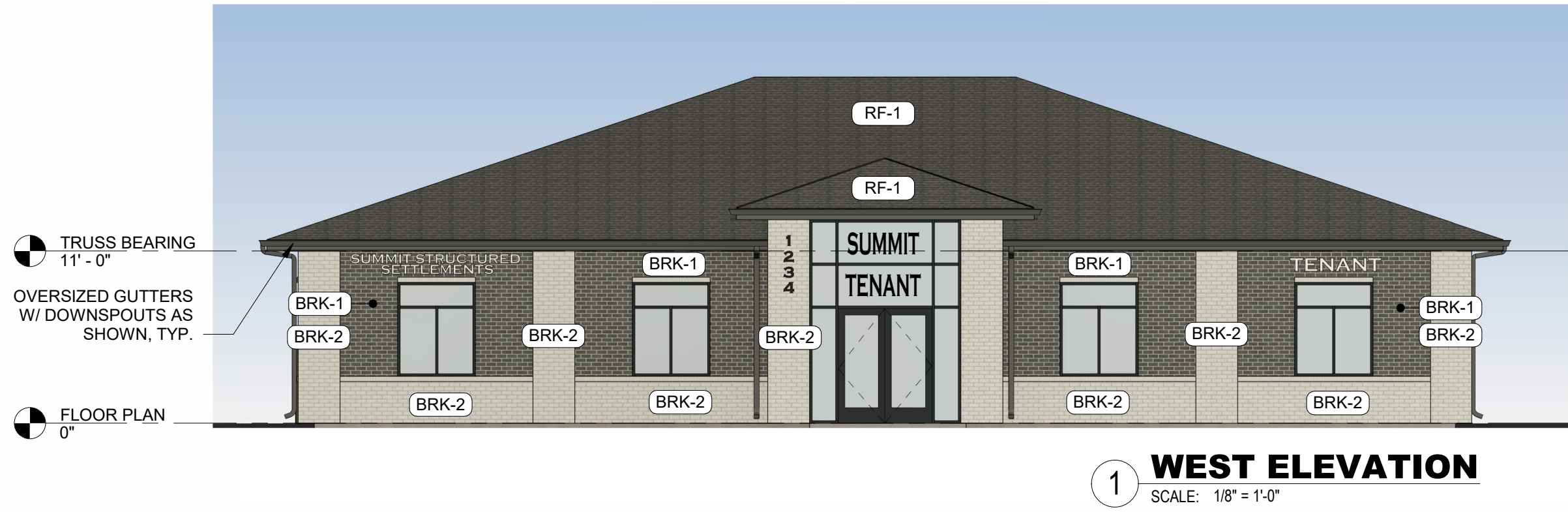
PARK SIDE TOWNHOMES ASSOCIATION
1350 NW 138TH ST STE 500
CLIVE, IA 50325

CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325

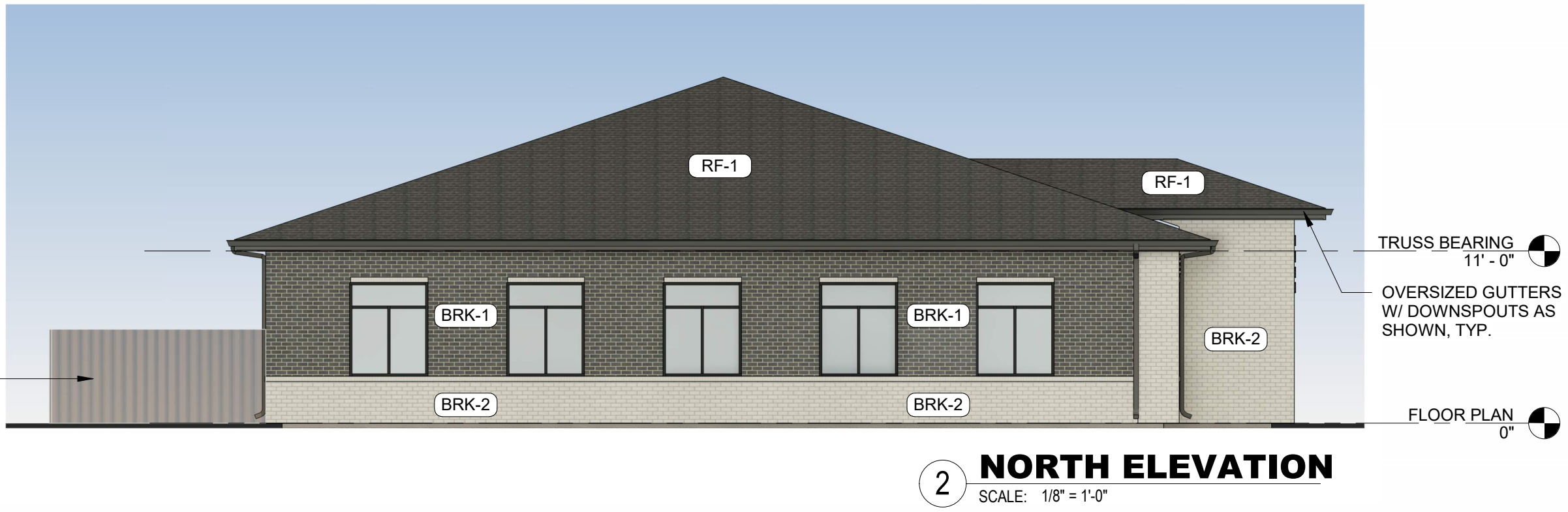
NORTON, MARY L
2390 NW 163RD ST
CLIVE, IA 50325

TORSTENSON, TED & TAMMY FAMILY TRUST
2404 NW 163RD ST
CLIVE, IA 50325-4641

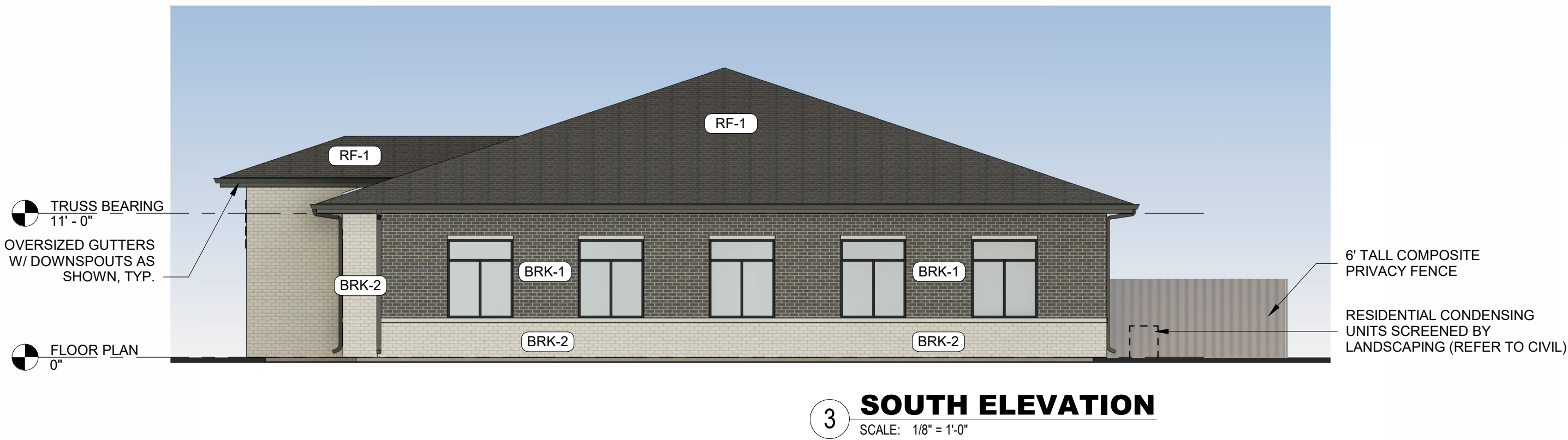
C & S COMMERCIAL, LLC
4704 154TH ST
URBANDALE, IA 50323



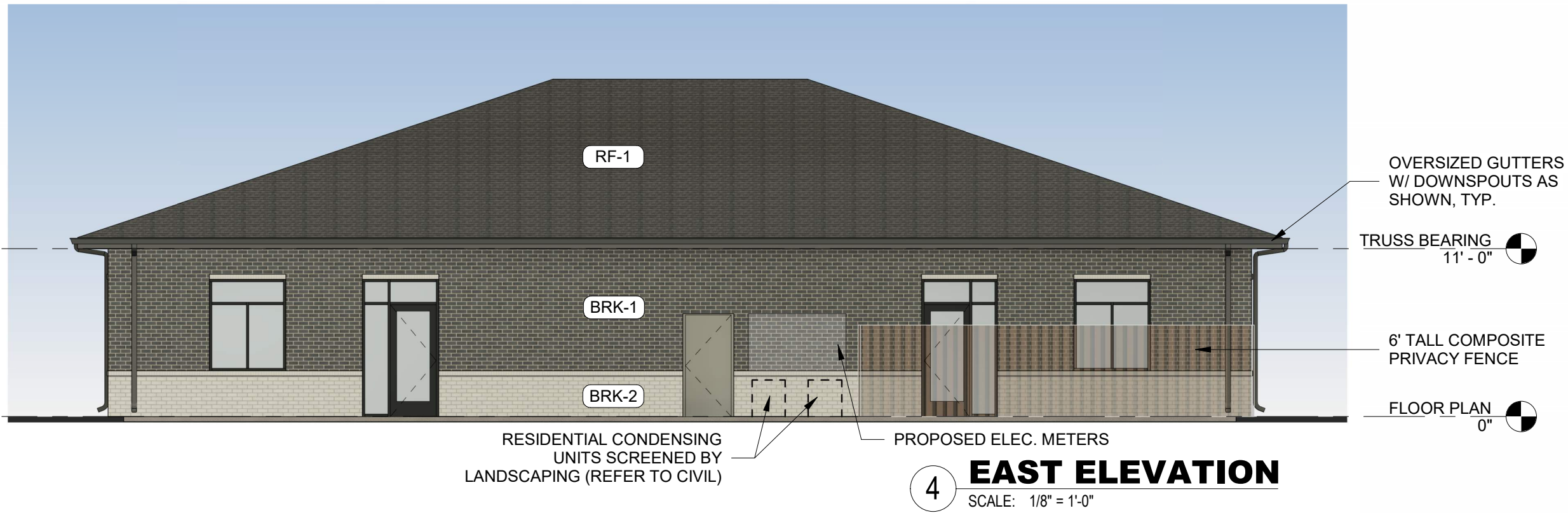
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	3 5/8" x 2 1/4" x 7 5/8" MODULAR BRICK SYSTEM, INSTALLED IN RUNNING BOND PATTERN; SIOUX CITY BRICK (OR APPROVED EQUAL); COLOR: EBONITE SMOOTH; MORTAR: NATURAL
BRK-2	3 5/8" x 2 1/4" x 7 5/8" MODULAR BRICK SYSTEM, INSTALLED IN RUNNING BOND PATTERN; SIOUX CITY BRICK (OR APPROVED EQUAL); COLOR: ASPEN WHITE; MORTAR: NATURAL
COP-1	PRE-FINISHED METAL COPING SYSTEM; COLOR: MATTE BLACK
RF-1	30-YEAR ARCHITECTURAL ASPHALT SHINGLE ROOF SYSTEM; COLOR: DARK GRAY
RL-1	BRICK ROWLOCK, MATCH BRK-2

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUBICOAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW (VERIFY W/ OWNER).
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED MATTE BLACK.
 - FASCIA & SOFFIT: METAL PRE-FINISHED TO MATCH ADJACENT ROOF COLOR.
 - GUTTERS & DOWNSPOUTS: METAL PRE-FINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED MATTE BLACK HOUSINGS.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

MATERIAL CALCULATIONS

WEST ELEVATION (FRONT): 858 SF TOTAL

BRICK = 591 SF
GLAZING/OPENINGS = 267 SF

MASONRY (BRICK & STONE) > 80% Excluding Glazing

NORTH ELEVATION: 732 SF TOTAL

BRICK = 556 SF
GLAZING/OPENINGS = 176 SF

MASONRY (BRICK & STONE) > 80% Excluding Glazing

EAST ELEVATION: 825 SF TOTAL

BRICK = 655 SF
GLAZING/OPENINGS = 170 SF

MASONRY (BRICK & STONE) > 80% Excluding Glazing

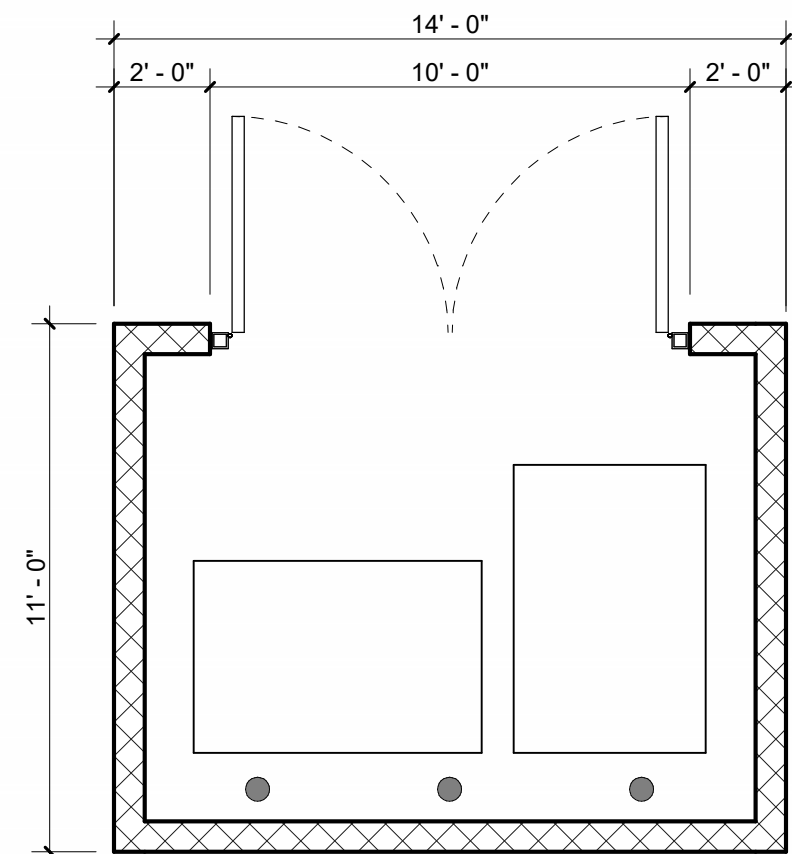
SOUTH ELEVATION: 732 SF TOTAL

BRICK = 582 SF
GLAZING/OPENINGS = 150 SF

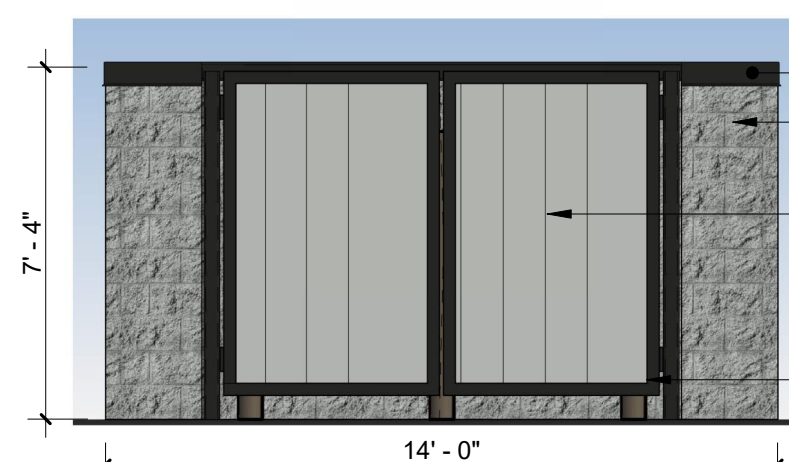
MASONRY (BRICK & STONE) > 80% Excluding Glazing



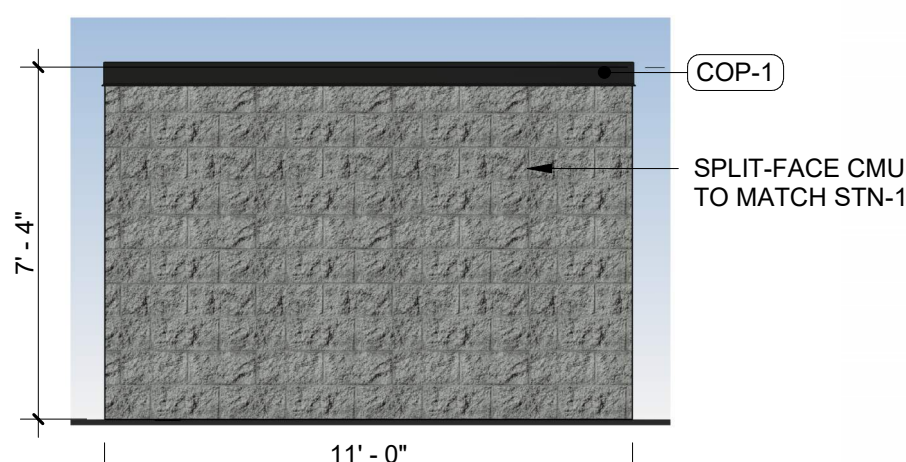
PERSPECTIVE RENDERING



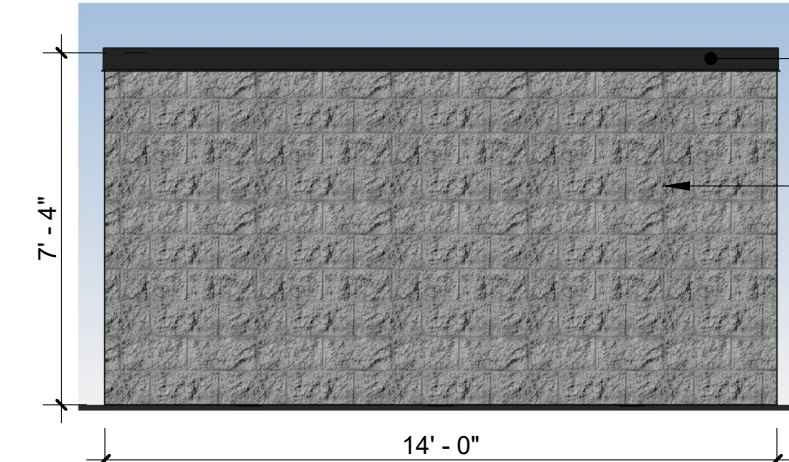
TRASH ENCLOSURE



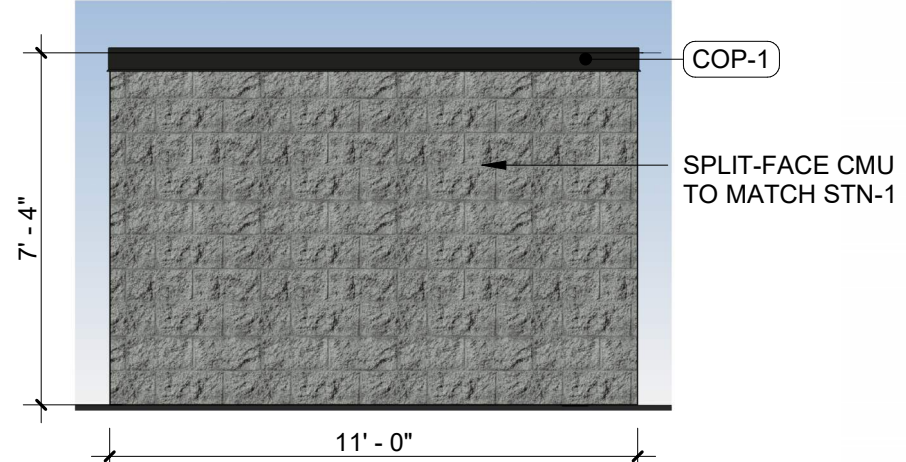
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

**Summit
Structured
Settlements**

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SUMMIT STRUCTURED SETTLEMENTS

16363 HOLCOMB COURT

CLIVE, IOWA

07/16/2026

24"x36" SHEET (FULL SIZE)

SCALE IS AS NOTED

12"x18" SHEET (HALF SIZE)

SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 20094A

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626 www.simonsonassoc.com

LOT 2, BERKSHIRE COMMONS OFFICE PARK PLAT 2

SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C5.2 LANDSCAPE DETAILS
- C6.1 DETAILS SHEET
- C7.1 SOIL MANAGEMENT PLAN

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 2017, PAGE 16335)
LOT 2 BERKSHIRE COMMONS OFFICE PARK PLAT 2, AN OFFICIAL
PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF
CLIVE, DALLAS COUNTY, IOWA.

SAID LOT CONTAINS 0.449 ACRES (19,552 S.F.)

ADDRESS:
16363 HOLCOMB CT
CLIVE, IOWA 50325

OWNER:
C & S COMMERCIAL LLC
4704 154TH STREET
URBANDALE, IOWA 50323

PREPARED FOR:
STRUCTURED SETTLEMENTS
755 SE FRONTIER AVENUE, SUITE 101
WAUKEE, IOWA 50263
866-267-1177

PLAN PREPARED BY:
BISHOP ENGINEERING
CONTACT: BRAD KUEHL
ENGINEER OF RECORD: DAVID BENTZ
3501 104TH STREET
URBANDALE, IOWA 50322
515-276-0467

ZONING:
C3- PLANNED OFFICE PARK COMMERCIAL DISTRICT
BUILDING SETBACKS:
FRONT YARD = 25 FEET
SIDE YARD = 25 FEET
REAR YARD = 35 FEET; 75 FEET (ADJACENT TO RESIDENTIAL)

IBC OCCUPANCY CLASSIFICATION: BUSINESS (GROUP B)

PARKING REQUIREMENTS:
MINIMUM PARKING REQUIRED
3 PER 1,000 SF (4,500 SF) = 14 STALLS
PARKING PROVIDED = 16 STALLS (INCL. 1 HC STALL)

OPEN SPACE REQUIREMENTS:
TOTAL SITE AREA = 19,552 SF
OPEN SPACE REQUIRED = 4,888 SF (25%) PLUS
290 SF PER PARKING SPACE OVER REQUIRED (2) = 580 SF
TOTAL OPEN SPACE REQUIRED = 5,468 SF (27.9%)
OPEN SPACE PROVIDED = 8,603 SF (44%)
IMPERVIOUS SURFACE = 10,961 SF (56%)

IMPERVIOUS SURFACE:
PROPOSED IMPERVIOUS = 10,961 SF (56%)
BUILDING = 4,800 SF
PARKING = 5,068 SF
SIDEWALK = 1,393 SF

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH

CLIVE BM #32
NORTHING = 589359.12
EASTING = 1545914.81
ELEVATION = 1008.44
DESCRIPTION: CUT 'X' FOUND ON THE NE CORNER OF THE
BASE FOR BERKSHIRE SIGN LOCATED AT THE NORTH HALF
OF THE ROUNDABOUT AT INTERSECTION OF SHERIDAN AVE
AND BERKSHIRE PARKWAY

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6632)
2. STORM AND SANITARY (CITY OF CLIVE / 515-223-6231)
3. FIBER OPTIC (CENTURYLINK / 720-578-8090)
4. CABLE (MEDIACOM / 515-246-2252)
5. GAS (MIDAMERICAN / 515-252-6632)
6. WATER (CITY OF CLIVE / 515-223-6231)



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC
RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP
ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS
ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL
BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN
AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE
TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS
WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR
DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF CLIVE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. 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.
5. 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."
6. BISHOP ENGINEERING 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.
7. 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.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. 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.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF CLIVE.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. 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.
15. 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.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF CLIVE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. DETECTABLE WARNING PANEL(S), WHERE SHOWN ON PLAN, SHALL BE AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. 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.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. 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.
3. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
4. 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.
5. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
6. 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.
7. ALL STRUCTURES MAY BE PRE-CAST OR CAST-IN-PLACE.
8. CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE STRUCTURES CAN FIT THE SPECIFIED PIPE SIZES AND ANGLES. CONTRACTOR SHALL ENSURE ALL STRUCTURES ARE STRUCTURALLY SOUND.
9. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
10. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
11. WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
12. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
13. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF CLIVE.
14. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
15. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF CLIVE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
16. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
17. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT.
18. 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.
19. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF CLIVE.

CITY OF CLIVE STANDARD NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLIVE'S DEVELOPMENT REGULATIONS, POLICIES AND STATEWIDE URBAN DESIGN AND STANDARDS MANUAL (SUDAS).
2. ONE WEEK PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE.
3. THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRE-CONSTRUCTION WITH THE CITY PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE AS-BUILT DRAWINGS.
6. RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION. LOCATION OF FIELD TILE SHALL BE NOTED ON THE AS-BUILT DRAWINGS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD.
8. PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NAVD 88 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED).
9. SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS SHALL BE INSPECTED BY THE CITY OF CLIVE FOLLOWING A MINIMUM 48-HOUR NOTICE.
10. THE OWNER/CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF CLIVE RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
11. AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY.
12. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
13. OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
14. ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ON ACTUAL FIELD CONDITION.
15. PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY/FINAL PLAT APPROVAL, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE.
16. ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE SHALL BE LOCATED UNDERGROUND.
17. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHER LANDSCAPING IS IDENTIFIED ON THE SITE PLAN.
18. EXISTING LANDSCAPING SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION.
19. ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
20. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR TELECOMMUNICATION DEVICES OR GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE OR LANDSCAPING.
21. ALL TOPSOIL MUST MEET CLIVE POST-CONSTRUCTION STORM WATER MANUAL TOPSOIL SHALL BE MINIMUM 4" DEPTH, MINIMUM 12, OR AS INDICATED IN SWPPP% ORGANIC CONTENT, 6.0-8.0 PH, MAXIMUM 25% FRIABLE CLAY CONTENT, AND FREE OF DEBRIS, HARD CLODS, ROOTS, SOD, STIFF CLAY, HARD PAN, AND STONES LARGER THAN 1".
22. ALL TOPSOIL MUST MEET IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERMIT #2 REQUIREMENTS TO MINIMIZE SOIL COMPACTION. DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
23. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
24. NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
25. CONTRACTOR, FINANCING AND/OR PROJECT IDENTIFICATION SIGNS SHALL NOT BE INSTALLED ON THE CITY OF CLIVE RIGHT-OF-WAY.
26. VALVES INCLUDED IN STORMWATER MANAGEMENT FACILITIES SHALL BE CLOSED AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY/APPROVAL OF FINAL PLAT.

STORM SEWER NOTES

1. THE CONTRACTOR SHALL TELEVIEW EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR.
2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLLOGY OR TEXT
3. ADDITIONAL RIPRAP MAY BE REQUIRED AT THE FES BASED UPON FIELD REVIEW BY CITY OF CLIVE.
4. PROVIDE SUBDRAIN BEHIND BACK OF CURB ON PUBLIC STREETS AS REQUIRED BASED ON SUBSURFACE MOISTURE CONDITIONS. CONNECT SUBDRAIN TO STORM SEWER INTAKE USING RCP PIPE BENEATH PAVEMENT.
5. ALL INTAKES SHALL HAVE VANE GRATES.
6. 8-INCH FOOTING DRAINS TO BE PVC, SDR 35.
7. FOOTING DRAIN SERVICES TO BE 4-INCH PVC, SDR 35. EXTEND SERVICES 10' INSIDE LOT UNLESS OTHERWISE NOTED.
8. ALL INTAKES SHALL BE LOCATED A MINIMUM OF 7.5 FEET FROM END OF RETURNS.
9. ALL INTAKES SHALL BE LOCATED A MINIMUM OF 1 FOOT FROM DRIVEWAY FLARES.
10. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWER, INCLUDING SUMP SERVICES.
11. ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE STRUCTURES.

SPECIFICATIONS NOTES:

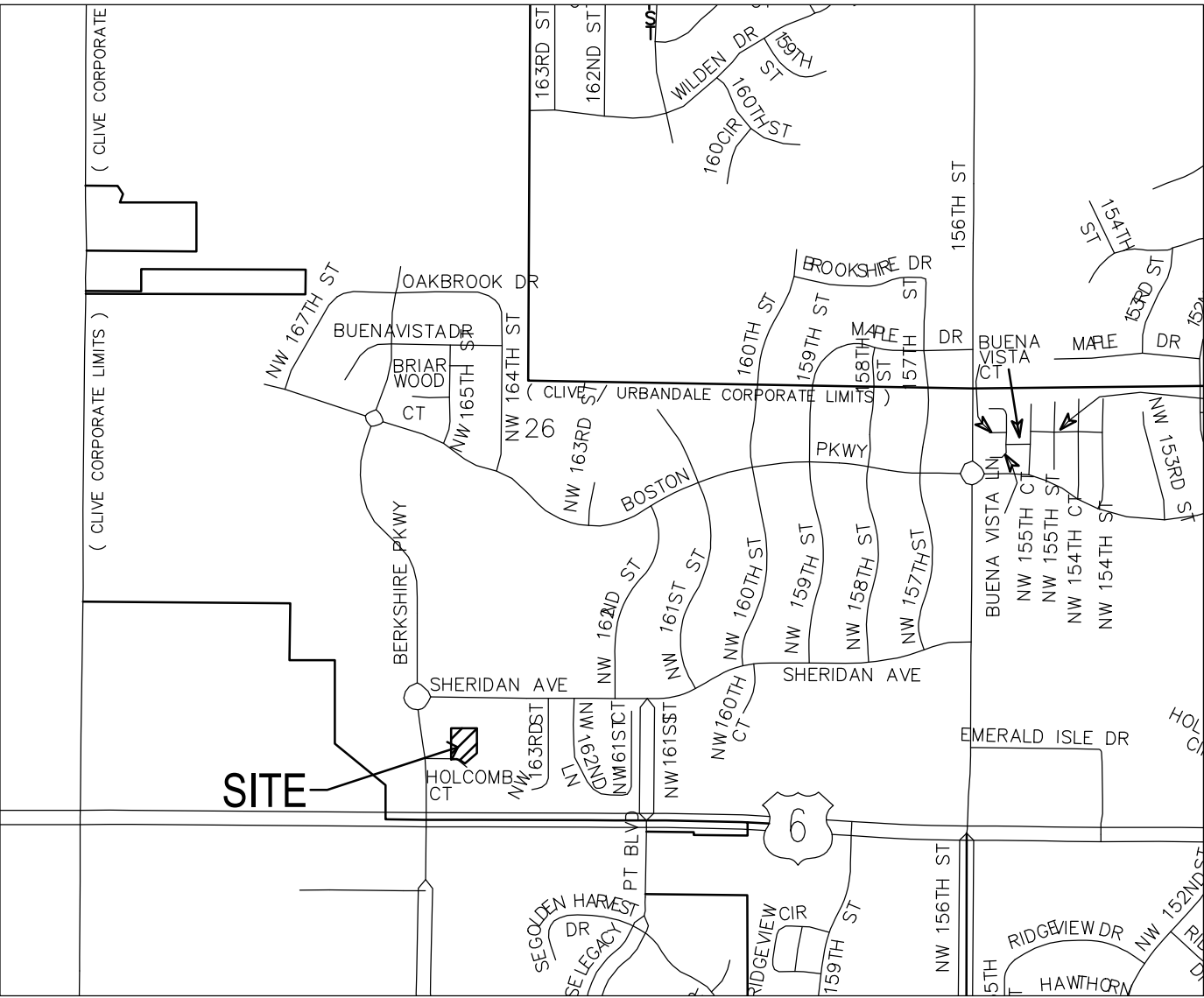
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CLIVE SPECIFICATIONS AND SUDAS SPECIFICATIONS.
2. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF CLIVE FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

PAVEMENT SAWCUT NOTES:

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO JAMES RODEMYER, BISHOP ENGINEERING (515-276-0467 OR JRODEMYER@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. 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' JOINTS.
4. TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
5. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAYS WORK JOINT.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE. CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.



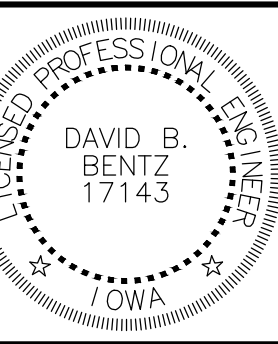
VICINITY MAP
SCALE: 1" = 1,000'

ABBREVIATIONS:

AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
DS DOWNSPOUT LOCATION
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
OPC ORANGE PLASTIC CAP
P PLATTED DISTANCE
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY
RPC RED PLASTIC CAP
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
YPC YELLOW PLASTIC CAP
N NORTH
S SOUTH
E EAST
W WEST

LEGEND:

— SAN — SANITARY SEWER
— ST — STORM SEWER
— W — WATER LINE
— G — GAS LINE
— U — UNDERGROUND ELECTRIC
— OE — OVERHEAD ELECTRIC
— TELE — TELEPHONE LINE
— FO — FIBER OPTIC
— CATV — CABLE TV
① STORM MANHOLE
☒ CURB INTAKE
● SURFACE INTAKE
⚠ FLARED END SECTION
Ⓢ SANITARY MANHOLE
⊙ CLEANOUT
⚡ FIRE HYDRANT
⚙ SPRINKLER
⊕ IRRIGATION CONTROL VALVE
⊕ WATER MANHOLE
⊕ WELL
⊕ WATER VALVE
⊕ WATER SHUT OFF
⚡ YARD HYDRANT
Ⓢ ELECTRIC MANHOLE
⊕ ELECTRIC METER
⊕ ELECTRIC RISER
☒ ELECTRIC VAULT
⊕ POWER POLE
⊕ TRANSFORMER POLE
☆ LIGHT POLE
☒ ELECTRIC JUNCTION BOX
☒ ELECTRIC PANEL
☒ TRANSFORMER
⚡ GROUND LIGHT
⚡ GUY WIRE
☒ ELECTRIC HANDHOLE
⊕ GAS METER
☒ GAS VALVE
☒ AIR CONDITIONING UNIT
☒ TELEPHONE RISER
☒ TELEPHONE VAULT
Ⓢ TELEPHONE MANHOLE
Ⓢ TRAFFIC SIGNAL MANHOLE
Ⓢ FIBER OPTIC MANHOLE
☒ FIBER OPTIC RISER
☒ FIBER OPTIC FAULT
☒ CABLE TV RISER
— SIGN
● BOLLARD
⑦ DENOTES NUMBER OF PARKING STALLS
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER- PLACED AS NOTED
⊕ SECTION CORNER - FOUND AS NOTED



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED 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.

SIGNED: PRELIMINARY DATE:
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C1.1, C2.1, C3.1, C4.1, C6.1, C7.1



SITE PLAN
LOT 2, BERKSHIRE COMMONS OFFICE PARK
16363 HOLCOMB CT
CLIVE, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
05/05/2026 CITY
06/30/2026 CITY
07/07/2026

PROJECT NUMBER:
200588-1

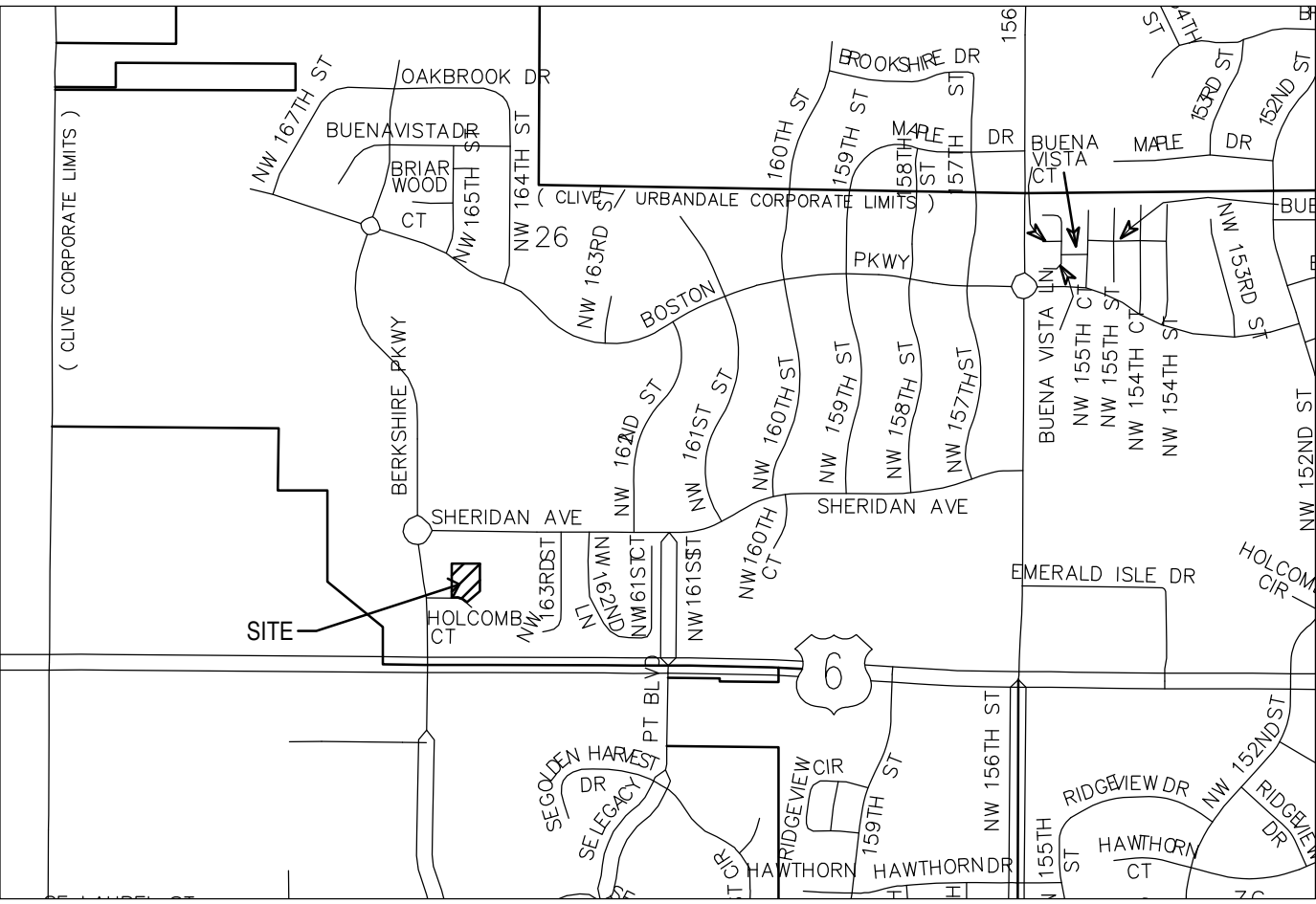
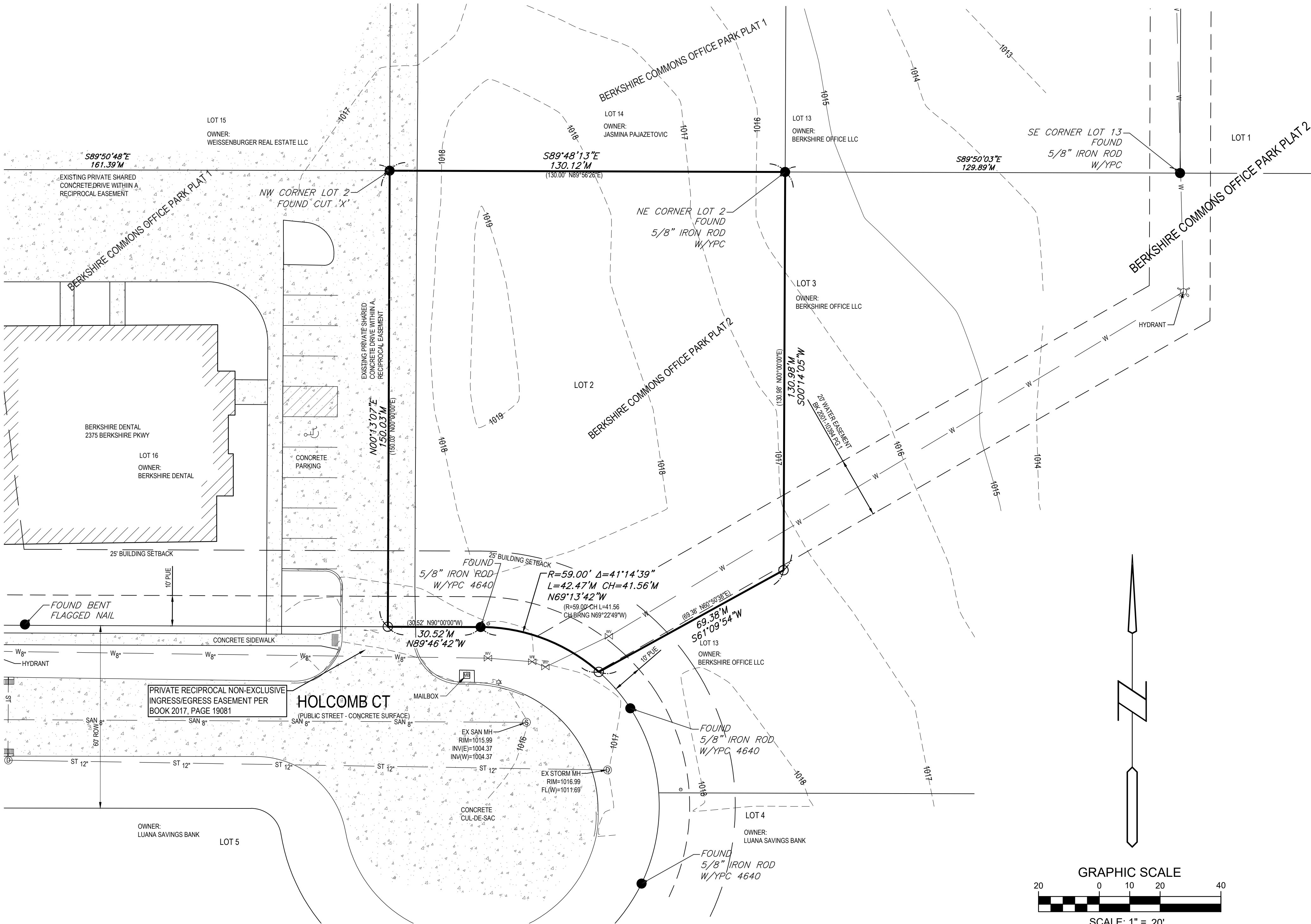
SHEET NAME:
COVER SHEET

SHEET NUMBER:

C0.1

SITE SURVEY

16363 HOLCOMB COURT



PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2017, PAGE 16335)
LOT 2, BERKSHIRE COMMONS OFFICE PARK PLAT 2,
AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART
OF THE CITY OF CLIVE, DALLAS COUNTY, IOWA.

SAID LOT CONTAINS 0.449 AC (19,552 S.F.)

ADDRESS:

16363 HOLCOMB CT.
CLIVE IA, 50325

OWNER:

C & S COMMERCIAL LLC
4704 154TH STREET
URBANDALE, IOWA 50323

PREPARED FOR:

STRUCTURED SETTLEMENTS
755 SE FRONTIER AVENUE, SUITE 101
WAUKEE, IOWA 50263
866-267-1177

ZONING:

INFORMATION OBTAINED FROM CITY OF CLIVE ZONING MAP
C3 - PLANNED OFFICE PARK COMMERCIAL DISTRICT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF
CLIVE AT 515-223-6220

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH

CLIVE BM #32
NORTHING = 589359.12
EASTING = 1545914.81
ELEVATION = 1008.44

DESCRIPTION: CUT 'X' FOUND ON THE NE CORNER OF THE
BASE FOR BERKSHIRE SIGN LOCATED AT THE NORTH HALF
OF THE ROUNDABOUT AT INTERSECTION OF SHERIDAN AVE
AND BERKSHIRE PARKWAY

NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED
FROM DALLAS COUNTY ASSESSORS WEB PAGE
- PARENTHESES () DENOTES PREVIOUSLY RECORDED
BEARINGS AND DISTANCES

ABBREVIATIONS:

AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
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M MEASURED DISTANCE
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POB POINT OF BEGINNING
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ROW RIGHT OF WAY
RPC RED PLASTIC CAP
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
YPC YELLOW PLASTIC CAP
N NORTH
S SOUTH
E EAST
W WEST

LEGEND:

- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- U/E UNDERGROUND ELECTRIC
- O/E OVERHEAD ELECTRIC
- TELE TELEPHONE LINE
- F/O FIBER OPTIC
- CATV CABLE TV
- SM STORM MANHOLE
- CI CURB INTAKE
- SI SURFACE INTAKE
- FE FLARED END SECTION
- SM SANITARY MANHOLE
- CN CLEANOUT
- FH FIRE HYDRANT
- SP SPRINKLER
- ICV IRRIGATION CONTROL VALVE
- WM WATER MANHOLE
- W WELL
- WV WATER VALVE
- WSO WATER SHUT OFF
- YH YARD HYDRANT
- EM ELECTRIC MANHOLE
- ER ELECTRIC RISER
- EV ELECTRIC VAULT
- PP POWER POLE
- TP TRANSFORMER POLE
- LP LIGHT POLE
- EJB ELECTRIC JUNCTION BOX
- EP ELECTRIC PANEL
- TR TRANSFORMER
- GL GROUND LIGHT
- GW GUY WIRE
- EH ELECTRIC HANDHOLE
- GM GAS METER
- GV GAS VALVE
- ACU AIR CONDITIONING UNIT
- TRR TELEPHONE RISER
- TV TELEPHONE VAULT
- TM TELEPHONE MANHOLE
- TSM TRAFFIC SIGNAL MANHOLE
- FOM FIBER OPTIC MANHOLE
- FOR FIBER OPTIC RISER
- FOF FIBER OPTIC FAULT
- CTR CABLE TV RISER
- SG SIGN
- B BOLLARDS
- 7 DENOTES NUMBER OF PARKING STALLS
- PC PROPERTY CORNER - FOUND AS NOTED
- POC PROPERTY CORNER - PLACED 3/4" IRON PIPE
WITH YELLOW PLASTIC CAP ID # XXXXX
OR AS NOTED
- SCS SECTION CORNER - FOUND AS NOTED
- SM SITE CONTROL POINT - MONUMENT AS NOTED

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-252-6632)
- STORM AND SANITARY (CITY OF CLIVE / 515-223-6231)
- FIBER OPTIC (CENTURYLINK / 720-578-8090)
- CABLE (MEDIACOM / 515-246-2252)
- GAS (MIDAMERICAN / 515-252-6632)
- WATER (CITY OF CLIVE / 515-223-6231)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC
RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP
ENGINEERING. UNLESS OTHERWISE NOTED, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS
ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL
BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN
AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE
TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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FIELD WORK COMPLETED ON: 11-2-2020



SITE PLAN
LOT 2, BERKSHIRE COMMONS OFFICE PARK
16363 HOLCOMB CT
CLIVE, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
05/05/2026 CITY
06/30/2026 CITY
07/07/2026

PROJECT NUMBER:
200588-1

SHEET NAME:
SITE
SURVEY

SHEET NUMBER:
C0.2



1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS. NO TOPSOIL SHALL BE ALLOWED TO BE PERMANENTLY REMOVED FROM THE SITE.
2. RESPADE TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4 IN. SIZE.
4. TOPSOIL SHALL BE FREE OF ALL DEBRIS LARGER THAN THE UPPER 12 INCHES OF THE SOIL PROFILE THAT HAS A UNIFORM QUALITY FREE FROM DEBRIS, HARD CLOUDS, ROOTS, STOPS, STIFF CLAY, HARD PAN, STONES LARGER THAN 3/4 INCH IN DIAMETER, HAS A HIGH DEGREE OF FERTILITY WITH AN ORGANIC MATTER CONTENT OF AT LEAST 4%, IS FREE OF HERBICIDES THAT PROHIBIT PLANT GROWTH, HAS A pH LEVEL BETWEEN 6.0 AND 8.0, AND IS FRIABLE WITH A CLAY CONTENT LESS THAN 25%. SOIL THAT DOES NOT MEET THE PARAMETERS ABOVE SHALL BE CONSIDERED LOW QUALITY ON-SITE SOIL, WHICH SHALL BE AMENDED AS DEFINED BY A SOIL SCIENTIST OR BY THE CITY OF CLACKAMAS PROSCRIBED STANDARD.
5. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF CLACKAMAS TO ENSURE ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
6. IN ORDER TO MINIMIZE SOIL COMPACTION IN ALL OPEN SPACE AREAS, THE SOIL SHALL BE WORKED SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH A BULK DENSITY OF LESS THAN 1.6 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
7. EXISTING SITE SOILS PER GEOTECHNICAL REPORT:
ONE TOPSOIL SAMPLE IS REQUIRED AND SHALL BE TAKEN ON SITE. THE TOPSOIL SAMPLE PH LEVELS SHALL BE WITHIN THE CITY OF CLACKAMAS REQUIREMENTS AND THE SAMPLE SHALL MEET THE CRITERIA FOR CLAY CONTENT AND ORGANIC CONTENT PER THE CITY OF CLACKAMAS REQUIREMENTS.
8. IF TOPSOIL DOES NOT MEET THE REQUIREMENTS, 1.5" OF COMPOST MAY BE IMPORTED TO MEET THE REQUIREMENTS.

1. THIS SITE CONTAINS SEVERAL LOCATIONS OF BIO-RETENTION BASINS WITH AMENDED SOILS. EXTREME CAUTION MUST BE TAKEN TO ENSURE AMENDED SOILS ARE NOT OVERLY COMPACTED, OR SILT ENTERS THE BIO-RETENTION AREAS AND COMPROMISES THE AMENDED SOILS OR ROCK STORAGE AREAS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEASURES TO PROTECT SAID AREAS FROM SILT.
3. CONTRACTOR SHALL STAGE BIO-RETENTION AREAS SUCH THAT ROCK AND AMENDED SOILS ARE PLACED AFTER ALL SITE PAVING IS COMPLETE AND NO SOONER THAN IMMEDIATELY PRECEDING TOPSOIL RESPREAD.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING BIO-RETENTION AREAS FROM ALL CONSTRUCTION TRAFFIC AND SILT AFTER ROCK AND AMENDED SOILS HAVE BEEN PLACED.
5. NO OTHER EQUIPMENT SHALL BE ALLOWED WITHIN ANY BIO-RETENTION OR AMENDED SOILS FOOTPRINT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL RE-WORK NECESSARY IF BIO-RETENTION AREAS HAVE BEEN COMPROMISED BY OVER-COMPACTION OR SETTLEMENT AND DO NOT DRAIN PROPERLY. THIS INCLUDES, BUT IS NOT LIMITED TO, COMPLETE REMOVAL AND REPLACEMENT OF AMENDED SOILS AND ROCK STORAGE AREAS.
7. DRAIN-OWN PERIOD OF BIORETENTION CELLS IS 24 HOURS FOR THE WATER QUALITY VOLUME (WQV). WEST BIO-CELL WQV IS 503 CF. EAST BIO-CELL WQV IS 799CF.
8. CITY OF CLIVE STAFF MUST INSPECT EXCAVATION PIT PRIOR TO INSTALLATION OF ANY ROCK OR AMENDED SOIL MATERIALS.



- APPENDIX E. SANITARY SEWER TYPICAL NOTES
1. ALL SANITARY SEWER SHALL BE PVC TRUSS PIPE WITH CLASS F3 BEDDING UNLESS OTHERWISE NOTED ON PLANS.
 2. THE CONTRACTOR SHALL INSTALL SEWER TAPE AT THE END OF EACH SANITARY SEWER SERVICE.
 3. ALL INVERTS LOCATED AT AN ELEVATION ABOVE THE CENTERLINE OF THE EXISTING THROUGH PIPE AND LESS THAN 2.0 FEET ABOVE THE MANHOLE FLOOR SHALL HAVE A POURED-IN-PLACE SLOPED INVERT.
 4. ALL MANHOLES WITHIN PAVEMENT SHALL HAVE TYPE B ADJUSTABLE CASTINGS AND INTERNAL CHIMNEY SEALS. ALL MANHOLES NOT WITHIN PAVEMENT SHALL HAVE TYPE A NON-ADJUSTABLE CASTINGS AND EXTERNAL CHIMNEY SEALS.
 5. ALL 4-INCH AND 6-INCH SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH SUDAS AND SHALL BE EXTENDED 10 FEET INSIDE LOT LINES UNLESS OTHERWISE NOTED ON PLANS.
 6. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
 7. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERNS.
 8. THE CONTRACTOR SHALL TELEVIEW EVERY SANITARY SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE DURING TELEVIEWING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY CLEANING AND/OR REPAIRS. THE CONTRACTOR SHALL LET CLEAN AND VACUUM ANY SECTION OF PIPE FROM MANHOLE TO MANHOLE WITH MUD OR DEBRIS GREATER THAN 1 FOOT DEEP ALONG WITH ANY DOWNSTREAM SECTIONS AS REQUIRED DUE TO CONSTRUCTION. THESE SEGMENTS SHALL THEN BE RE-TELEVISED TO DEMONSTRATE PIPES ARE CLEAN. REQUIRED TELEVIEWING SHALL BE AT THE CONTRACTOR'S EXPENSE.
 9. SPECIAL SANITARY SEWER CONNECTIONS SHALL BE MADE WITH 441 STYLE WATER MAIN CLAMP.
 10. PROVIDE SHOP DRAWINGS FOR MANHOLE STRUCTURES FOR APPROVAL BY CITY PRIOR TO ORDERING OR INSTALLING MANHOLES.

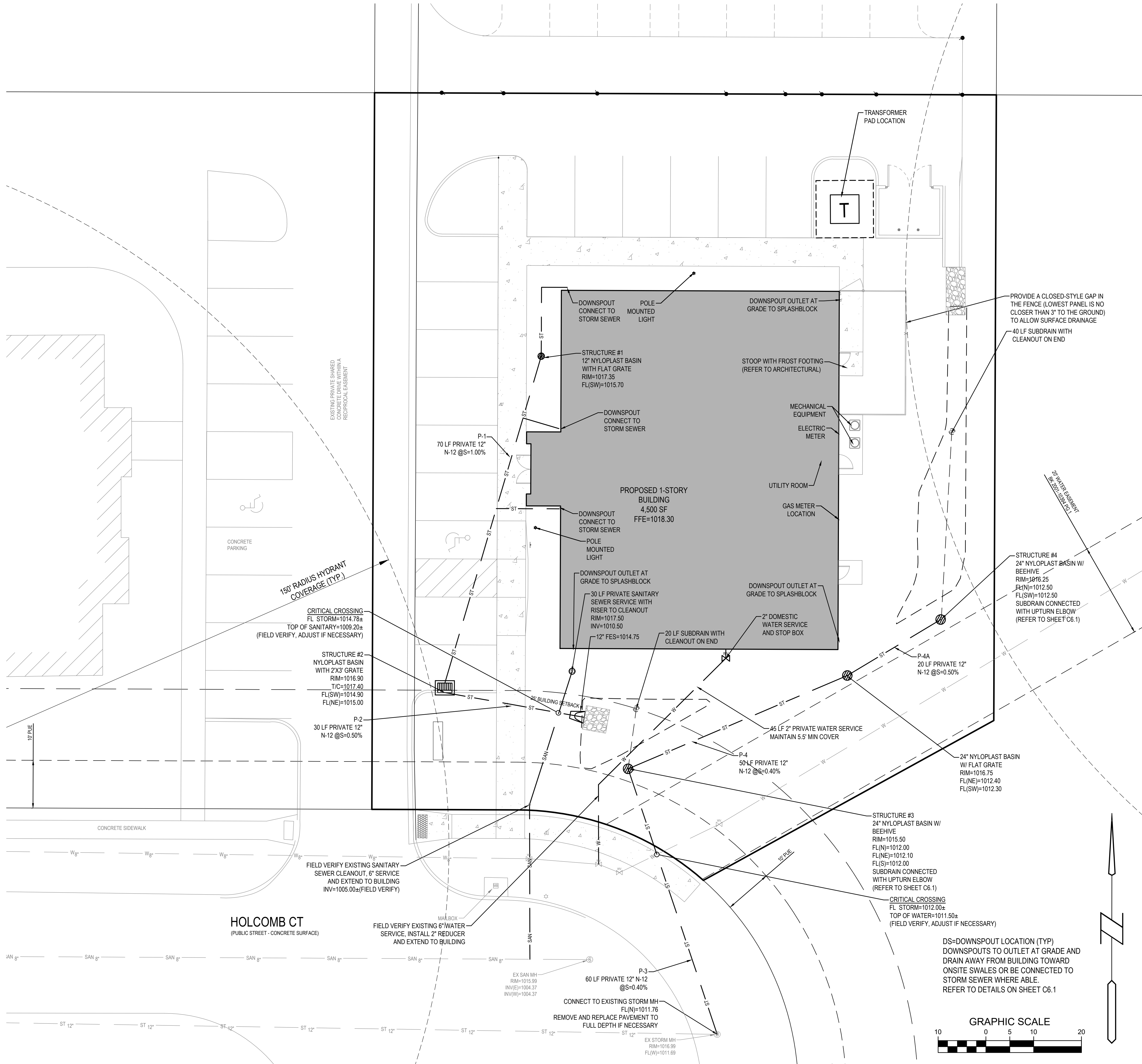
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- APPENDIX F. WATER MAIN NOTES
1. PIPE MATERIALS SHALL BE AWWA C900 CLASS 150 PVC.
 2. INSTALL TRACER WIRE, #12 AWG COPPER CONDUCTOR WITH LINEAR LOW-DENSITY POLYETHYLENE INSULATION MATERIAL, UNDER PIPE AND BRING TRACER WIRE TO SURFACE AT HYDRANT WITH A TRIVIEW TRACER WIRE STATION.
 3. CONNECT NEW TRACER TO EXISTING USING APPROVED SPLICE KIT AND PROVIDE A GROUND ROD AT END OF TRACER WIRE FOR LOCATION AND EXTENSION IN FUTURE. THE CITY WILL TEST THE TRACER WIRE PRIOR TO ACCEPTANCE. ANY NECESSARY REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 4. HYDRANTS SHALL BE SET 3.5 FEET FROM THE WATER MAIN.
 5. HYDRANTS, VALVE BOXES AND COVERS SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
 6. HYDRANTS SHALL BE WATROUS PRODUCTS, OPEN LEFT.
 7. SERVICES SHALL BE 1-INCH COPPER.
 8. STOP BOXES FOR 1" THROUGH 2" WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN THE STOP BOX HOUSING WITH A 1.25" EXTENDABLE UPPER SECTION AND LID WITH A 1.25" PENTAGON PLUG. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOWED TO RISE WITH THE FROST AND LOWER IF DRIVEN OVER WITHOUT DAMAGE TO CURB VALVE. FINISH GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE SO AS NOT TO PRESENT A HAZARD TO THE PUBLIC.
 9. WATER MAIN TO HAVE 5.5 FEET BURY, TYPICAL EXCEPT AT CRITICAL CROSSINGS.
 10. ALL HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH CITY OF CLIVE STANDARDS.
 11. ALL HYDRANTS ARE TO HAVE ONE 4" NST (NATIONAL STANDARD THREAD) PUMPER NOZZLE AND TWO 2.5" NST HOSE NOZZLES
 12. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
 13. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
 14. THE CONTRACTOR SHALL CONTACT THE CITY OF CLIVE WATER DEPARTMENT FOR THE OPERATION OF EXISTING VALVES. WATER VALVES SHALL NOT BE OPERATED BY ANY ENTITY OTHER THAN THE CITY OF CLIVE WATER DEPARTMENT.
 15. THE CONTRACTOR SHALL NOT USE WATER UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL REQUIRE PRIOR APPROVAL FROM THE CITY OF CLIVE.
 16. THE CONTRACTOR SHALL INSTALL TEST PORTS AT LOCATIONS AS DIRECTED BY CITY STAFF DURING CONSTRUCTION TO AID IN DISINFECTION AND TESTING OF THE NEW SYSTEM.

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SITE PLAN

LOT 2, BERKSHIRE COMMONS OFFICE PARK

16363 HOLCOMB CT

CLIVE, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:

05/05/2026 CITY

06/30/2026 CITY

07/07/2026

PROJECT NUMBER:

200588-1

SHEET NAME:

UTILITY PLAN

SHEET NUMBER:

C4.1

LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- 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.
- STAKE SOD ON ALL SLOPES 3 : 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.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- 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.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND CITY.
- ALL EDGING SHALL BE DURAEDEGE 1/8" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
- SPADE CUT EDGE BETWEEN BIO-RETENTION AREAS AND ADJACENT SOD.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	MIN. HEIGHT	ROOT	NOTES
DECIDUOUS TREES						
RO	3	RED OAK	QUERCUS RUBRA	2.5' CAL	B&B	SPECIMEN FORM
PE	1	PIONEER ELM	ULMUS X HOLLANDICA 'PIONEER'	2.5' CAL	B&B	SPECIMEN FORM
CO	1	CHINKAPIN OAK	QUECRUS MUEHLENBERGII	2.5' CAL	B&B	SPECIMEN FORM
RB	4	RIVER BIRCH	BETULA NIGRA 'CULLY' MULTI-STEM	2.5' CAL	B&B	SPECIMEN FORM
SHRUBS & GRASSES						
AW	18	ANTHONY WATERER SPIREA	SPIRAEA X 'ANTHONY WATERER'	#5	CONT	FULLY ROOTED IN CONTAINER
AF	11	ARTIC FIRE RED RED-OSIER DOGWOOD	CORNUS STOLONIFERA	#5	CONT	FULLY ROOTED IN CONTAINER
PD	30	PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPSIS	#1	CONT	FULLY ROOTED IN CONTAINER
KF	10	KARL FOERSTER GRASS	CALAMAGROSIS ACUTIFLOLIA	#1	CONT	FULLY ROOTED IN CONTAINER
TH	13	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	#1	CONT	FULLY ROOTED IN CONTAINER

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

SEED: SEED TYPE TO BE "FLOODPLAIN MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 25 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.

SEEDING TYPE ABOVE IS A DETENTION BASIN MIX WITH GRASS SPECIES THAT PERFORM WELL IN WET BASIN DURATION AND DURING DRY DURATIONS. SEED MIX INCLUDES A COVER CROP FOR QUICK GERMINATION OF SEED.

EROSION CONTROL: INSTALL ROLLMAX DS 150 EROSION CONTROL MATS (OR EQUIVALENT) THROUGHOUT SEEDED AREAS. MAINTAIN DURING ESTABLISHMENT PERIOD

FERTILIZER: FERTILIZE ALL SEED TYPE I AREAS WITH PRODUCT SPECIFIED ABOVE AT RATE OF 250 LBS/ ACRE.

ESTABLISHMENT: SATISFACTORY SEEDED NATIVE STAND: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF NATIVES HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL AREA IS SATISFACTORY.

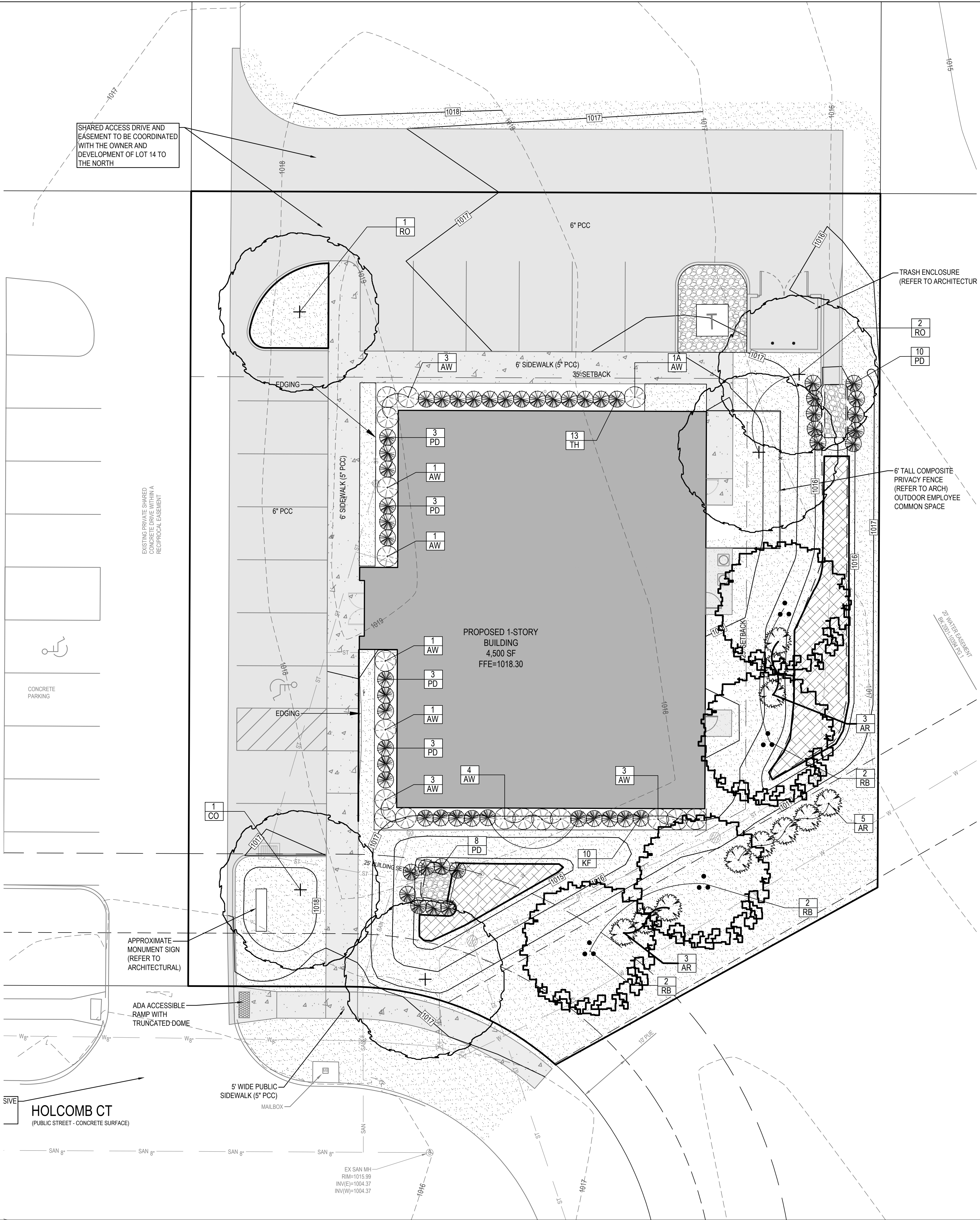
COVER CROP: A COVER CROP OF ANNUAL OATS (OR AS RECOMMENDED BY SEED MANUFACTURER) MAY BE NECESSARY FOR IOWA DNR NOD DEPENDING ON TIMING OF SEEDING PERMANENT RAIN GARDEN MIX.

LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT 19,564 S.F.
MINIMUM SITE OPEN SPACE (25%) 4,891 S.F.
PLUS 290 SF PER PARKING SPACE OVER REQUIRED (2) = 580 SF
TOTAL OPEN SPACE REQUIRED 5,471 S.F.
TOTAL OPEN SPACE PROVIDED (44%) 8,603 S.F.

REQUIRED TREES (1.5 / 1,000 SF OPEN SPACE) 9
TOTAL TREES PROVIDED 9

50% OF TREES REQUIRED TO BE OVERSTORY TREES 5
OVERSTORY TREES PROVIDED 5



7/8/2026 9:40:36 AM L:\LAND PROJECTS 2020\200588-1 LOT 2 BERKSHIRE COMMONS - 2026\DWG\05 LANDSCAPE.DWG



GRASS
TUFTED HAIR GRASS



GRASS
PRAIRIE DROPSEED



GRASS
KARL FOERSTER REED GRASS



SHRUB
ARTIC FIRE RED RED-OSIER DOGWOOD



SHRUB
ANTHONY WATERER SPIREA



TREE
HERITAGE RIVER BIRCH MULTI-STEM



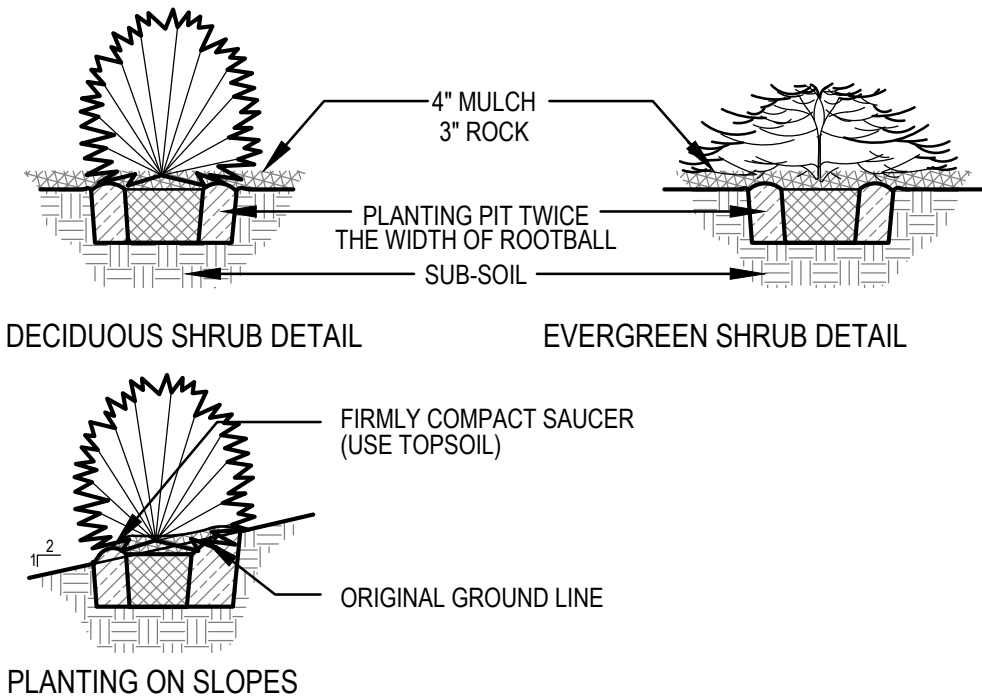
TREE
PIONEER ELM



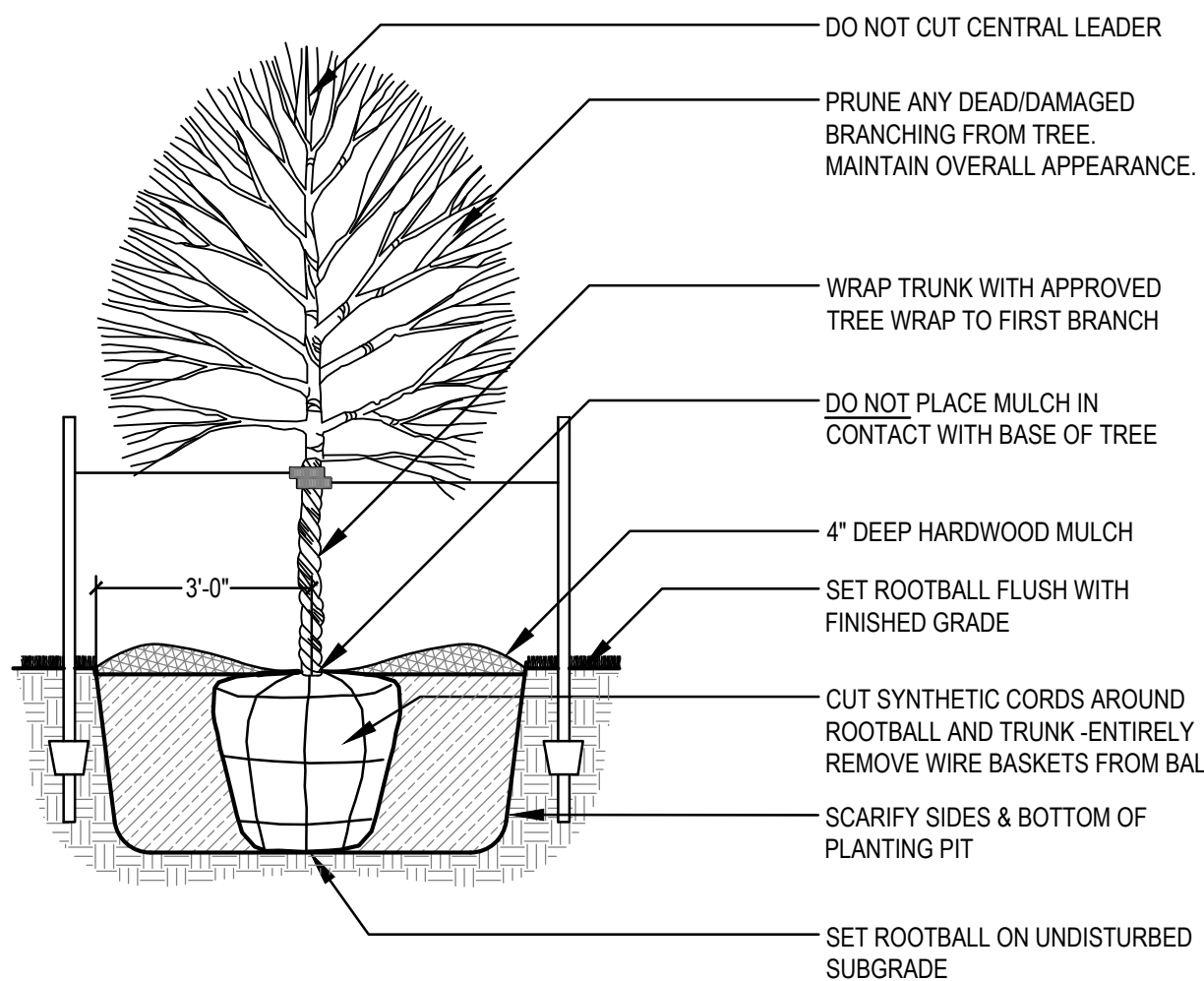
TREE
RED OAK



TREE
CHINKAPIN OAK



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

STAKING ORIENTATION

NORTH NORTH

2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT..

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

SITE PLAN

LOT 2, BERKSHIRE COMMONS OFFICE PARK

16363 HOLCOMB CT

CLIVE, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
05/05/2026 CITY
06/30/2026 CITY
07/07/2026

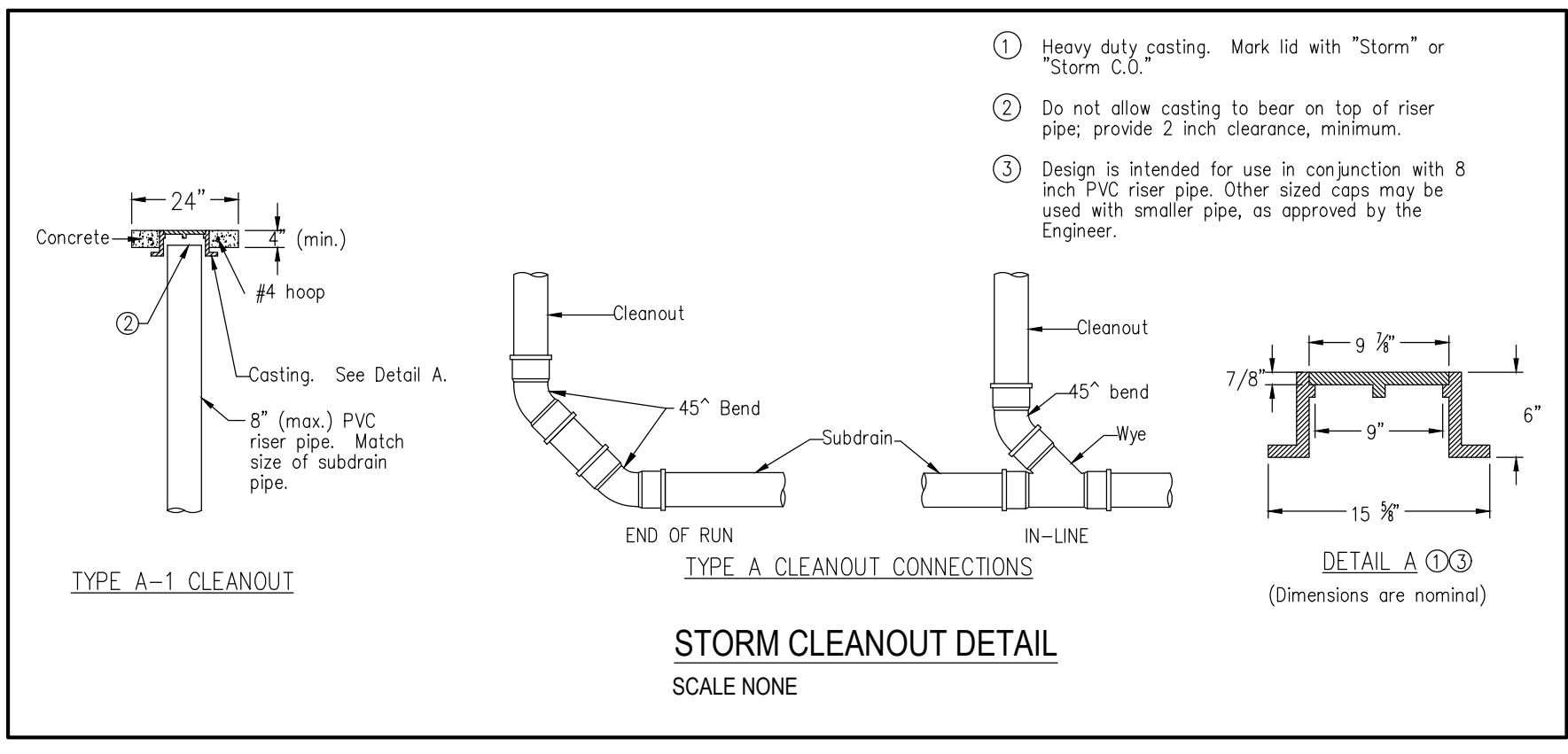
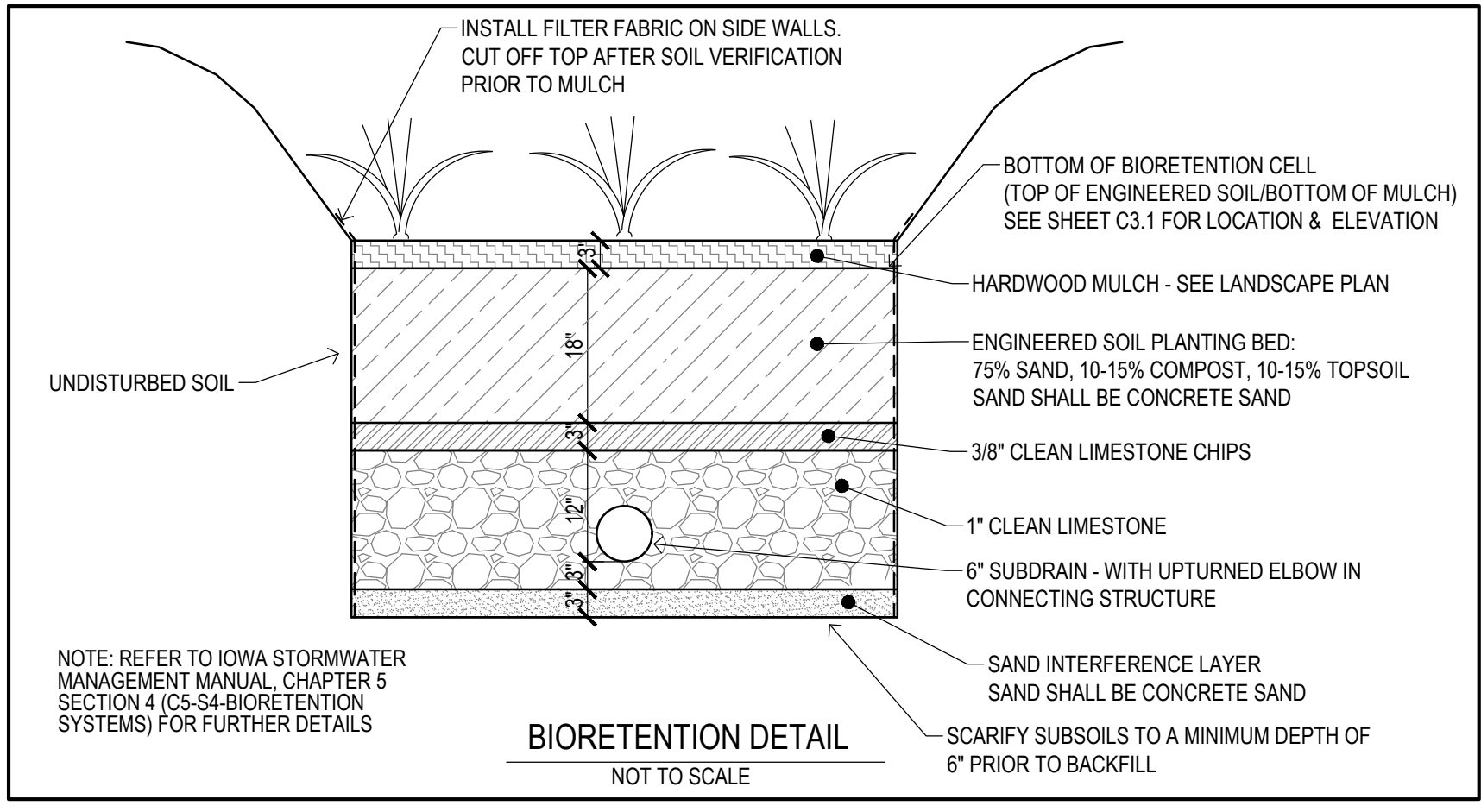
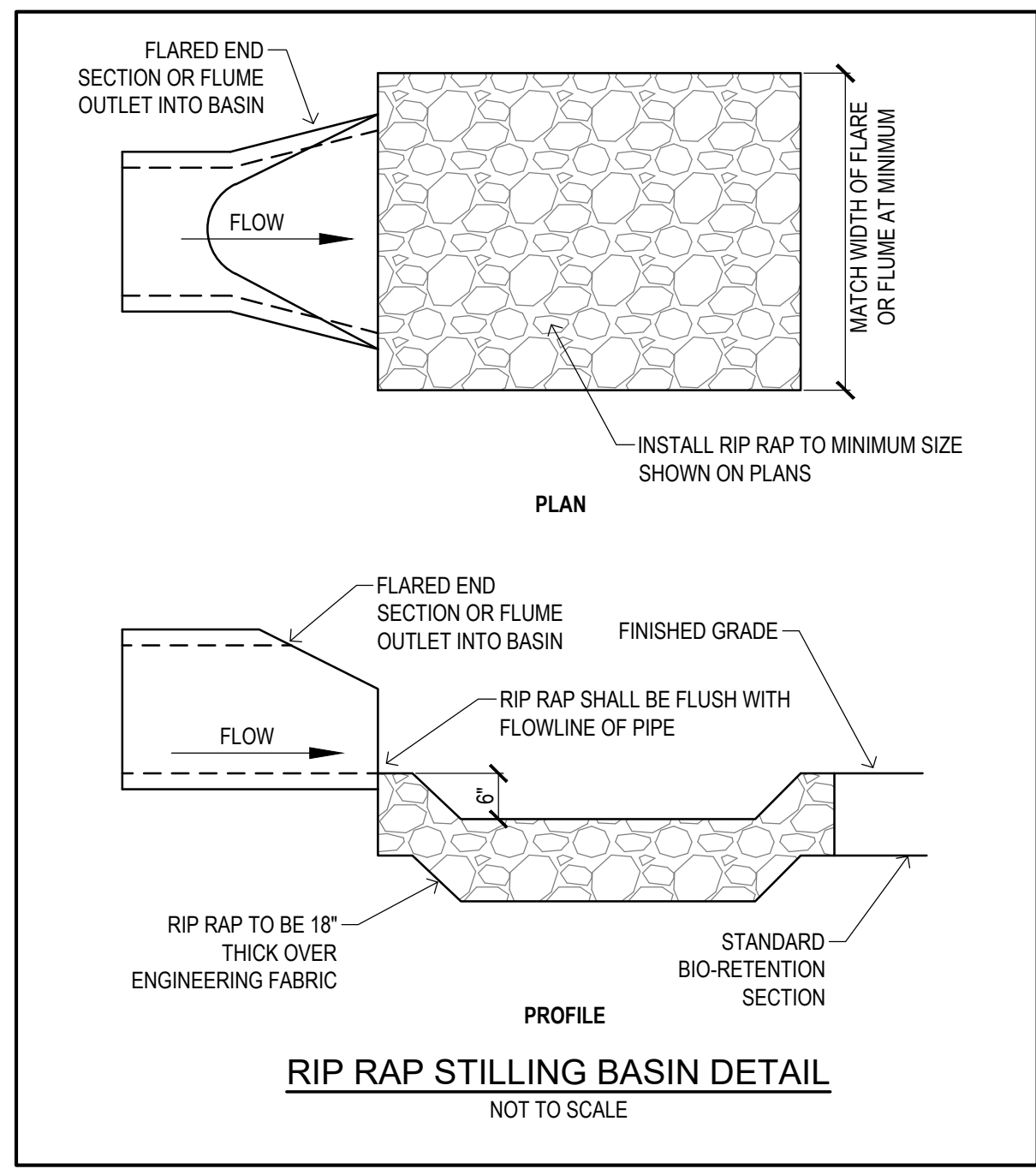
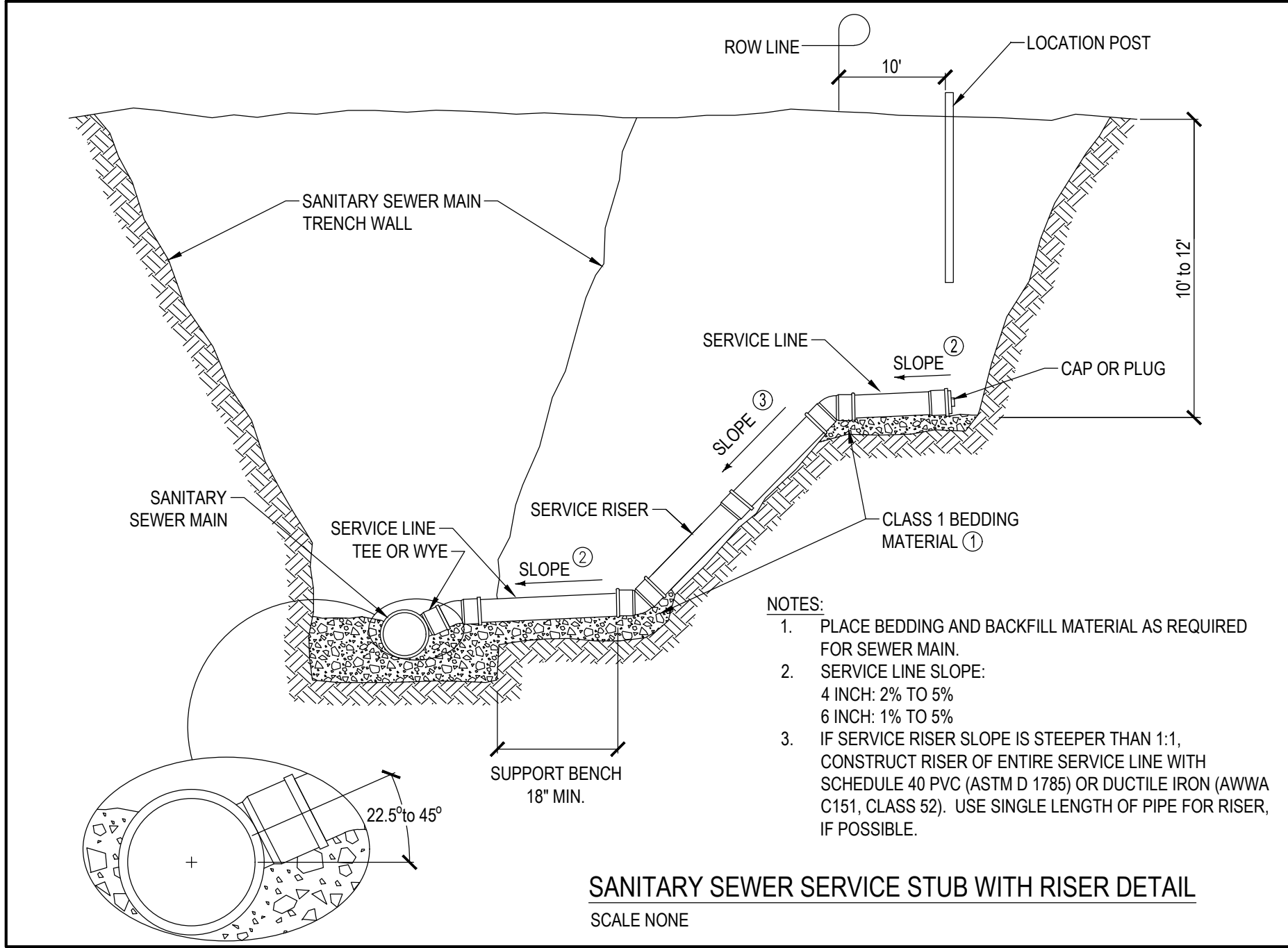
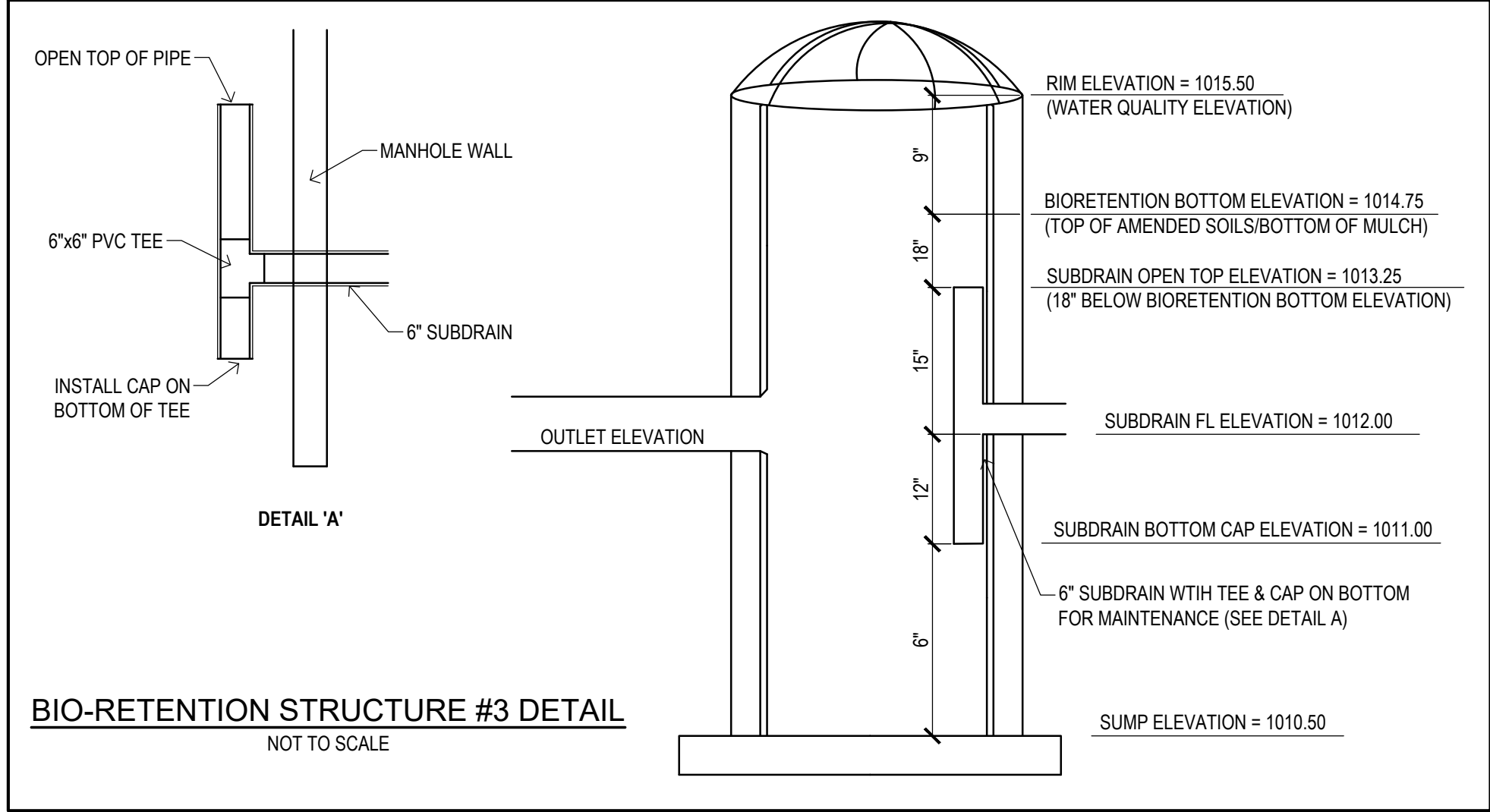
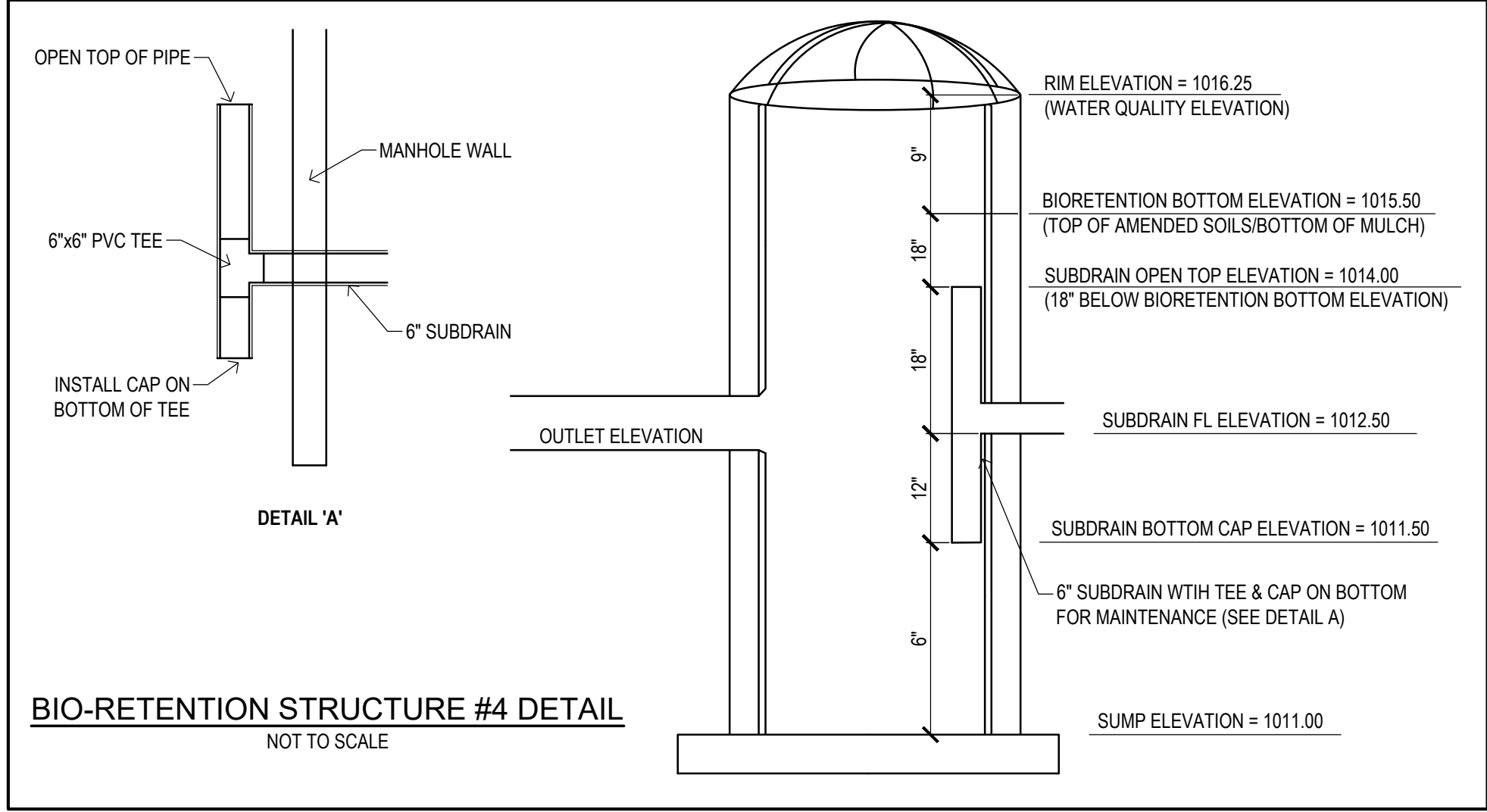
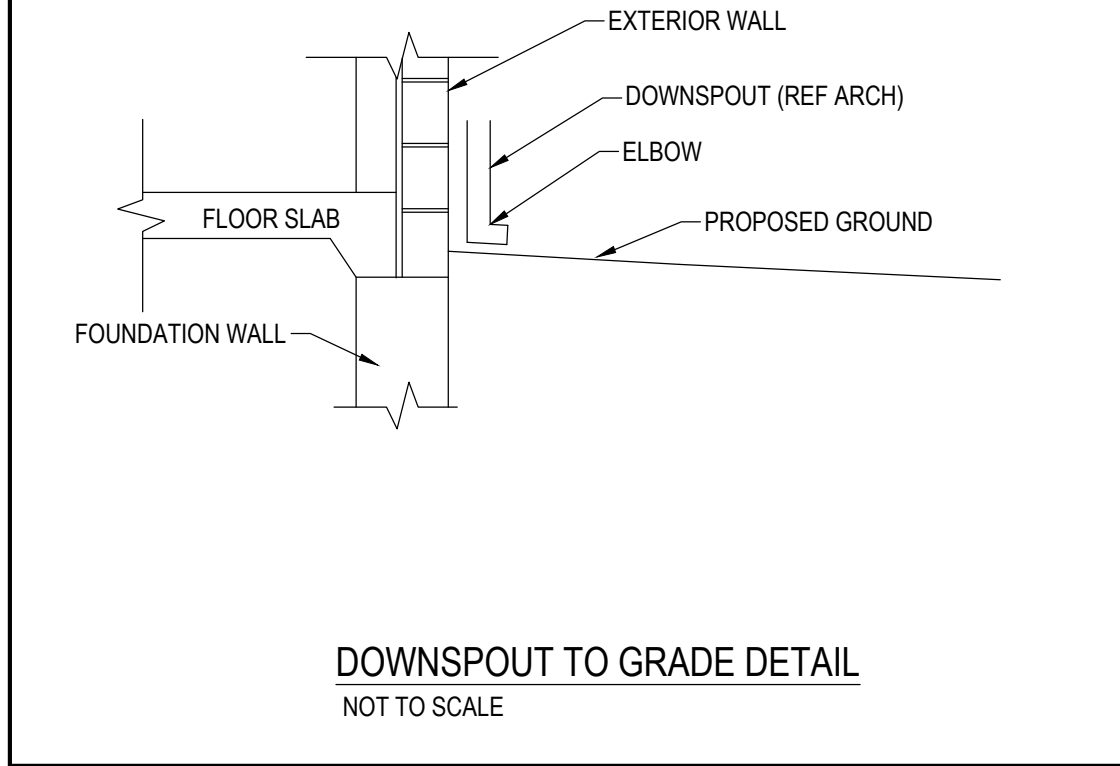
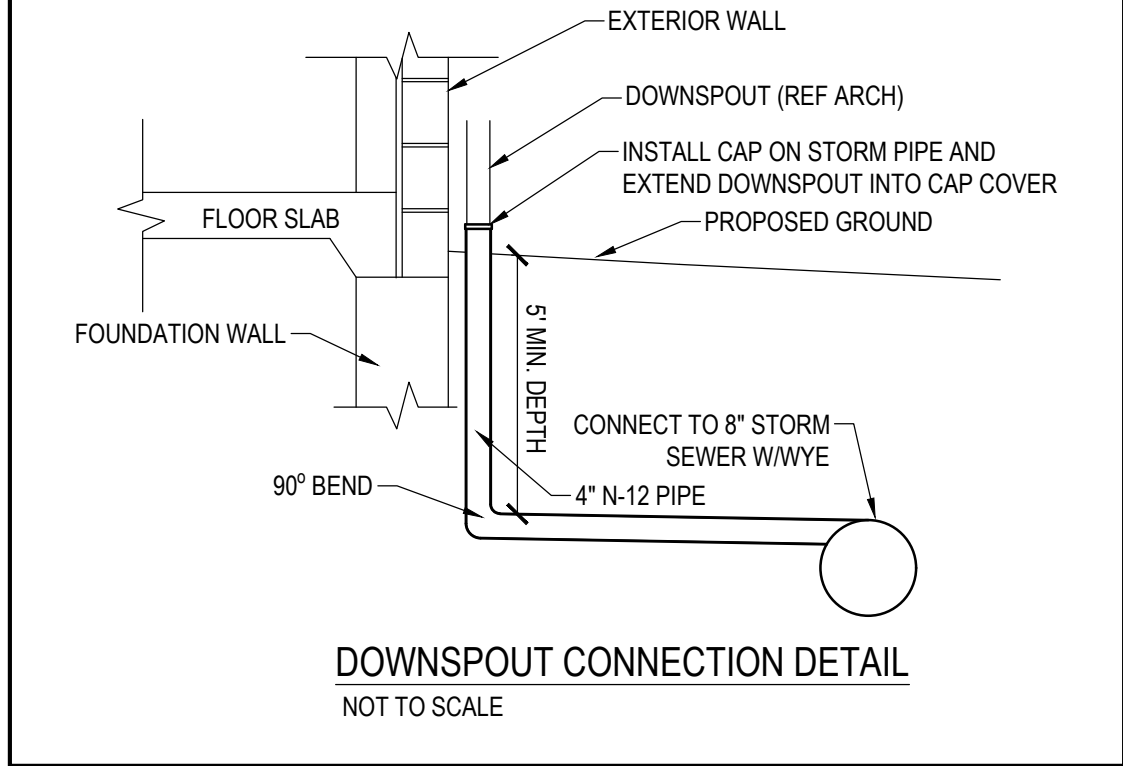
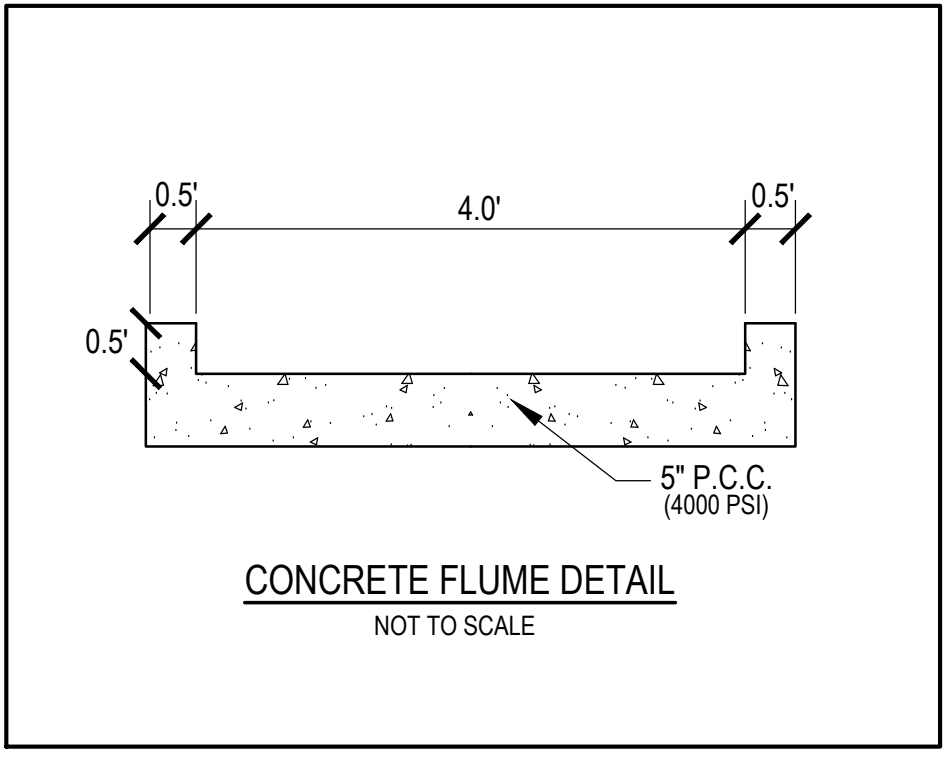
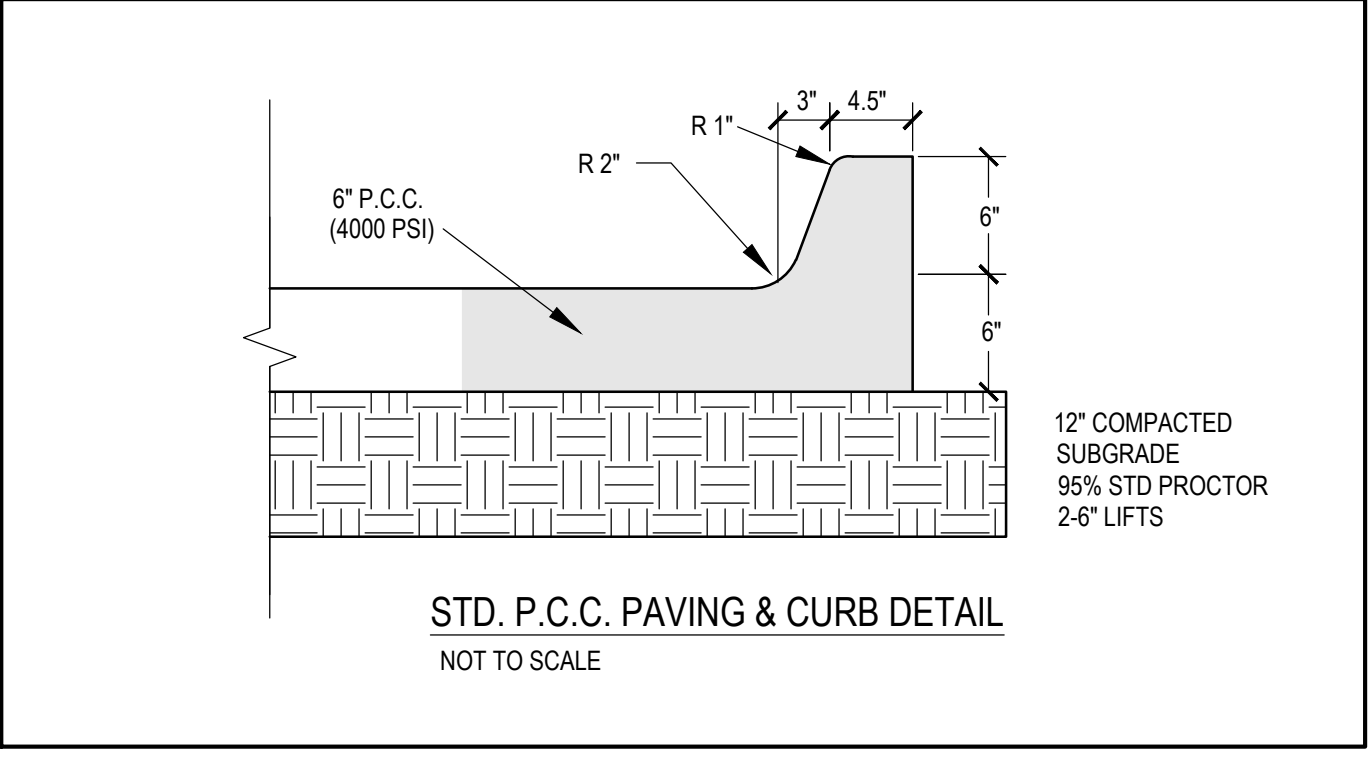
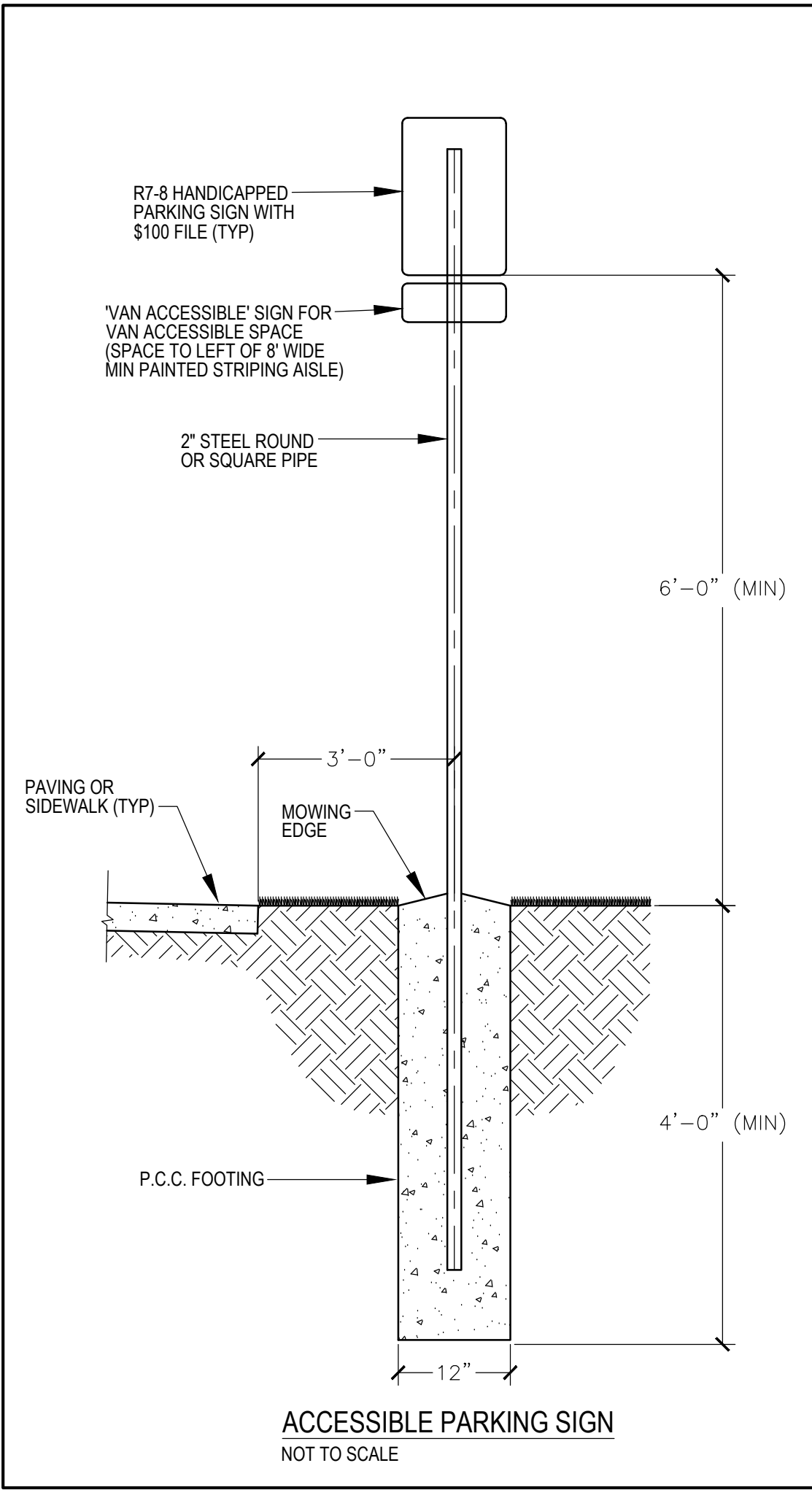
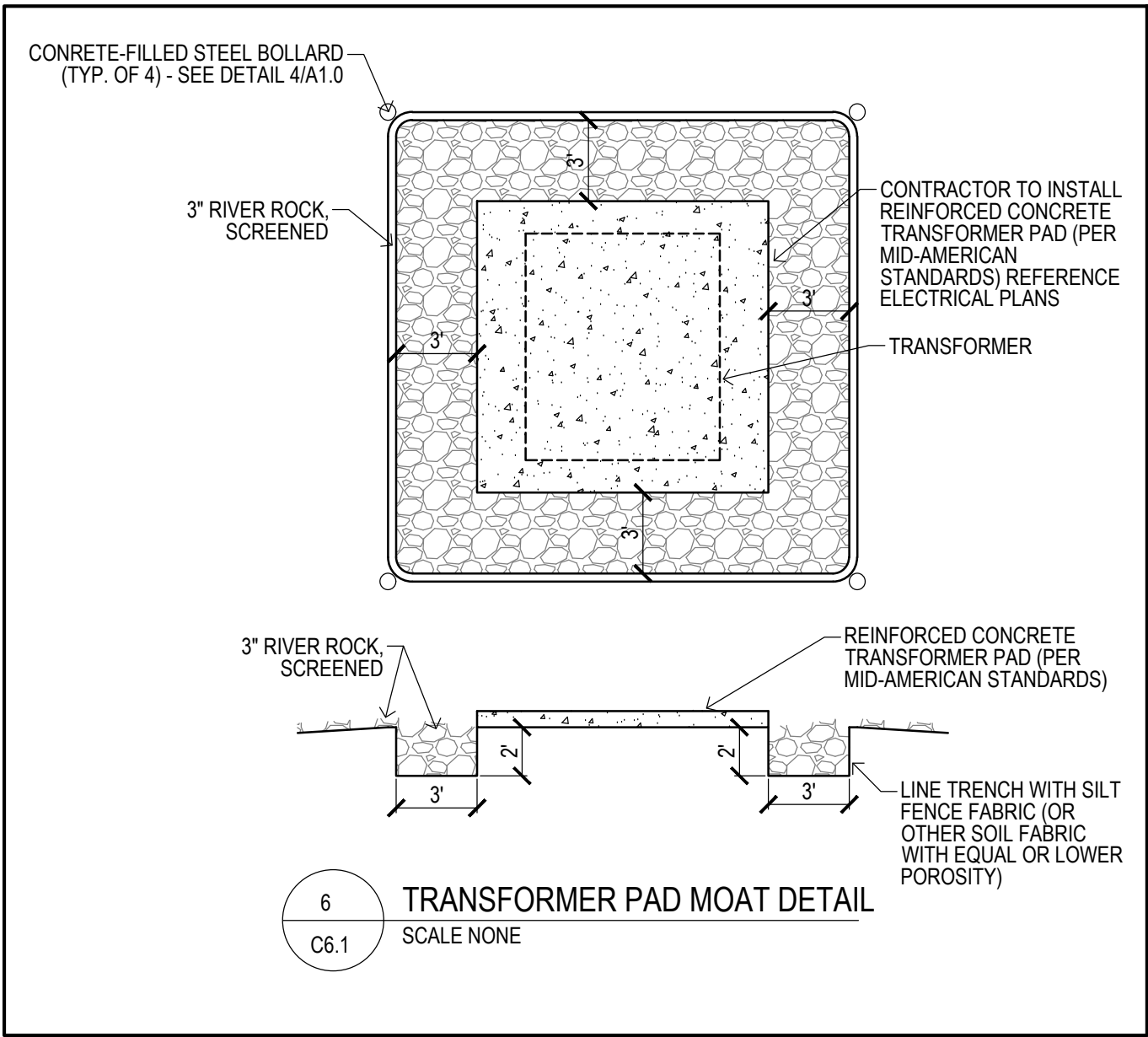
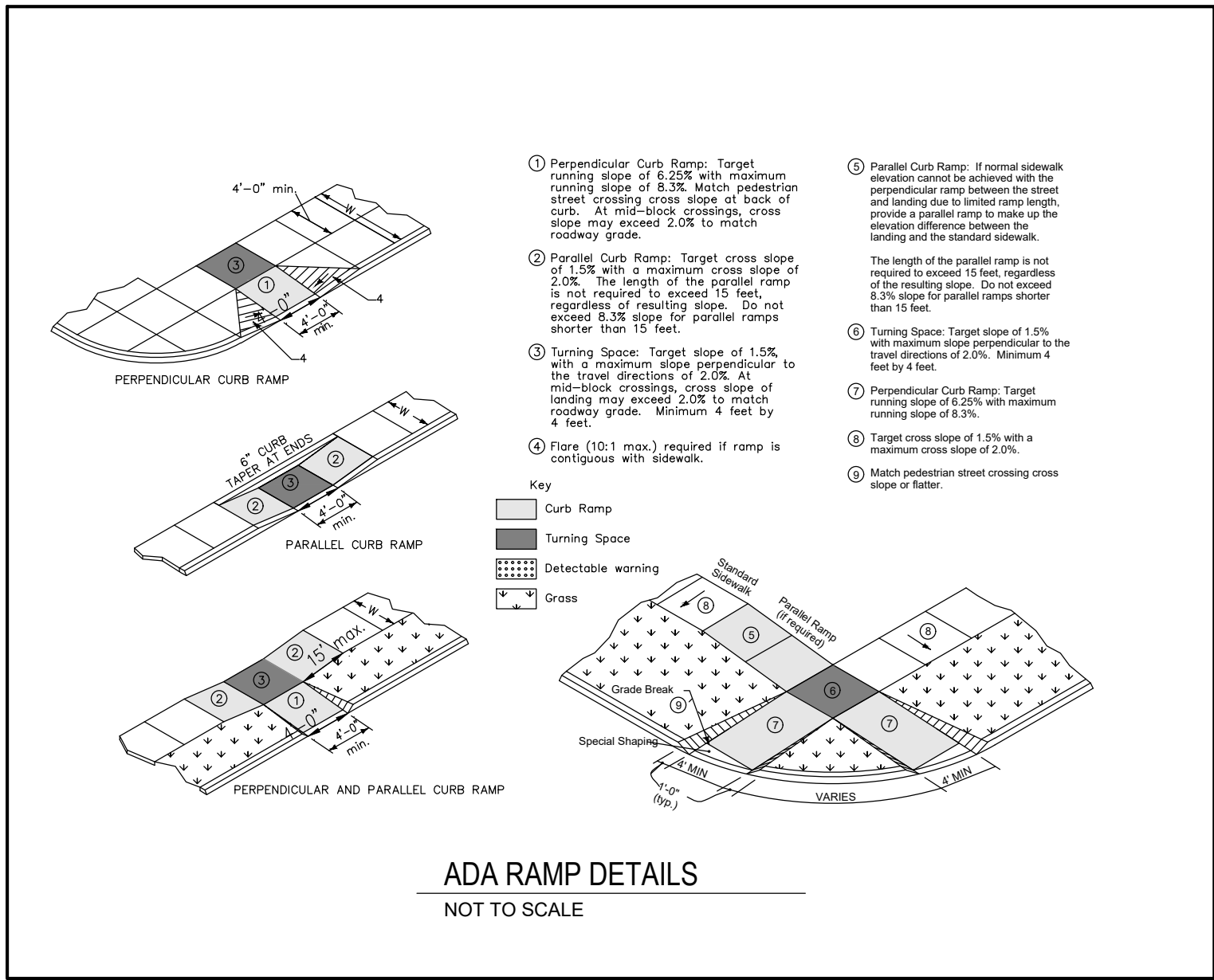
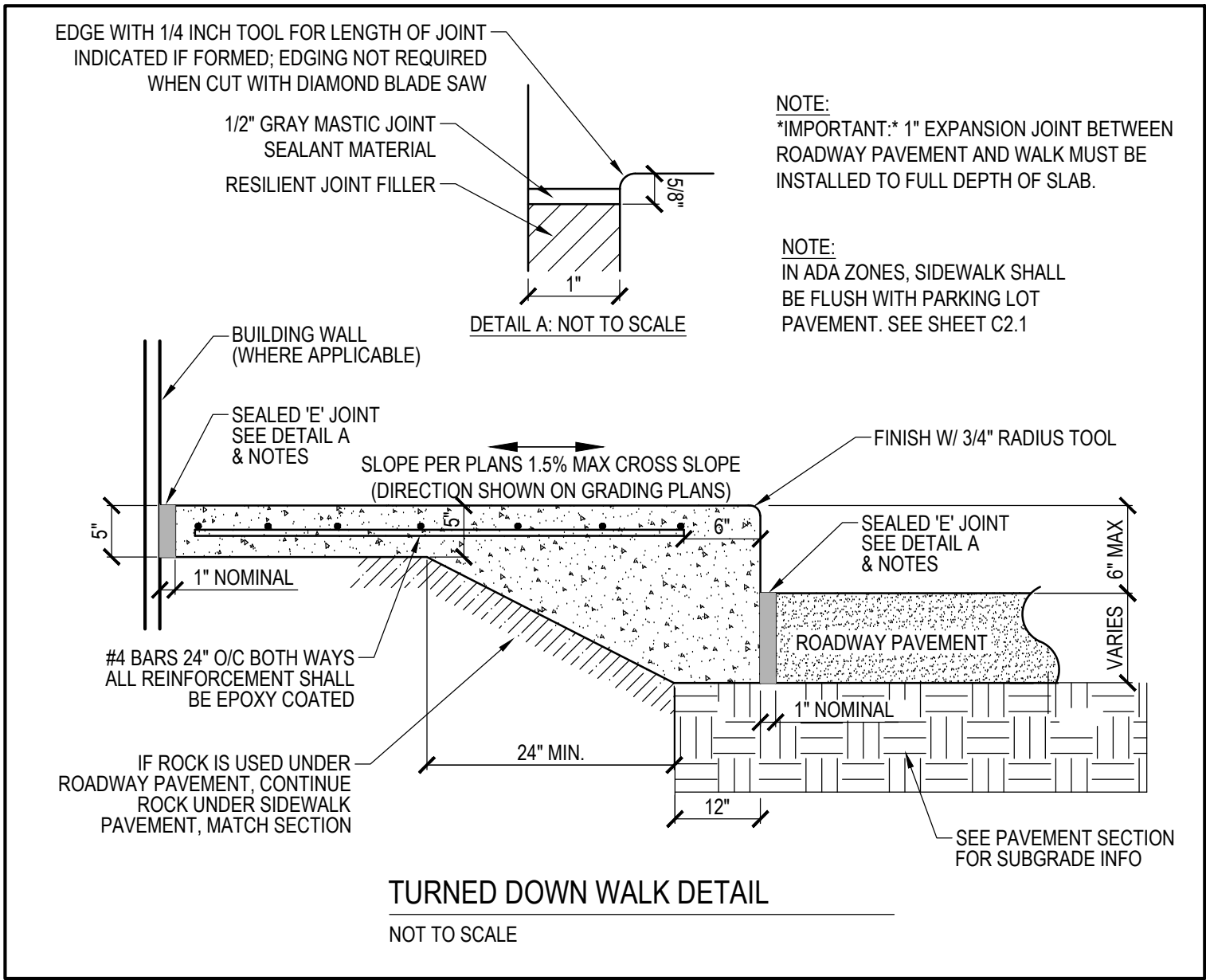
PROJECT NUMBER:
200588-1

SHEET NAME:
LANDSCAPE
DETAILS

SHEET NUMBER:
C5.2

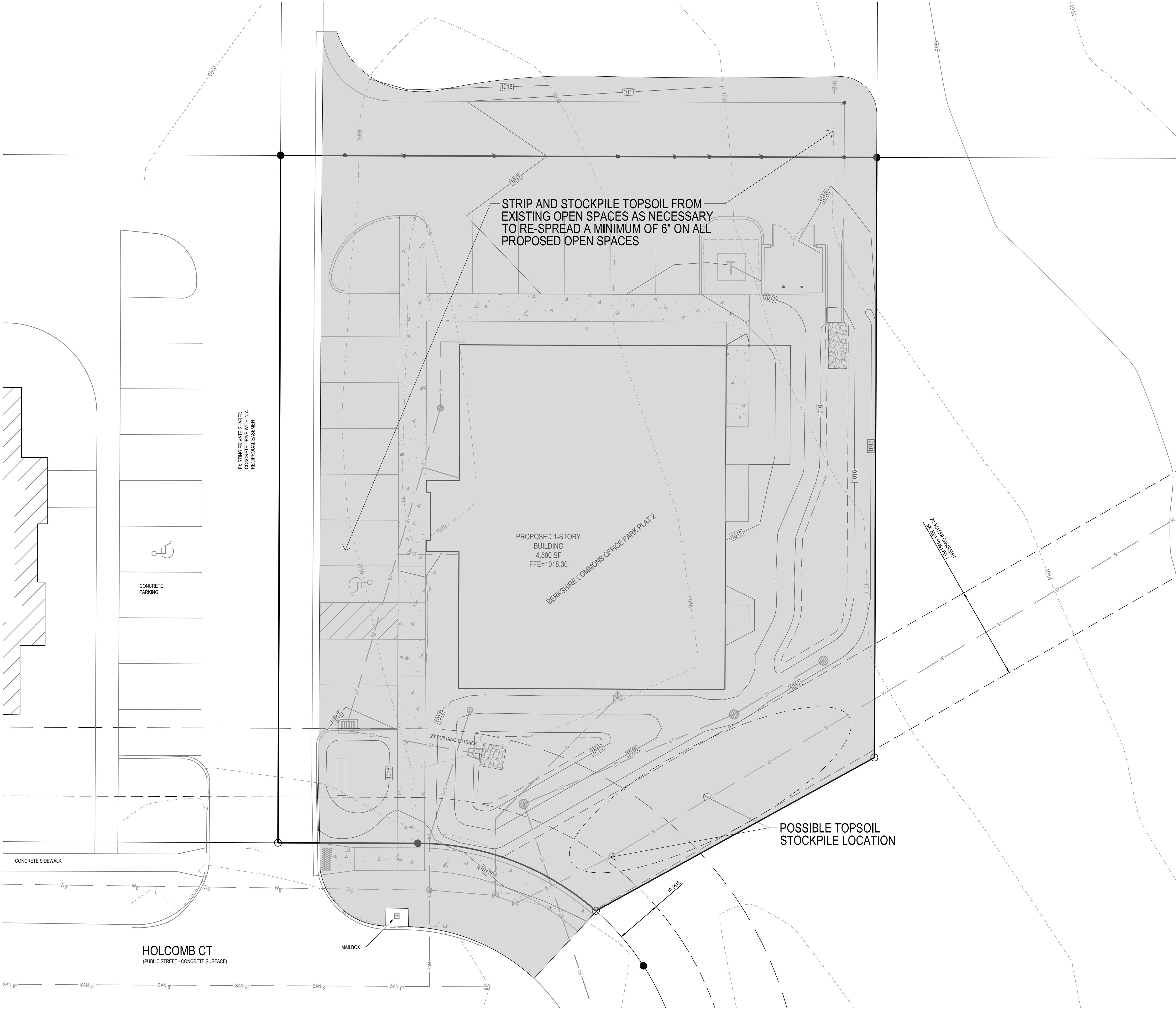
BISHOP
ENGINEERING +

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467



SOIL MANAGEMENT NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS. NO TOPSOIL SHALL BE ALLOWED TO BE PERMANENTLY REMOVED FROM THE SITE.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: SOIL MATERIAL EXCAVATED FROM THE UPPER 12-INCHES OF THE SOIL PROFILE THAT HAS A UNIFORM QUALITY FREE FROM DEBRIS, HARD CLODS, ROOTS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN 3/4 INCH IN DIAMETER, HAS A HIGH DEGREE OF FERTILITY WITH AN ORGANIC MATTER CONTENT OF AT LEAST 4%, IS FREE OF HERBICIDES THAT PROHIBIT PLANT GROWTH, HAS A pH LEVEL BETWEEN 6.0 AND 8.0, AND IS FRIABLE WITH A CLAY CONTENT LESS THAN 25%. SOIL THAT DOES NOT MEET THE PARAMETERS ABOVE SHALL BE CONSIDERED LOW QUALITY ON-SITE SOIL WHICH SHALL BE AMENDED AS DEFINED BY A SOIL SCIENTIST OR BY THE CITY OF CLIVE PROSCRIBED STANDARD.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
6. IN ORDER TO MINIMIZE SOIL COMPACTION IN ALL OPEN SPACE AREAS, THE SOIL SHALL BE WORKED SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH A BULK DENSITY OF LESS THAN 1.6 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
7. EXISTING SITE SOILS PER GEOTECHNICAL REPORT:
ONE TOPSOIL SAMPLE IS REQUIRED AND SHALL BE TAKEN ON SITE. THE TOPSOIL SAMPLE pH LEVELS SHALL BE WITHIN THE CITY OF CLIVE TOPSOIL REQUIREMENTS AND THE SAMPLE SHALL MEET THE CRITERIA FOR CLAY CONTENT AND ORGANIC CONTENT PER THE CITY OF CLIVE REQUIREMENTS.
8. IF TOPSOIL DOES NOT MEET THE REQUIREMENTS, 1.5" OF COMPOST MAY BE IMPORTED TO MEET THE REQUIREMENTS.



SITE PLAN
LOT 2, BERKSHIRE COMMONS OFFICE PARK
16363 HOLCOMB CT
CLIVE, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
05/05/2026 CITY
06/30/2026 CITY
07/07/2026

PROJECT NUMBER:
200588-1

SHEET NAME:
SOIL
MANAGEMENT
PLAN

SHEET NUMBER:
C7.1

SLING Series

SLENDER WALLPACK

tradeSELECT®

FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see www.designlights.org)



*3000K and warmer CCTs only



RELATED PRODUCTS

- [LNC Litepak](#) [LNC2 Litepak](#) [LNC3 Litepak](#)
[LNC4 Litepak](#) [GeoPak](#) [GeoPak2](#)

SPECIFICATIONS

HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	BLT Black Matte Textured	PCU Universal Button Photocontrol (120-277V)	CS Comfort Lens
SG1-20 Size 1, 20W	4K7 4000K, 70 CRI		120 120V	BLS Black Gloss Smooth	SCP ^{1,2,3} Occupancy Sensor Programmable (Dim)	E ^{1,2} Battery 0°C
SG1-30 Size 1, 30W			277 277V	DBT Dark Bronze Matte Textured	SWP ^{1,2} SiteSync Pre-commission	EH ^{1,2} Battery w/ heater -20°
SG1-40 Size 1, 40W	5K7 5000K, 70 CRI		UHV 347V-480V	DBS Dark Brone Gloss Smooth	SWPM ^{1,2} SiteSync Pre-commission w/ Sensor	
SG2-50 Size 2, 50W				GTT Graphite Matte Textured	Specify MTG HT for SCO/SCP & SWPM	
SG2-80 Size 2, 80W				LGS Light Grey Gloss Smooth	8F Up to 8'	
				PSS Platinum Silver Smooth	20F Up to 20'	
				WHT White Matte Textured		
				WHS White Gloss Smooth		
				VGT Verde Green Textured		
				Color Option		
				CC Custom Color		

Notes:

- Available in SG2 only, UHV available in SG2-50 only
- Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8-12ft	120-277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8-12ft	120-277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8-12ft	120-277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10-15ft	120-277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10-15ft	120-277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10-15ft	120-277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10-15ft	120-277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12-18ft	120-277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12-18ft	120-277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15-25ft	120-277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15-25ft	120-277V	Dark Bronze	8079	101	11 (5.0)

SLING SERIES

SLENDER WALLPACK

PERFORMANCE DATA

Description	# of LEDs	Drive Current	System Watts	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
SG1-10	2	140mA	11	1349	122	1	0	0	1424	129	1	0	0	1003	91	1	0	0
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30	2	350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG-40	2	450mA	38	4008	105	2	0	0	4070	106	2	0	0	3845	100	2	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80	3	650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

*347 and 480 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

ELECTRICAL DATA

Catalog number	# of Drivers	Input Voltage	Current (AMPS)	System Power
SG1-10	1	120	0.09	11.0
	1	277	0.04	11.0
SG1-20	1	120	0.18	21.0
	1	277	0.08	21.0
SG1-30	1	120	0.24	28.9
	1	277	0.10	28.9
SG2-40	1	120	0.32	38.3
	1	277	0.14	38.3
SG-50-UHV	1	347	0.13	43.5
	1	480	0.18	43.5
SG2-50	1	120	0.42	50.6
	1	277	0.18	50.6
SG2-80	1	120	0.68	79.8
	1	277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11' L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

SLING SERIES

SLENDER WALLPACK

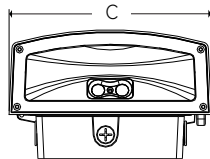
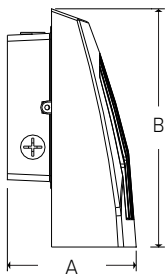
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.96

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

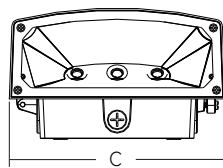
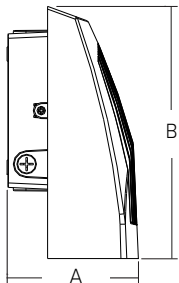
DIMENSIONS

SG1



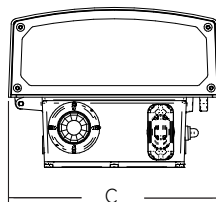
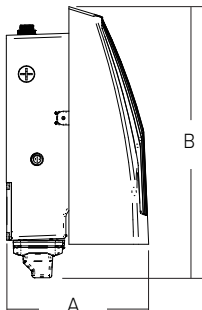
A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)

SG2



A	B	C	Weight
5.80" (147mm)	11.14" (283mm)	9.52" (242mm)	11lbs (5kg)

SG2 with occupancy sensor and battery options



A	B	C	Weight
7.26" (184mm)	13.84" (352mm)	9.52" (242mm)	11lbs (5kg)

SLING SERIES

SLENDER WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PHOTOMETRY

SG1-10-4K7

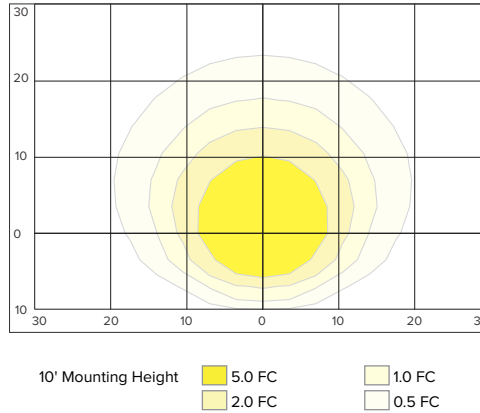
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	1424
Watts	11.4
Efficacy	125
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	996.6	70.0
Downward House Side	427.8	30.0
Downward Total	1424.4	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	1424.4	100.0

ISOMETRIC FOOTCANDLE



SG1-20-4K7

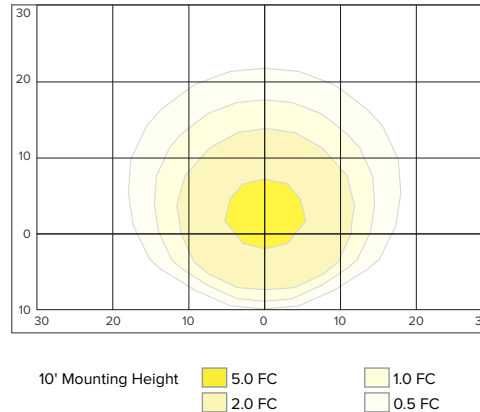
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	2310
Watts	20.9
Efficacy	111
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1618	70.0
Downward House Side	692.1	30
Downward Total	2310	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	2310.3	100.0

ISOMETRIC FOOTCANDLE



SG1-30

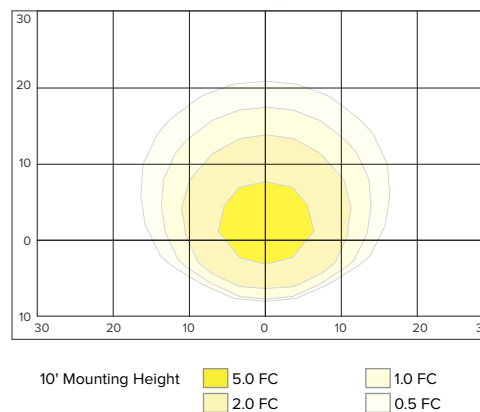
LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	3060
Watts	29.1
Efficacy	105
Mounting	Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2619.4	70.9
Downward House Side	890.4	29.1
Downward Total	3059.8	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3059.8	100.0

ISOMETRIC FOOTCANDLE



SLING SERIES

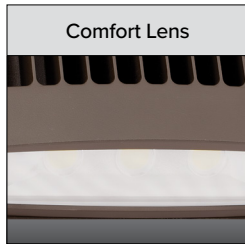
SLENDER WALLPACK

ADDITIONAL INFORMATION

Shipping Information

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2kg)	9.5 (24)	8.25 (21)	5.25 (13)	6	98
SG2	11lbs (5kg)	14 (36)	11.5 (29)	8 (20)	2	64

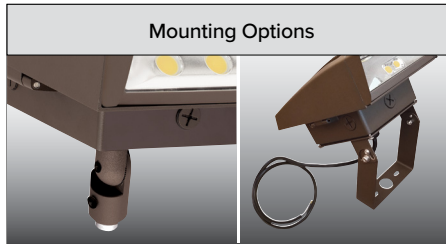
Accessories and Services



Acrylic comfort lens provides glare control, improved visual comfort and better uniformity



Visor accessory included with mounting accessory kits



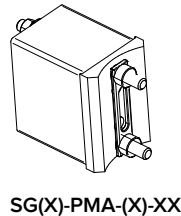
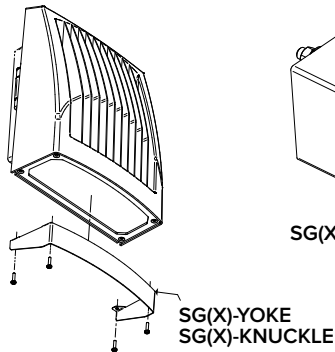
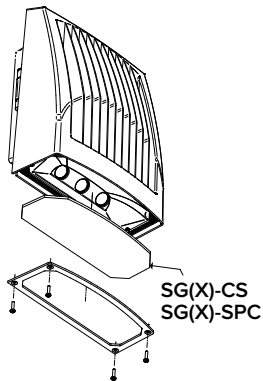
Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)



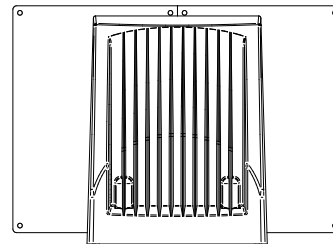
Photocontrol option available for energy-saving dusk-to-dawn operation



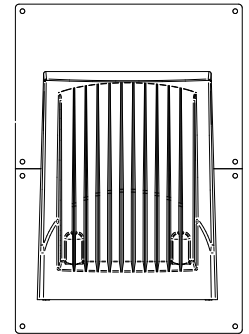
Side hinged for easy installation and wiring access, single screw secures housing closure



SG(X)-PMA-(X)-XX



SG(X)-WCP-H



SG(X)-WCP-V

Features



Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12' mounting height. Assumes open space with no obstructions. Battery backup units consume 6W when charging a dead battery and 2W during maintenance charging. EH (units with a heater) consume up to an additional 8W when charging if the battery temp is lower than 10°C

Diagrams for illustration purposes only, please consult factory for application layout.



SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.

VIPER S

STRIKE

SMALL VIPER LUMINAIRE

Cat.#

Job

Type

Approvals



SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical arm or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

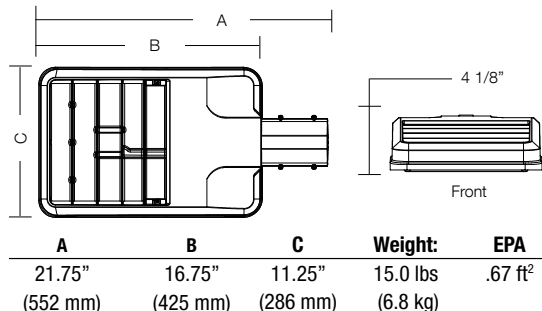
Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

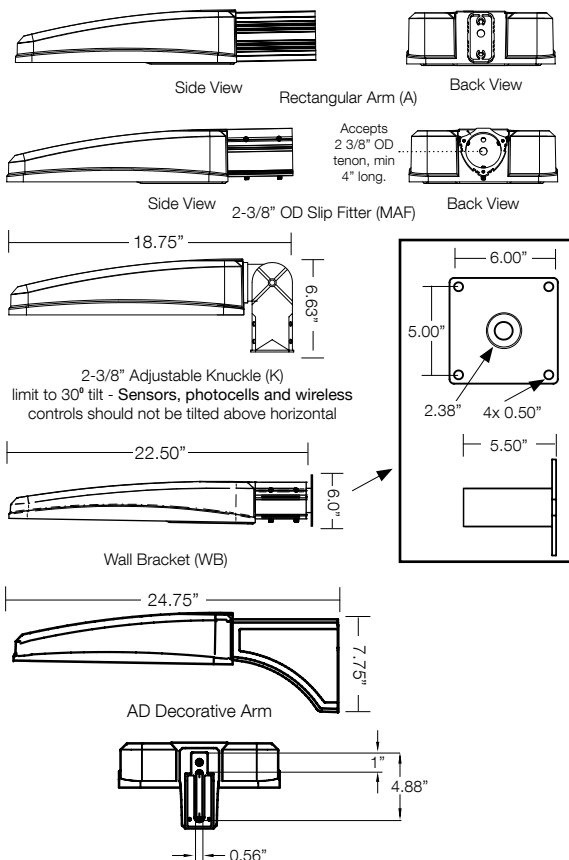
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



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ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS								
SERIES	LED ENGINE	CCT/CRI ⁷	ROTATION	VOLTAGE	COLOR		OPTIONS	
VPS Viper	24L-55 55W, LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL	Black Textured	F Fusing	
	36L-65 65W, LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	DB	Dark Bronze Textured	BSP Bird Spikes	
	36L-80 80W, LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	GYS	Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)	
	48L-110 110W, LED array	DISTRIBUTION		240 240V	PS	Platinum Silver Smooth		
		FR Type 1/Front Row		277 277V	WH	White Textured		
		2 Type 2		347 347V	CC	Custom Color		
				480 480V				

DISTRIBUTION

- FR Type 1/Front Row
- 2 Type 2
- 3 Type 3
- 4 Type 4
- 4W Type 4 Wide
- 5QM Type 5QM
- 5R Type 5R (rectangular)
- 5W Type 5W (round wide)
- TC Tennis Court

MOUNTING

- A Rectangular Arm (formerly RA) for square or round pole
- MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
- K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon
- WB Wall Bracket
- AD Universal Arm for square pole
- AD3 Universal Arm for 2.4"-4.1" round pole
- AD4 Universal Arm for 4.2"-5.3" round pole
- AD5 Universal Arm for 5.5"-5.9" round pole
- AD6 Universal Arm for 6.0"-6.5" round pole

CONTROL OPTIONS

- 7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
- 7PR-SC 7-Pin Receptacle w/Shorting Cap
- 7PR-TL 7-Pin Receptacle w/Twist Lock photo control
- SCP/_F^{1,2,6} Programmable Occupancy Sensor w/ daylight control
- GENI-XX³ ENERGENI
- SWP^{1,4} SiteSync Pre-Commission
- SWPM^{1,2,4} SiteSync Pre-Comm w/ Sensor

HOUSE SIDE SHIELD ACCESSORIES

- HSS/VP-S/90-FB/XXX 90° shield front or back
- HSS/VP-S/90-LR/XXX 90° shield left or right
- HSS/VP-S/270-FB/XXX 270° shield front or back
- HSS/VP-S/270-LR/XXX 270° shield left or right
- HSS/VP-S/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

- VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options

² Specify mounting height; 8=8' or less, 40=9' to 40'

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions

⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.

+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

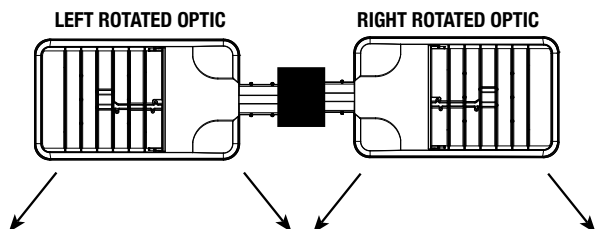
For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



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PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	700 mA	55W	FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5805	108	1	0	2	5921	110	1	0	2	5282	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	115	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	7325	113	1	0	2	7490	115	1	0	2	6696	103	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
			TC	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
36	700 mA	80W	FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	8707	108	1	0	2	8881	110	1	0	2	7923	98	1	0	2
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
48	700 mA	110W	FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	11275	114	2	0	2	10984	102	1	0	2
			4	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	11609	108	1	0	3	11841	110	1	0	3	10564	98	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			TC	12366	115	1	0	2	12619	118	1	0	2	11290	105	1	0	2
60	700 mA	136W	FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14511	108	2	0	4	14802	110	2	0	4	13205	98	2	0	3
			5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2
			TC	15458	115	1	0	2	15834	118	1	0	2	14113	105	1	0	2

PHOTOMETRICS

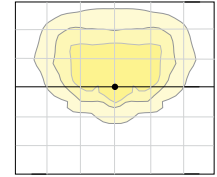
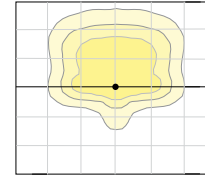
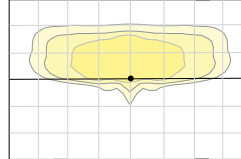
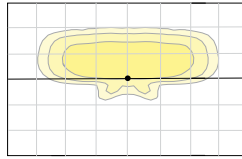
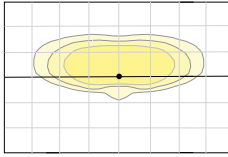
Type FR - Front Row/Auto Optic

Type 2

Type 3

Type 4

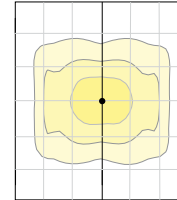
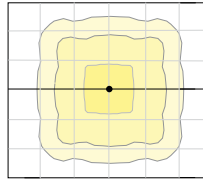
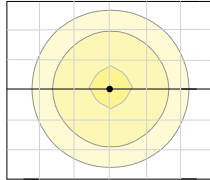
Type 4W



Type 5W

Type 5QM

Type 5R



*Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment and application.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	560 mA	120	65	0.65
			277		0.28
			347		0.22
			480		0.16
	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

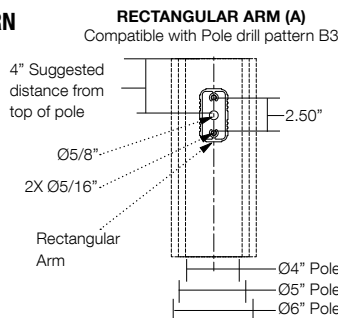
PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>377,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

DRILL PATTERN



EPA

Config.	EPA	Config.	EPA
1	.67	3 @ 120°	1.68
2 @ 90°	1.06	3 @ 90°	1.73
2 @ 180°	1.34	4 @ 90°	2.12

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

(2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

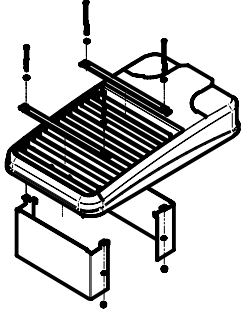


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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

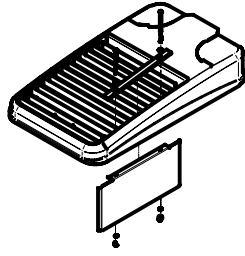
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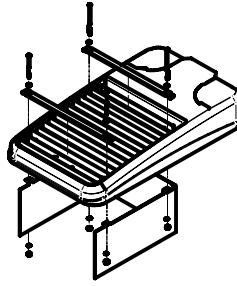
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



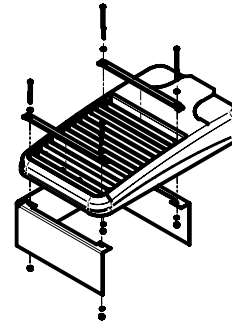
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



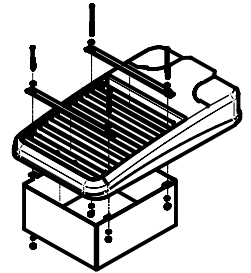
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)

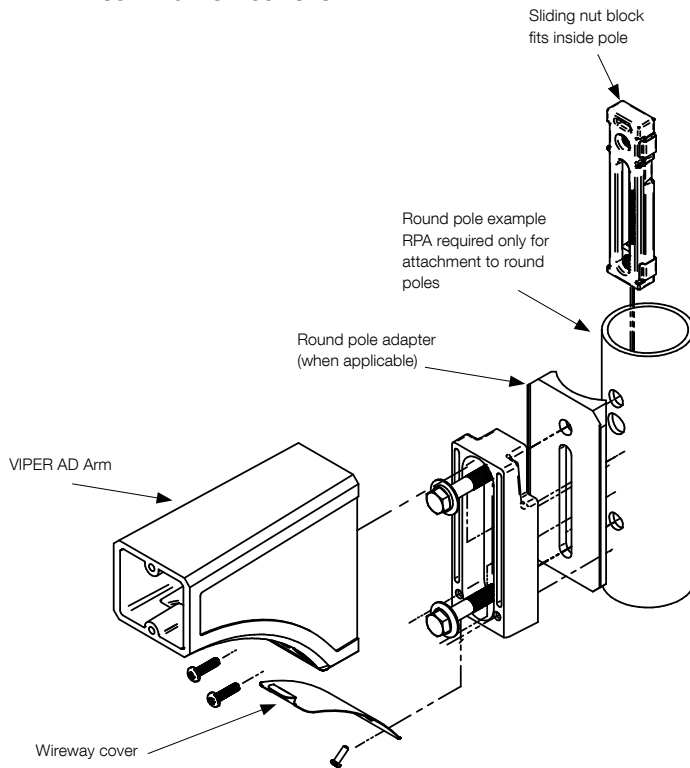


HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



HSS/VP-S/360/XXX
Full shield (1 shield shown)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2

