> January 18, 2024 | 5:00 pm City Hall | Council Chambers

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

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

Tentative Meeting Agenda

Deanna Triplett | Chair Justin Vogel | Vice Chair

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

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Agenda
- 4. Approval of P&Z Commission Meeting minutes for November 20, 2023
- 5. Home State Bank Site Plan Amendment
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve Site Plan Amendment for Home State Bank
- 6. Reports & Particulars Council Liaison, City Manager, Staff, and/or Commission
- 7. Adjourn until February 19, 2024

MEETING MINUTES The City of Polk City Planning and Zoning Commission 6:00 p.m., Monday, November 20, 2023

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on November 20, 2023, in City Hall Council Chambers.

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

These tentative minutes reflect all action taken at the meeting.

- 1. Call to Order | Chair Triplett called the meeting to order at 6:00 p.m.
- 2. Roll Call | Hankins, Bowersox, Vogel (via Zoom), Ohlfest, Pringnitz, Sires | In attendance

3. Approval of Agenda

MOTION: A motion was made by Bowersox and seconded by Ohlfest to approve the amended agenda. **MOTION CARRIED UNANIMOUSLY**

4. Approval of Meeting Minutes

MOTION: A motion was made by Ohlfest and seconded by Bowersox to Vogel P&Z Commission Meeting Minutes for October 16, 2023.

MOTION CARRIED UNANIMOUSLY

5. Discuss rezoning clean-ups

- Travis Thornburgh, City Engineer reviewed non-confirming lots in R-2 District, and provided a recommendation that any changes to them be handled on a case-by-case basis
 NO ACTION TAKEN
- b) Thornburgh reviewed five (5) areas that need to be considered for clean-up rezonings. Area #1 – 602 W Van Dorn Street currently portions zoned as GF-1, recommended to stay that way NO ACTION TAKEN

Area #2 – portions of five (5) lots along Hillcrest Drive currently zoned GF-1 recommended to rezone to R-1 to match the rest of the lots **MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend City Council initiate rezoning of 405-421 Hillcrest from GF-1 to R-1 **MOTION CARRIED UNAMIOUSLY**

Area #3 – 516 N 3rd Street currently zoned GF-1 recommended to rezone to R-1 to match the use **MOTION:** A motion was made by Hankins and seconded by Pringnitz to recommend City Council initiate rezoning of 516 N. 3rd Street from GF-1 to R-1 **MOTION CARRIED UNAMIOUSLY**

Area #4 – 1500 & 1600 W Broadway owned by the City and presently used for the Community Library currently zoned as C-2 recommended to rezone to GF-1 to match the current use **MOTION:** A motion was made by Hankins and seconded by Sires to recommend City Council initiate rezoning of 1500 & 1600 W Broadway from C-1 to GF-1 **YES: Sires, Hankins, Bowersox, Vogel, Ohlfest, Pringnitz**

NO: Tripplett

MOTION CARRIED

Area #5 – City owned Parking Lot located on Lot 9 of Block 10 commonly known as 309 E Van Dorn, Fire Department Parking Lot, is currently zoned C-1 recommended to rezone to GF-1 to match the use **MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend City Council initiate rezoning of the parking lot from C-1 to GF-1 **MOTION CARRIED UNAMIOUSLY**

Area #5a – Masonic lodge located at 106 N 3rd Street is currently zoned C-1 recommended to rezone to CTS to match the use

MOTION: A motion was made by Hankins and seconded by Ohlfest to recommend City Council initiate rezoning of 106 N 3rd Street from C-1 to CTS **MOTION CARRIED UNAMIOUSLY**

6. Reports & Particulars

- Building Official Cody Olson introduced himself and described the role he will fill for the City.
- Commission Member Hankins shared his appreciation of staff providing good history and options in the project write-ups.

5. Adjournment

MOTION: A motion was made by Bowersox and seconded by Hankins to adjourn at 6:48 p.m. **MOTION CARRIED UNANIMOUSLY** *Next Meeting Date* – Monday December 18, 2023

Attest:

Jenny Coffin - City Clerk



SITE PLAN AMENDMENT REVIEW

Date: January 12, 2024

Project: Home State Bank Site Plan Amendment

GENERAL INFORMATION:

Owner/ Applicant:	Home State Bank
Requested	Approval of
Action:	Site Plan Amendment
Location	Northeast corner of S. 3 rd St./Bridge Road
Size:	2.225 acres
Zoning:	C-2
Proposed Use:	Bank

Prepared by: Travis Thornburgh, P.E.

Project No.: 122.0358.01



BACKGROUND:

In August 2022, Home State Bank proposed construction of a new bank building to be in the northeast corner of the S. 3rd Street & Bridge Road intersection. The proposed construction included a two-story building with a canopy on the north side of the building for one drive-thru window and an ATM lane. The bank will occupy 5,039 square feet on the first floor, with an additional 3,170 sf of office space on the second floor. The building also includes 1,451 square feet of unfinished space for a future tenant.

The parking lot encircles the building, with access from a single driveway located along E. Bridge Road. Parking stalls have been provided for the bank and future tenant.

A 10' wide trail will be paved along S. 3rd Street and a 5' sidewalk will connect this trail to the building. A 5' sidewalk will also be paved along E. Bridge Road. Buffer trees will be planted in the existing 30' wide buffer easement on the east side of the plat, adjacent to the residential lot. Additional trees will be planted along both streets and on the east side of the parking lot. Existing trees will be protected within the 30' landscape buffer easement adjacent to the townhomes in Crossroads at the Lakes Plat 1.

In order to avoid the "Mother Mary" tree, the 10' recreational trail along S. 3rd Street swings to the east, onto private property. A Recreational Trail Easement has been provided to accommodate this alignment.

Home State Bank Site Plan Amendment January 12, 2023 Page 2 of 2

In October 2023, the City Council approved a Site Plan Amendment allowing the addition of a monument sign and the expansion of the trash enclosure to include a generator on site.

Beginning the week of December 18, City Staff became aware of tree removals that exceeded those as shown on the approved Site Plan and subsequent amendments. City Staff has visited the site several times since, including meetings with the developer, their engineer, their contractor, and an arborist commissioned by the developer. Following these visits, City Staff has determined that several trees were illegally removed as defined by Chapter 151 of the Polk City Municipal Code. The developer and their team have acknowledged this issue and have been diligent and proactive in meeting with City Staff to discuss and determine an acceptable solution to remedy these illegal removals. This Site Plan Amendment includes the proposed remediation for the illegally removed trees.

Detention has been provided in the existing basins that serve all the Crossroads at the Lakes subdivision. The City has granted a revised Private Storm Sewer Easement for Home State Bank's private storm sewer located on Lot C of Crossroads at the Lakes Plat 2 since the as-built pipe is located outside the existing easement area. Water and sanitary sewer services were extended to the site as part of the Crossroads at the Lakes Plat 2 development.

REVIEW COMMENTS:

All review comments have been addressed.

RECOMMENDATION:

Based on the satisfactory resolution of the above Review Comments, staff recommends approval of the Site Plan Amendment for Home State Bank, subject to:

- 1. Any revisions as required by the Planning & Zoning Commission.
- 2. No permanent Certificate of Occupancy will be issued for the Home State Bank until the Agreement to Complete approved at the January 8, 2024 City Council meeting has been completed.
- 3. Payment in full of all fees to the City of Polk City.

HOME STATE BANK **SITE PLAN AMENDMENT** POLK CITY, IOWA

APPLICANT:

HOME STATE BANK 1370 NW 18TH ST. SUITE 101 ANKENY, IA 50023 ATTN: ERIC HOCKENBERRY

PROPERTY OWNER:

HOME STATE BANK 1370 NW 18TH ST. SUITE 101 ANKENY, IA 50023 ATTN: ERIC HOCKENBERRY

ENGINEER/ SURVEYOR:

MCCLURE ENGINEERING COMPANY 1360 NW 121ST STREET CLIVE, IOWA 50325 515.964.1229 ATTN: TRENT SMITH

EXISTING ZONING:

C2 - COMMERCIAL DISTRICT

SITE ADDRESS:

101 E. BRIDGE ROAD POLK CITY, IA 50226

LEGAL DESCRIPTION:

OUTLOT Y - CROSSROADS AT THE LAKE PLAT 2

BUILDING SUMMARY:

1ST FLOOR

2ND FLOOR

2,169 ± SF

TOTAL NUMBER OF BUILDINGS TOTAL NUMBER OF STORIES FLOOR SQUARE FOOTAGE 6,546 ± SF = 8,715 ± S.F. TOTAL BUILDING S.F.

PARKING:

VEHICLE PARKING: REQUIREMENTS: 1ST FLOOR 1 SPACE / 200 SF 6490 / 200 = 33 SPACES TOTAL = 41 SPACES REQUIRED: PROVIDED

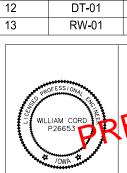
VEHICLE SPACES = 42 ADA SPACES = 2 SPACES

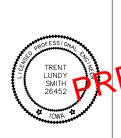
TOTAL SPACES PROVIDED = 44 SPACES

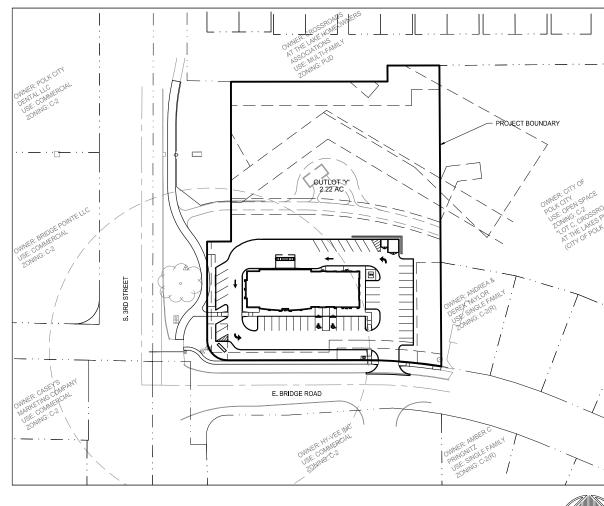
BUILDING SCHEDULE:

ESTIMATED CONSTRUCTION START ESTIMATED CONSTRUCTION FINISH

> Sh Sheet NO 01 GN-01 02 GN-02 03 GN-03 04 GN-04 05 ER-01 06 GR-01 07 GR-02 08 UT-01 09 LA-01 10 LA-02 11 LA-03

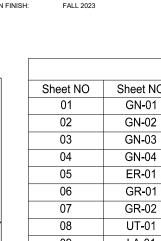






ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY POLK CITY EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.





2ND FLOOR

3170 / 400 = 8

FALL 2022

1 SPACE / 400 SF

PROJECT LOCATION -









SUBMITTAL AND REVISION TABLE			
SUBMITTAL DATE DESCRIPTION			
1	1/5/2024	CITY SUBMITTAL #1	
2	1/12/2024	CITY SUBMITTAL #2	

DEVELOPMENT SUMMARY:

GROSS LAND AREA: PROJECT IMPERVIOUS AREA:

PAVING AREA BUILDING AREA

TOTAL

PROJECT OPEN SPACE:

PROVIDED

=25,287± S.F. (25.9%) =6,490± S.F. (6.7%) =31,777± S.F. (32.6%)

=96,903 S.F. (2.22 AC.)

= 65,322± S.F. (67.4%)

neet List Table	
Sheet Description	
COVER SHEET	
GENERAL NOTES	
EXISTING CONDITIONS AND REMOVALS	
OVERALL SITE PLAN	COVE
SEDIMENT AND EROSION CONTROL	
GRADING PLAN	
GRADING DETAILS & ADA DESIGN	
UTILITIES	
LANDSCAPE PLAN	
LANDSCAPE DETAILS	
LANDSCAPE DETAILS	
DETAILS	
RETAINING WALL DESIGN	
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF I WA. WILLIAM ODFD. PENO, 26653 DATE: MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL: 	HOME S SITE PLAN POLK 210 JANU/
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STREET IWA. TRENT LULID'S SMITH, PE NO, 26452 DATE: MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1-18	EMGINEER T SMITH CHECKED BY - DRAWING NO.
	GN-01



making lives better

1360 NW 121ST Street Clive, Iowa 50325 515-964-1229 fax 515-964-2370

OVER SHEET

ME STATE BANK PLAN AMENDMENT POLK CITY, IOWA

210894-000 JANUARY 5, 2024

DRAWN BY FIELD BOOK NO

SHEET NO

01 / 13

GENERAL LEGEND

	EXISTING /	PROPOSED		EXISTING /	PROPOSED		EXISTING /	PROPOSED	
		ss		S	\$	SANITARY SEWER MANHOLE	•	۲	BOLLARD (BUMPER POST)
	— ss ——	SS		©	©	SANITARY SEWER CLEANOUT			ROADWAY SIGN
	— FM ———	FM	SANITARY SEWER FORCE MAIN	۲	۲	AIR RELEASE MANHOLE/DRAIN MANHOLE			MAILBOX
		ST		Ø	Ø	STORM SEWER MANHOLE	9	0	WELL
	— st ——		- SECONDARY STORM SEWER MAIN	©	C	STORM SEWER CLEANOUT	0.	O,	DECIDUOUS TREE
	— st ——		- SECONDARY STORM SEWER SERVICE	D		STORM SEWER INTAKE	*	*	EVERGREEN TREE
		w	WATER MAIN	۲	•	STORM SEWER BEEHIVE INTAKE	O.	O.	SHRUB OR BUSH
		w	WATER SERVICE	>	>	FLARED END SECTION		commun .	TREE OR SHRUB LINE
	— Е ———	——— E ———		¥	黨	FIRE HYDRANT	凡		STUMP
	OHE	OHE		×	×	WATER VALVE	8	ä	MONITORING WELL
	— т ——		UNDERGROUND TELEPHONE			WATER VALVE MANHOLE	Q,	Q.	SOIL BORINGS
	— F0 ———	F0	UNDERGROUND FIBER OPTIC	**	v	CURB STOP	ő . -		FLAG POLE
	— TV ———	TV				WATER METER MANHOLE	,}∞		SATELLITE DISH
		G	GAS MAIN OR SERVICE	8.	8	YARD HYDRANT	┢	►	SLOPE INDICATORS
			- CONTOUR LINES INTERMEDIATE	©	©	ELECTRIC MANHOLE / VAULT	☆.		CONTROL POINT
			CONTOUR LINES INDEX	Π,	Π,	ELECTRIC PEDESTAL / TRANSFORMER	٠		BENCH MARK
<u> </u>	· · ·				**	OUTDOOR ELECTRIC POWER OUTLET	A		SECTION CORNER
			SECTION LINE	ø	ø	POWER POLE	•		IRON PIN SET
· _	· ·	· ·	- EASEMENT	Øsn	Ø _n	POWER POLE w/ STREET LIGHT	٠		IRON PIN FOUND
		0 0	GUARD RAIL	¢	¢	STREET LIGHT POLE	(DR-1)		DRAWING NUMBER
	— x —	x	FIELD FENCE	-0	-0	GUY WIRE	\smile		
	o	0	CHAIN LINK FENCE	19	13	TRAFFIC SIGNAL	ABBREVIATIO	ONS	
			WOODEN FENCE	®	1	TRAFFIC SIGNAL BOX	T/S		TOP OF SLAB
			ROAD CENTERLINE	1	1	TRAFFIC SIGNAL MANHOLE / VAULT	BC		BACK OF CURB
		<u> </u>	GRADING LIMITS	®		RAILROAD CROSSING SIGNAL	TC		TOP OF CURB
		<u> </u>	CONSTRUCTION LIMITS	Ō	Ū	TELEPHONE MANHOLE / VAULT	FL		FLOWLINE
	— AG ———	AG	AG LINE	Π,	Π,	TELEPHONE PEDESTAL	CL		CENTERLINE
			WATERWAY FLOWLINE	0	1	CABLE TV MANHOLE / VAULT	C		CUT
			TOP OF SLOPE			CABLE TV PEDESTAL	F		
			BOTTOM OF SLOPE	×	×	GAS VALVE			FILL
	x	x					S		OFFSET
							TOP		TOP OF SLOPE
							BOT		BOTTOM OF SLOPE
							EP		EDGE OF PAVING

GENERAL NOTES:

. 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 SATISFATION OF THE CITY AND THE OWNER

2. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.

3. ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.

4. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.

5. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT. ALL PIPE ENDS, UTILITY SERVICES AND CONDUIT ENDS SHALL BE MARKED WITH STEEL FENCE POSTS

THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANTS OF THE WORK ONDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANTS IS IN NO WAY IMPLIED OF GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER AREAS OF WORK

7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. /EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT POLK CITY TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSAR

8 ALL CONSTRUCTION WITHIN PUBLIC R 0 W /FASEMENTS AND /OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH POLK CITY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE STATEWIDE URBAND DESIGN SPECIFICATIONS

9. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

11. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

12. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.

13. ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), AND IOWA CODE.

THE PAVEMENT CROSS SECTIONS USED IN THIS PLAN SET ARE SUBJECT TO CHANGE PENDING RESULTS OF ON-SITE GEOTECHNICAL INVESTIGATION.

15. A RAPID ENTRY LOCK BOX SHALL BE INSTALLED AT THE LOCATION DESIGNATED BY THE FIRE CHIEF.

16. CONSTRUCTION FENCE FOR THE PROTECTION OF ALL TREES SHALL BE INSTALLED AND INSPECTED BY THE CITY OF POLK CITY PRIOR TO ISSUANCE OF THE GRADING PERMIT

17. THE EXISTING STORM SEWER ON OUTLOT Y AND LOT C OF CROSSROADS AT THE LAKES PLAT 2, BEGINNING AT STORM MANHOLE ST-42 AND TERMINATING AT FLARED END SECTION ST-40 ARE PRIVATE STORM SEWERS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER OF SAID OUTLOT Y.

18. MAILBOX LOCATION TO BE COORDINATED AND APPROVED BY UNITED STATES POSTAL SERVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. NO MAILBOX SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY FOR S. 3RD STREET OR E. BRIDGE ROAD.

19. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REDUCING LIGHTING INTENSITY OR MAKING OTHER ADJUSTMENTS TO MINIMIZE THE INTRUSIVENESS OF THE MONUMENT SIGN TO A LEVEL ACCEPTABLE BY THE CITY MANAGER IN ACCORDANCE WITH CHAPTER 166.18

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF THE MAILBOX SHOULD ANY WORK BE REQUIRED IN THE SANITARY SEWER EASEMENT.

UTILITY NOTES:

1. ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELVATIONS SHOWN ON THE PLANS.

3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING,

5. ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED.

6. ALL IMPROVEMENTS INSTALLED WITHIN THE EXISTING SANITARY EASEMENT SHALL BE REPAIRED AND REPLACED BY THE PROPERTY OWNER IN THE EVENT GENERAL AND ORDINARY MAINTENANCE OR REPAIRS ARE REQUIRED.

SANITARY SEWER: 1. ALL SANITARY SEWER SEVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS. 2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.

3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.

STORM SEWER:

OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEWER AND PRIVATE STORM WATER DETENTION / RETENTION AREAS.

2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.

WATER MAIN: HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS

2. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.

3. THE CONTRACTOR SHALL WORK WITH POLK CITY WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.

4. WATER CAN NOT BE USED BY THE CONTRACTOR 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 NEED PRIOR APPROVAL FROM POLK CITY.

5. ALL FIRE PROTECTION RISERS SHALL UTILIZE THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING. MEGA-LUGS ARE NOT TO BE ALLOWED.

6. CONTRACTOR SHALL EXTEND THE WATER SERVICE INTO THE BUILDING TO DESIGNATED PONT IN BUILDING PLANS

7. THE FIRE DEPARTMENT CONNECTION LOCATION SHALL BE APPROVED BY THE FIRE CHIEF PRIOR TO ISSUANCE OF A BUILDING PERMIT

GRADING NOTES:

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

ELEVATIONS SHOWN ON THE PLANS

6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

CONTROL POINTS:

	CONTROL POINT TABLE				
POINT NO	NORTHING	EASTING	ELEVATION	DESCRIPTION	
1	7551818.733	18500133.08	929.909	CP/ 1\2 REBAR BCAP MEC	
2	7551729.873	18500389.64	916.03	CP/ CUT X IN CL OF EAST BRIDGE NW OF HOUSE 134	
3	7551776.818	18500156.34	928.76	CP/ CUT X CL E BRIDGE RD	
100	7551743.973	18500023.91	932.208	BM/ BURY BOLT ON SW CORNER FH	
4	7551737.02	18499948.83	931.91	CP/ CUT X TC SE QUAD 3RD AND BRIDGE	
5	7552078.816	18499845.13	927.758	CP/ CUT X SW W SIDE 3RD	
6	7551911.976	18500349.63	912.183	CP/ 1\2 REBAR YCAP 18660	

IHE	CONT	RAC	IOR	SHALL	N
ONE	CALL	NO	LES	S THAI	v .
AD V.	ANCE	OF	ANY	DIGGIN	G

ADVANCE OF ANY DIGGING OF EXCAVATION. WHERE PUBLIC UTLITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTLITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTLITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPRENINT AND EXACT ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLIMIS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

- 2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.
- 4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL
- 5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.





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1360 NW 121ST Street Clive, Iowa 50325 515-964-1229 fax 515-964-2370

McClure Engineering Company waives any and all responsibility and liability for problems which arise fro failure to follow these Plans, Specifications, and the gineering intent they convey, or for problems which a

GENERAL NOTES

HOME STATE BANK SITE PLAN AMENDMENT

POLK CITY, IOWA 210894-000 JANUARY 5, 2024

REVISIONS

DRAWN BY T SMITH

CHECKED BY

FIELD BOOK NO

SHEET NO

02 / 13 GN-02





1360 NW 121ST. Street Clive, Iowa 50325 515-964-1229 fax 515-964-2370

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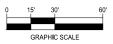
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EXISTING CONDITIONS AND REMOVALS



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HOME STATE BANK SITE PLAN AMENDMENT POLK CITY, IOWA 210894-000

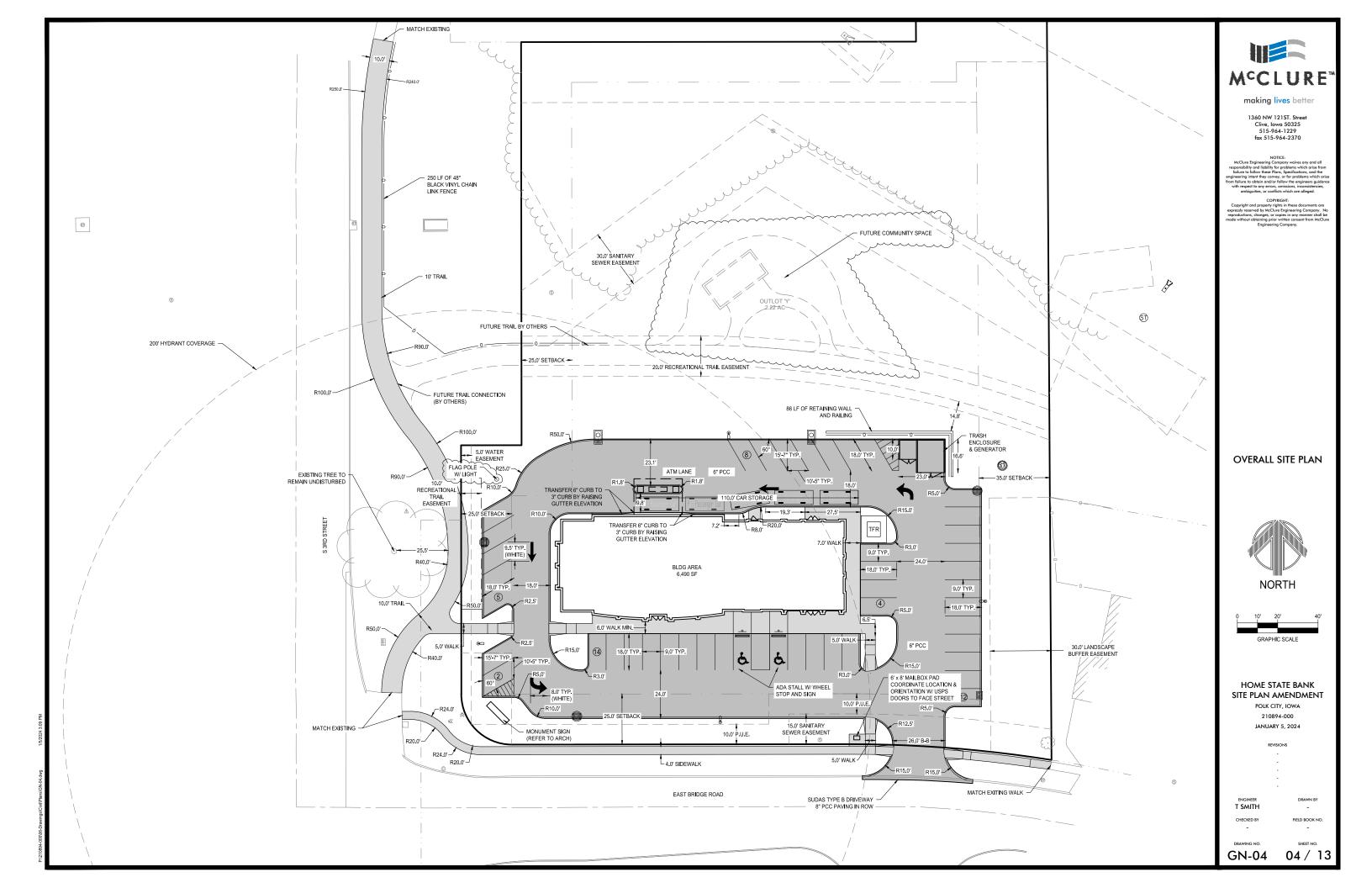
JANUARY 5, 2024

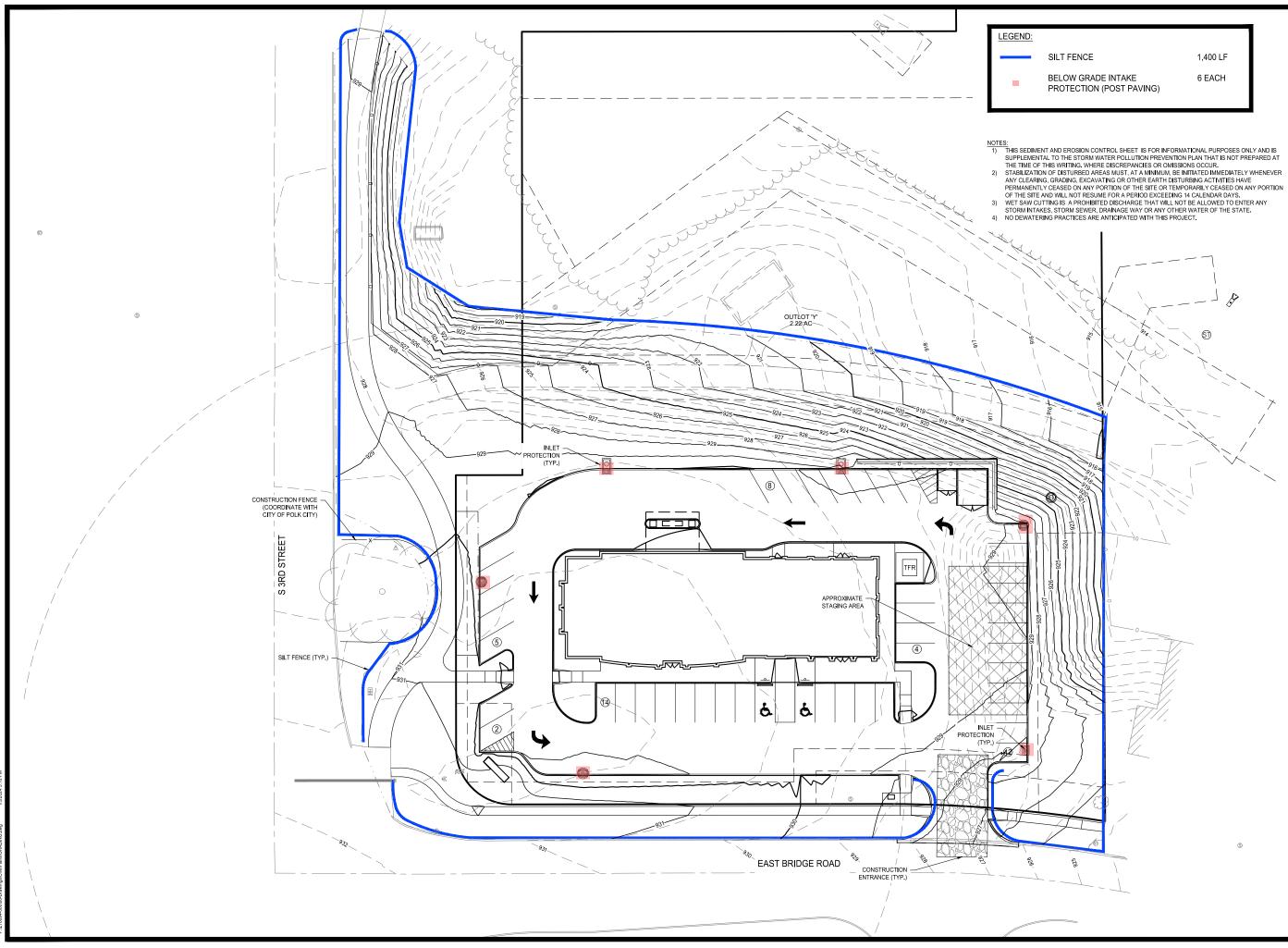
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JANUARY 5, 2024

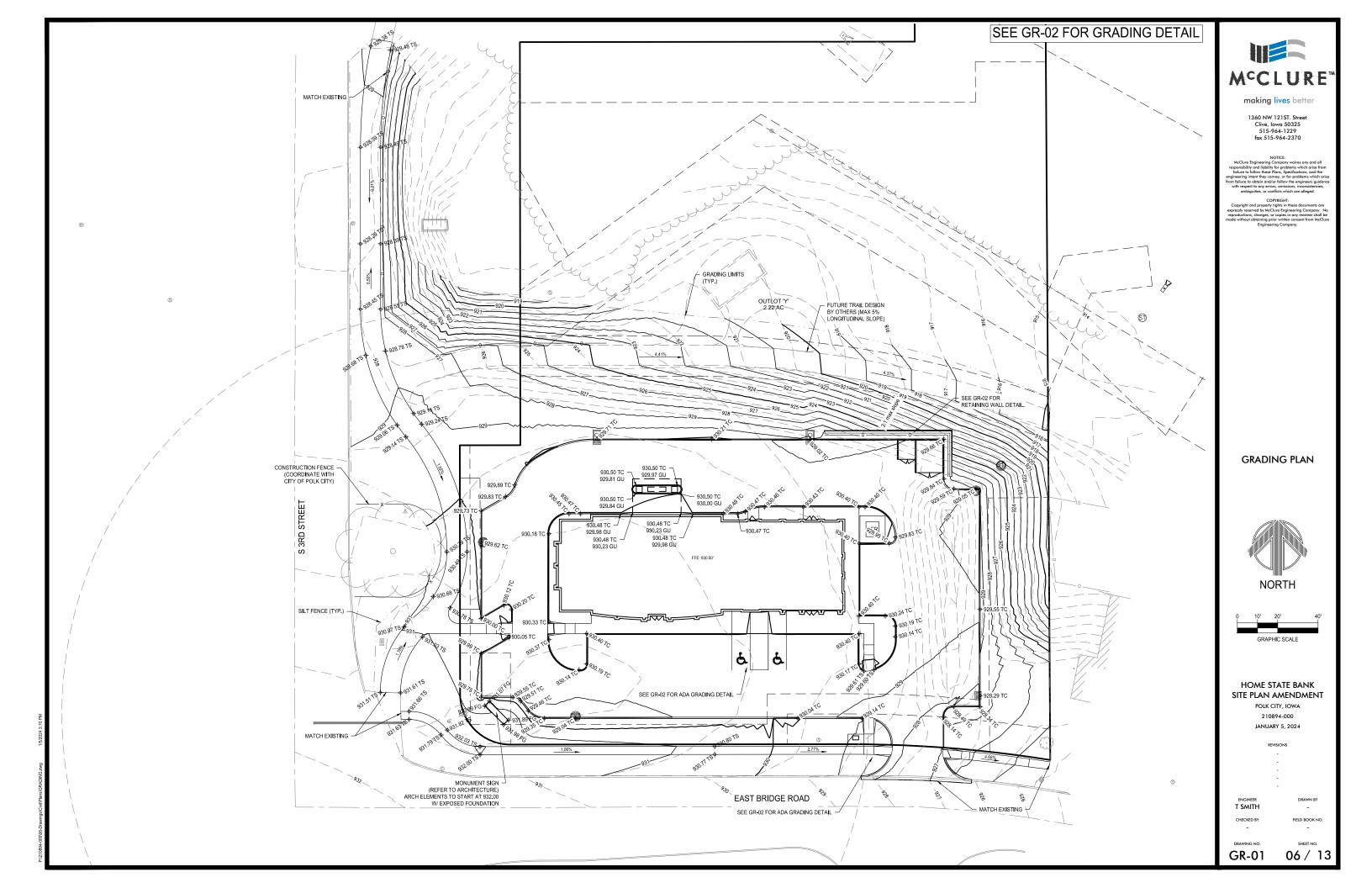
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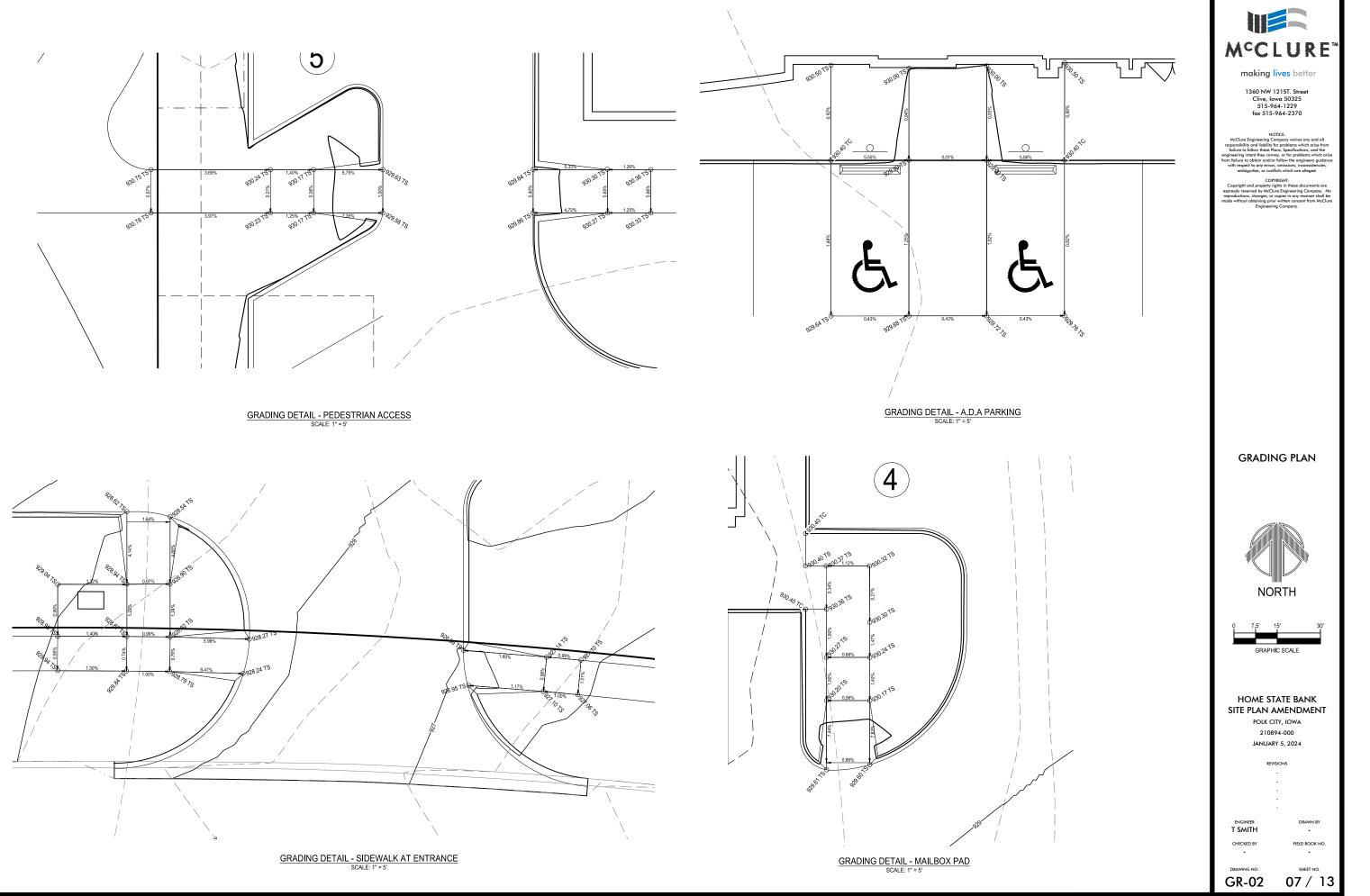
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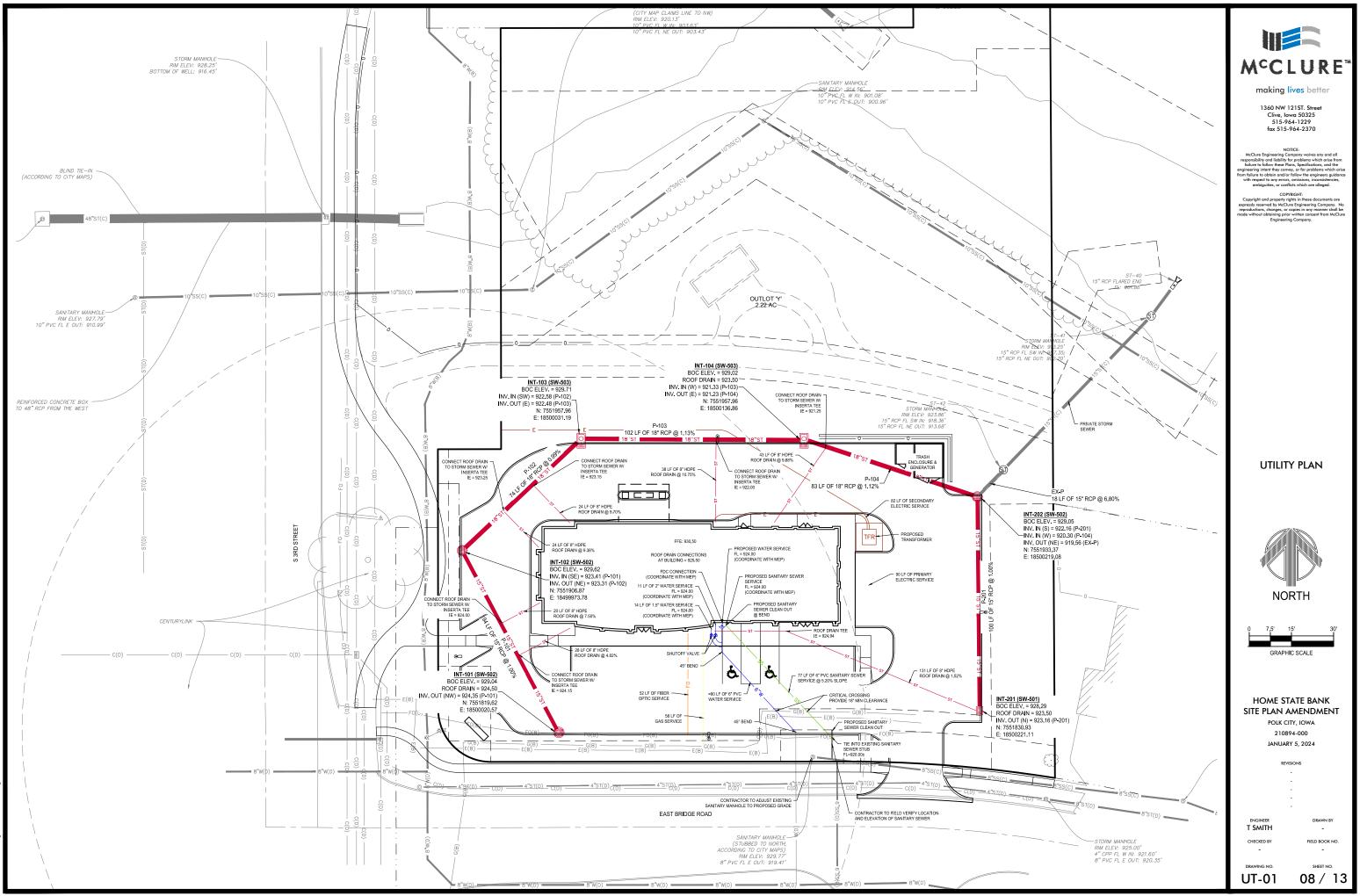
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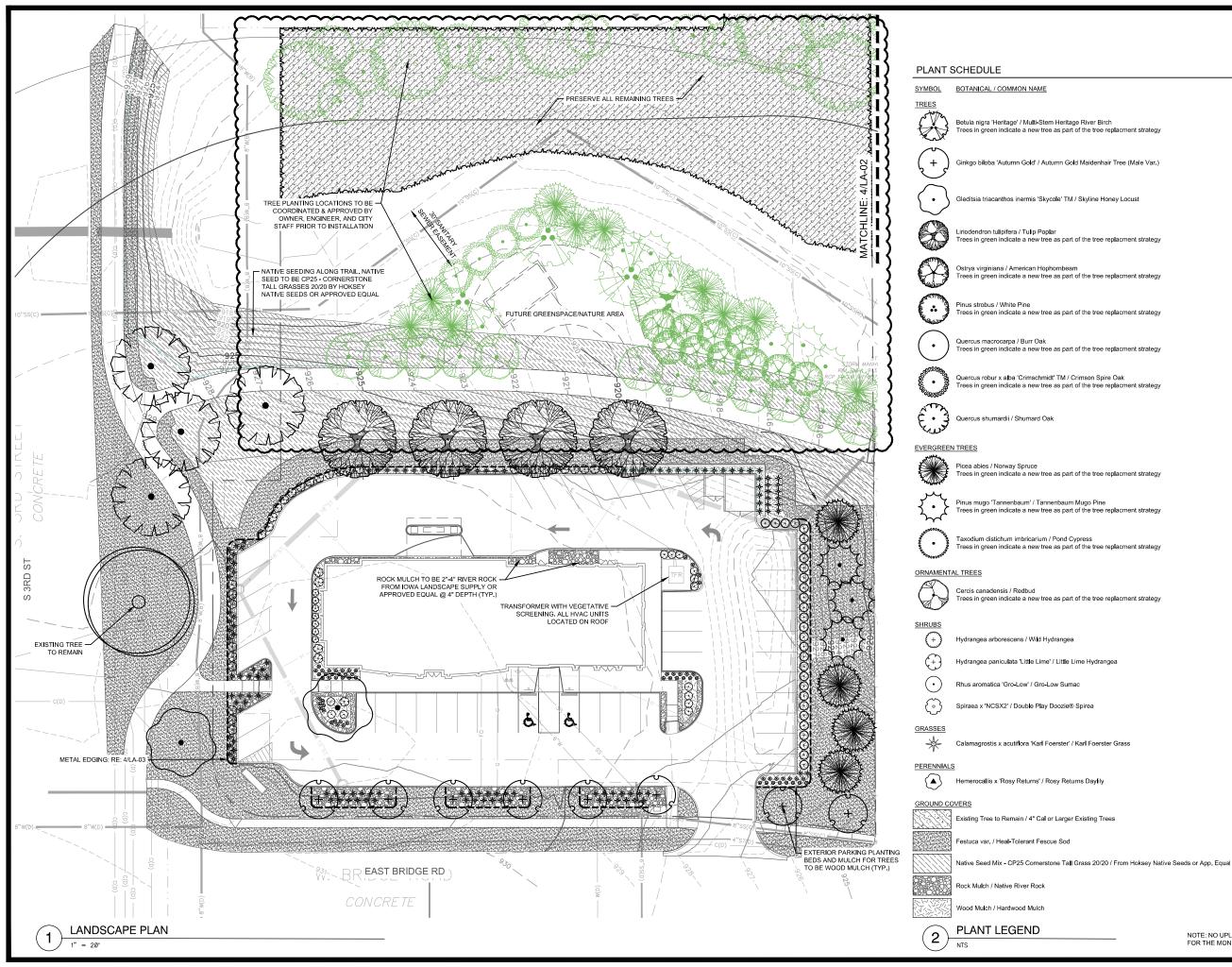
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210894-000 JANUARY 5, 2024

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SHEET NO. 9/13

NOTE: NO UPLIGHTING IS PROPOSED FOR THE MONUMENT SIGN

PLANT SCHEDULE

	1 0011	LDOLL		
<u>SYMBOL</u> <u>TREES</u>		<u>E QTY</u>	BOTANICAL / COMMON NAME	CONT
and the second sec	BE BE	3	Betula nigra 'Heritage' / Multi-Stem Heritage River Birch Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 2" Cal.
(+ +	GA GA	8	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree (Male Var.)	B&B, 2" Cal.
$\overline{\cdot}$	GS GS	2	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.
	LT	5	Liriodendron tulipifera / Tulip Poplar Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 3" Cal.
X	ov	10	Ostrya virginiana / American Hophornbeam Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 2" Cal.
	PS2	8	Pinus strobus / White Pine Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 3" Cal.
$\overline{\cdot}$) ом	7	Quercus macrocarpa / Burr Oak Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 3" Cal.
Second Second	സ്റ്റോ വാട്ടും	4	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 2" Cal.
E	as as	4	Quercus shumardii / Shumard Oak	B&B, 2" Cal.
EVERGR	EEN TRE	ES		
Ŵ	PN	14	Picea abies / Norway Spruce Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 2" Cal.
	} PT2	10	Pinus mugo "Tannenbaum" / Tannenbaum Mugo Pine Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 2" Cal.
60000000000000000000000000000000000000	3000000 TV	13	Taxodium distichum imbricarium / Pond Cypress Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 3" Cal.
ODNAME				
	NTAL IR	EES		
Ċ	CE	12	Cercis canadensis / Redbud Trees in green indicate a new tree as part of the tree replacment strategy	B&B, 2" Cal.
SHRUBS	HW	29	Hydrangea arborescens / Wild Hydrangea	5 gal
(+)	HT	38	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
\odot	RG	13	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	5 gal
(~)	SD	7	Spiraea x 'NCSX2' / Double Play Doozie® Spirea	5 gal
	<u>s</u> ск	130	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal
	I <u>ALS</u> HR	62	Hemerocallis x 'Rosy Returns' / Rosy Returns Daylily	1 gal
GROUND	COVERS	<u>8</u>		
	ET	19,819 sf	Existing Tree to Remain / 4" Cal or Larger Existing Trees	SF
	FH	17,598 sf	Festuca var. / Heal-Tolerant Fescue Sod	SF
	NS	14,370 sf	Native Seed Mix - CP25 Cornerstone Tall Grass 20/20 / From Hoksey Native Seeds or App. Equal	SF
	RR	2,079 sf	Rock Mulch / Native River Rock	SF
	ж Mw	2,548 sf	Wood Mulch / Hardwood Mulch	SF
(1)		NT SCHE	DULE	
	~~	~ ~~		

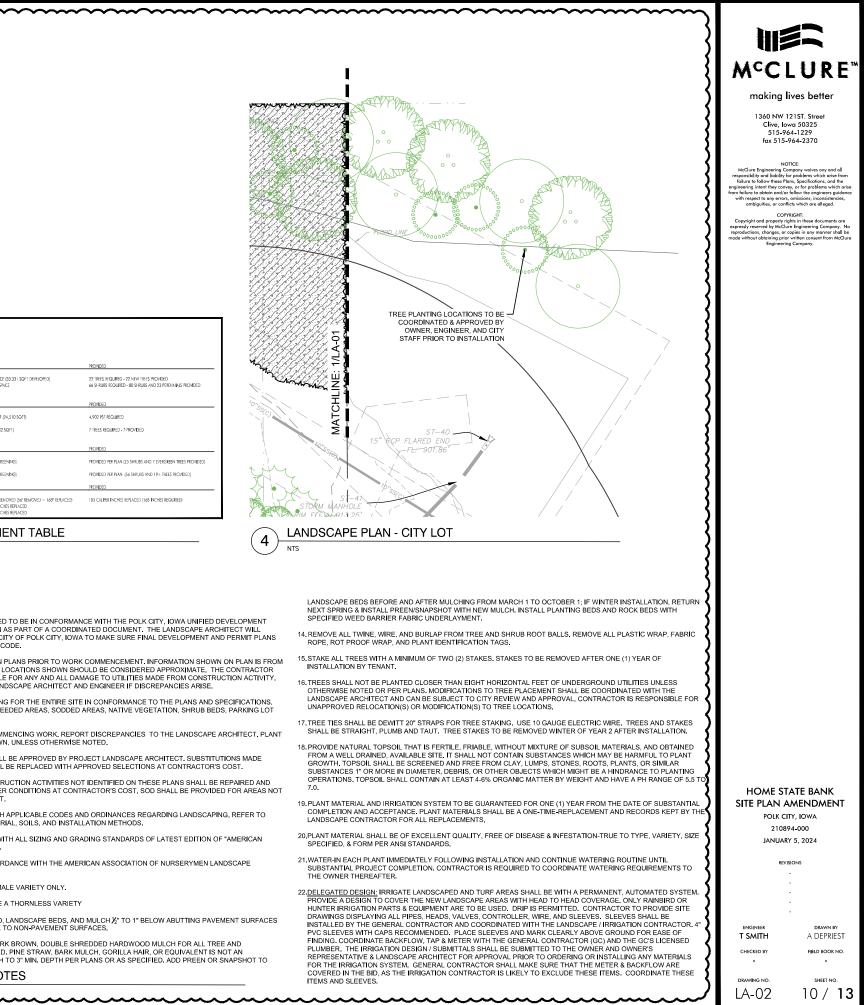
LANDSCAPE REQUIREMENTS		
PER SECTION 165 OF THE CITY OF POLK CITY, IOW	A UNIFIED DEVELOPMENT ORDINANCE:	
MINIMUM PLANT UNIT REQUIREMENTS		
OPEN \$PACE (165.19.1)	REGUIREMENT	PROMDED
LOT 15	2 TIREE PER 3,000 SQFT OPEN SPACE (33,331 SQFT DEVELOPED) 6 SHRUBS PRE 3,000 SQFT OPEN SPACE	22 TREES REQUIRED - 22 NEW TREES PROVIDED 66 Shrubs Reguired - 80 Shrubs and 23 Perennials Provide
VEHICLE USE AREA PLANTINGS (165.19.2)	REQUIREMENT	PROVIDED
PLANT SQUARE FOOTAGE (PSF)	20% PARKING LOT AREA TO BE PSF (24,510 SQFT)	4,902 PSF REQUIRED
PARKING LOT TREES	1 TREE PER 700 SQFT OF PSF [4,902 SQFT]	7 TREES REQUIRED - 7 PROVIDED
SCREENING (165.19.4)	REQUIREMENT	PROVIDED
EAST PROPERTY LINE	SCREEN TYPE B (SEMI-OPAQUE SCREENING)	PROVIDED PER PLAN (25 SHRUBS AND 7 EVERGREEN TREES PROVID
NORTH SIDE OF PROPERTY	SCREEN TYPE B (SEMI-OPAQUE SCREENING)	PROVIDED PER PLAN (56 SHRUBS AND 19+ TREES PROVIDED)
TREE REPLACEMENT	REQUIREMENT	PROVIDED
NORTH PROPERTY LINE	3 CAUPER INCHES PER 1 CAUPER REMOVED (56' REMOVED = 168' REPLACED) 33 NEW 3" TREES = 99 CAUPER INCHES REPLACED 42 NEW 2" TREES = 84 CAUPER INCHES REPLACED	183 CAUPER INCHES REPLACED (168 INCHES REQUIRED)

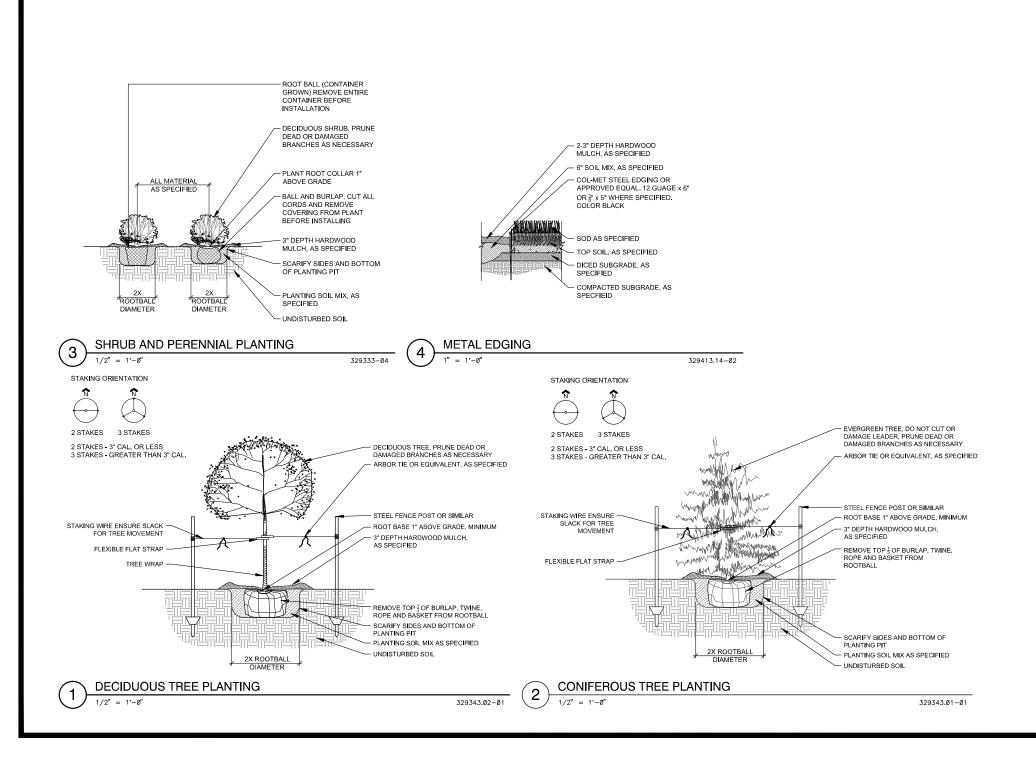
LANDSCAPE NOTES:

- 1. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE POLK CITY, IOWA UNIFIED DEVELOPMENT STANDARDS AND SHALL FUNCTION AS PART OF A COORDINATED DOCUMENT. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF POLK CITY, IOWA TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE. 2. FIELD VERIEV UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM
- AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
- 3. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, NATIVE VEGETATION, SHRUB BEDS, PARKING LOT SLANDS, AND SITE CLEAN-UP
- 4. VERIFY QUANTITIES PRIOR TO COMMENCING WORK, REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT, PLANT MATERIAL TO BE SPACED AS SHOWN UNLESS OTHERWISE NOTED.
- 5. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE VITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- 6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST, SOD SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
- 7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS
- 8. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN TANDARD FOR NURSERY STOCK"
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- 10. ALL GINKGO SPECIES ARE TO BE MALE VARIETY ONLY.
- 11. ALL GLEDITSIA SPECIES ARE TO BE A THORNLESS VARIETY
- 12. INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH ½" TO 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- 13.MULCH TO 3" MIN. DEPTH WITH DARK BROWN, DOUBLE SHREDDED HARDWOOD MULCH FOR ALL TREE AND LANDSCAPE BEDS OR AS SPECIFIED. PINE STRAW, BARK MULCH, GORILLA HAIR, OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH. ROCK MULCH TO 3" MIN. DEPTH PER PLANS OR AS SPECIFIED. ADD PREEN OR SNAPSHOT TO

LANDSCAPE NOTES 2

NTS







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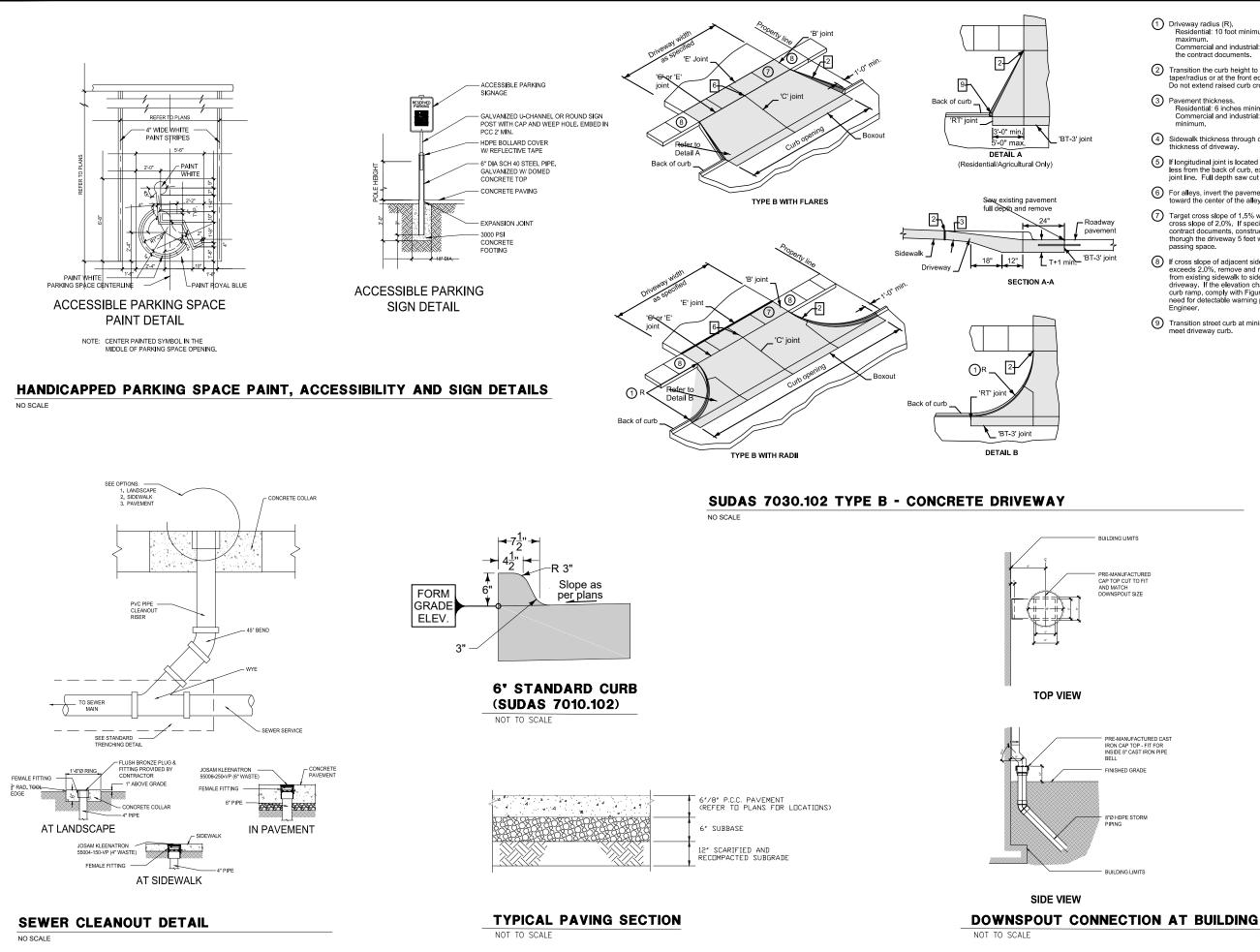
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LA-03



- Driveway radius (R). Residential: 10 foot minimum, 15 foot Commercial and industrial: As specified in the contract documents. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb cross sidewalk. Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches
- G Sidewalk thickness through driveway to match thickness of driveway.
- (5) If longitudinal joint is located 48 inches or less from the back of curb, extend boxout to joint line. Full depth saw cut is still required.
- 6 For alleys, invert the pavement crown 2% toward the center of the alley.
- 7 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk thorugh the driveway 5 feet wide to serve as a passing space.
- B If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Excipate. Engineer.
- Transition street curb at minimum 1:1 slope to meet driveway curb.

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DETAILS

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210894-000 JANUARY 5, 2024

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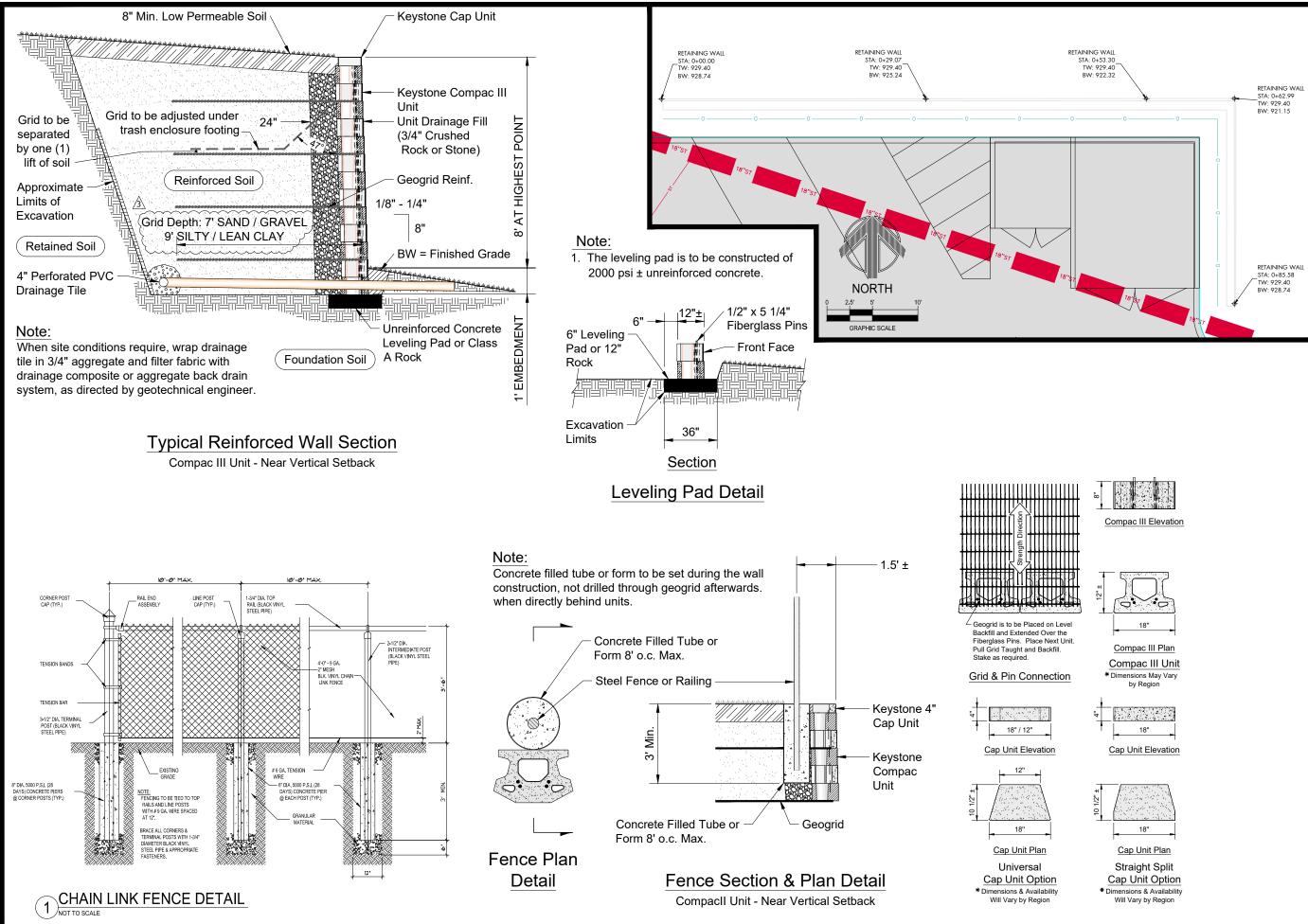
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RETAINING WALL DESIGN

HOME STATE BANK SITE PLAN AMENDMENT POLK CITY, IOWA

210894-000 JANUARY 5, 2024

EVISION

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FIELD BOOK NO

RW-01

SHEET NO 13/13 January 12, 2024

City of Polk City Attn: Travis Thornburgh 112 3rd Street Polk City, IA 50226

RE: Home State Bank – 2nd Amendment Tree Letter

Arborist:

Family Tree Care Dan Lewiston, ISA Certified Arborist: #MW4290A

Criteria:

It was recommended that trees within the bank of the creek be removed. It is not good for the health of the when the root structure is in the creek.

Table:

Hazardo	us Trees	Illegal T	rees
7"		8"	Hackberry
6"		13"	
7"		4"	
7"	Hackberry	5"	
5"		8"	
4"		4"	Hackberry
4"	Hackberry	7"	
5"		7"	
6"	Hackberry		
6"			
5"			
7"			
21"			
18"			
4"	Hackberry		
12"			
7"			
4"			
7"			
11"	Hackberry		
5"			