

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

October 16, 2023 | 6:00 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

**any comments received before the time of the meeting will be made a part of the minutes*

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

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 September 18, 2023
5. Home State Bank Site Plan Amendment
 - a) Developer Report
 - b) City Engineer Report
 - c) Public CommentRecommendation to Council to approve Site Plan Amendment for Home State Bank
6. Elwell Plat of Survey within 2 miles of Polk City
 - a) Developer Report
 - b) City Engineer Report
 - c) Public CommentRecommendation to Council to approve Plat of Survey for Elwell Parcel
7. Reports & Particulars
Council Liaison, City Manager, Staff, and/or Commission
8. Adjourn until November 20, 2023

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, September 18, 2023

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on September 18, 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 (via Zoom), Bowersox, Vogel, Ohlfest, Pringnitz| In attendance
Sires | Absent

3. Approval of Agenda

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

MOTION CARRIED UNANIMOUSLY

4. Approval of Meeting Minutes

MOTION: A motion was made by Ohlfest and seconded by Pringnitz to approve P&Z Commission Meeting Minutes for August 21, 2023.

MOTION CARRIED UNANIMOUSLY

5. Monarch Crossing Preliminary Plat

a) Erin Ollendike, PE, Civil Design Advantage provided an overview of the Monarch Crossing Preliminary Plat

b) Travis Thornburgh, City Engineer provided a report.

c) No one was present to make a public comment.

MOTION: A motion was made by Ohlfest and seconded by Bowersox to recommend City Council approve the Preliminary Plat for Monarch Crossing subject to Engineering and Staff comments dated September 13, 2023.

MOTION CARRIED UNANIMOUSLY

6. On with Life Rezoning Petition

a) Travis Thornburgh, City Engineer provided a report and recommended approval subject to a signed Development Agreement covering future Northside Drive Development.

b) Linda Claussen, 1212 Bel Aire Rd made comment
Cease Olson, 402 Tyler St provided written comment

MOTION: A motion was made by Ohlfest and seconded by Vogel to recommend to the City Council to approve the rezoning petition with restrictions for On with Life subject to Engineering and Staff comments dated September 13, 2023.

MOTION CARRIED UNANIMOUSLY

7. Reports & Particulars

- Council Member Dvorak thanked the audience members for attending and being involved. He shared the recent Council discussion regarding UTV/ATV/Golf Carts and asked for the public to provide feedback on this hot topic, he said he would appreciate all input prior to Council taking action.
- City Engineer Thornburgh provided an update on Phase 2 of the trail project.

5. Adjournment

MOTION: A motion was made by Bowersox and seconded by Ohlfest to adjourn at 6:21 p.m.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday October 16, 2023

Attest:

Jenny Coffin - City Clerk

SITE PLAN AMENDMENT REVIEW

Date: October 12, 2023

Prepared by: Kathleen Connor
 Travis Thornburgh, P.E.

Project: Home State Bank Site Plan
 Amendment

Project No.: 122.0358.01

GENERAL INFORMATION:

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



BACKGROUND:

In August 2022, Home State Bank proposed construction of a new bank building to be located 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 has 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.

No monument sign was proposed as part of the original site plan. As part of this site plan amendment, Home State Bank is now proposing construction of a monument sign, with an electronic board, that will face the intersection of S. 3rd Street & Bridge Road.

In addition to the monument sign, Home State Bank is proposing an expanded trash enclosure to house a generator that will service the proposed building. The expansion to the trash enclosure will be constructed using materials similar to the originally proposed trash enclosure and will be constructed contiguous to the proposed trash enclosure.

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 service were extended to the site as part of the Crossroads at the Lakes Plat 2 development.

REVIEW COMMENTS:

The Site Plan Amendment has been revised to address staff's review comments.

RECOMMENDATION:

Staff recommends approval of the Site Plan Amendment for Home State Bank, subject to:

1. No temporary or permanent Certificate of Occupancy will be issued for the Home State Bank until all site plan elements, including site plantings, or an Agreement to Complete with surety is supplied to the City.
2. Payment in full of all fees to the City of Polk City.

HOME STATE BANK SITE PLAN AMENDMENT

POLK CITY, IOWA



making lives better

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

SUBMITTAL AND REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	9/13/2023	CITY SUBMITTAL #1
2	10/11/2023	CITY SUBMITTAL #2

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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APPLICANT:

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

SITE ADDRESS:

101 E. BRIDGE ROAD
POLK CITY, IA 50226

PARKING:

VEHICLE PARKING:
REQUIREMENTS: 1ST FLOOR 2ND FLOOR
1 SPACE / 200 SF 1 SPACE / 400 SF
REQUIRED: 6490 / 200 = 33 SPACES 3170 / 400 = 8
TOTAL = 41 SPACES
PROVIDED: VEHICLE SPACES = 42
ADA SPACES = 2 SPACES
TOTAL SPACES PROVIDED = 44 SPACES

DEVELOPMENT SUMMARY:

GROSS LAND AREA: =96,903 S.F. (2.22 AC.)
PROJECT IMPERVIOUS AREA:
PAVING AREA =25,287± S.F. (25.9%)
BUILDING AREA =6,490± S.F. (6.7%)
TOTAL =31,777± S.F. (32.6%)
PROJECT OPEN SPACE:
PROVIDED = 65,322± S.F. (67.4%)

PROPERTY OWNER:

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

EXISTING ZONING:

C2 - COMMERCIAL DISTRICT

LEGAL DESCRIPTION:

OUTLOT Y - CROSSROADS AT THE LAKE PLAT 2

BUILDING SUMMARY:

TOTAL NUMBER OF BUILDINGS = 1
TOTAL NUMBER OF STORIES = 2
FLOOR SQUARE FOOTAGE 1ST FLOOR 2ND FLOOR
6,546 ± SF 2,169 ± SF
TOTAL BUILDING S.F. = 8,715 ± S.F.

BUILDING SCHEDULE:

ESTIMATED CONSTRUCTION START: FALL 2022
ESTIMATED CONSTRUCTION FINISH: FALL 2023

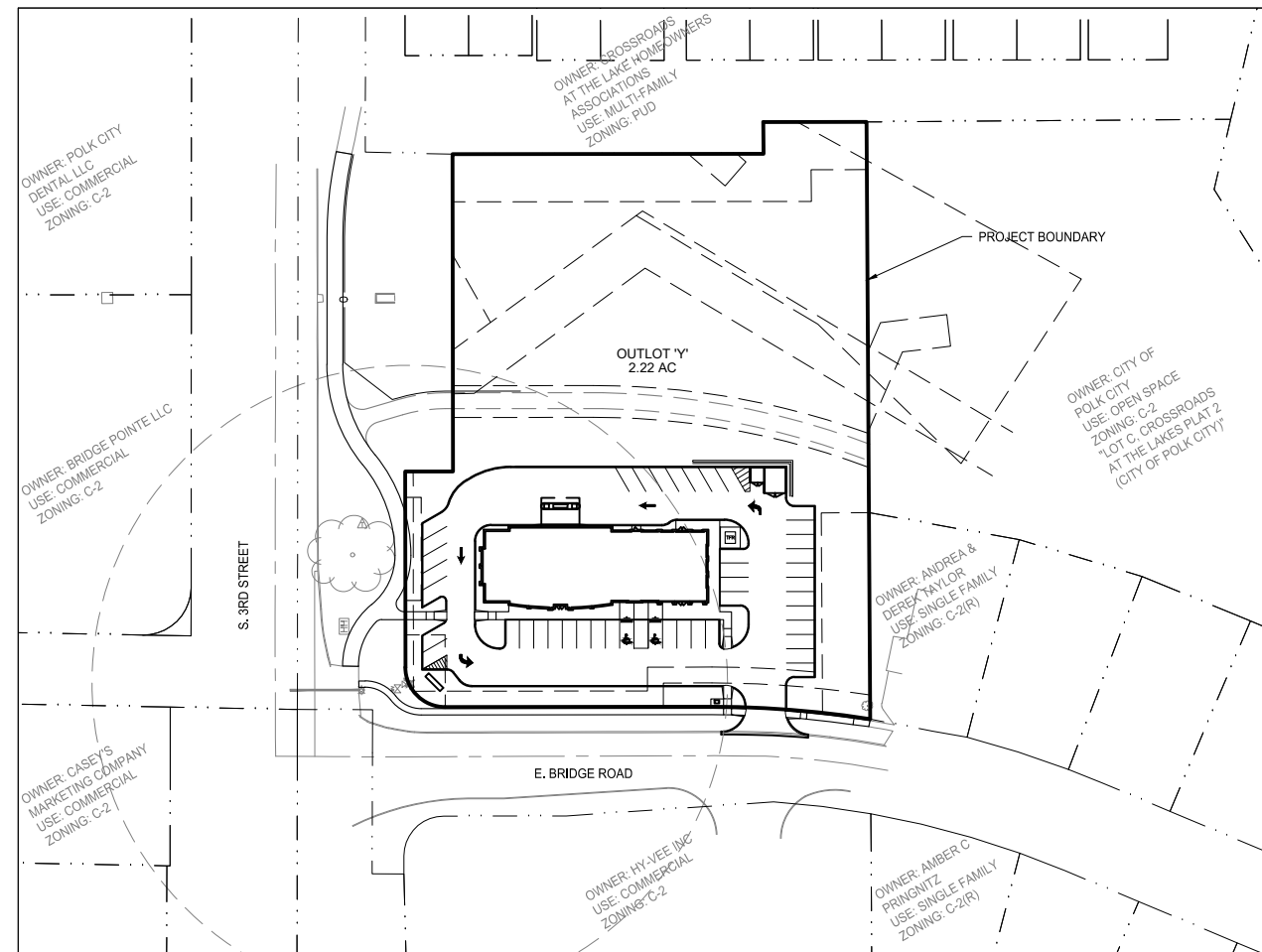
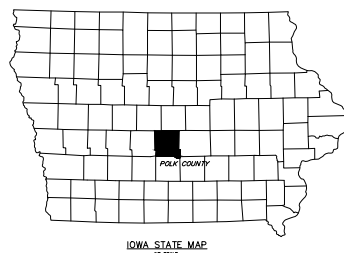


PROJECT LOCATION

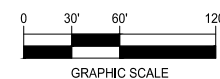


VICINITY SKETCH

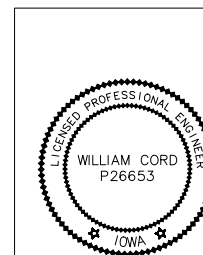
NO SCALE



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.

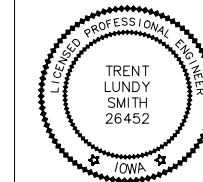


Sheet List Table		
Sheet NO	Sheet NO	Sheet Description
01	GN-01	COVER SHEET
02	GN-02	GENERAL NOTES
03	GN-03	EXISTING CONDITIONS AND REMOVALS
04	GN-04	OVERALL SITE PLAN
05	ER-01	SEDIMENT AND EROSION CONTROL
06	GR-01	GRADING PLAN
07	GR-02	GRADING DETAILS & ADA DESIGN
08	UT-01	UTILITIES
09	LA-01	LANDSCAPE PLAN
10	LA-02	LANDSCAPE DETAILS
11	LA-03	LANDSCAPE DETAILS
12	DT-01	DETAILS
13	RW-01	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 IOWA.

WILLIAM CORD, PE NO. 26653 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 13



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

TRENT LUNDY SMITH, PE NO. 26452 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1-12

PRELIMINARY

COVER SHEET

HOME STATE BANK
SITE PLAN AMENDMENT
POLK CITY, IOWA
210894-000
SEPTEMBER 13, 2023

REVISIONS

ENGINEER T SMITH DRAWN BY R CORONA
CHECKED BY FIELD BOOK NO.

DRAWING NO. SHEET NO.
GN-01 01 / 13

GENERAL LEGEND

EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED
SS ——— SS ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
SS ——— SS ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
FM ——— FM ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
ST ——— ST ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
ST ——— ST ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
ST ——— ST ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
ST ——— ST ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
W ——— W ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
W ——— W ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
E ——— E ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
OHE ——— OHE ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
T ——— T ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
FO ——— FO ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
TV ——— TV ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
G ——— G ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONTOUR LINES INTERMEDIATE	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONTOUR LINES INDEX	⊗ ⊗	⊗ ⊗	⊗ ⊗
PROPERTY LINE / LOT LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SECTION LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
EASEMENT	⊗ ⊗	⊗ ⊗	⊗ ⊗
GUARD RAIL	⊗ ⊗	⊗ ⊗	⊗ ⊗
X ——— X ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
CHAIN LINK FENCE	⊗ ⊗	⊗ ⊗	⊗ ⊗
WOODEN FENCE	⊗ ⊗	⊗ ⊗	⊗ ⊗
ROAD CENTERLINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
GRADING LIMITS	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONSTRUCTION LIMITS	⊗ ⊗	⊗ ⊗	⊗ ⊗
AG ——— AG ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
AG LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATERWAY FLOWLINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
TOP OF SLOPE	⊗ ⊗	⊗ ⊗	⊗ ⊗
BOTTOM OF SLOPE	⊗ ⊗	⊗ ⊗	⊗ ⊗
X ——— X ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
X ——— X ———	⊗ ⊗	⊗ ⊗	⊗ ⊗
SANITARY SEWER MAIN	⊗ ⊗	⊗ ⊗	⊗ ⊗
SANITARY SEWER SERVICE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SANITARY SEWER FORCE MAIN	⊗ ⊗	⊗ ⊗	⊗ ⊗
STORM SEWER MAIN OR CULVERT	⊗ ⊗	⊗ ⊗	⊗ ⊗
SECONDARY STORM SEWER MAIN	⊗ ⊗	⊗ ⊗	⊗ ⊗
SECONDARY STORM SEWER SERVICE	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATER MAIN	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATER SERVICE	⊗ ⊗	⊗ ⊗	⊗ ⊗
UNDERGROUND ELECTRIC	⊗ ⊗	⊗ ⊗	⊗ ⊗
OVERHEAD ELECTRIC	⊗ ⊗	⊗ ⊗	⊗ ⊗
UNDERGROUND TELEPHONE	⊗ ⊗	⊗ ⊗	⊗ ⊗
UNDERGROUND FIBER OPTIC	⊗ ⊗	⊗ ⊗	⊗ ⊗
UNDERGROUND CABLE TV	⊗ ⊗	⊗ ⊗	⊗ ⊗
GAS MAIN OR SERVICE	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONTOUR LINES INTERMEDIATE	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONTOUR LINES INDEX	⊗ ⊗	⊗ ⊗	⊗ ⊗
PROPERTY LINE / LOT LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SECTION LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
EASEMENT	⊗ ⊗	⊗ ⊗	⊗ ⊗
GUARD RAIL	⊗ ⊗	⊗ ⊗	⊗ ⊗
FIELD FENCE	⊗ ⊗	⊗ ⊗	⊗ ⊗
CHAIN LINK FENCE	⊗ ⊗	⊗ ⊗	⊗ ⊗
WOODEN FENCE	⊗ ⊗	⊗ ⊗	⊗ ⊗
ROAD CENTERLINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
GRADING LIMITS	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONSTRUCTION LIMITS	⊗ ⊗	⊗ ⊗	⊗ ⊗
AG LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATERWAY FLOWLINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
TOP OF SLOPE	⊗ ⊗	⊗ ⊗	⊗ ⊗
BOTTOM OF SLOPE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SILT FENCE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SANITARY SEWER MANHOLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SANITARY SEWER CLEANOUT	⊗ ⊗	⊗ ⊗	⊗ ⊗
AIR RELEASE MANHOLE/RAIN MANHOLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
STORM SEWER MANHOLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
STORM SEWER CLEANOUT	⊗ ⊗	⊗ ⊗	⊗ ⊗
STORM SEWER INTAKE	⊗ ⊗	⊗ ⊗	⊗ ⊗
STORM SEWER BEEHIVE INTAKE	⊗ ⊗	⊗ ⊗	⊗ ⊗
FLARED END SECTION	⊗ ⊗	⊗ ⊗	⊗ ⊗
FIRE HYDRANT	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATER VALVE	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATER VALVE MANHOLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
CURB STOP	⊗ ⊗	⊗ ⊗	⊗ ⊗
WATER METER MANHOLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
YARD HYDRANT	⊗ ⊗	⊗ ⊗	⊗ ⊗
ELECTRIC MANHOLE / VAULT	⊗ ⊗	⊗ ⊗	⊗ ⊗
ELECTRIC PEDESTAL / TRANSFORMER	⊗ ⊗	⊗ ⊗	⊗ ⊗
OUTDOOR ELECTRIC POWER OUTLET	⊗ ⊗	⊗ ⊗	⊗ ⊗
POWER POLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
POWER POLE W/ STREET LIGHT	⊗ ⊗	⊗ ⊗	⊗ ⊗
STREET LIGHT POLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
GUY WIRE	⊗ ⊗	⊗ ⊗	⊗ ⊗
TRAFFIC SIGNAL	⊗ ⊗	⊗ ⊗	⊗ ⊗
TRAFFIC SIGNAL BOX	⊗ ⊗	⊗ ⊗	⊗ ⊗
TRAFFIC SIGNAL MANHOLE / VAULT	⊗ ⊗	⊗ ⊗	⊗ ⊗
RAILROAD CROSSING SIGNAL	⊗ ⊗	⊗ ⊗	⊗ ⊗
TELEPHONE MANHOLE / VAULT	⊗ ⊗	⊗ ⊗	⊗ ⊗
TELEPHONE PEDESTAL	⊗ ⊗	⊗ ⊗	⊗ ⊗
CABLE TV MANHOLE / VAULT	⊗ ⊗	⊗ ⊗	⊗ ⊗
CABLE TV PEDESTAL	⊗ ⊗	⊗ ⊗	⊗ ⊗
GAS VALVE	⊗ ⊗	⊗ ⊗	⊗ ⊗
BOLLARD (BUMPER POST)	⊗ ⊗	⊗ ⊗	⊗ ⊗
ROADWAY SIGN	⊗ ⊗	⊗ ⊗	⊗ ⊗
MAILBOX	⊗ ⊗	⊗ ⊗	⊗ ⊗
WELL	⊗ ⊗	⊗ ⊗	⊗ ⊗
DECIDUOUS TREE	⊗ ⊗	⊗ ⊗	⊗ ⊗
EVERGREEN TREE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SHRUB OR BUSH	⊗ ⊗	⊗ ⊗	⊗ ⊗
TREE OR SHRUB LINE	⊗ ⊗	⊗ ⊗	⊗ ⊗
STUMP	⊗ ⊗	⊗ ⊗	⊗ ⊗
MONITORING WELL	⊗ ⊗	⊗ ⊗	⊗ ⊗
SOIL BORINGS	⊗ ⊗	⊗ ⊗	⊗ ⊗
FLAG POLE	⊗ ⊗	⊗ ⊗	⊗ ⊗
SATELLITE DISH	⊗ ⊗	⊗ ⊗	⊗ ⊗
SLOPE INDICATORS	⊗ ⊗	⊗ ⊗	⊗ ⊗
CONTROL POINT	⊗ ⊗	⊗ ⊗	⊗ ⊗
BENCH MARK	⊗ ⊗	⊗ ⊗	⊗ ⊗
SECTION CORNER	⊗ ⊗	⊗ ⊗	⊗ ⊗
IRON PIN SET	⊗ ⊗	⊗ ⊗	⊗ ⊗
IRON PIN FOUND	⊗ ⊗	⊗ ⊗	⊗ ⊗
DRAWING NUMBER	⊗ ⊗	⊗ ⊗	⊗ ⊗
TOP OF SLAB	T/S		
BACK OF CURB	BC		
TOP OF CURB	TC		
FLOWLINE	FL		
CENTERLINE	CL		
CUT	C		
FILL	F		
OFFSET	⓪		
TOP OF SLOPE	TOP		
BOTTOM OF SLOPE	BOT		
EDGE OF PAVING	EP		

UTILITY NOTES:

- ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
- ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.
- 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.
- ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED.
- 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:

- ALL SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS.
- MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
- 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.

WATER MAIN:

- HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
- THE CONTRACTOR SHALL WORK WITH POLK CITY WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.
- 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.

- 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.

- CONTRACTOR SHALL EXTEND THE WATER SERVICE INTO THE BUILDING TO DESIGNATED POINT IN BUILDING PLANS.
- THE FIRE DEPARTMENT CONNECTION LOCATION SHALL BE APPROVED BY THE FIRE CHIEF PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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 SATISFACTION OF THE CITY AND THE OWNER.
- CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.
- ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.
- CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.
- 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 PLANS IS IN NO WAY IMPLIED OR 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.
- 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 NECESSARY.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH POLK CITY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE STATEWIDE URBAN DESIGN SPECIFICATIONS.
- RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 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.
- ALL H/C RAMP IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH 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.
- A RAPID ENTRY LOCK BOX SHALL BE INSTALLED AT THE LOCATION DESIGNATED BY THE FIRE CHIEF.
- 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.
- 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.
- 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.
- 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.

GRADING NOTES:

- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.
- CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
- ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

CONTROL POINTS:

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

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.



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

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GENERAL NOTES

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210894-000
SEPTEMBER 13, 2023

REVISIONS

ENGINEER

T SMITH

DRAWN BY

R CORONA

CHECKED BY

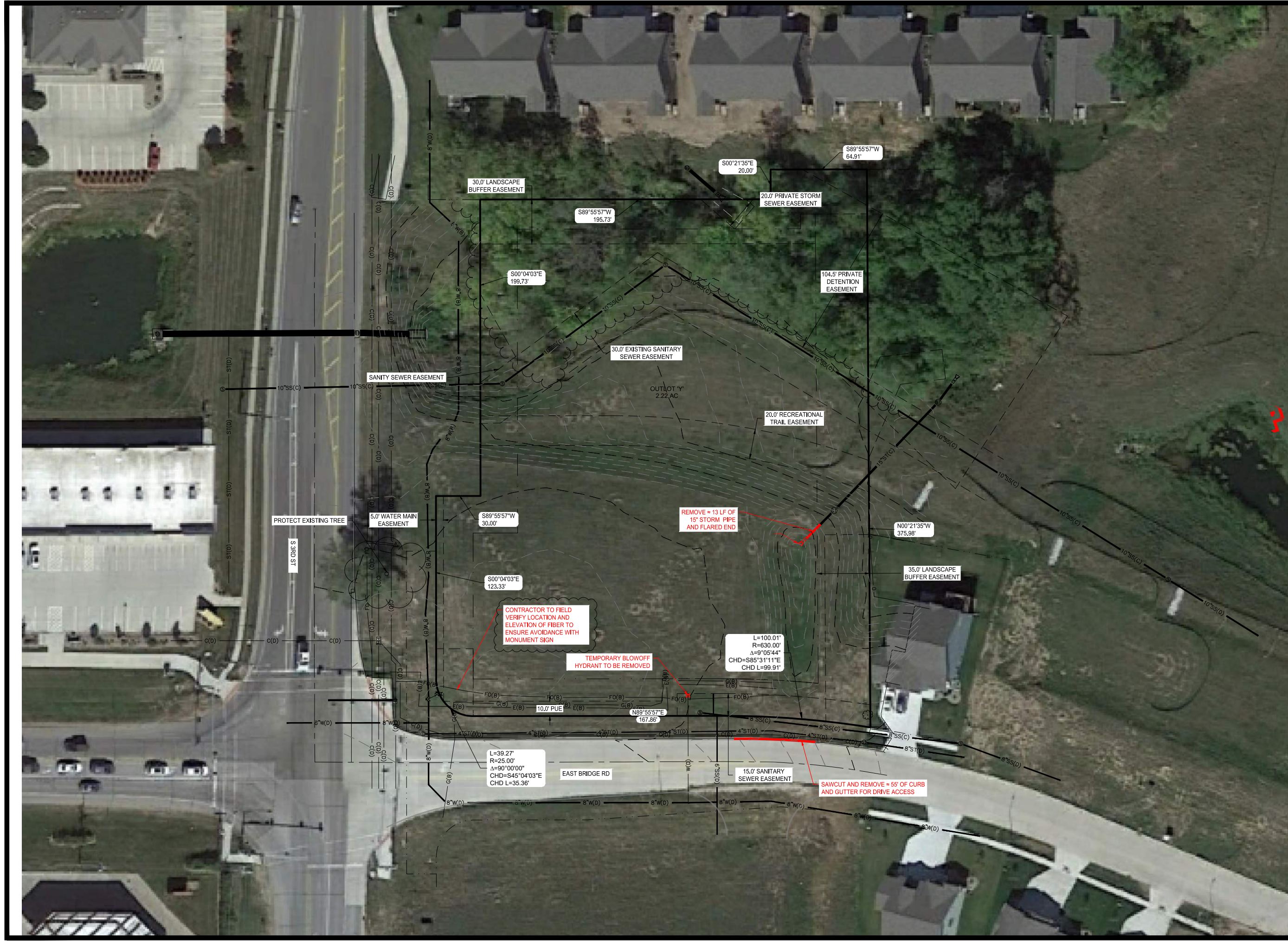
FIELD BOOK NO.

DRAWING NO.

SHEET NO.

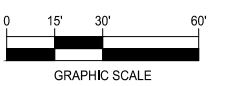
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PRELIMINARY

EXISTING CONDITIONS AND REMOVALS



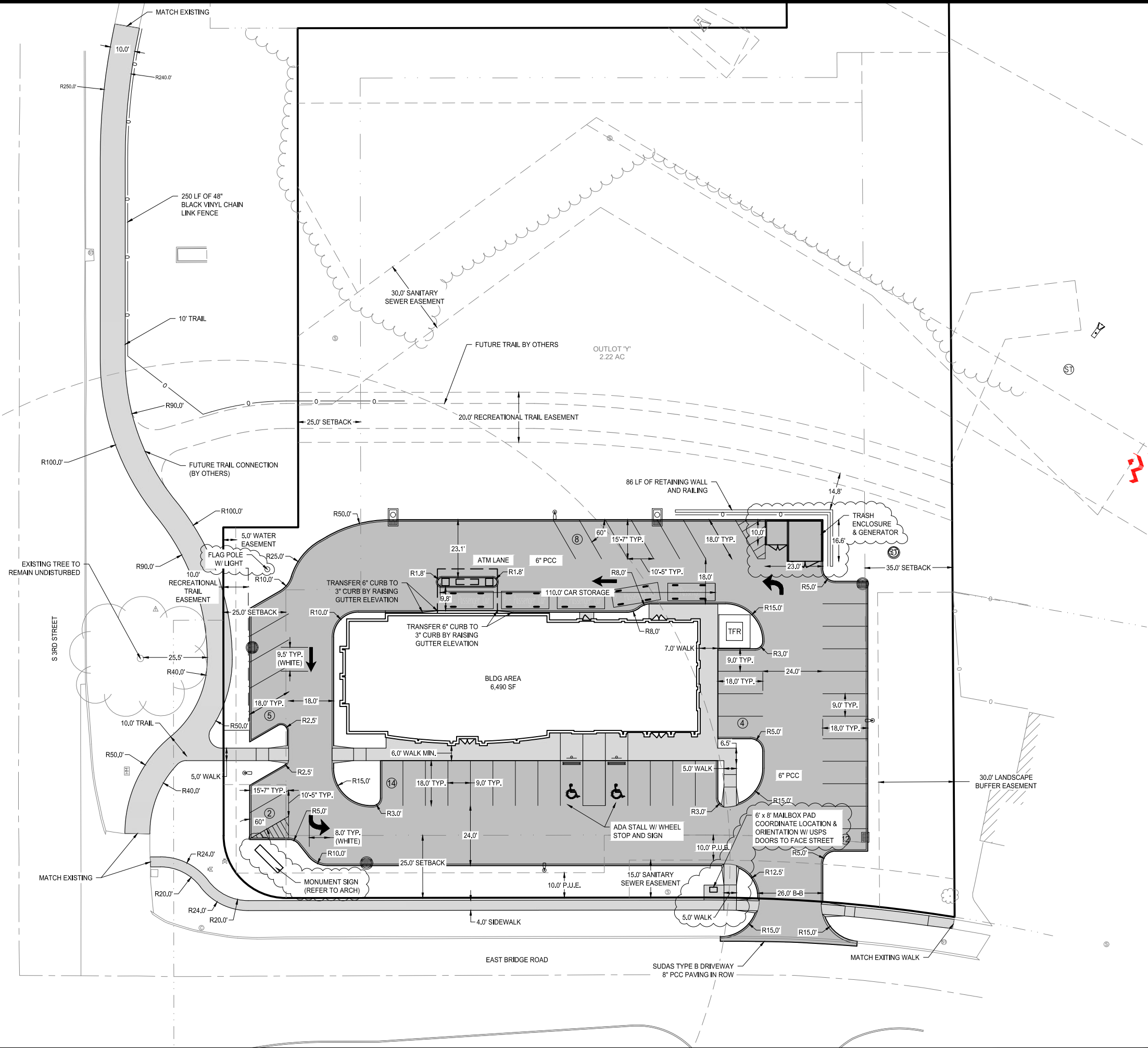
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SHEET NO.: 03 / 13

PRELIMINARY



OVERALL SITE PLAN



NORTH



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POLK CITY, IOWA
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ENGINEER
T SMITH

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R CORONA

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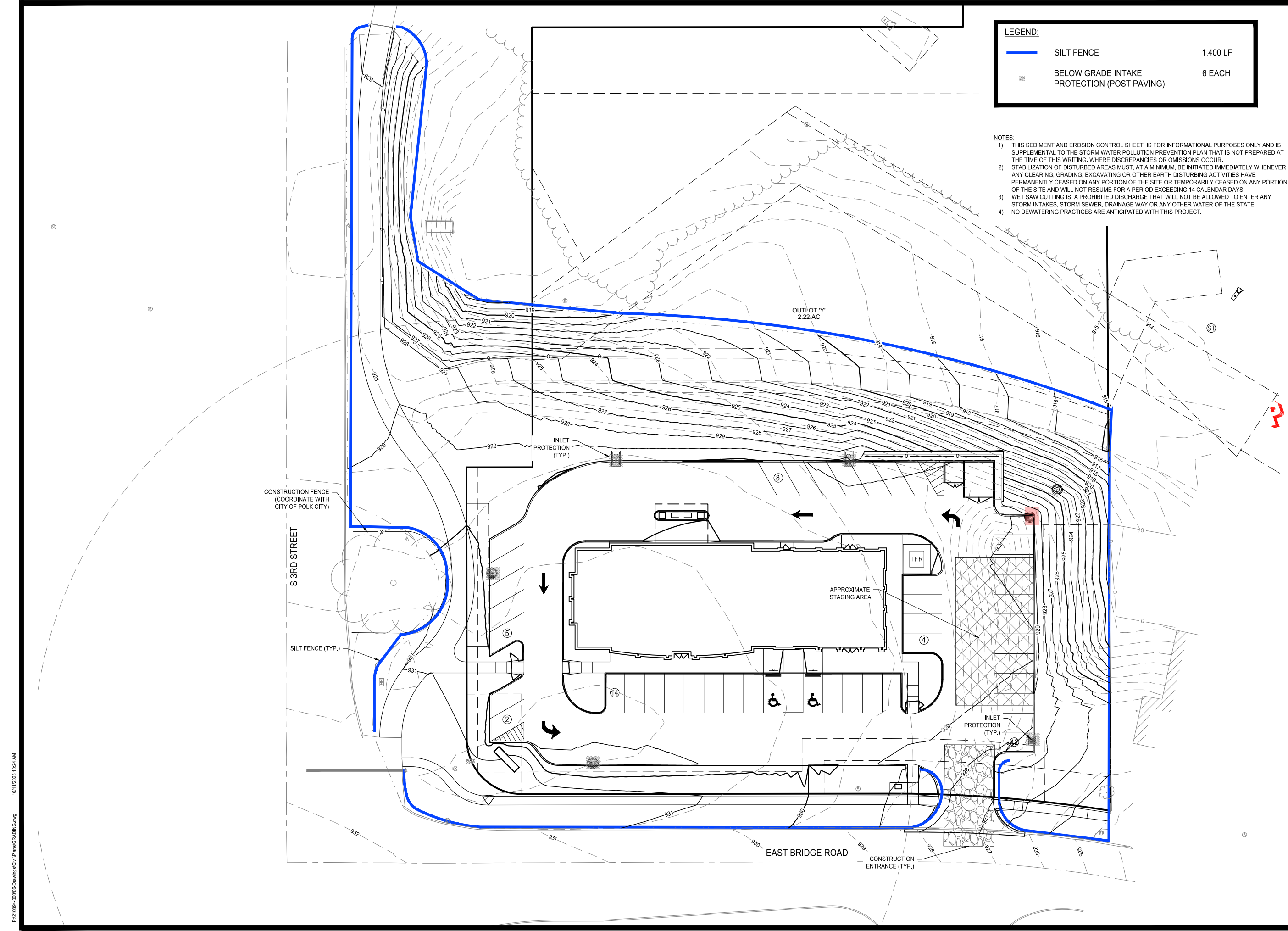
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SHEET NO.

GN-04 04 / 13

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LEGEND:

	SILT FENCE	1,400 LF
	BELOW GRADE INTAKE PROTECTION (POST PAVING)	6 EACH

- NOTES:**
- 1) THIS SEDIMENT AND EROSION CONTROL SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUPPLEMENTAL TO THE STORM WATER POLLUTION PREVENTION PLAN THAT IS NOT PREPARED AT THE TIME OF THIS WRITING. WHERE DISCREPANCIES OR OMISSIONS OCCUR.
 - 2) STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - 3) WET SAW CUTTING IS A PROHIBITED DISCHARGE THAT WILL NOT BE ALLOWED TO ENTER ANY STORM INTAKES, STORM SEWER, DRAINAGE WAY OR ANY OTHER WATER OF THE STATE.
 - 4) NO DEWATERING PRACTICES ARE ANTICIPATED WITH THIS PROJECT.

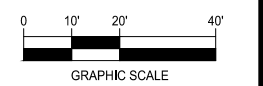
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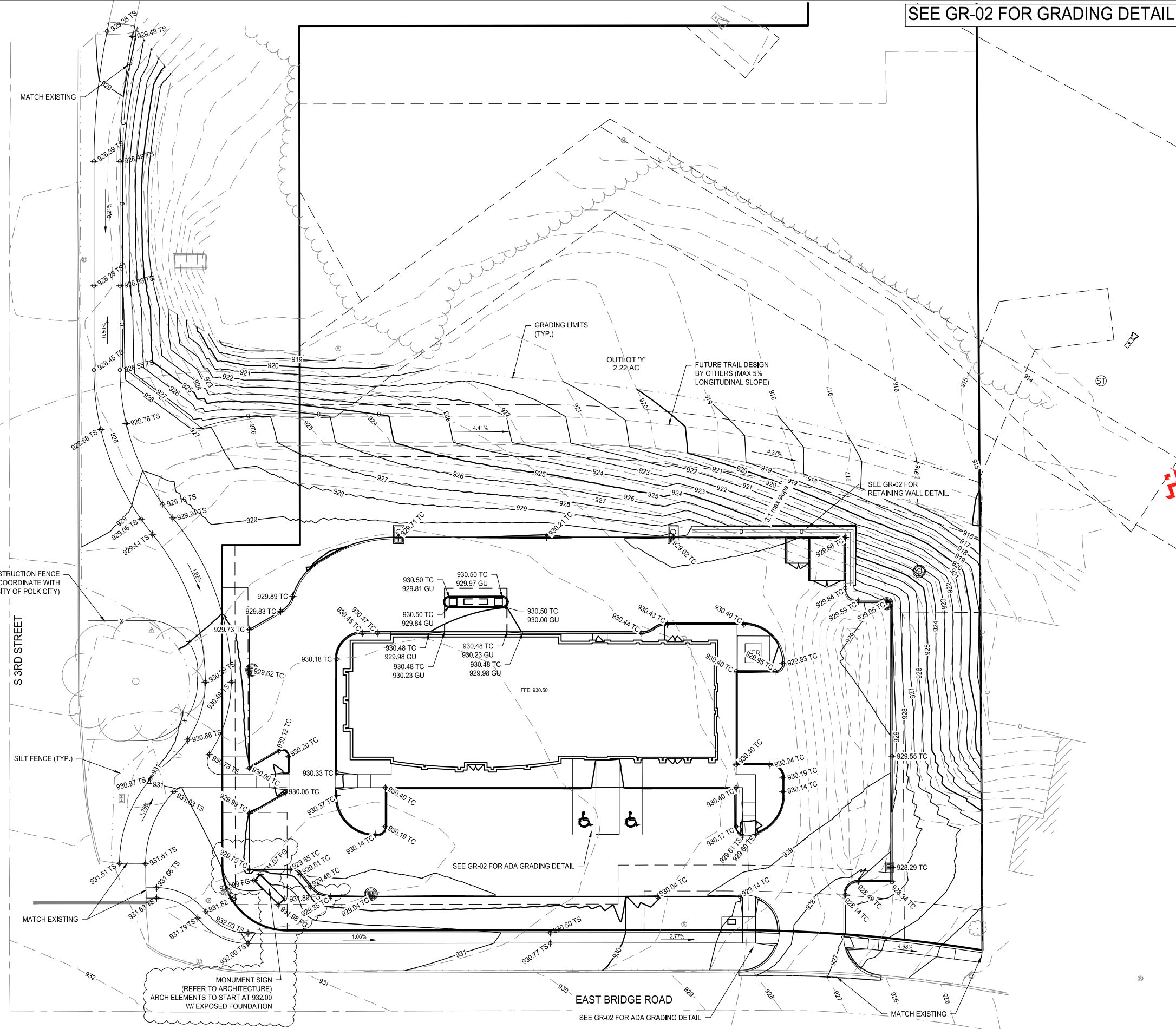
SEE GR-02 FOR GRADING DETAIL

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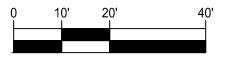
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GRADING PLAN



NORTH



GRAPHIC SCALE

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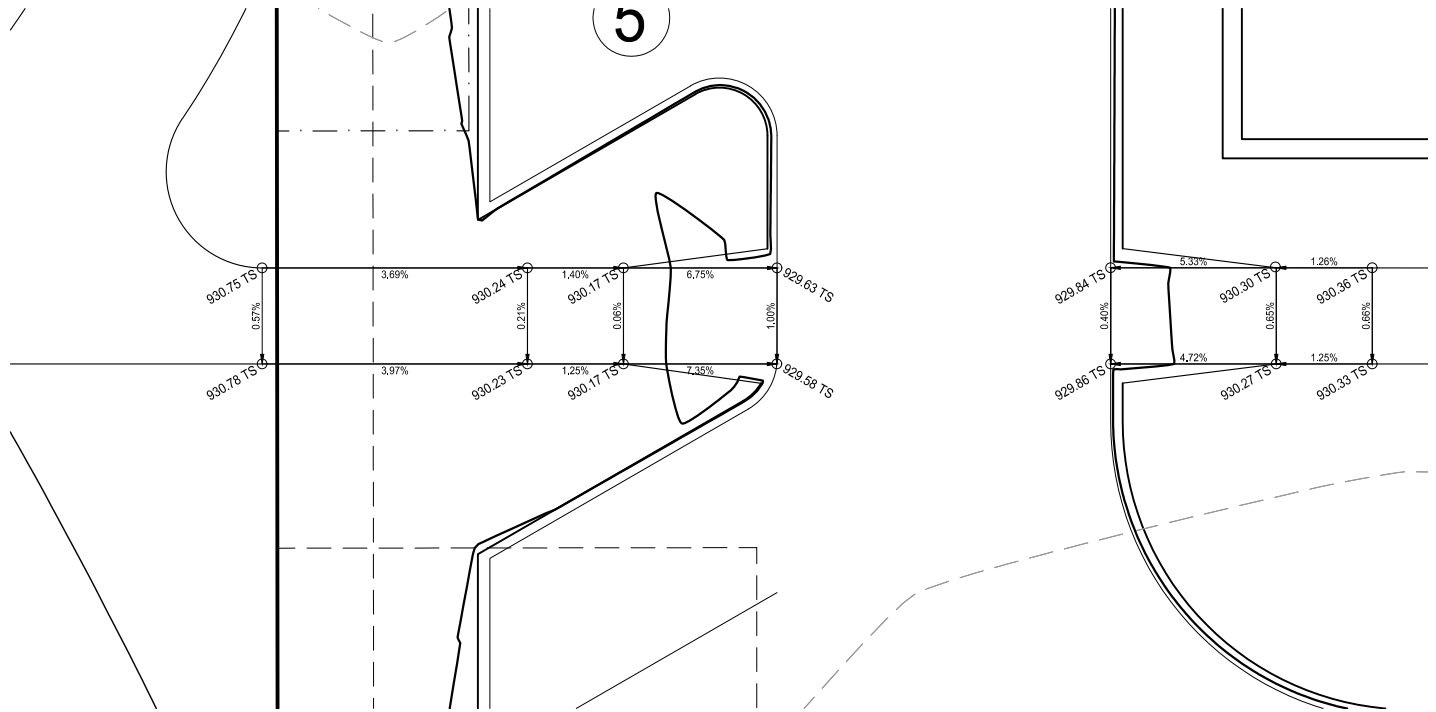
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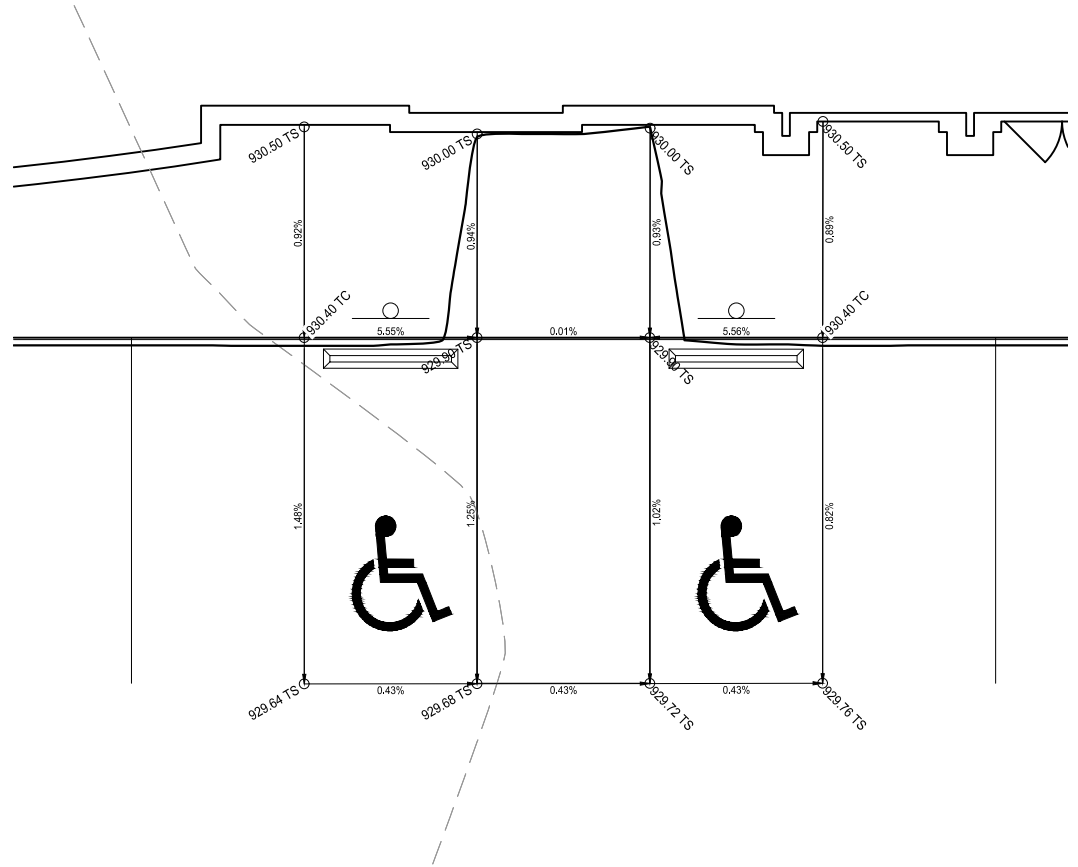
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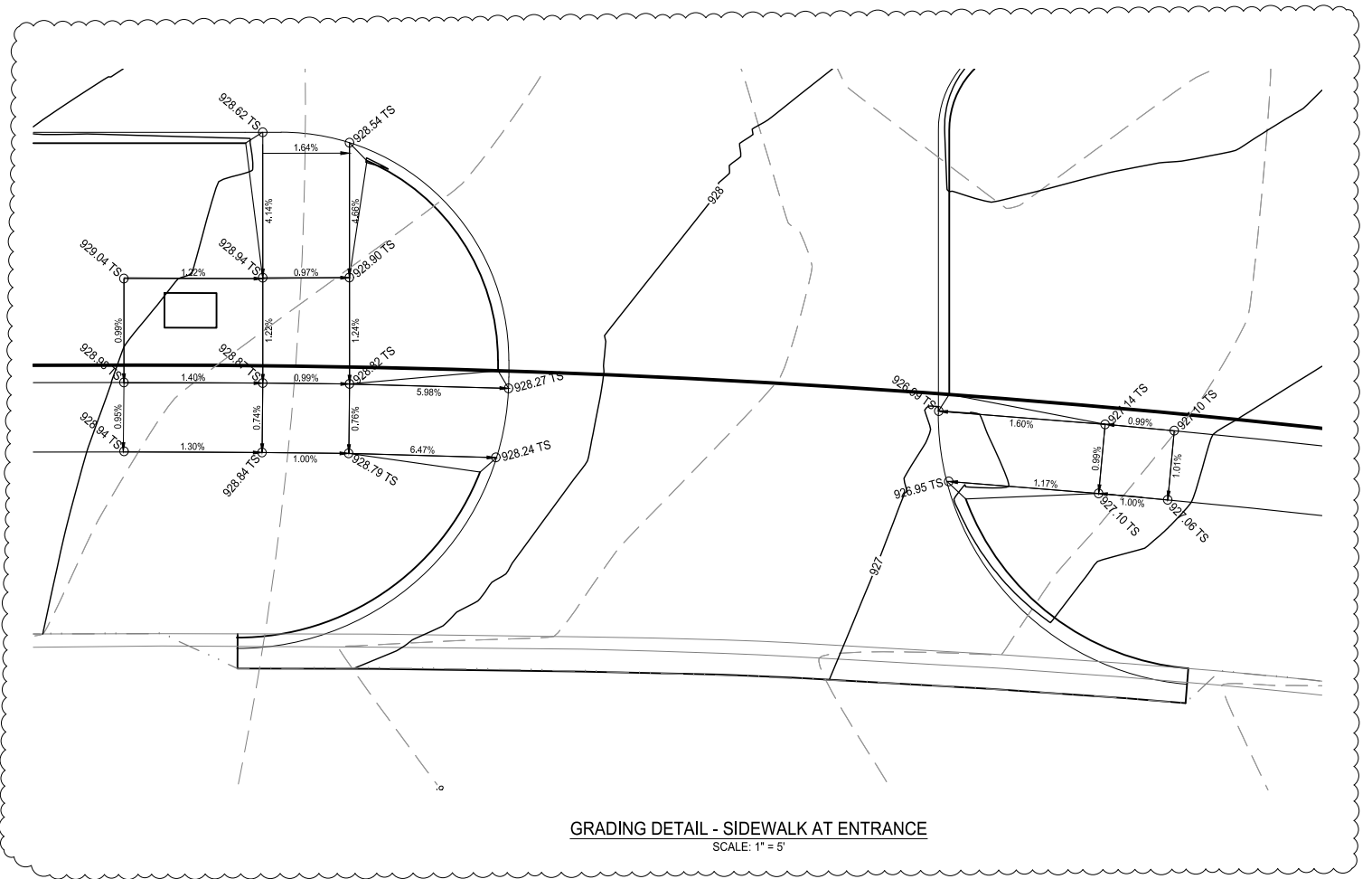
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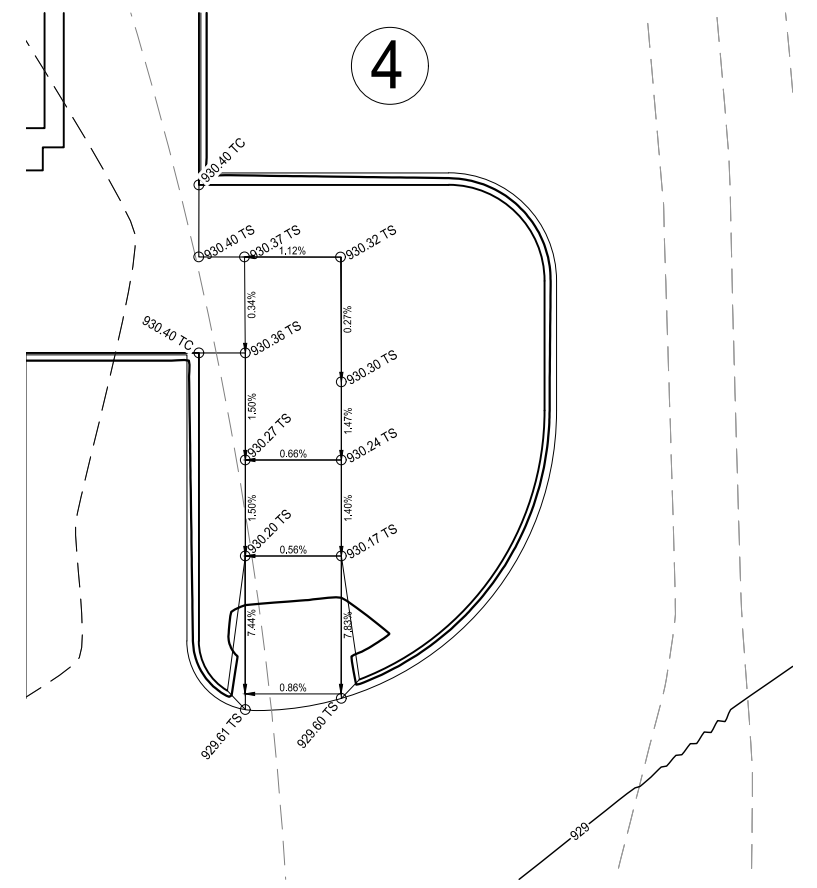
GRADING DETAIL - PEDESTRIAN ACCESS
SCALE: 1" = 5'



GRADING DETAIL - A.D.A. PARKING
SCALE: 1" = 5'



GRADING DETAIL - SIDEWALK AT ENTRANCE
SCALE: 1" = 5'

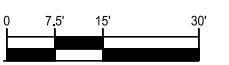


GRADING DETAIL - MAILBOX PAD
SCALE: 1" = 5'

GRADING PLAN



NORTH



GRAPHIC SCALE

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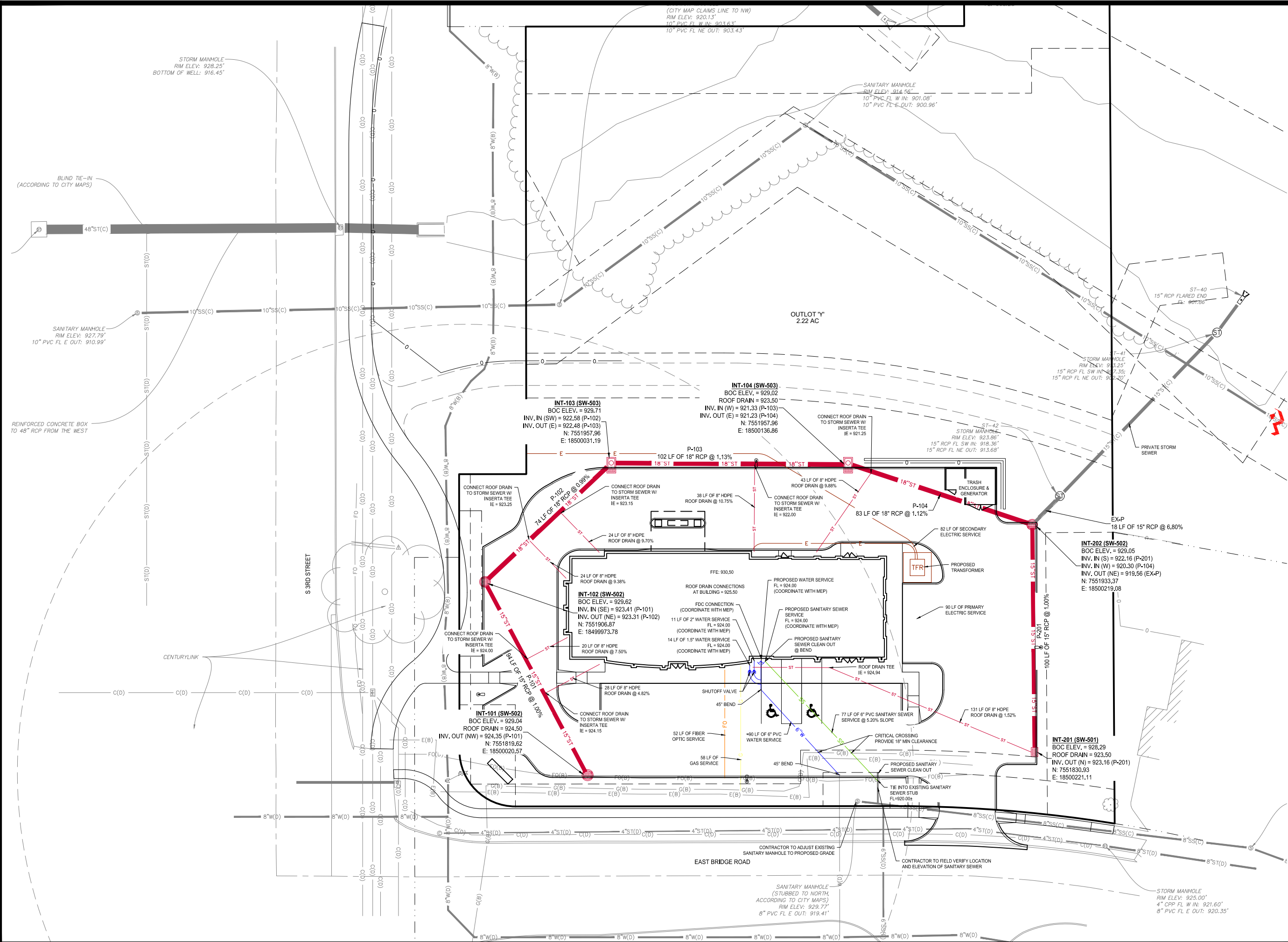
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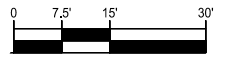


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UTILITY PLAN



NORTH



GRAPHIC SCALE

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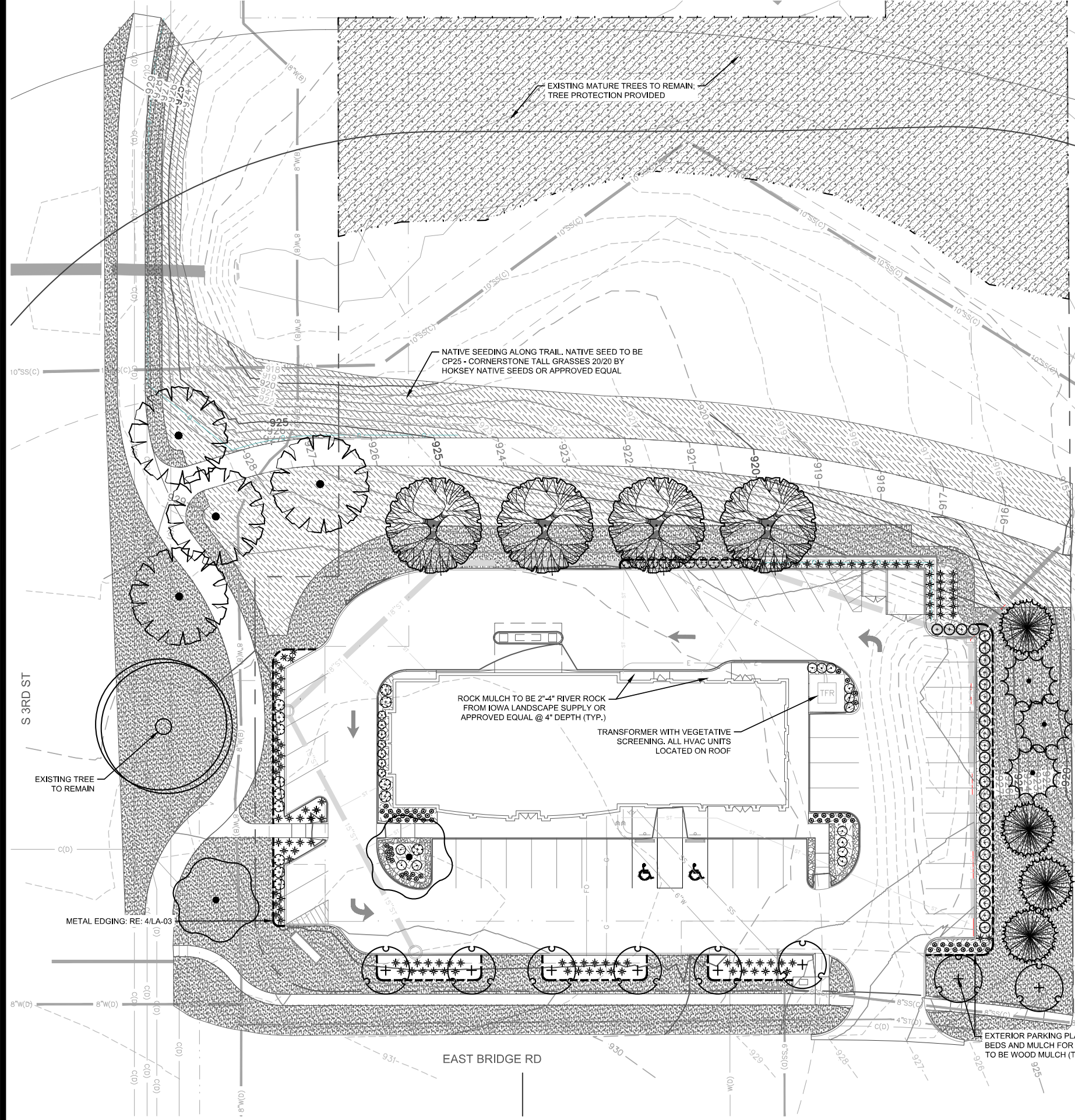
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ENGINEER: T SMITH
DRAWN BY: R CORONA

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LANDSCAPE REQUIREMENTS

PER SECTION 165 OF THE CITY OF POLK CITY, IOWA UNIFIED DEVELOPMENT ORDINANCE:

MINIMUM PLANT UNIT REQUIREMENTS	REQUIREMENT	PROMISED
OPEN SPACE (1.65.19.1)		
LOT 15	2 TREE PER 3,000 SQFT OPEN SPACE (33,331 SQFT DEVELOPED) 6 SHRUBS PER 3,000 SQFT OPEN SPACE	22 TREES REQUIRED - 22 NEW TREES PROVIDED 66 SHRUBS REQUIRED - 80 SHRUBS AND 23 PERENNIALS PROVIDED
VEHICLE USE AREA PLANTINGS (1.65.19.2)		
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 (1.65.19.4)		
EAST PROPERTY LINE	SCREEN TYPE 3 (SEMIACTIVE SCREENING)	PROMISED PER PLAN (25 SHRUBS AND 7 EVERGREEN TREES PROVIDED)
NORTH SIDE OF PROPERTY	30' BUFFER	EXISTING MATURE TREES WILL BE PROTECTED AND MAINTAINED TO FULL 30' BUFFER

PLANT LEGEND (FULL SCHEDULE ON LA-02)

TREES	BOTANICAL / COMMON NAME
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
GS	Gleditsia triacanthos inermis 'Skycole'™ / Skyline Honey Locust
PO	Platanus occidentalis / American Sycamore
QS	Quercus shumardii / Shumard Oak
EVERGREEN TREES	BOTANICAL / COMMON NAME
PN	Picea abies / Norway Spruce
PT2	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine
SHRUBS	BOTANICAL / COMMON NAME
HW	Hydrangea arborescens / Wild Hydrangea
HT	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac
SD	Spiraea x 'NCSX2' / Double Play Doozie® Spirea
GRASSES	BOTANICAL / COMMON NAME
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass
PERENNIALS	BOTANICAL / COMMON NAME
HR	Hemerocallis x 'Rosy Returns' / Rosy Returns Daylily
GROUND COVERS	BOTANICAL / COMMON NAME
	Existing Tree to Remain / 4" Cal or Larger Existing Trees
	Festuca var. / Heat-Tolerant Fescue Sod
	Native Seed Mix - CP25 Cornerstone Tall Grass 20/20 / From Hoksey Native Seeds or App. Equal
	Rock Mulch / Native River Rock
	Wood Mulch / Hardwood Mulch

1 LANDSCAPE PLAN
 1" = 20'

2 PLANT LEGEND
 NTS

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 POLK CITY, IOWA
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








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ENGINEER: T SMITH
 DRAWN BY: A DEPRIEST
 CHECKED BY: FIELD BOOK NO.
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	GA	8	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	5 gal
	GS	2	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B & B
	PO	4	Platanus occidentalis / American Sycamore	5 gal
	QS	4	Quercus shumardii / Shumard Oak	B & B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PN	4	Picea abies / Norway Spruce	B&B, 1.5" Cal.
	PT2	3	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	5 gal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	HW	29	Hydrangea arborescens / Wild Hydrangea	5 gal
	HT	25	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	RG	12	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	3 gal
	SD	7	Spiraea x 'NCSX2' / Double Play Doozie® Spirea	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CK	114	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	HR	62	Hemerocallis x 'Rosy Returns' / Rosy Returns Daylily	1 gal
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ET	19,819 sf	Existing Tree to Remain / 4" Cal or Larger Existing Trees	SF
	FH	17,965 sf	Festuca var. / Heat-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	1,988 sf	Rock Mulch / Native River Rock	SF
	WM	2,137 sf	Wood Mulch / Hardwood Mulch	SF

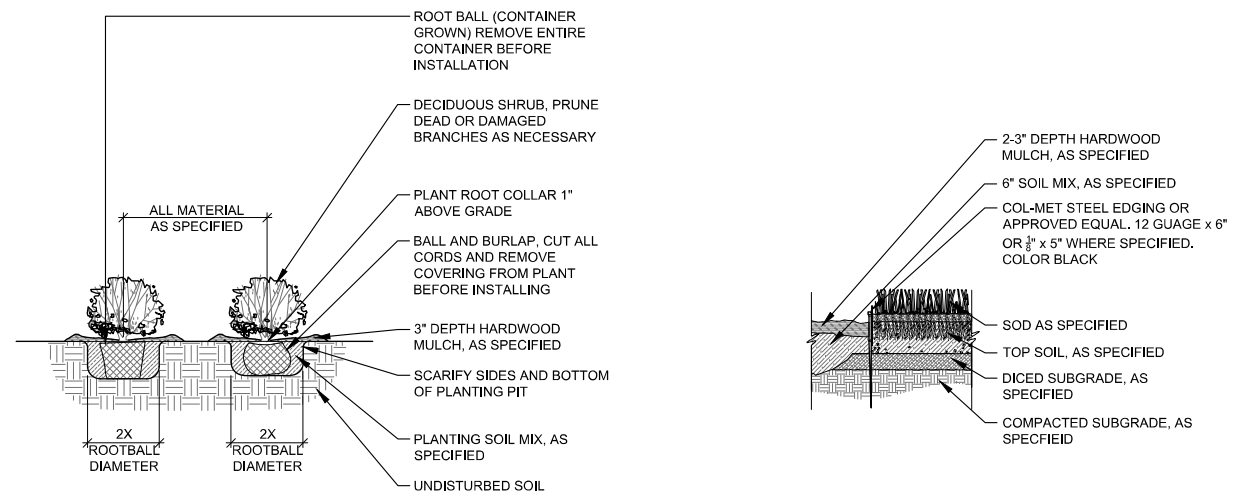
LANDSCAPE NOTES:

- 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.
- FIELD VERIFY 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.
- 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 ISLANDS, AND SITE CLEAN-UP.
- VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- 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.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING, REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1/2" TO 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- 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 BEDS BEFORE AND AFTER MULCHING FROM MARCH 1 TO OCTOBER 1; IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH. INSTALL PLANTING BEDS AND ROCK BEDS WITH SPECIFIED WEED BARRIER FABRIC UNDERLAYMENT.

- REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
- STAKE ALL TREES WITH A MINIMUM OF TWO (2) STAKES. STAKES TO BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION BY TENANT.
- TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
- TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
- PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
- DELEGATED DESIGN: IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH A PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. CONTRACTOR TO PROVIDE SITE DRAWINGS DISPLAYING ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES WITH CAPS RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GENERAL CONTRACTOR SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID. AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS. COORDINATE THESE ITEMS AND SLEEVES.

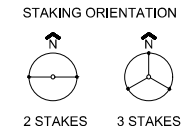
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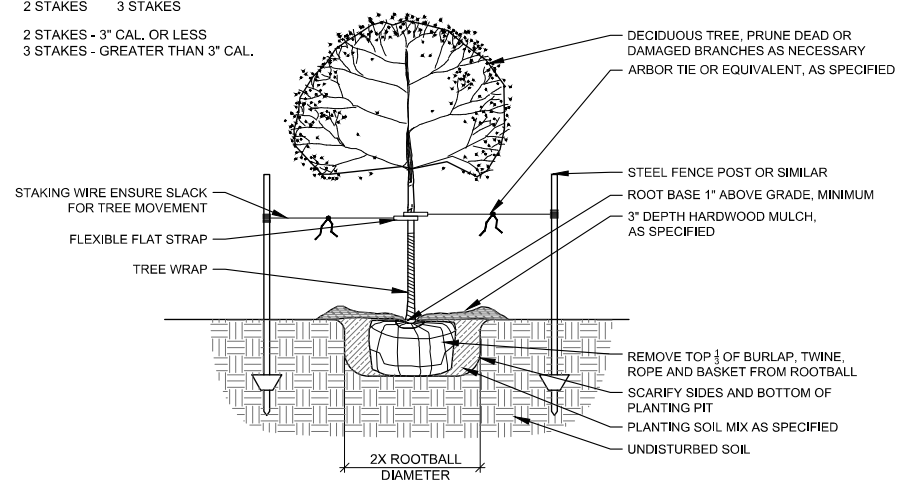


3 SHRUB AND PERENNIAL PLANTING
1/2" = 1'-0" 329333-04

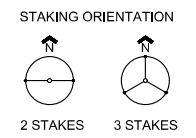
4 METAL EDGING
1" = 1'-0" 329413.14-02



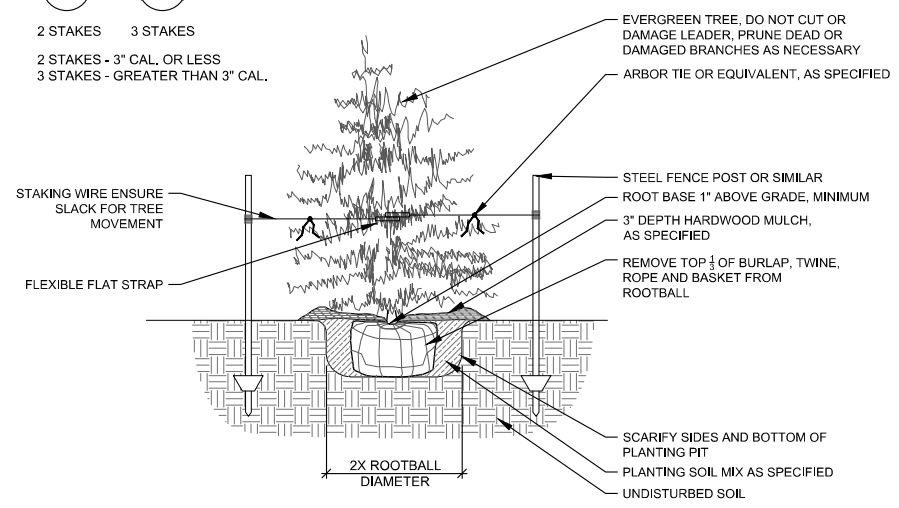
2 STAKES - 3" CAL. OR LESS
3 STAKES - GREATER THAN 3" CAL.



1 DECIDUOUS TREE PLANTING
1/2" = 1'-0" 329343.02-01



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



2 CONIFEROUS TREE PLANTING
1/2" = 1'-0" 329343.01-01

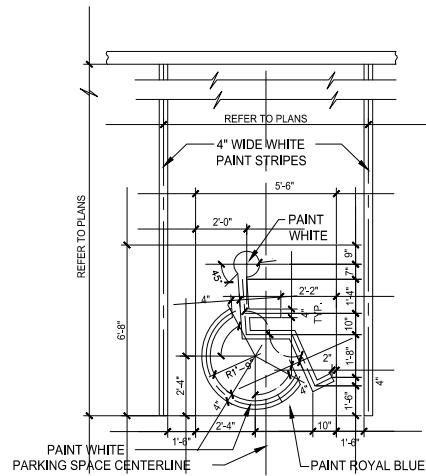
**HOME STATE BANK
SITE PLAN AMENDMENT**
POLK CITY, IOWA
210894-000
SEPTEMBER 13, 2023

REVISIONS

ENGINEER: T SMITH DRAWN BY: A DEPRIEST
CHECKED BY: FIELD BOOK NO.:
DRAWING NO.: LA-03 SHEET NO.: 11 / 13

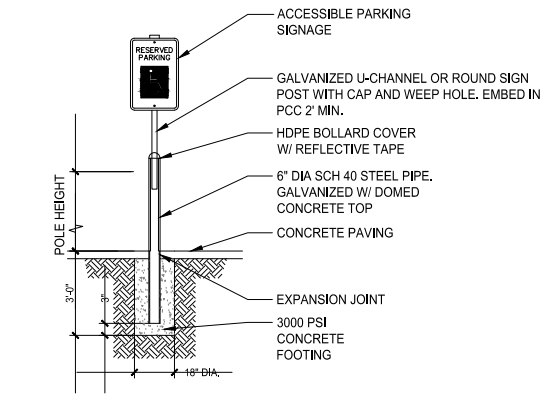
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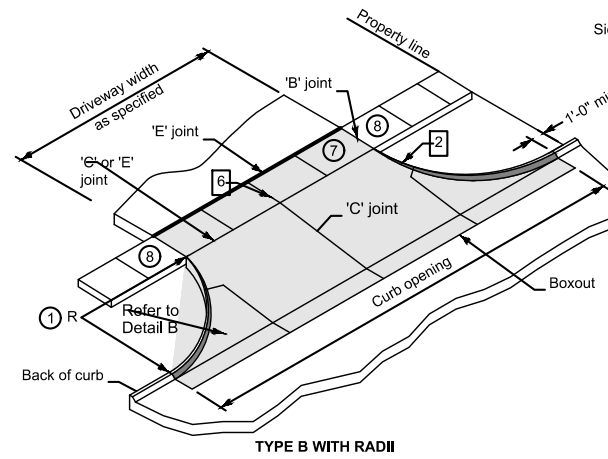
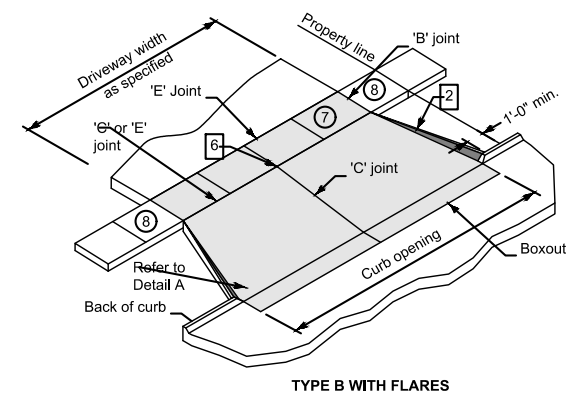


ACCESSIBLE PARKING SPACE PAINT DETAIL

NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.

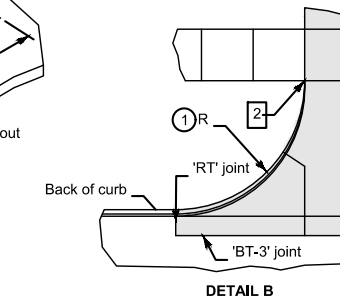
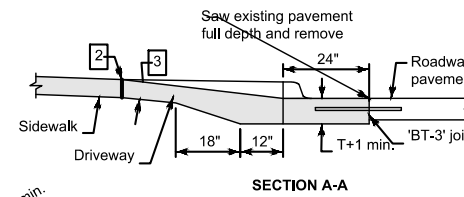


ACCESSIBLE PARKING SIGN DETAIL



SUDAS 7030.102 TYPE B - CONCRETE DRIVEWAY

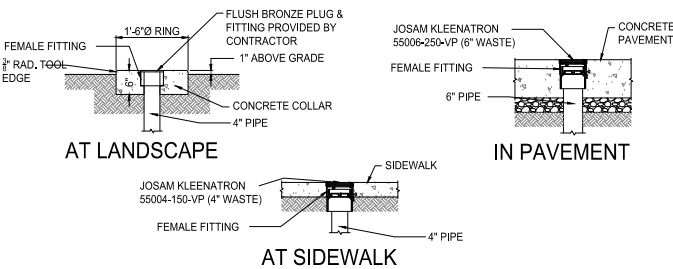
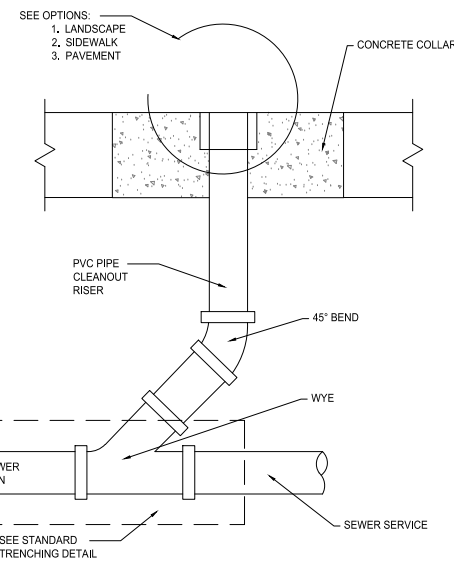
NO SCALE



- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb cross sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 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 through the driveway 5 feet wide to serve as a passing space.
- 8 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 Engineer.
- 9 Transition street curb at minimum 1:1 slope to meet driveway curb.

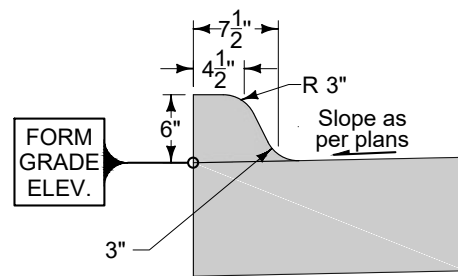
HANDICAPPED PARKING SPACE PAINT, ACCESSIBILITY AND SIGN DETAILS

NO SCALE



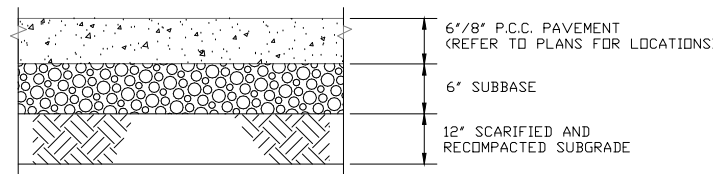
SEWER CLEANOUT DETAIL

NO SCALE



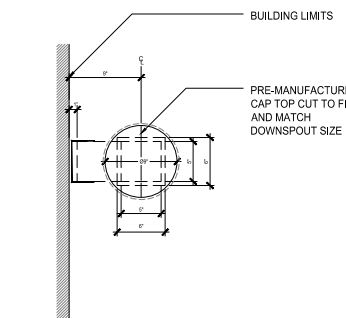
6" STANDARD CURB (SUDAS 7010.102)

NOT TO SCALE

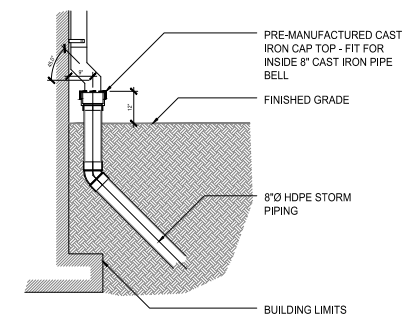


TYPICAL PAVING SECTION

NOT TO SCALE



TOP VIEW



SIDE VIEW

DOWNSPOUT CONNECTION AT BUILDING

NOT TO SCALE

PRELIMINARY

DETAILS

HOME STATE BANK SITE PLAN AMENDMENT
POLK CITY, IOWA
210894-000
SEPTEMBER 13, 2023

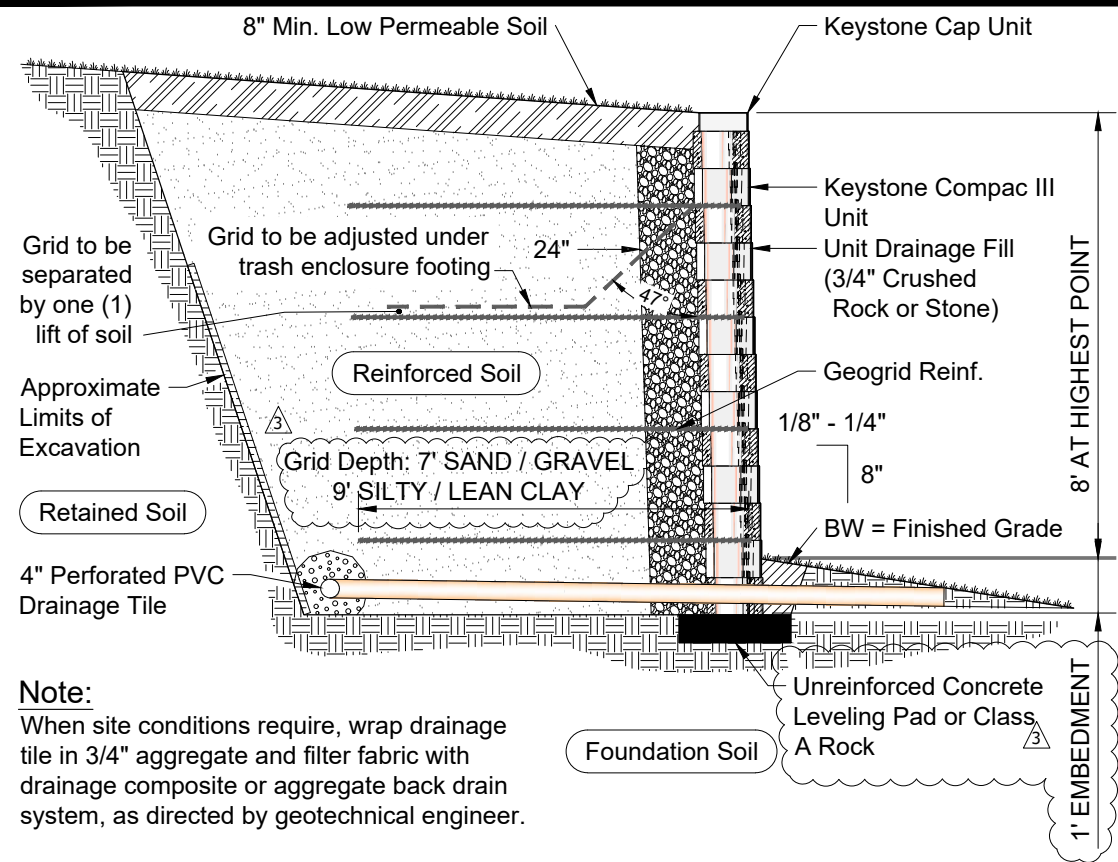
REVISIONS

ENGINEER T SMITH
DRAWN BY R CORONA
CHECKED BY
FIELD BOOK NO.

DRAWING NO. DT-01
SHEET NO. 12 / 13

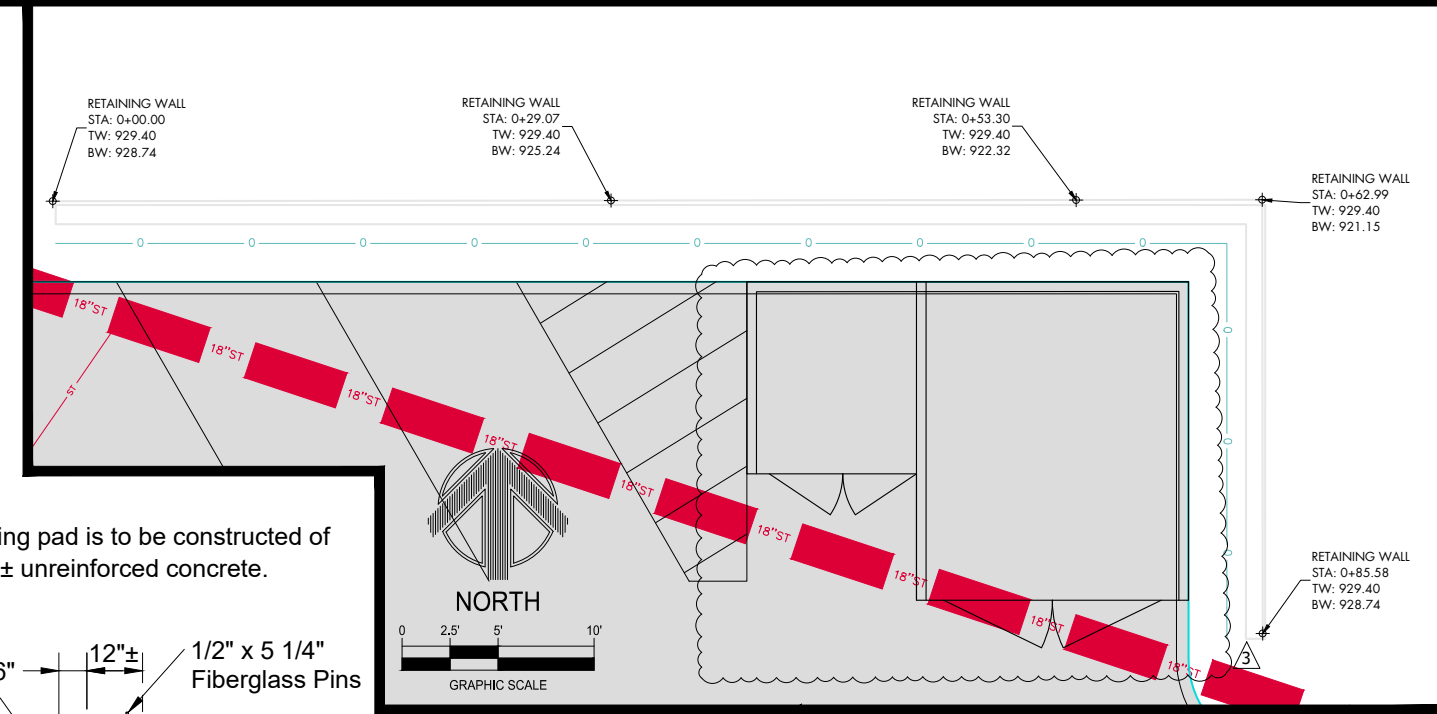
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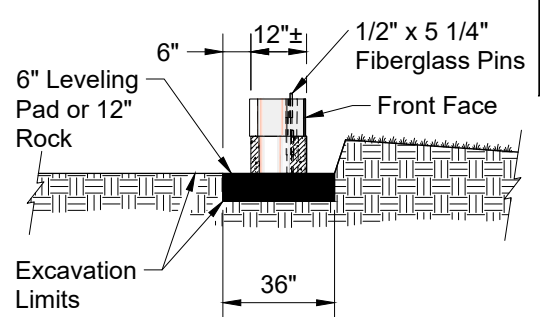


Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback

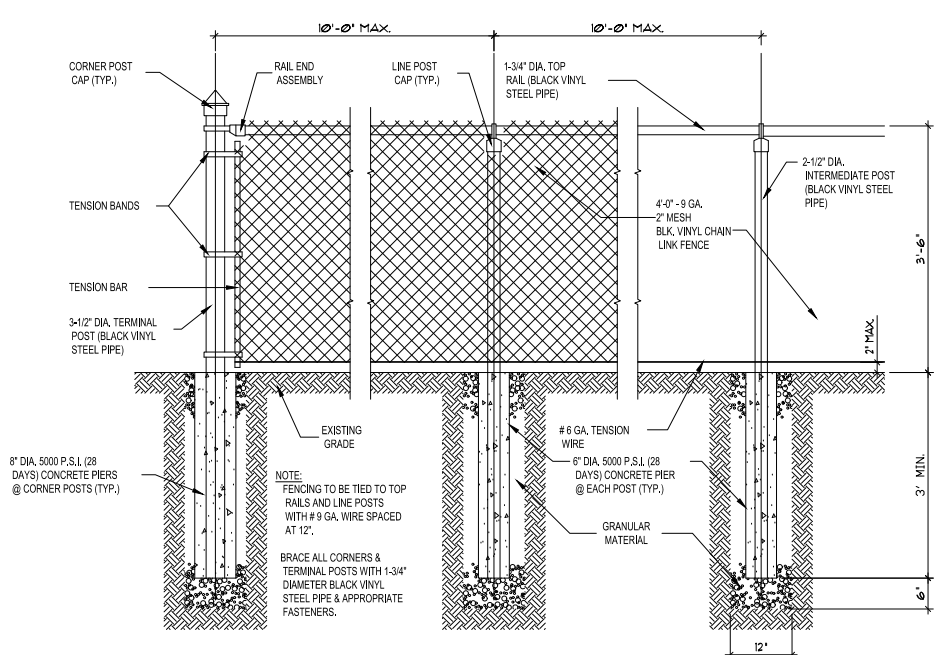
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.



Note:
1. The leveling pad is to be constructed of 2000 psi ± unreinforced concrete.

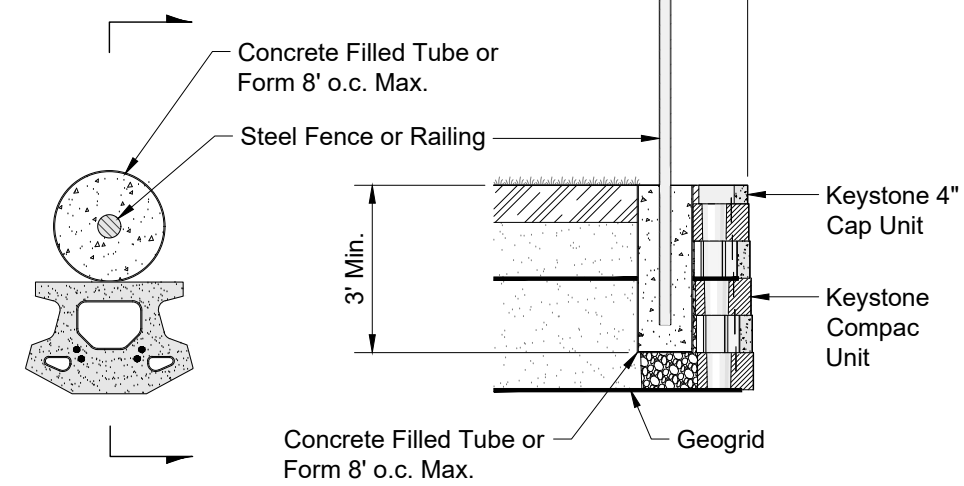


Leveling Pad Detail

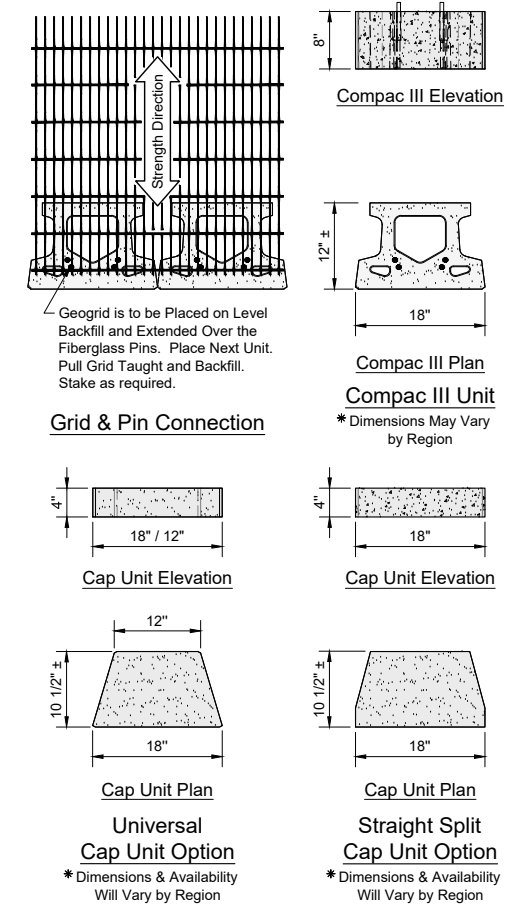


CHAIN LINK FENCE DETAIL
NOT TO SCALE

Note:
Concrete filled tube or form to be set during the wall construction, not drilled through geogrid afterwards when directly behind units.



Fence Plan Detail
Fence Section & Plan Detail
Compac II Unit - Near Vertical Setback



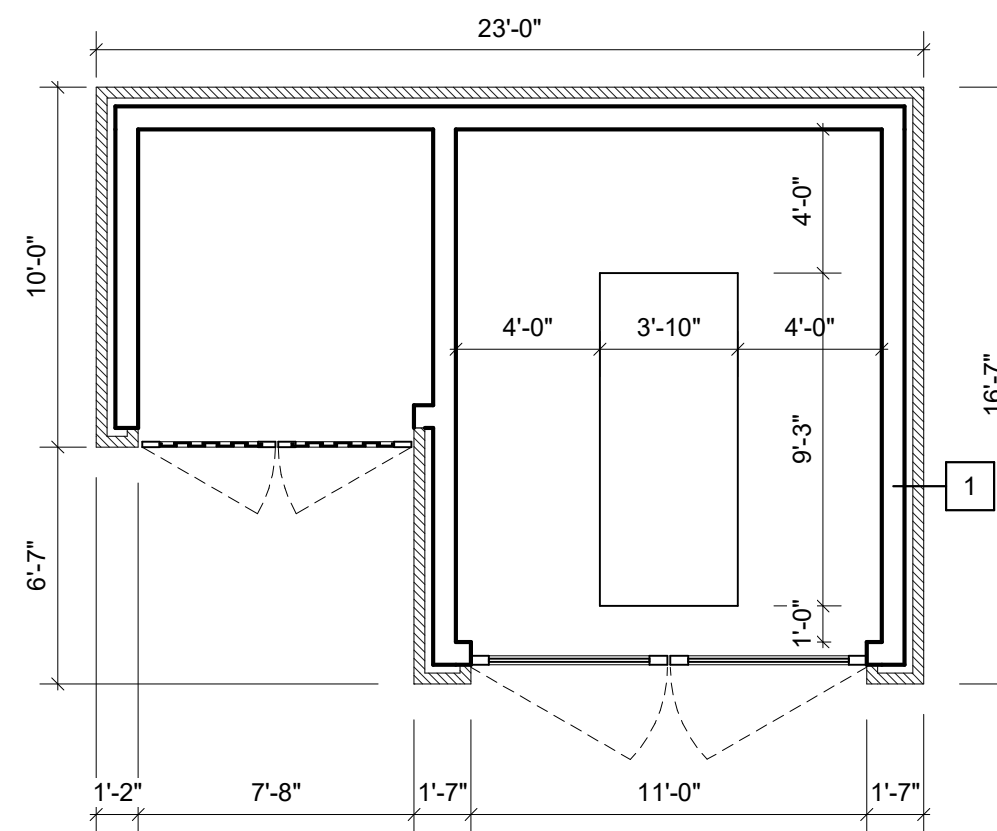
PRELIMINARY

RETAINING WALL DESIGN

HOME STATE BANK
SITE PLAN AMENDMENT
POLK CITY, IOWA
210894-000
SEPTEMBER 13, 2023

REVISIONS

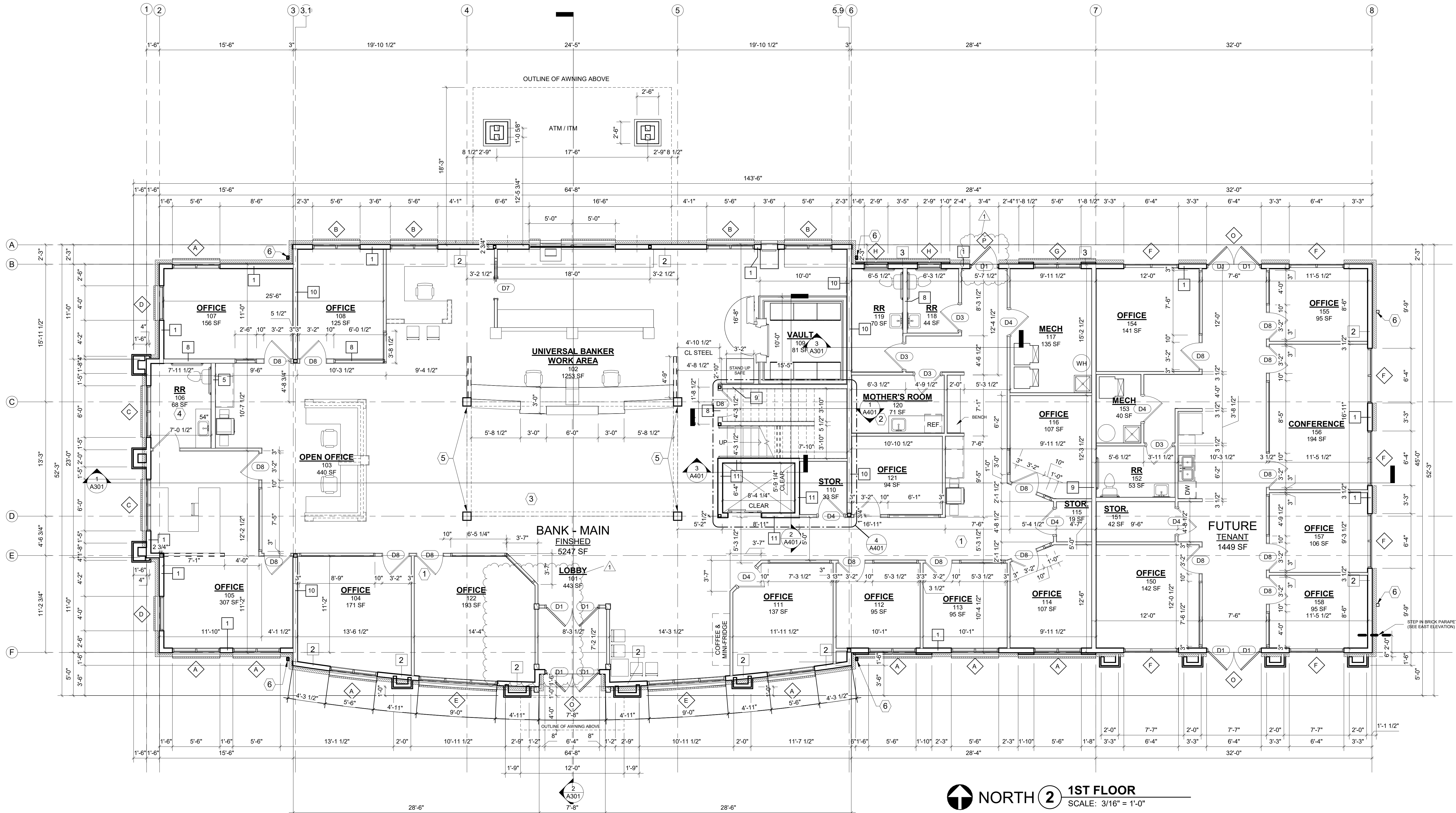
ENGINEER: T SMITH
DRAWN BY: R CORONA
CHECKED BY: FIELD BOOK NO.:



1 DUMPSTER & GENERATOR PLAN
SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN NOTES

- 1 ALL INTERIOR PARTITION WALLS TO BE TYPE 4 U.N.O.
- 2 THE HIGHER OF SINK RIM OR COUNTER TOP SHALL BE 34" MAX.
- 3 RECEPTION DESK TO HAVE COUNTER HT OF 36" A.F.F. MAX FOR A WIDTH OF 36" MIN
- 4 BATHROOM IS FOR SINGLE OCCUPANT. ACCESSED THROUGH A PRIVATE OFFICE AND NOT FOR COMMON OR PUBLIC USE
- 5 WRAP COLUMN TYPICAL. FINISH SELECTION BY OWNER
- 6 DOWNSPOUT LOCATION - COORDINATE WITH STORM DRAIN SYSTEM



NORTH 2 1ST FLOOR
SCALE: 3/16" = 1'-0"



1680 SW Ankeny Rd, #2D
Ankeny, IA 50023
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorpdesignbuild.com

PROJECT: Home State Bank
101 E Bridge Road
Polk City, IA 50226

REVISONS:
11/16/2022 PERMIT SET
12/07/2022 RESUBMITTAL

9/20/2023

PROJECT NO: 21-026

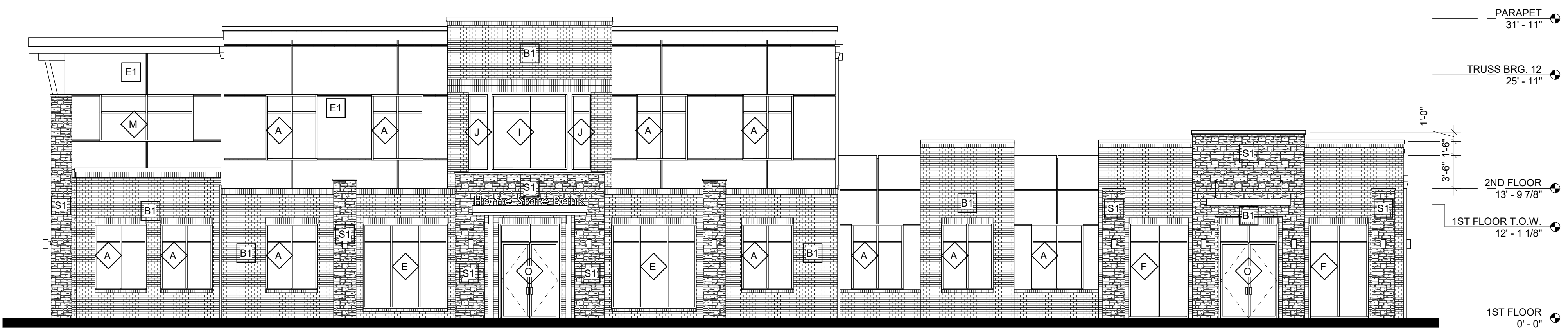
CONTENTS:
First Floor Plan

SHEET NO:
A101



1680 SW Ankeny Rd, #2D
Ankeny, IA 50023
Phone: (515) 597-5457
Fax: (515) 597-5461
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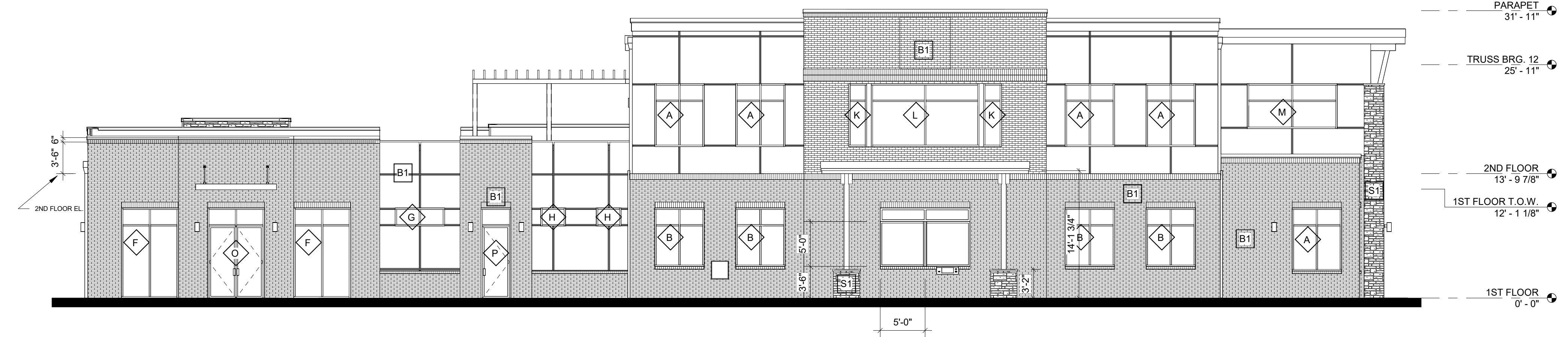
MATERIAL SCHEDULE			
Type Mark	Description	Area	FRONTAGE PERCENT
B1	BRICK - CHARCOAL GRAY VELOUR	173 SF	62%
E1	EIFS w/ BEVEL REVEAL - BLACK FOX SW7020	2 SF	1%
S1	<varies>	105 SF	38%
		281 SF	100%
EAST			
B1	BRICK - CHARCOAL GRAY VELOUR	1002 SF	70%
E1	EIFS w/ BEVEL REVEAL - BLACK FOX SW7020	339 SF	24%
S1	STONE - PLAIN OHIO LIMESTONE	90 SF	6%
		1432 SF	100%
NORTH			
B1	BRICK - CHARCOAL GRAY VELOUR	1827 SF	62%
E1	EIFS w/ BEVEL REVEAL - BLACK FOX SW7020	1077 SF	36%
S1	STONE - PLAIN OHIO LIMESTONE	62 SF	2%
		2966 SF	100%
SOUTH			
B1	BRICK - CHARCOAL GRAY VELOUR	1576 SF	49%
E1	EIFS w/ BEVEL REVEAL - BLACK FOX SW7020	1160 SF	36%
S1	STONE - PLAIN OHIO LIMESTONE	471 SF	15%
		3207 SF	100%
WEST			
B1	BRICK - CHARCOAL GRAY VELOUR	651 SF	48%
E1	EIFS w/ BEVEL REVEAL - BLACK FOX SW7020	471 SF	35%
S1	STONE - PLAIN OHIO LIMESTONE	223 SF	17%
		1345 SF	100%



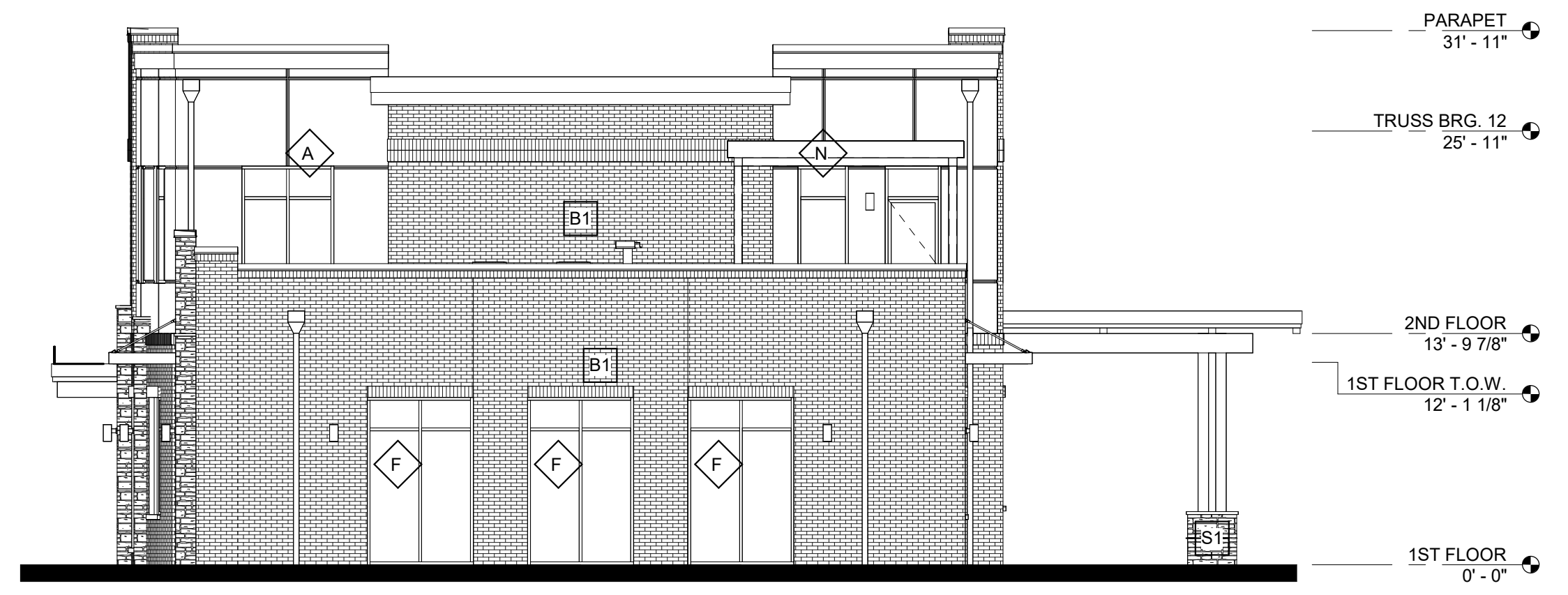
6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



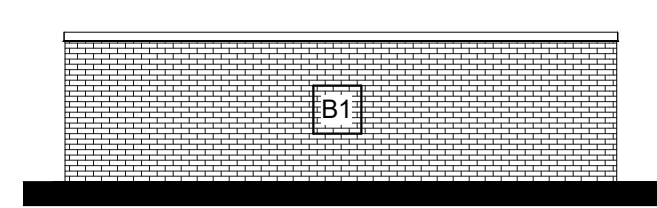
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



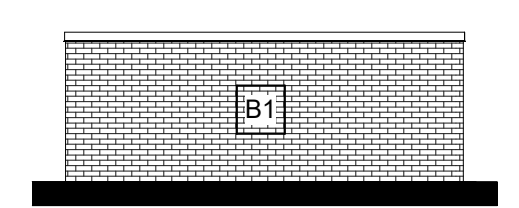
5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



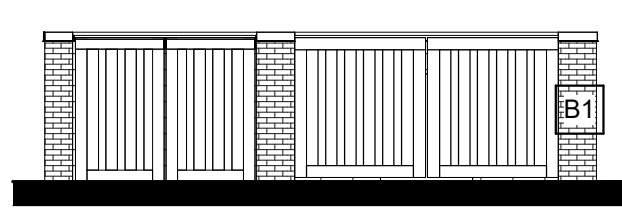
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



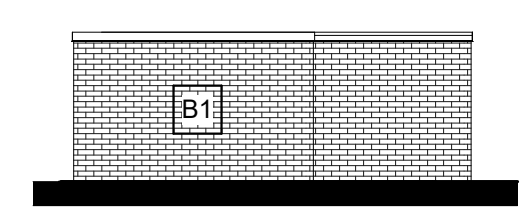
4 DUMPSTER NORTH
SCALE: 1/8" = 1'-0"



3 DUMPSTER EAST
SCALE: 1/8" = 1'-0"



7 DUMPSTER SOUTH
SCALE: 1/8" = 1'-0"



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

PROJECT: **Home State Bank**
101 E Bridge Road
Polk City, IA 50226

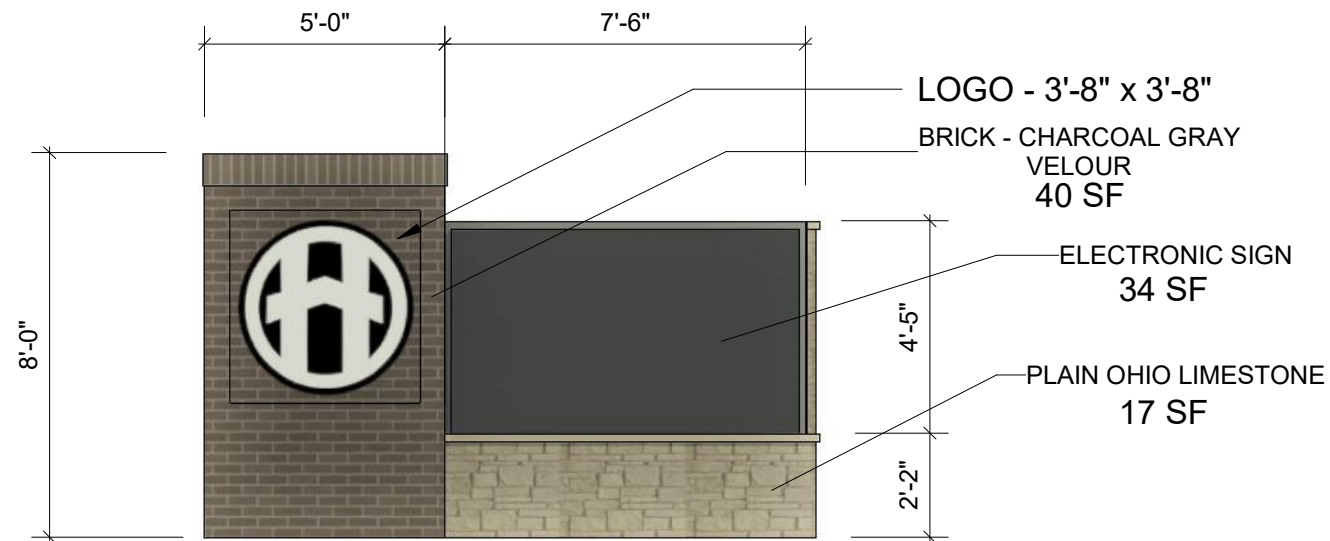
REVISIONS:
11 / 16 / 2022 PERMIT SET
12 / 07 / 2022 RESUBMITTAL

9 / 20 / 2023

PROJECT NO: 21-026

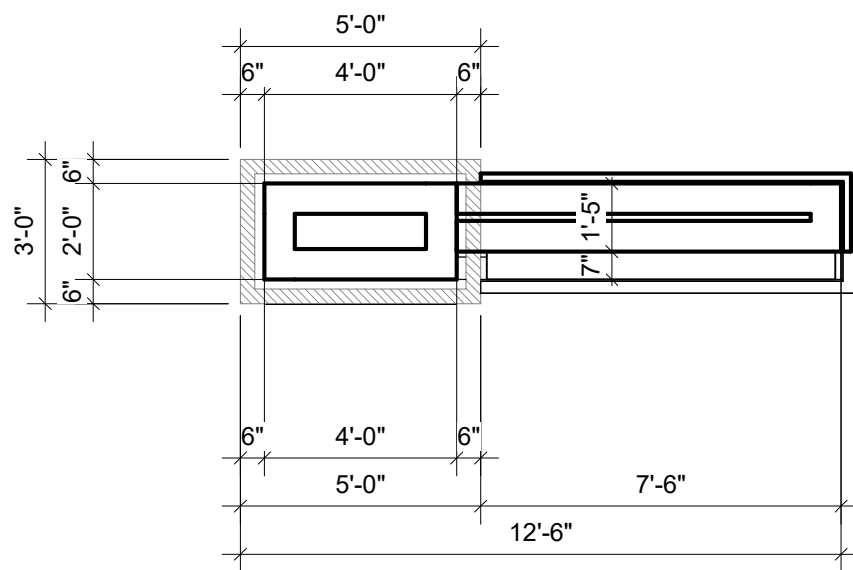
CONTENTS:
Elevations

SHEET NO:
A201



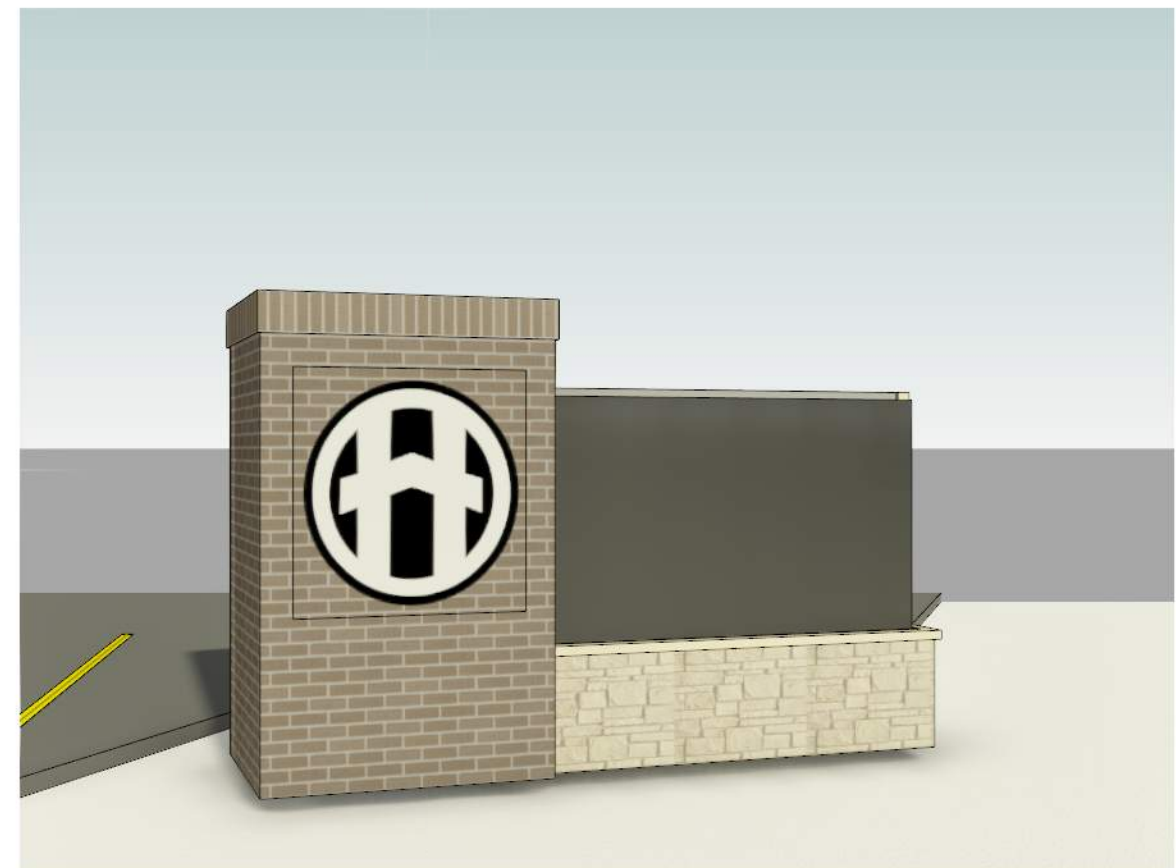
3 ELEVATION - SIGN

SCALE: 1/4" = 1'-0"



2 PLAN - SIGN

SCALE: 1/4" = 1'-0"



1 3D VIEW - SIGN

ETJ PLAT OF SURVEY REVIEW

Date: October 11, 2023
Project: Parcel 2023-72 (Rural Survey)

Prepared by: Kathleen Connor, Planner
Travis Thornburgh, P.E.
Project No.: 123.1030.01

GENERAL INFORMATION:

Owner: James & Margaret Enterprises, Inc.
Location: Northeast of NW 142nd Ave
at NW 58th Street
(within 2-mile area)
Plat Size: 153.08 acres, total
Parcel 2023-72: 3.12 acres gross
2.99 acres net

Residual: 149.88 acres gross
143.44 acres net

Polk County Zoning:
AG Agricultural District

Polk City Equivalent Zoning:
A-1 Agricultural District



PROJECT DESCRIPTION:

The subject property is located within Polk City’s 2-mile extra-territorial jurisdiction (ETJ), with frontage on NW 142nd Avenue and NW 58th Street. This 160-acre tract has already been subdivided which split off a 7.68-acre parcel at the northeast corner of the intersection, at 5701 NW 142nd Avenue. The overall parcel’s location is outlined in cyan above. On behalf of the property owner, Sean Elwell is requesting approval of a rural survey for Parcel 2023-72 at the northwest corner of the property so it can be sold for construction of a new home. The remainder of the property will continue as crop land.

Polk County’s zoning for this 153-acre property is AG – Agricultural, with the subdivision based on their cluster option, so no more than 3 additional homes can be developed in Outlot Y and 138.66 acres of this plat will be defined a permanent open space. Polk City’s A-1 Agricultural District has a minimum lot size of 10 acres, with the intent to limit density which, in this case, is accomplished through the cluster option. Given these density restrictions and since the proposed 3.57-acre parcel is smaller than the 10-acre minimum size in Polk City’s A-1 district, the city’s equivalent zoning then becomes R-1 Single Family residential as it pertains to bulk regulations. Parcel 2023-72 must meet or exceed Polk City’s R-1 minimum requirements where no water or sanitary sewer service are

available (Lot area = 40,000 sf minimum, Lot width = 150'). The setbacks must also meet or exceed Polk City's R-1 requirements (35' front yard, 35' rear yard, and 8' side yards).

NW Sheldahl Drive is a future arterial street. Since the existing right-of-way adjacent to this parcel is 100' wide, no future right-of-way will need to be set aside. However, NW 142nd Avenue does not appear to have 100' of right-of-way, so additional right-of-way may need to be set aside at the time the residual parcel is platted.

The resulting lot will be connected to rural water, or will be on wells, for the time being, but will be required to connect to Polk City water when available. The proposed lot will have their own private septic system but will be required to connect to Polk City sanitary sewers when available.

An Agreement to Install Sidewalks will be required as part of this plat.

REVIEW COMMENTS:

Pursuant to the review of the Plat of Survey (Rural Survey) Submittal #3, we offer the following comments:

1. Per the Subdivision Regulations, Parcel 2023-72 will be responsible for their share of the cost of constructing an 8" water main along NW 58th Street. The property owner will be required to sign a Development Agreement for Parcel 2023-72 that allows the city to construct a water main and assess the property for their share of the cost based one-half the cost of an 8" watermain for their 50' of front footage to NW 58th Street. The City will provide the document for the property owner's signature prior to this item being placed on the Council agenda. A similar agreement will be required for the residual parcel at the time that outlot is further developed.
2. Per the Subdivision Regulations, Parcel 2023-72 is required to construct a public 5' sidewalk along NW 58th Street. The property owner will be required to sign an Agreement to Install Sidewalk that allows the sidewalk to be deferred until the parcel is annexed and the City deems it the appropriate time for the sidewalk to be constructed. The Agreement requires the property owner to install the sidewalk upon written notice and, should the property owner fail to perform, allows the city to construct this sidewalk and assess the property for its cost. The City will provide the document for the property owner's signature prior to this item being placed on the Council agenda. A similar agreement will be required for the residual parcel at the time it is further developed.

RECOMMENDATION:

Staff recommends approval of the Plat of Survey for Parcel 2023-72 on the James & Margaret Enterprises property in Lincoln Township subject to the following:

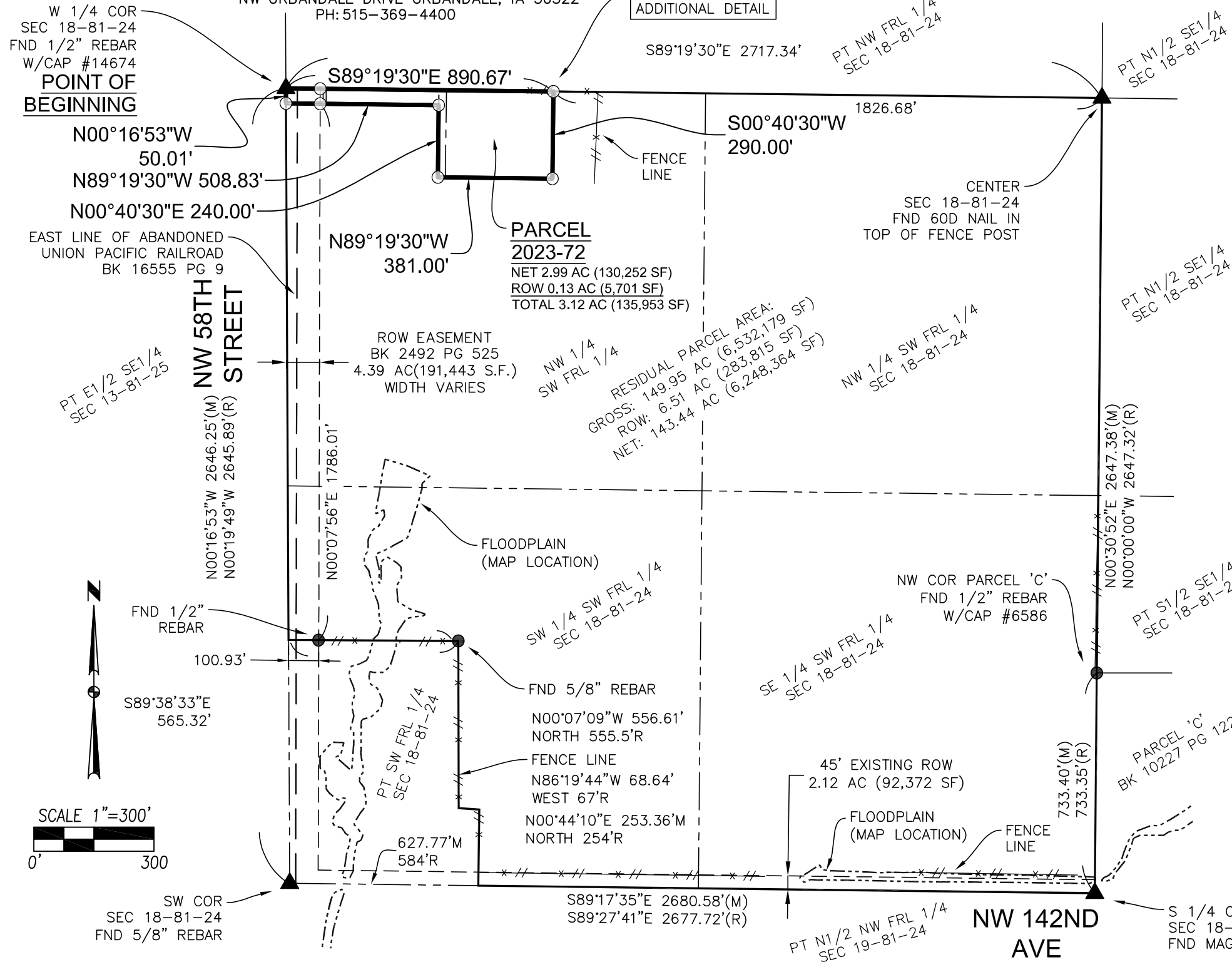
1. P&Z recommendations, if any, shall be addressed prior to this item being placed on the Council agenda, including the following requested waivers of Polk City code:
 - a. The Subdivision Regulations would require this parcel to be split via a Minor Plat of Subdivision since the parcel has already been split, however Polk County has agreed to allow this parcel to be split via Plat of Survey.
 - b. Per Polk City's Subdivision Regulations (Section 170.08-4-H), the division of land into a flag lot or lots shall generally be discouraged by the City; and only permitted to provide access to lots where there exists unique topography, an unusual configuration of land ownership, adjoining developed land will not allow access from a public street, public land or environmentally sensitive land that is planned to be left undisturbed, or to minimize streets or public infrastructure to reduce maintenance responsibilities.
 - c. Polk City subdivision regulations require the developer to provide hydrant coverage per City Fire Code (250' radii).
2. A Development Agreement for future water main along NW 58th Street will need to be signed by the property owner prior to Plat of Survey approval. The City Clerk will record this document and the developer shall be responsible for the cost of recording.
3. An Agreement to Install Sidewalk for the future sidewalk along NW 58th Street will need to be signed by the property owner prior to Plat of Survey approval. The City Clerk will record this document and the developer shall be responsible for the cost of recording.
4. Payment of all fees to the City of Polk City prior to this item being placed on the Council agenda.

INDEX LEGEND

LOCATION: PT SEC 18-81-24, SW FRL 1/4
REQUESTOR: SEAN ELWELL 1020 NE 18TH ST ANKENY, IA 50021
PROPRIETOR: JAMES & MARGARET ENTERPRISES
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE

PLAT OF SURVEY (RURAL SURVEY, CLUSTER DEVELOPMENT)

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAG4121
NW URBANDALE DRIVE URBANDALE, IA 50322
PH: 515-369-4400



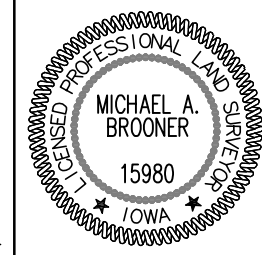
AREA ABOVE RESERVED FOR RECORDING STAMP

DATE OF SURVEY: MARCH 24, 2023
ZONING: AG - AGRICULTURAL DISTRICT
ADDRESS: 14597 NE 58TH STREET, POLK CITY, IA 50226
EXISTING LAND USE: AGRICULTURAL

PARCEL 2023-72 DESCRIPTION
A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 89°19'30" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 890.67 FEET; THENCE SOUTH 00°40'30" WEST, 290.00 FEET; THENCE NORTH 89°19'30" WEST, 381.00 FEET; THENCE NORTH 00°40'30" EAST, 240.00 FEET; THENCE NORTH 89°19'30" WEST, 508.83 FEET TO THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°16'53" WEST ALONG SAID WEST LINE, 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.12 ACRES (135,953 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.13 ACRES (5,701 S.F.) OF ROADWAY EASEMENT.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
MICHAEL A. BROONER, P.L.S.
DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

Table with columns: REVISIONS, DATE, CITY COMMENTS, COUNTY SECOND SUBMITTAL, COUNTY FIRST SUBMITTAL.

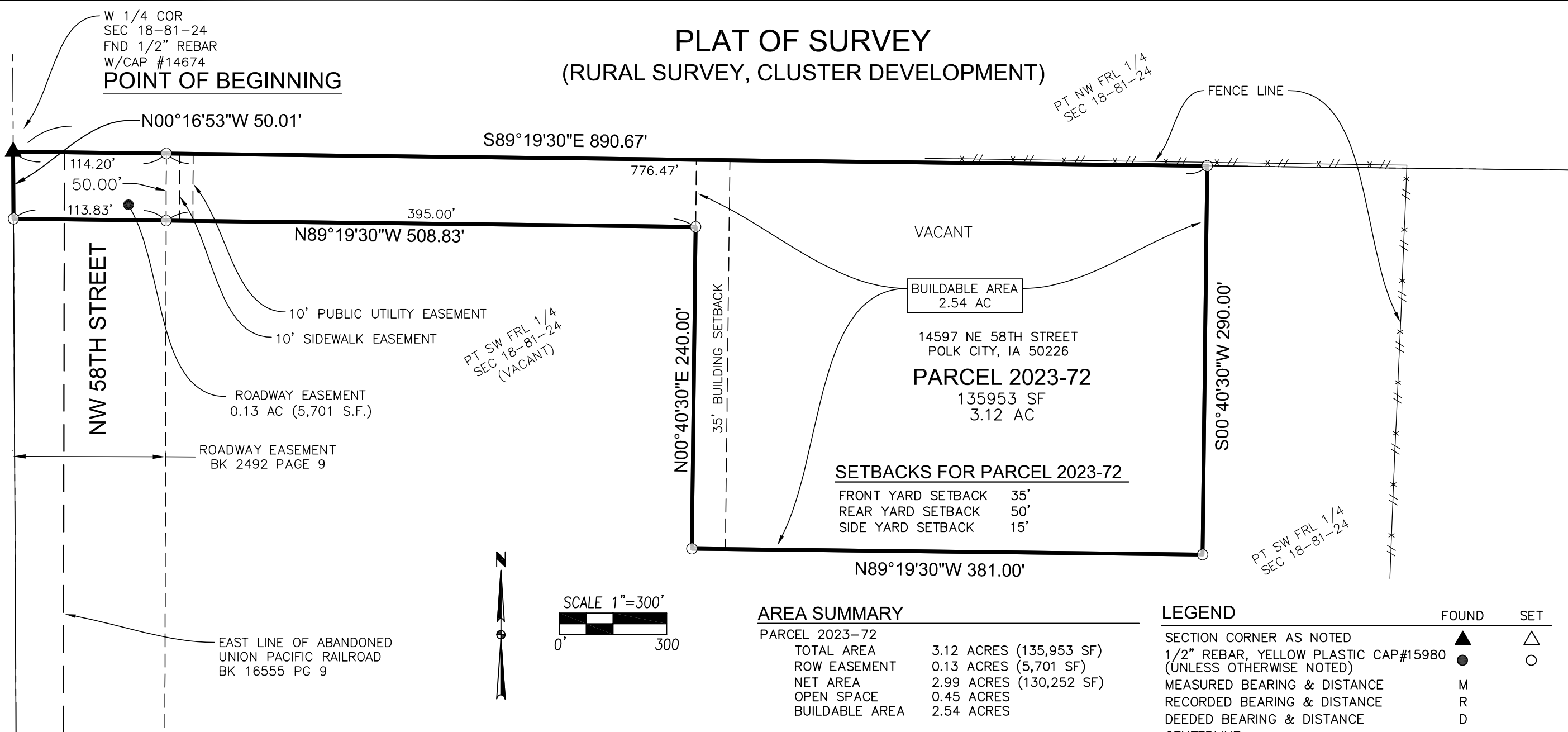
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE ENGINEER: POLK COUNTY, IOWA

PT SW FRL 1/4 SEC 18-81-24 PLAT OF SURVEY

PLAT OF SURVEY (RURAL SURVEY, CLUSTER DEVELOPMENT)



RESTRICTION AGREEMENT

THE REMAINING DEVELOPMENT ON THE RESIDUAL PARCEL OF THIS SURVEY MAY CONSIST OF 3 DWELLING UNITS. 138.66 ACRES OF THE RESIDUAL PARCEL MUST REMAIN AS PERMANENT OPEN SPACE. PARCEL '2023-72' OF THIS SURVEY UTILIZES 2.54 ACRES OF BUILDABLE AREA AND THE REMAINING 0.45 ACRES SHALL REMAIN AS PERMANENT OPENS SPACE.

- A. CLUSTER DEVELOPMENT BUILDABLE LOTS ARE NOT EXEMPTED FROM OPEN SPACE REQUIREMENTS, THE SUBJECT PARCEL IS PROPOSED TO BE COMPRISED OF NEARLY ALL BUILDABLE AREA.

AS THE OWNER OF ALL IN THIS SURVEY, I HEREBY AGREE TO A RESTRICTION OF THE DEVELOPMENT POTENTIAL ON THE RESIDUAL PARCEL, THROUGH A DEED RESTRICTION IN FAVOR OF POLK COUNTY, AS INDICATED IN THE NOTE SHOWN ON THE RESIDUAL PARCEL.

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

CALULATIONS

TOTAL PROPERTY	153.08 AC
TOTAL ROW	6.65 AC
NET AREA	146.43 AC

BASE SITE AREA	146.43 AC
PARCEL 2023-72 (NET)	2.99 AC
RESIDUAL PARCEL (NET)	143.44 AC

BASE SITE AREA	146.43 AC
X0.95 OPEN SPACE RATIO	
TOTAL OPEN SPACE	139.11 AC

BASE SITE AREA	146.43 AC
TOTAL OPEN SPACE	-139.11 AC
TOTAL BUILDABLE AREA	7.32 AC

TOTAL BUILDABLE AREA	7.32 AC
PARCEL 2023-72 BUILDALBE AREA	-2.54 AC
RESIDUAL PARCEL BUILDABLE AREA	4.78 AC

AREA SUMMARY

PARCEL 2023-72	
TOTAL AREA	3.12 ACRES (135,953 SF)
ROW EASEMENT	0.13 ACRES (5,701 SF)
NET AREA	2.99 ACRES (130,252 SF)
OPEN SPACE	0.45 ACRES
BUILDABLE AREA	2.54 ACRES

RESIDUAL	
TOTAL AREA	149.96 ACRES (6,532,179 SF)
ROW EASEMENT	6.52 ACRES (283,815 SF)
NET AREA	143.44 ACRES (6,248,364 SF)
OPEN SPACE	138.66 ACRES
BUILDABLE AREA	4.78 ACRES
REMAINING DWELLING UNITS	= 3

NOTES

- NO BUILDING PERMITS SHALL BE ISSUED FOR THE RESIDUAL PARCEL WITHOUT PRIOR APPROVAL OF A PLAT OF SUBDIVISION BY THE CITY OF POLK CITY.
- NO MORE THAN ONE DRIVEWAY SHALL BE PERMITTED FOR PARCEL 2023-72.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- THE RESIDENCE ON PARCEL 2023-72 SHALL BE CONNECTED TO RURAL WATER AND SHALL BE REQUIRED TO CONNECT TO THE MUNICIPAL WATER SYSTEM ONCE AVAILABLE FOLLOWING ANNEXATION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THIS CONNECTION.
- THE RESIDENCE ON PARCEL 2023-72 SHALL HAVE A PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM AND SHALL BE REQUIRED TO CONNECT TO THE MUNICIPAL SANITARY SEWER SYSTEM ONCE AVAILABLE FOLLOWING ANNEXATION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH SAID CONNECTION.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
FENCE	--x--x--	

FILE: H:\2023\230102\230102-PLAT OF SURVEY.DWG
 PLOTTED BY: JANK BOONER
 DATE: 10/30/2023 3:12 PM
 SCALE: AS SHOWN

DATE		REVISIONS		CITY COMMENTS		COUNTY SECOND SUBMITTAL		COUNTY FIRST SUBMITTAL	
				ES&A CIVIL DESIGN ADVANTAGE					
				4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400					
				ENGINEER: _____ TECH: _____ REVIEW: _____					
POLK COUNTY, IOWA									
PT SW FRL 1/4 SEC 18-81-24 PLAT OF SURVEY									
2 / 2 2303.192									



October 10, 2023

Honorable Mayor, City Council Members and Planning & Zoning Commission
c/o Chelsea Huisman, City Manager
City of Polk City
112 Third Street
Polk City, Iowa 50226

RE: ETJ Plat of Survey – Submittal #3
Parcel 2023-72 (Rural Survey)

Honorable Mayor, City Council & Planning & Zoning Commission;

On behalf of James & Margaret Enterprises, Inc, we are pleased to submit herewith the revised Polk County Rural Plat of Survey located at the northeast corner of NW 142nd Avenue and NW 58th Street. The project creates one buildable parcel for a family member.

We respectfully request your approval of this Rural Plat of Survey and waivers for the following:

- The subject property is located outside the Polk City and a Rural Plat of Survey is what Polk County Planning and Zoning Department is requesting be prepared for the proposed division. The proposed division is consistent with Polk County's subdivision and zoning ordinance. We would request the City waive their requirement of a Minor Plat of Subdivision be prepared.
- The proposed parcel shape is described as a flag shape. The proposed shape is consistent with Polk County's Subdivision Ordinance requirements for a flag shaped parcel. The future homeowner want the house to have as much buffer as possible from the paved roadway known as NW 58th Street. This would increase the safety of children or pets from this road having a 55 mile per hour speed limit. Also having a flag shaped lot allows for the buildable area to be at where the property is the flattest in elevation. We would request the City allow the flag shaped parcel which is allowable under Polk County's ordinance.
- The Polk City subdivision regulations require a developer provide hydrant coverage. The subject property is not within Polk City and no municipal water is available. We would request the City waive the requirement of hydrant coverage.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Mike Brooner PLS