

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

February 19, 2024 | 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 January 18, 2024
5. Parker Townhomes II Plat of Survey and Record of Lot Tie Agreement
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve Site Plan Amendment for Home State Bank
6. On with Life Site Amended Site Plan and Plat of Survey
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve Site Plan Amendment for Home State Bank
7. Clean-up Rezoning Petitions
 - a) City Engineer Report
 - b) Public Comment
 - c) Recommendation to Council
 - i. 516 N 3rd Street from GF-1 to R-1
 - ii. Portions of five (5) lots along Hillcrest Drive (405, 409, 413, 417, and 421) and portion of one (1) lot at 1201 W Washington from GF-1 to R-1
 - iii. 106 S. 3rd Street from C-1 to C-TS
 - iv. City Parking Lot from C-1 to GF-1
 - v. 1500 & 1600 W Broadway from C-2 to GF-1

8. Discuss modifications of the R-2A zoning district to ensure inclusion of patio homes
9. Discussion of P&Z future meeting dates
10. Reports & Particulars
 Council Liaison, City Manager, Staff, and/or Commission
11. Adjourn until March 18, 2024

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, January 18, 2024

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on January 18, 2024 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** | Vice Chair Vogel called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins (via Zoom), Bowersox, Vogel (via Zoom), Pringnitz, Sires (via Zoom) | In attendance
Ohlfest, Triplet | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Bowersox and seconded by Pringnitz to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Approval of Meeting Minutes**
MOTION: A motion was made by Pringnitz and seconded by Bowersox to Vogel P&Z Commission Meeting Minutes for November 20, 2023.
MOTION CARRIED UNANIMOUSLY
5. **Home State Bank Site Plan Amendment**
 - a) Trent Smith, McClure Engineering provided an apology for the removal of trees, and a report on what happened and why and what HSB proposes to remedy the situation.
 - b) Travis Thornburgh, City Engineer provided a report regarding the removal of the hazardous trees and the discussion with the hired arborist to identify a solution based on the city code.
 - c) Public Comments were made by the following:
 - i. Scott Borwig, 116 Hickory Way
 - ii. Ben Jensen, J Corp Design
 - iii. Dawn Borwig, 116 Hickory Way
 - iv. Eric Hockenberry, Home State Bank Market President
 - d) Commission discussed with staff and the developer
MOTION: A motion was made by Bowersox and seconded by Sires to recommend City Council approve the Site Plan Amendment for Home State Bank subject to the developer entering into an agreement for maintenance of the tree plantings and improvements
YES: Sires, Pringnitz, Hankins, Bowersox
ABSTAIN: Vogel
MOTION CARRIED
6. **Reports & Particulars**
 - Council Member Vogel reported it is budget season and the Council will be holding a budget work session soon. She announced the Council's decision to request proposals for the development of 3rd and Davis property to find an interested party that has a proposal that is a good fit for the area and a benefit to the community.
5. **Adjournment**
MOTION: A motion was made by Bowersox and seconded by Pringnitz to adjourn at 5:36 p.m.
MOTION CARRIED UNANIMOUSLY
Next Meeting Date – Monday February 19, 2024

Attest:

Jenny Coffin - City Clerk

SITE PLAN AND PLAT OF SURVEY REVIEW

Date: February 14, 2024

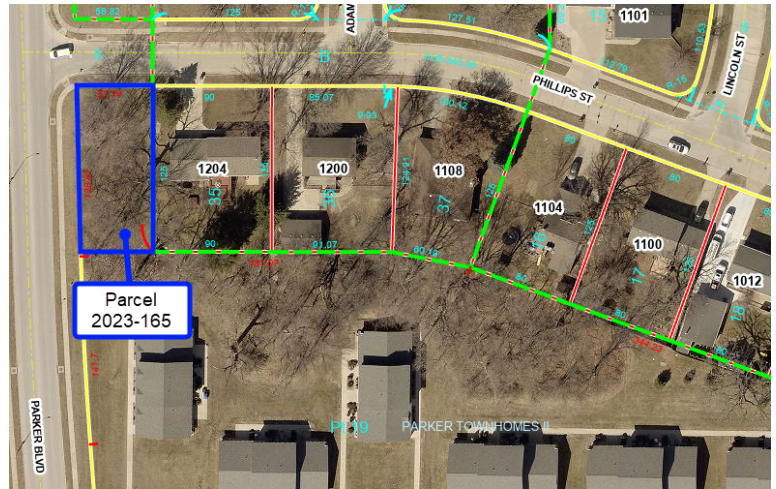
 Prepared by: Travis Thornburgh, P.E.
 Kathleen Connor

Project: Parker Townhomes II Plat of Survey

Project No.: 123.1448.01

GENERAL INFORMATION:

Owner/ Applicant:	Parker Townhomes II
Requested Action:	Approval of Plat of Survey and Record of Lot Tie Agreement
Location	Southeast corner of Parker Boulevard & Phillips Street
Size:	7,147 sq. ft.
Zoning:	P.U.D.
Proposed Use:	Non-Buildable Lot



BACKGROUND:

In April 2015, the City Council approved an Amended PUD Master Plan/Site Plan for Parker Townhomes II on the subject parcel that is being split by this Plat of Survey. This amended PUD Master Plan included the construction of six (6) multi-family homes on the southern portion of the parcel.

The portion of the parcel that is being proposed to be split as Parcel 2023-165 was shown in the amended PUD Master Plan as a protected segment of land, with no development proposed for this portion of the lot. A 20' wide Buffer Easement was required on Parker Townhomes to provide screening to benefit the existing residences on Phillips Street. This buffer does not extend west of 1204 Phillips Street so there is no buffer south of this new unbuildable parcel.

City Staff understands that the purpose of this Plat of Survey is to create a new, unbuildable parcel that the current property owner will then transfer to the adjacent property owners, Diane and Larry Kellar, and it will be permanently tied to their lot. Since the resulting parcel was included in the previously approved PUD Master Plan, the City cannot issue a building permit on this parcel unless an amended PUD Master Plan showing this relatively small parcel as a buildable lot is approved by the City. Since Parcel 2023-165 is only 57.74' wide, it does not meet the minimum lot width requirements to be considered a buildable lot in any of the current Residential Zoning Districts.

In addition to the proposed Plat of Survey, the property owner has submitted the required draft Record of Lot Tie Agreement that proposes permanently tying Parcel 2023-165 to the existing lot located at 1204 Phillips Street (Lot 35 of Lakeview Acres Plat 2).

REVIEW COMMENTS:

Pursuant to our review of Submittal #2 of the Plat of Survey and Record of Lot Tie Agreement, we offer the following comments:

Plat of Survey

1. Provide recorded versions, or the Book and Page, of all easements as shown on the approved Site Plan, approved by the City of Polk City on May 11, 2015, via Resolution 2015-30, including the buffer easement, public water main easement, and detention easement.
2. Provide a recorded version, or the Book and Page, of the Davis Street vacation documents, including the Ordinance 2015-500 vacating Right of Way known as Lot B in Parker Townhomes.
3. Provide a signed version of the Amended PUD Master Plan as approved April 27, 2015.

Record of Lot Tie Agreement

The updated Record of Lot Tie Agreement has been provided to the City Attorney for review and comment.

RECOMMENDATION:

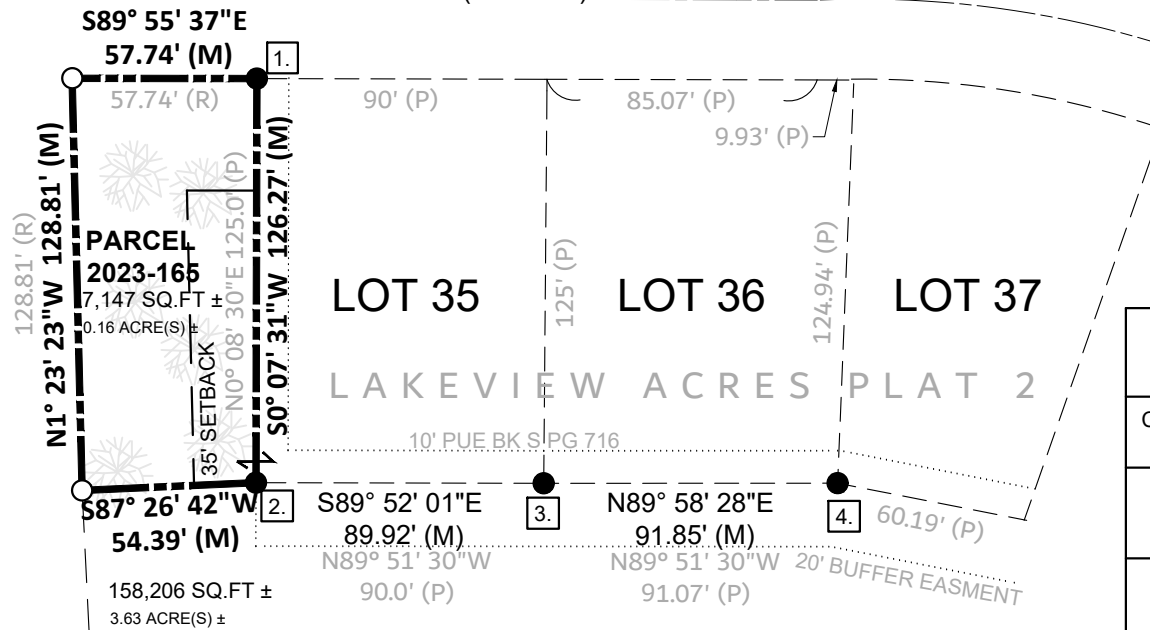
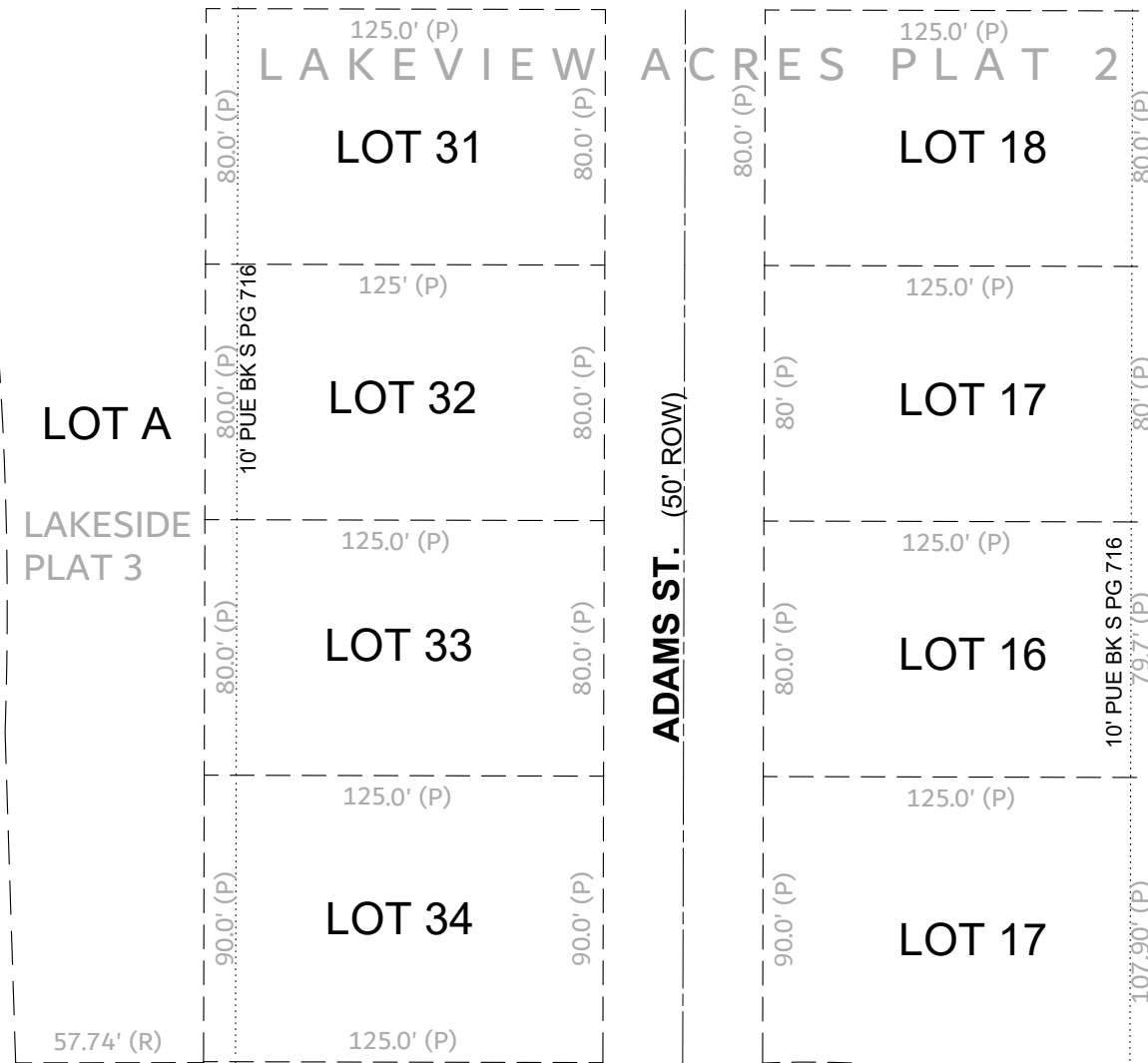
Based on the satisfactory resolution of each of the foregoing review comments, we recommend P&Z approval of the Parker Townhomes II Plat of Survey, subject to the following:

1. P&Z's recommendation(s) and comments, if any, addressed prior to this item moving forward to City Council for approval.
2. Provision of a signed Record of Lot Tie Agreement following review of the Agreement by the City Attorney.
3. Provision of a Recorded copy of the above referenced legal documents, which were required as part of the previous Parker Townhomes II site development prior to this item moving forward to City Council for approval.
4. Payment in full of all fees and professional billings.

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

PLAT OF SURVEY

PARKER BLVD. (80' ROW)



OFFICIAL PLAT OF N 1/2 SECTION 2 T 80 N - R 25 W

NOTE:
ORIENTATION OF THIS BEARING SYSTEM IS IOWA STATE PLANE SOUTH (NAD 83) THIS SURVEY WAS PERFORMED USING THE IOWA RTN NETWORK.

NOTE:
This survey was performed without the benefit of a Title Opinion, therefore all existing easements may not be shown.

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR A PRINCIPAL STRUCTURE ON PARCEL 2023-165.

NOTE:
ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.

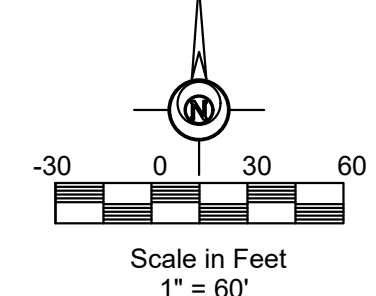
NOTE:
PARCEL 2023-165 SHALL BE PERMANENTLY TIED TO LOT 35 OF LAKEVIEW ACRES PLAT 2 AND SHALL HAVE THE SAME ADDRESS

NOTE:
NO ADDITIONAL DRIVEWAYS WILL BE ALLOWED ON PARCEL 2023-165.

SYMBOLS LEGEND

- FOUND IRON ROD OR PIPE
- SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
- ± MORE OR LESS
- (M)/(P)/(R) MEASURED/PLATTED/RECORDED
- WYC WITH YELLOW CAP
- ↔ LOT TIE SYMBOL
- ☼ EXISTING TREES

ZONING
PUD PLANNED UNIT DEVELOPMENT DISTRICT



FOUND CORNER IDENTIFICATION TABLE	
CORNER NO.	CORNER TYPE
1	NW COR LOT 35 LAKEVIEW ACRES PLAT 2 FND 1/2" IRON ROD WYC #4640
2	SW COR LOT 35 LAKEVIEW ACRES PLAT 2 FND 1/2" REBAR
3	SW COR LOT 36 LAKEVIEW ACRES PLAT 2 FND. 1/2" REBAR
4	SW COR LOT 37 LAKEVIEW ACRES PLAT 2 FND 1/2" REBAR WYC #15219

DATE OF SURVEY:

09.07.2023

RECORD INDEX:

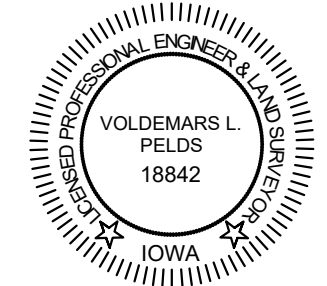
LOCATION:
OFFICIAL PLAT OF N 1/2 SECTION 2-T80N-R25W

REQUESTOR:
BRUCE LEFKOW
PROPRIETOR(S):
PARKER TOWNHOMES II UNLISTED
PROPRIETOR ADDRESS:
UNLISTED
PROPRIETOR PHONE:
UNLISTED

SURVEYOR:
VOLDEMARS PELDS
COMPANY:
PELDS DESIGN SERVICES
RETURN TO:
2323 DIXON STREET
DES MOINES, IA 50316

LEGAL DESCRIPTION:

A PART OF LOT 19 OF THE O.P. OF THE N 1/2 OF SECTION 2-80-25, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 35 OF LAKEVIEW ACRES PLAT 2, AN O.P. RECORDED IN BOOK S, PAGE 716 OF THE POLK COUNTY IOWA RECORDERS OFFICE; THENCE SOUTH 00°07'31" WEST ALONG THE WEST LINE OF SAID LOT 35, A DISTANCE OF 126.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35; THENCE SOUTH 87°26'42" WEST A DISTANCE OF 54.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PARKER BOULEVARD.; THENCE NORTH 01°23'23" WEST ALONG SAID PARKER BOULEVARD RIGHT-OF-WAY LINE, A DISTANCE OF 128.81 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF PHILLIPS STREET; THENCE SOUTH 89°55'37" EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PHILLIPS STREET, A DISTANCE OF 57.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7,147 SQUARE FEET, MORE OR LESS, ALL BEING IN AND FORMING A PART OF POLK CITY, POLK COUNTY, IOWA.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):



PLAT OF SURVEY PARCEL 2023-165
N 1/2 S2-T80N-R25W
POLK CITY, IA 50266

DATE	BY	SCALE	PROJECT
11.7.2023	A.BRADFIELD	1" = 60'	23-106

PLAT OF SURVEY & SITE PLAN AMENDMENT REVIEW

Date: February 14, 2024

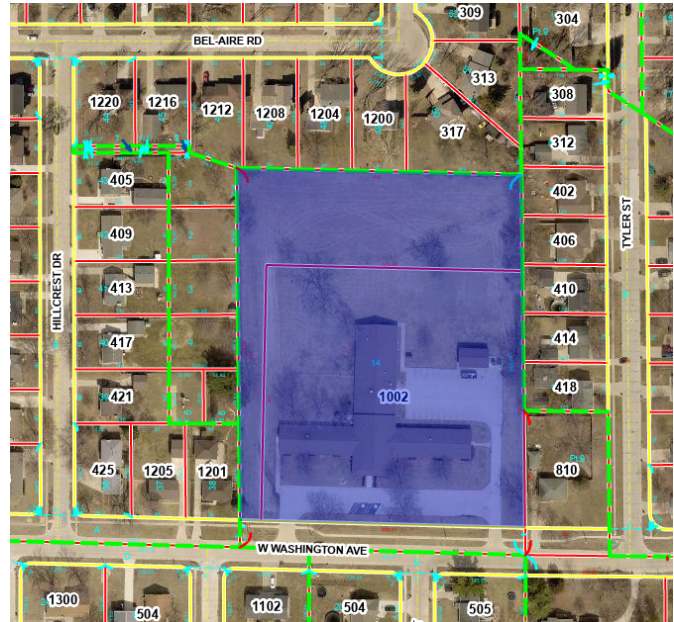
 Prepared by: Kathleen Connor
 Travis Thornburgh, P.E.

Project: On With Life

Project No.: 123.0424.01

GENERAL INFORMATION:

Owner/ Applicant:	On With Life, Inc.
Requested Action:	Approval of Amended Site Plan & Plat of Survey
Location	1002 W. Washington St.
Size:	5.00 acres
Zoning:	R-3 Multiple-Family Residential
Existing Use:	Nursing and Rehabilitation Center
Proposed Use:	In-Patient Skilled Nursing Facility



BACKGROUND:

The Polk City Nursing Home and Rehabilitation Center, highlighted in blue above, was originally located on a 3.4-acre parcel on W. Washington Street. The building was constructed in 1976 to serve approximately 66 residents. The developer has purchased the adjacent parcel and intends to combine the parcels into a single parcel. This Plat of Survey would result in a single, 5.0-acre parcel.

Both existing parcels were rezoned in November 2023 to R-3 (Restricted), bringing the zoning into conformance with the existing and proposed use. The zoning restrictions on this parcel limit the uses to Nursing Homes, Assisted Care Facilities, Independent Care Facilities, and Group Homes.

On April 24, 2023, the City Council approved a Site Plan for On With Life, which included updates to the existing nursing home building and bringing the project site into conformance with Polk City Code.

At this time, the developer is requesting approval of a Plat of Survey that combines two (2) existing parcels in a single parcel, thus eliminating the need for a Record of Lot Tie Agreement. The developer further requests approval of a Site Plan Amendment that moves the required buffer easement, and the associated plantings, to the new parcel boundary instead of the original parcel boundary. The Site Plan Amendment proposes no changes in grade or existing plant materials near

the northeast corner of the site. In this area, the existing plant materials will fulfill the buffer requirements, but will be maintained and replaced as necessary by this property owner.

REVIEW COMMENTS:

Plat of Survey

All review comments related to the Plat of Survey have been addressed.

Site Plan Amendment

All review comments related to the Site Plan Amendment have been addressed.

RECOMMENDATION:

Based on the satisfactory resolution of each of all review comments, we recommend P&Z approval of the Site Plan for On With Life, subject to the following:

1. P&Z's recommendation(s) and comments, if any, addressed prior to this item moving forward to City Council for approval.
2. Council approval of the Amended Buffer Easement in conjunction with Site Plan following its review and approval by the City Attorney.
3. The developer shall record the Amended Buffer Easement and provide a recorded copy to the City Clerk prior to issuance of a Certificate of Occupancy for On With Life.
4. Council approval of a Buffer Deferral Agreement following its review and approval by the City Attorney.
5. Payment in full of all fees and professional billings.

INDEX LEGEND

LOCATION: PT. E 419' LOT 14,
O.P. N1/2 SEC 2-80-25
POLK CITY, POLK CO., IA

REQUESTOR: ON WITH LIFE

PROPRIETOR: ON WITH LIFE
715 SW ANKENY ROAD
ANKENY, IA 50023-9798

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DR
URBANDALE, IA 50322
PH: 515-369-4400

OWNER/APPLICANT

ON WITH LIFE
715 SW ANKENY ROAD
ANKENY, IA 50023-9798
CONTACT: JEAN SHELTON
JEAN.SHELTON@ONWITHLIFE.ORG
PH: (515) 289-9613

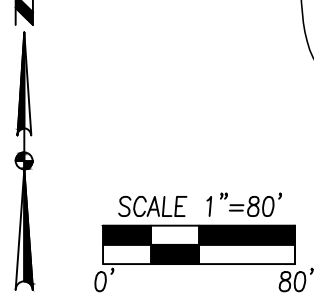
VICINITY MAP (NOT TO SCALE)



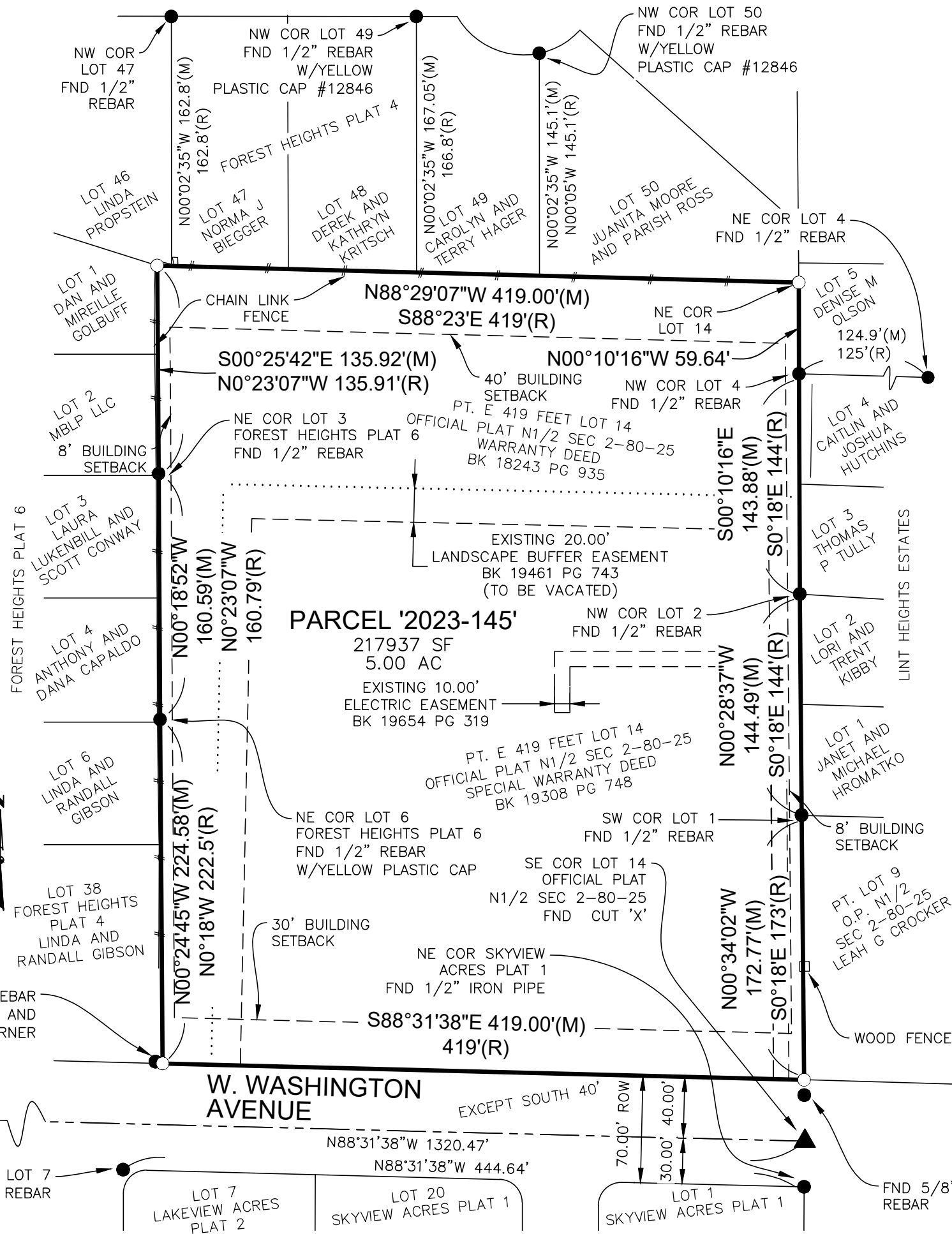
POLK CITY, IOWA

SW COR LOT 13
OFFICIAL PLAT
N1/2 SEC 2-80-25
FND STUBBY NAIL

FND 5/8" REBAR
1.0' NORTH AND
4.8' WEST OF CORNER



PLAT OF SURVEY



DATE OF SURVEY

AUGUST 31, 2023

ZONING

R-3 MULTIPLE FAMILY
RESIDENTIAL DISTRICT

SITE ADDRESS

1002 W. WASHINGTON AVENUE

PARCEL '2023-145' DESCRIPTION

THE EAST 419 FEET OF LOT 14 OF THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, EXCEPT THE SOUTH 40.00 FEET THEREOF.

THE PROPERTY CONTAINS 5.00 ACRES (217,937 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXISTING/ PROPOSED USE

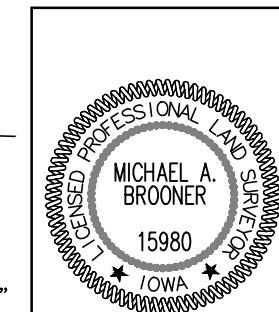
EXISTING: NURSING AND REHABILITATION CENTER
PROPOSED: INPATIENT SKILLED NURSING FACILITY

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	---	

NOTES

1. ALL DRIVEWAYS ON THE RESULTING PARCEL SHALL BE PAVED.



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:
THIS SHEET

DATE: _____

REVISIONS: _____

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

TECH: _____ REVIEW: _____

ENGINEER: _____

CIVIL DESIGN ADVANTAGE

POLK CITY, IOWA

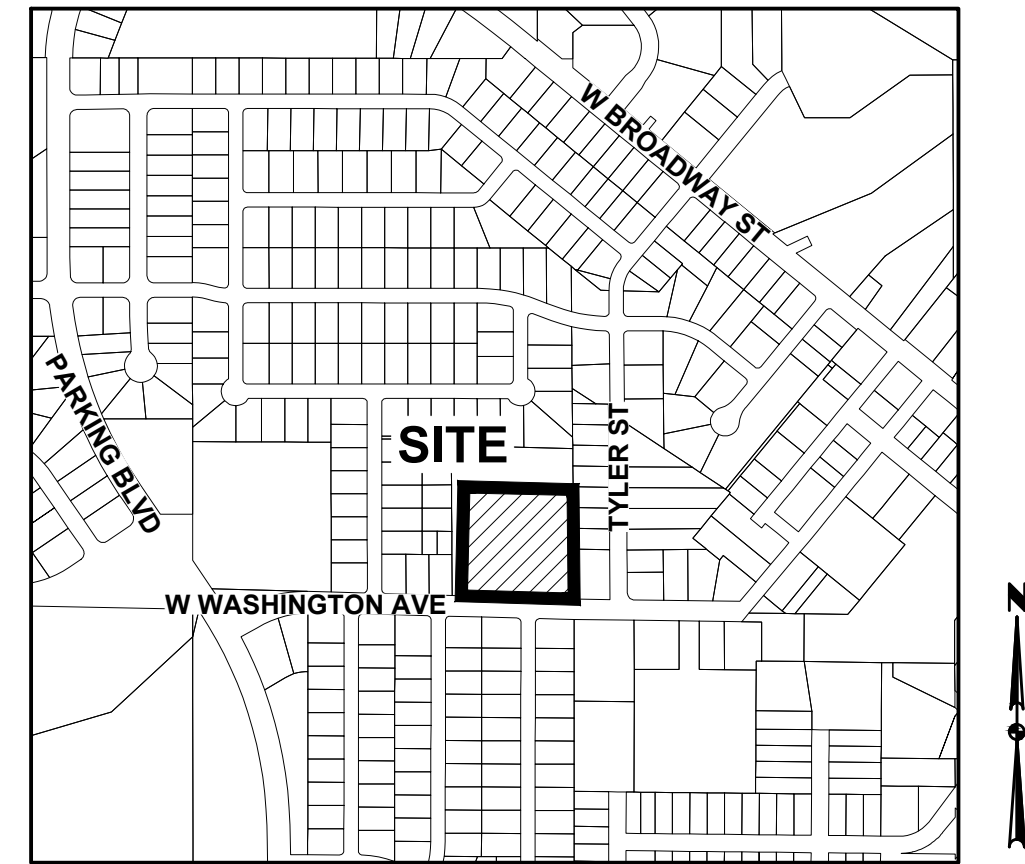
PT E 419' LOT 14 N1/2 SEC 2-80-25
PLAT OF SURVEY

2301.028

SITE PLAN FOR: ON WITH LIFE

POLK CITY, IOWA

VICINITY MAP NOT TO SCALE



POLK CITY, IOWA

OWNER/APPLICANT

ON WITH LIFE
715 SW ANKENY ROAD
ANKENY, IA 50023-9798
CONTACT: JEAN SHELTON
EMAIL: JEAN.SHELTON@ONWITHLIFE.ORG
PH: (515) 289-9613

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: NIKKI NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIE@CDA-ENG.COM
PH: (515) 369-4400

ARCHITECT

SVA ARCHITECTS INC.
1466 28TH STREET
WEST DES MOINES, IA 50266
CONTACT: VITUS BERING
EMAIL: V-BERING@SVPA-ARCHITECTS.COM
PH: (515) 280-2403

SUBMITTAL DATES

FIRST SUBMITTAL: 03/20/2023
SECOND SUBMITTAL: 04/12/2023
THIRD SUBMITTAL: 04/19/2023
SIGNED SITE PLAN: 04/25/2023
ADDENDUM #1: 05/22/2023
ADDENDUM #2: 05/23/2023
ASI #1: 06/30/2023
AMENDMENT: 02/09/2024

LEGAL DESCRIPTION

THAT PART OF THE EAST 419 FEET OF LOT 14 IN THE OFFICIAL PLAT OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M. CITY OF POLK CITY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14, THAT IS 30.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 114TH AVENUE, AS IT NOW EXISTS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED FOR THE PURPOSES OF THE DESCRIPTION ONLY) ALONG SAID NORTH RIGHT-OF-WAY LINE, 389.11 FEET; THENCE NORTH 00 DEGREES, 19 MINUTES WEST 387.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 376.88 FEET TO A POINT ON SAID EAST LINE OF LOT 14; THENCE SOUTH 02 DEGREES 07 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 388.43 FEET TO THE POINT OF BEGINNING, POLK COUNTY, IOWA.

AND

THE EAST 419 FEET OF LOT FOURTEEN (14) IN THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH/ P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF POLK CITY, POLK COUNTY, IOWA, EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14 THAT IS 30 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NW 114TH AVENUE AS IT NOW EXISTS; THENCE NORTH 90°00'00" WEST (ASSUMED FOR THE PURPOSE OF THIS DESCRIPTION ONLY) ALONG SAID NORTH RIGHT-OF-WAY LINE, 389.11 FEET; THENCE NORTH 00°19'00" WEST 387 FEET; THENCE NORTH 89°49'20" EAST, 376.88 FEET TO A POINT ON THE EAST LINE OF LOT 14; THENCE SOUTH 02°07'13" EAST, ALONG SAID EAST LINE, 388.43 FEET TO THE POINT OF BEGINNING.

ZONING

R-3 MULTIPLE-FAMILY DETACHED RESIDENTIAL DISTRICT

PROJECT SITE ADDRESS

1002 W. WASHINGTON AVENUE

EXISTING/ PROPOSED USE

EXISTING: NURSING AND REHABILITATION CENTER

PROPOSED: INPATIENT SKILLED NURSING FACILITY

DEVELOPMENT SUMMARY

AREA: 5.00 ACRES (217,937 SF)

ZONING: R-3 (MULTIPLE-FAMILY DETACHED RESIDENTIAL DISTRICT)

SETBACKS

FRONT: 30'
SIDE: 8'
REAR: 40'
PARKING: 10'

OPEN SPACE CALCULATION

IN ADDITION, THE MINIMUM TOTAL LAND AREA DEVOTED TO OPEN SPACE IN THE R-2A, R-3, R-4, C-1, C-2, C-3, C-4, M-1, AND M-2 ZONING DISTRICTS ONLY SHALL NOT BE LESS THAN 15 PERCENT OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT.

REQUIRED (217,937 X 15%): 32,691 SF
PROVIDED: 164,632 SF (76%)

IMPERVIOUS AREA

EXISTING BUILDING	21,231 SF
EXISTING PAVING	17,992 SF
EXISTING SIDEWALK	2,146 SF
PROPOSED STANDARD	7,557 SF
PROPOSED HEAVY	406 SF
PROPOSED SIDEWALK	3,973 SF
TOTAL IMPERVIOUS	53,305 SF

PARKING

REQUIRED - NURSING CARE INSTITUTIONS, INTERMEDIATE CARE INSTITUTIONS, TRANSITIONAL FACILITIES FOR INFIRM PERSONS, OR FACILITIES FOR PERSON WITH DISABILITIES (1 SPACE PER EMPLOYEE ON MAX SHIFT, PLUS 1 VISITOR PER 10 BEDS)

EMPLOYEE:	35 SPACES
VISITOR:	4 SPACES
TOTAL:	39 SPACES

PROVIDED

STANDARD:	42 SPACES
ACCESSIBLE:	2 SPACES
TOTAL:	44 SPACES

DATE OF SURVEY

01/17/2023

BENCHMARKS

BM #1: TWN ON HYDRANT AT SE CORNER OF SITE.
ELEV=963.87

BM#2: BURY BOLT ON HYDRANT AT NW CORNER OF PARKER BLVD AND WASHINGTON AVE.
ELEV=955.64

INDEX OF SHEETS

NO.	DESCRIPTION
CO.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1-C5.2	DETAILS
L1.1	LANDSCAPE PLAN
L1.2	FRONTAGE LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2301.028

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

JOHN PATRICK BECKER, P.E. DATE

25523

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS CO.0, C1.1, C2.1, C3.1, C4.1,
AND C5.1-C5.2

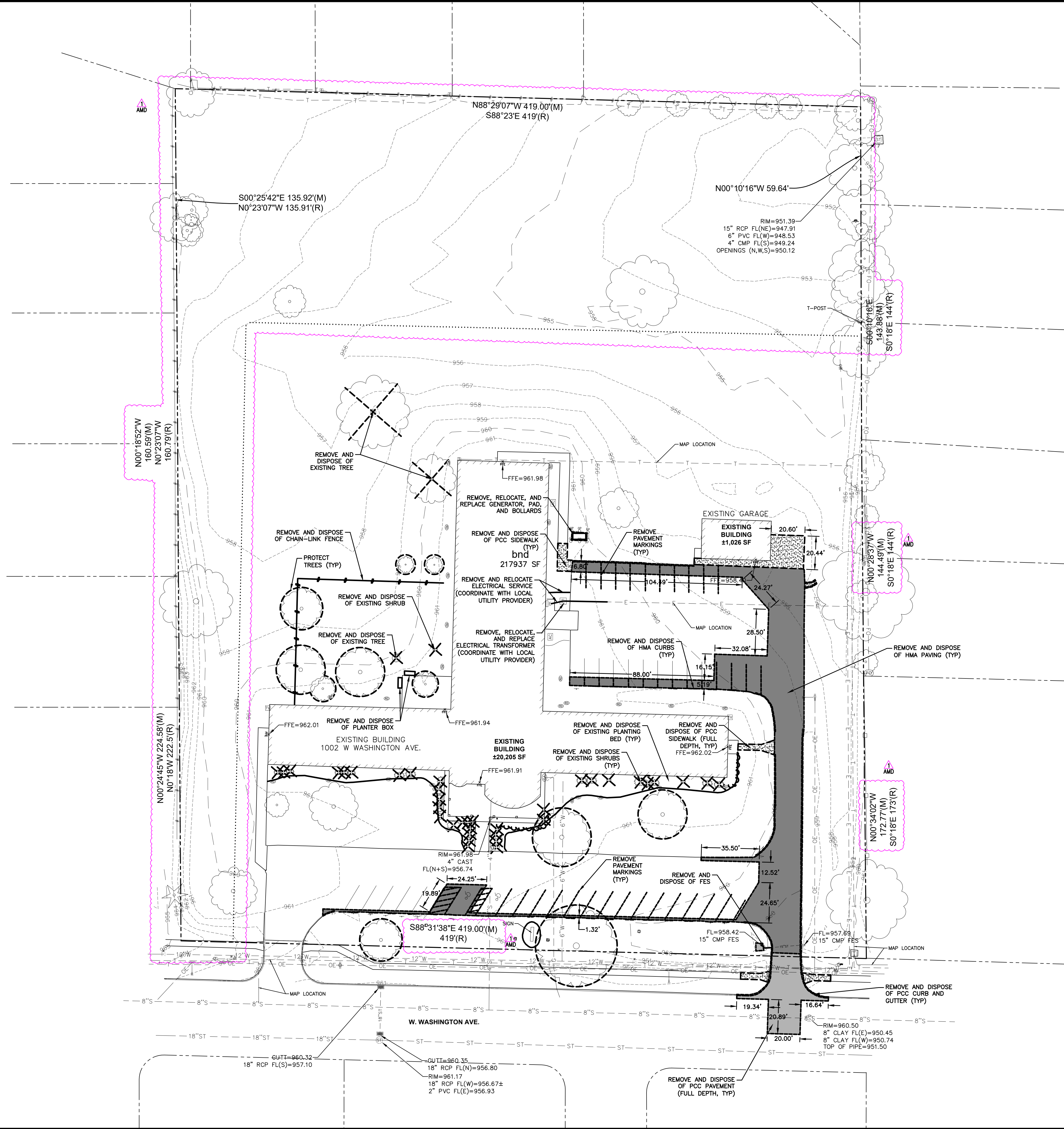
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

KEITH D. WEGGEN, ASLA DATE

00442

MY LICENSE RENEWAL DATE IS JUNE 30, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET L1.1 AND L2.1

FILE: I:\PROJECTS\2023\2301.028\DWG\2301.028.DWG
 FILE DATE: 2/9/24
 PLOTTED BY: NICOLE NEAL
 COMMENT: ENC.



DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

DATE	02/09/2024
AMENDMENT	06/30/2023
ASI #1	05/23/2023
ADDENDUM #2	05/19/2023
ADDENDUM #1	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
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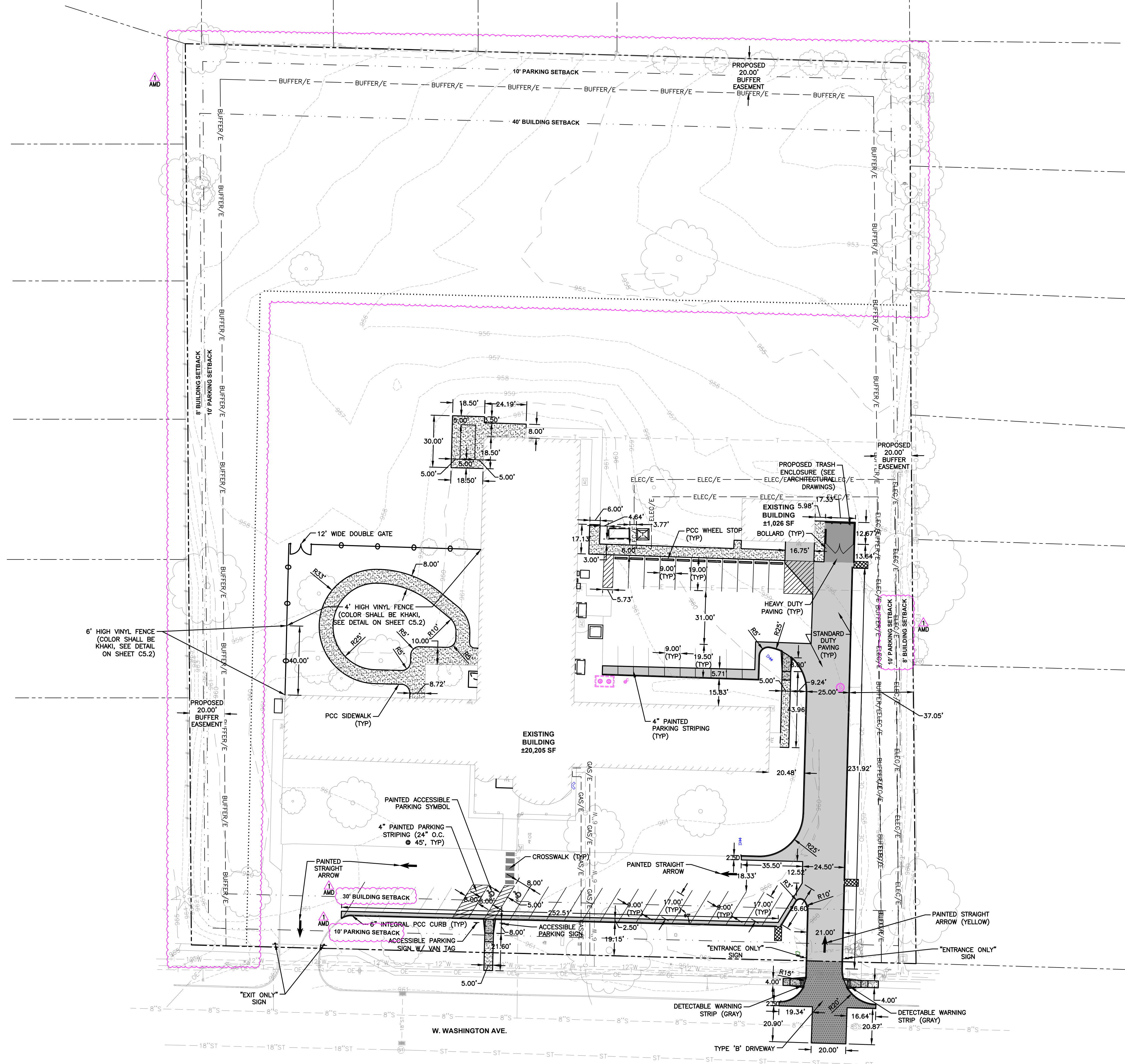
ON WITH LIFE
 CIVIL DESIGN ADVANTAGE

TOPOGRAPHIC SURVEY/DEMOLITION PLAN
 POLK CITY, IOWA
 1002 W. WASHINGTON AVE.

DATE: 04/25/2023
 SHEET NUMBER: C1.1
 2301.028

ENGINEER: DRAFTED:

COMMENTS:
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 FILE DATE: 2/9/24
 PLOTTED BY: NICOLE NEAL
 DATE PLOTTED: 2/9/2024 10:06 AM
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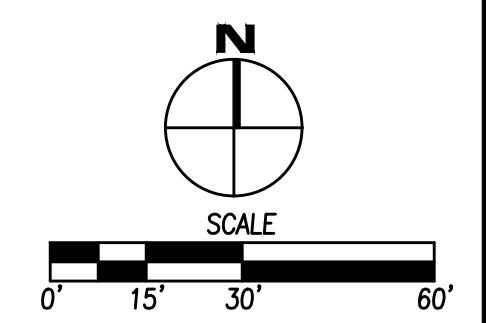


GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. ALL DETECTABLE WARNINGS SHALL BE GRAY IN COLOR.

PAVEMENT THICKNESS

- | | | |
|-------------------------------|----------------|--|
| 1. SIDEWALKS | 4" P.C.C. | |
| 2. SIDEWALK RAMPS | 6" P.C.C. | |
| 3. STANDARD DUTY PCC PAVEMENT | 6" P.C.C. | |
| 4. HEAVY DUTY PCC PAVEMENT | 8" P.C.C. | |
| 5. ROW PAVING | MATCH EXISTING | |



<p>DATE</p> <p>02/09/2024</p> <p>06/30/2023</p> <p>05/23/2023</p> <p>05/19/2023</p>	<p>REVISIONS</p> <p>AMENDMENT</p> <p>ADDENDUM #2</p> <p>ADDENDUM #1</p>	<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>ON WITH LIFE CIVIL DESIGN ADVANTAGE</p> <p>POLK COUNTY, IOWA</p> <p>1002 W. WASHINGTON AVE.</p>	<p>DRAFTED:</p> <p>ENGINEER:</p>
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ON WITH LIFE

DIMENSION PLAN

C2.1

2301.028

DATE: 04/25/2023
 SHEET NUMBER:

COMMENTS:
 1. ALL NOTES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
 2. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 3. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 4. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
 9. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 10. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

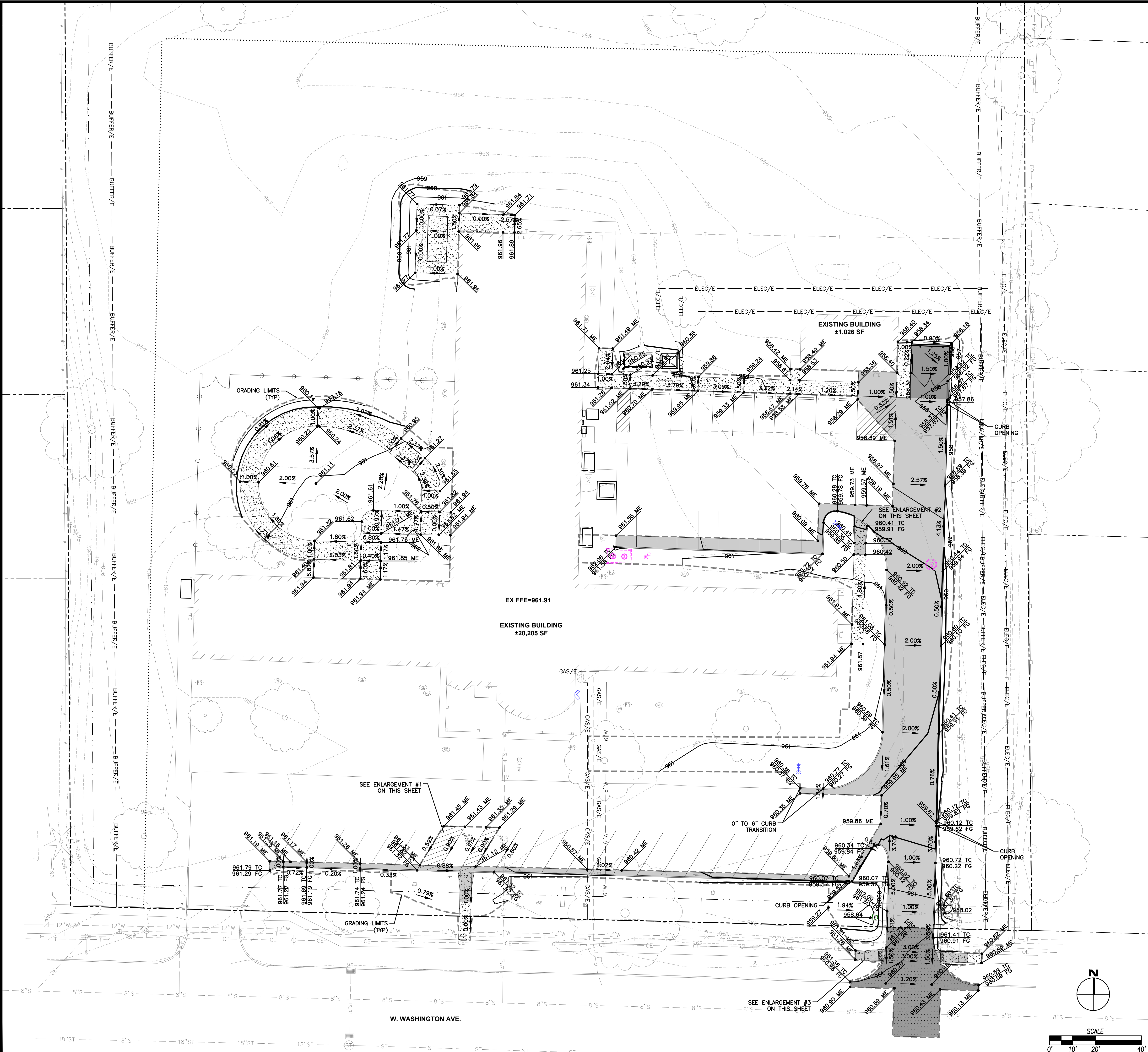
DATE: 04/25/2023
 SHEET NUMBER: C3.1
 2301.028

ON WITH LIFE
 GRADING PLAN
 1002 W. WASHINGTON AVE.
 POLK CITY, IOWA

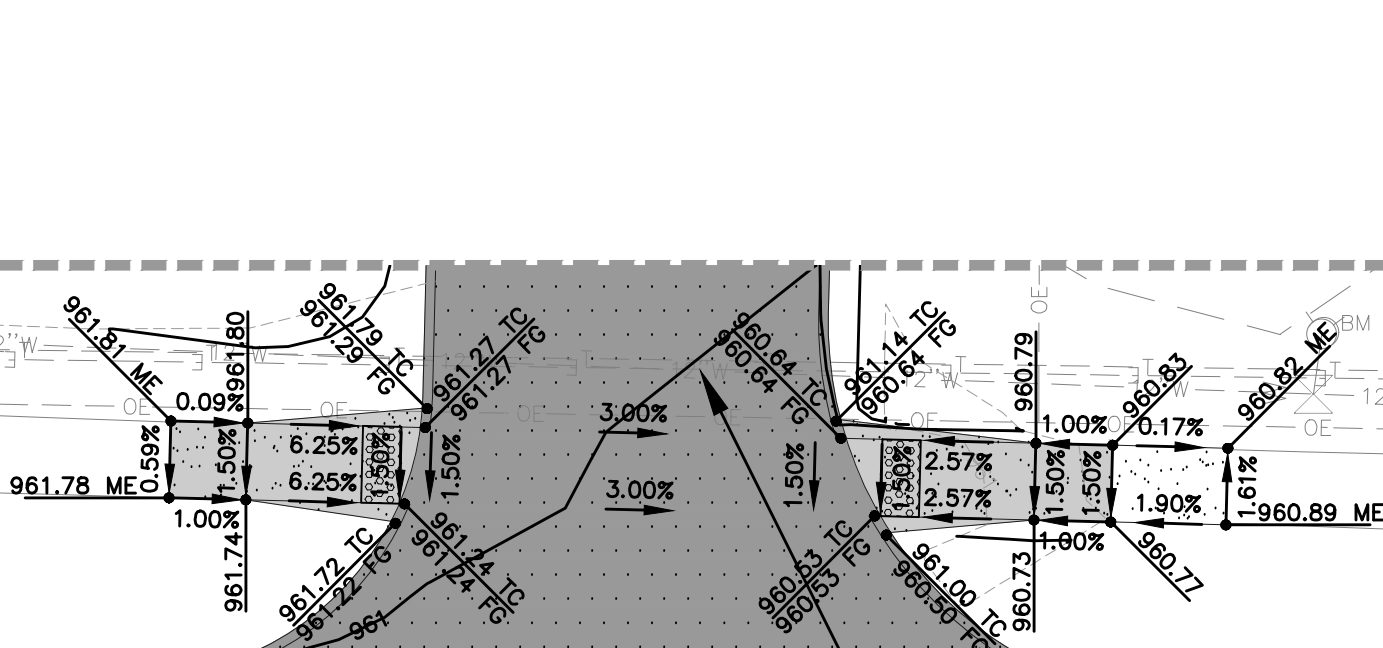
CIVIL DESIGN ADVANTAGE
 ENGINEER:
 DRAFTED:

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

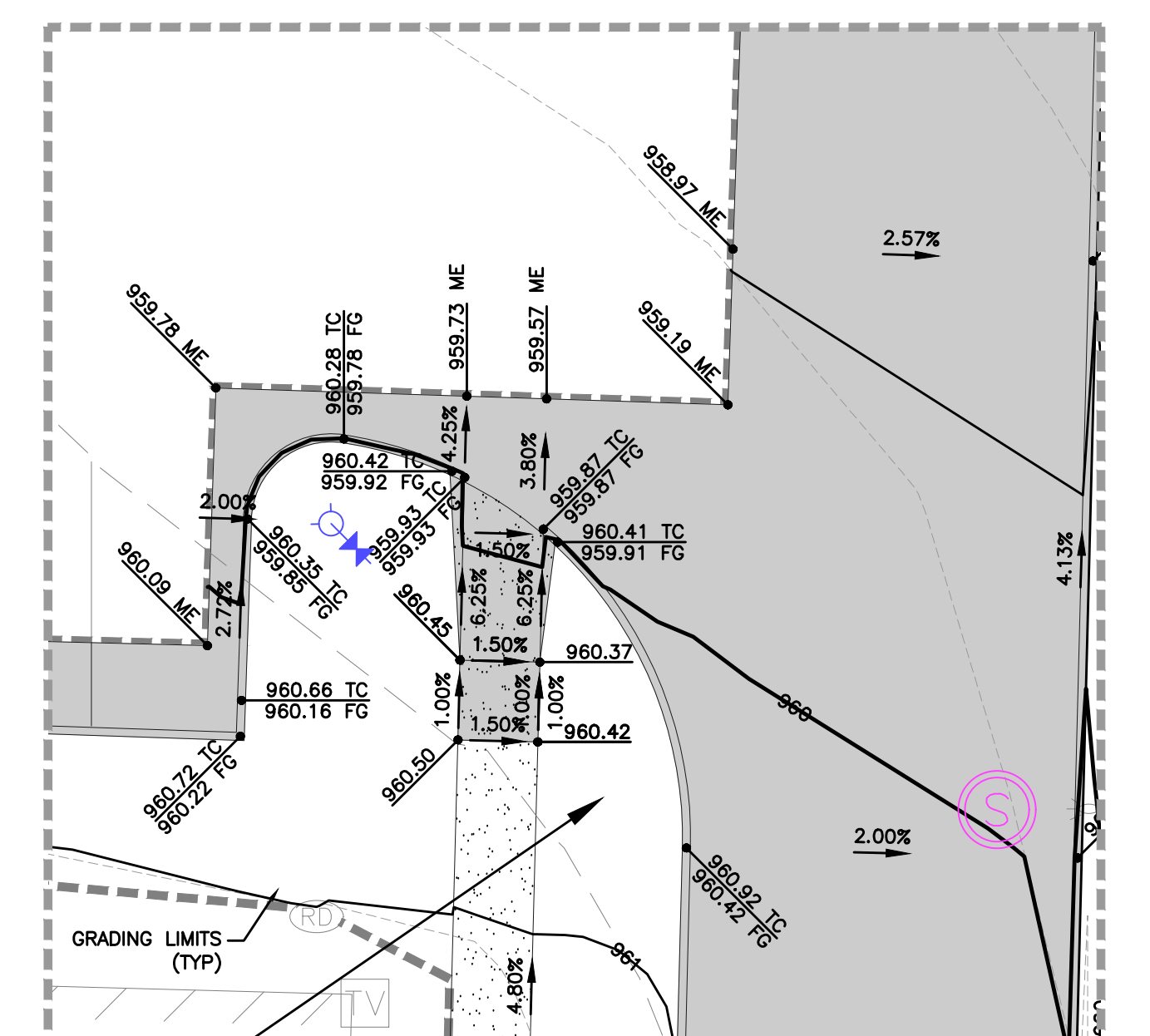
REVISIONS
 DATE: 02/09/2024
 AMENDMENT
 ASI #1
 ADDENDUM #2
 05/19/2023
 ADDENDUM #1



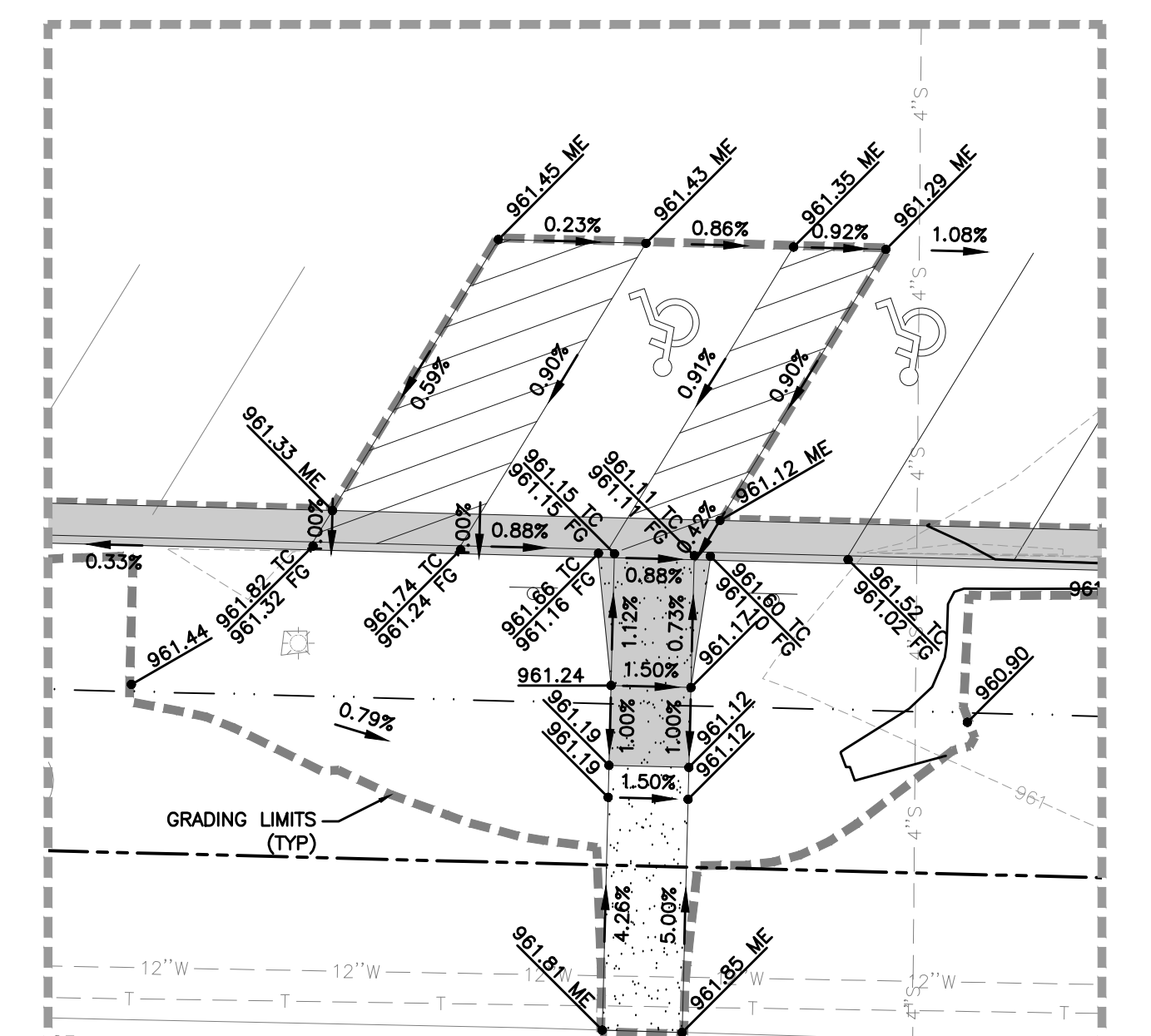
- ### GRADING NOTES
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 - EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
 - MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 - ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 - SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 - SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 - THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
 - FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 - SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.



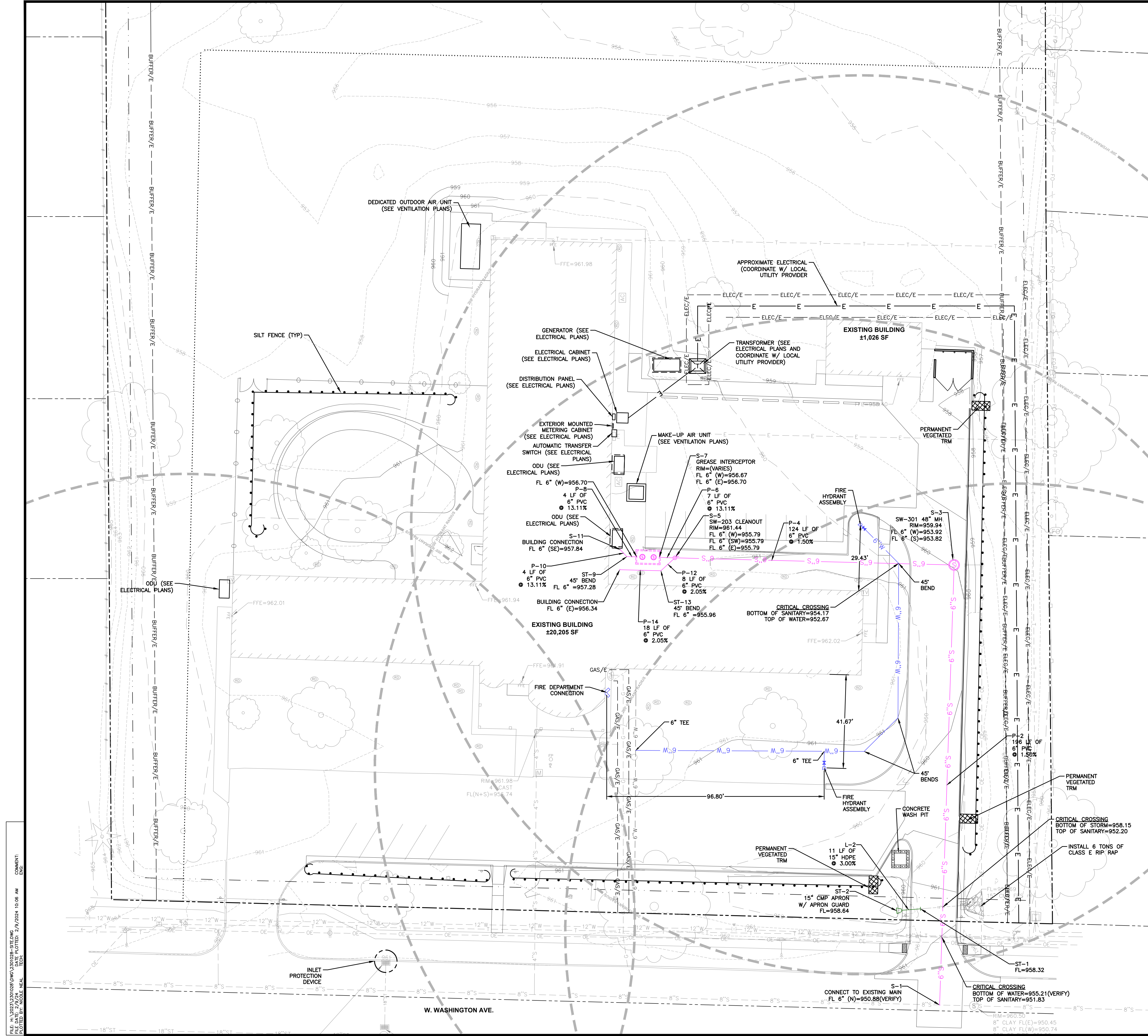
3 ENLARGEMENT #3
 1"=10'



2 ENLARGEMENT #2
 1"=10'



1 ENLARGEMENT #1
 1"=10'



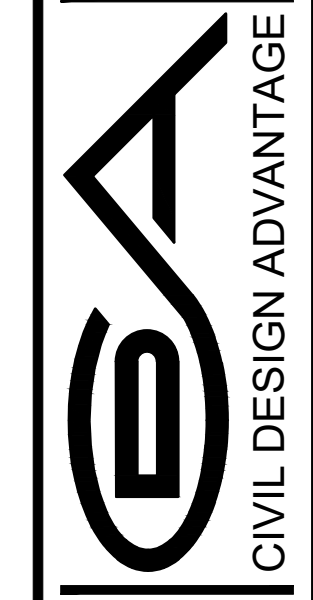
UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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 LOCATIONS 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. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- THE BUILDING SHALL BE SPRINKLED.
- OWNER IS RESPONSIBLE FOR OBTAINING A PERMIT FROM WRA FOR THE GREASE INTERCEPTOR IN CONJUNCTION WITH THE BUILDING PERMIT.

COMMENTS:
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PLOTTED BY: NICOLE NEAL

DATE	REVISIONS
02/09/2024	AMENDMENT
06/30/2023	ASI #1
05/23/2023	ADDENDUM #2
05/19/2023	ADDENDUM #1

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: DRAFTED:

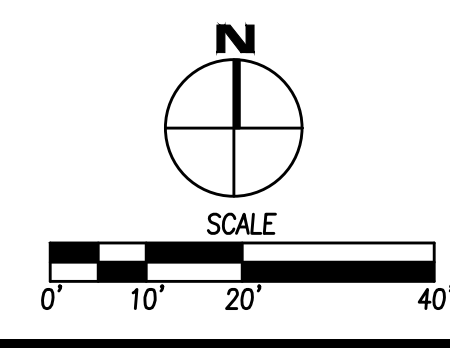


POLK CITY, IOWA

ON WITH LIFE
UTILITY PLAN

1002 W. WASHINGTON AVE.

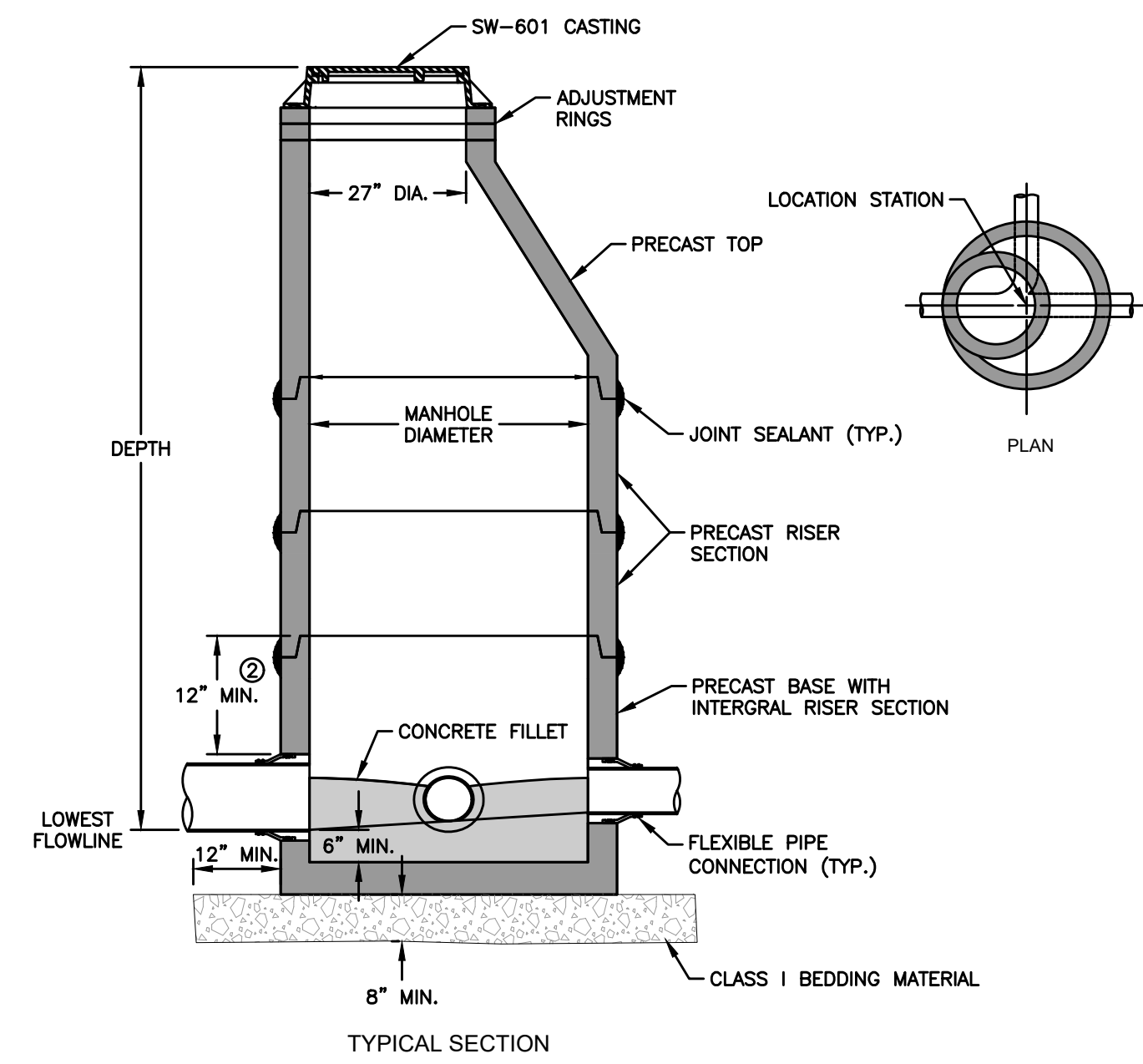
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SHEET NUMBER: C4.1
2301.028



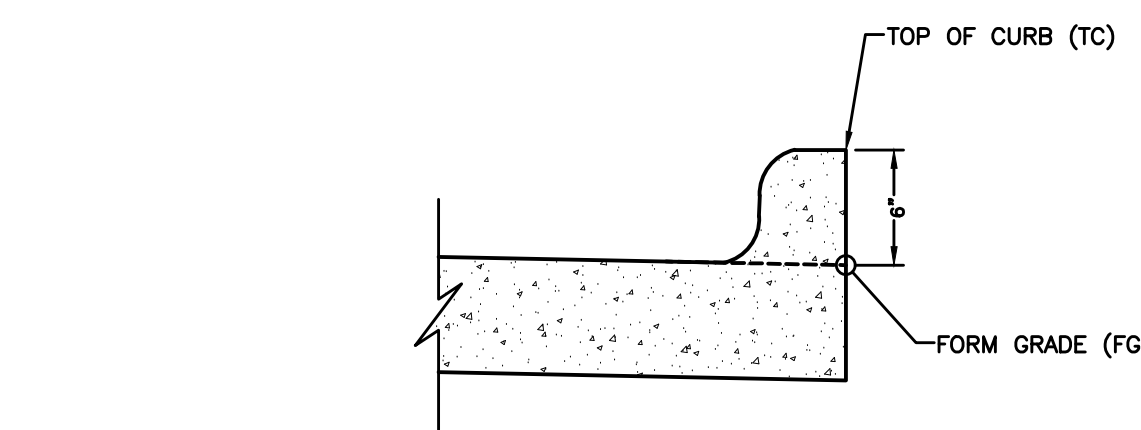
IF MANHOLE DEPTH EXCEEDS 20 FEET, INSTALL STEPS.
INSTALL INFILTRATION BARRIER.

- FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
- 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.

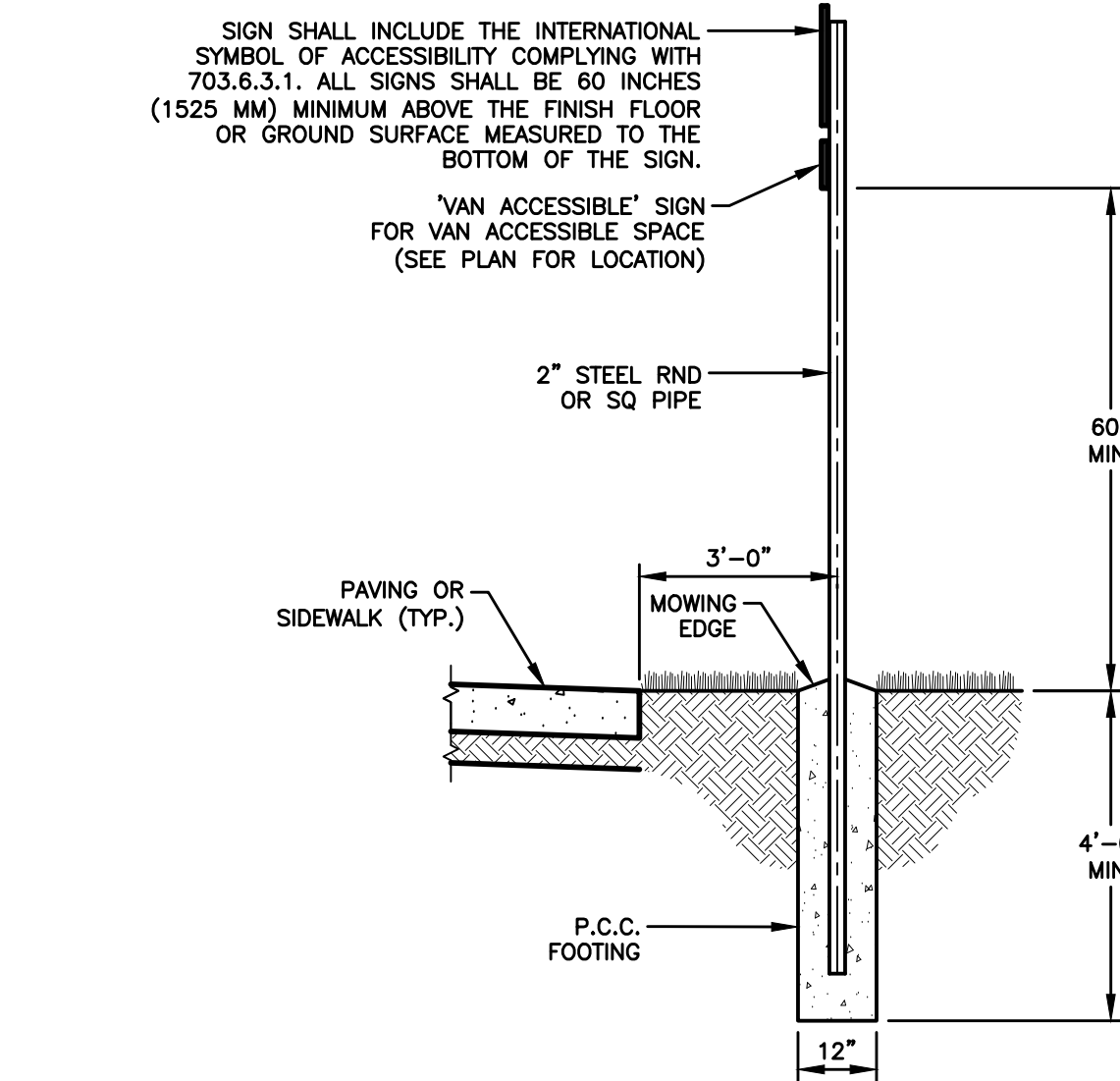
Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes	
	At 18" Separation	At 30" Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42



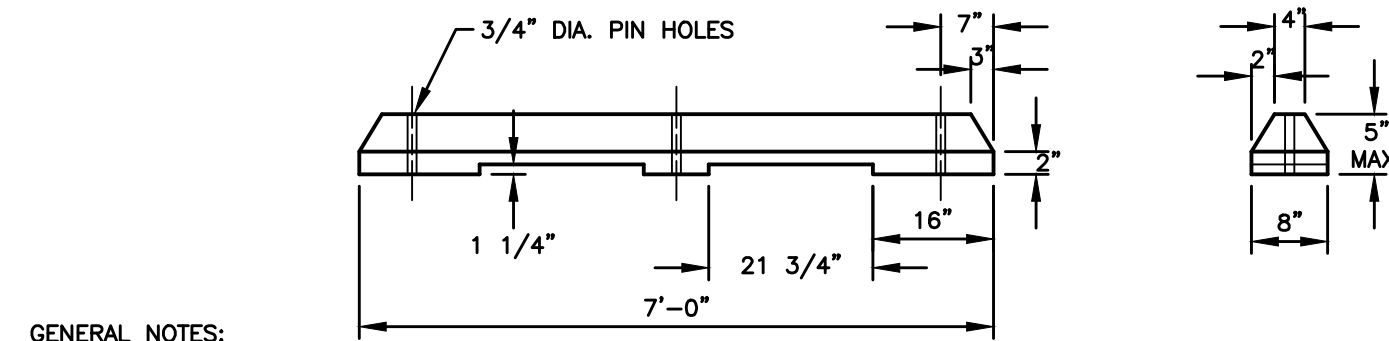
11 SW-301 CIRCULAR SANITARY SEWER MANHOLE
NOT TO SCALE



10 INTEGRAL 6\"/>



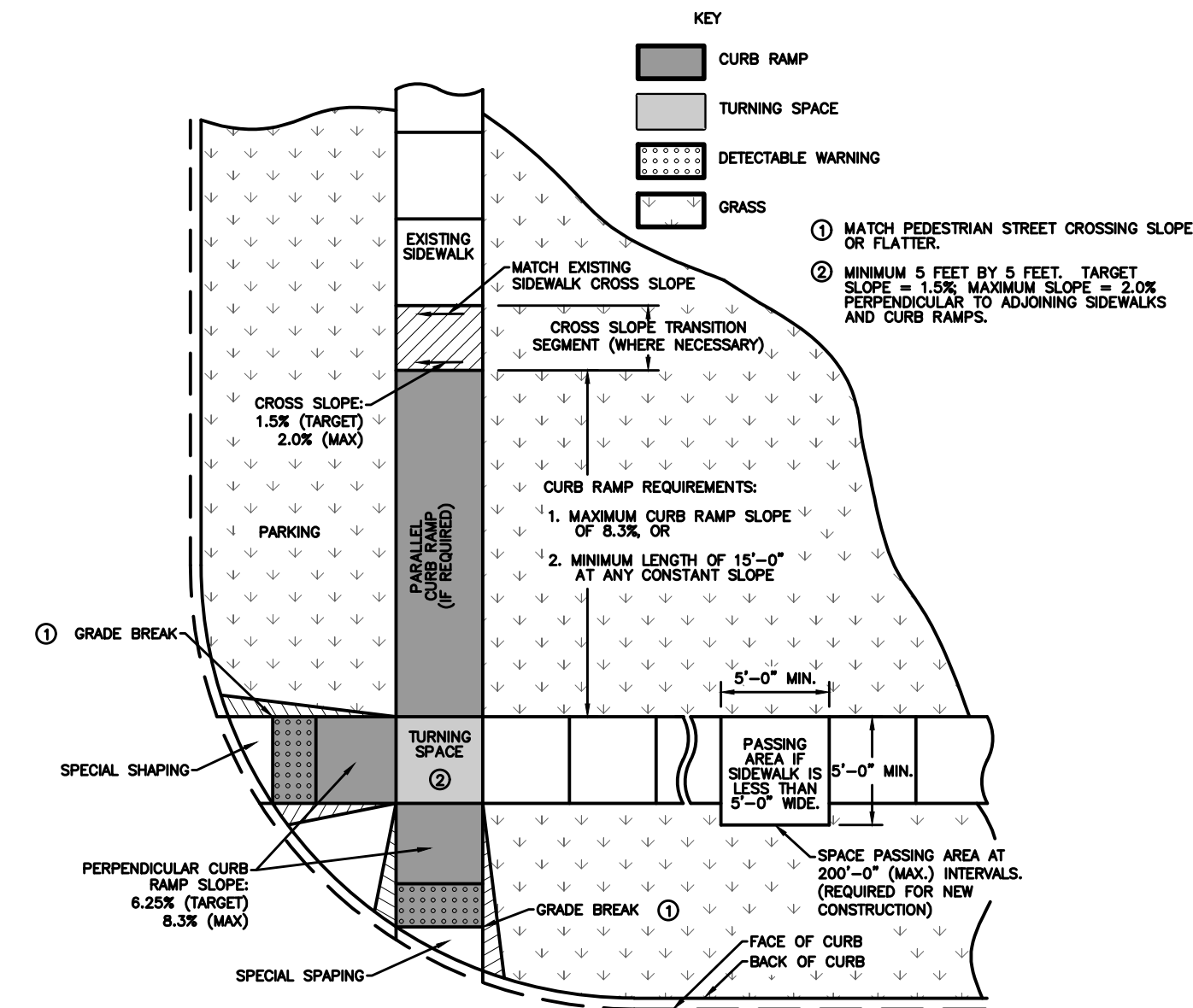
9 ACCESSIBLE PARKING SIGN
NOT TO SCALE



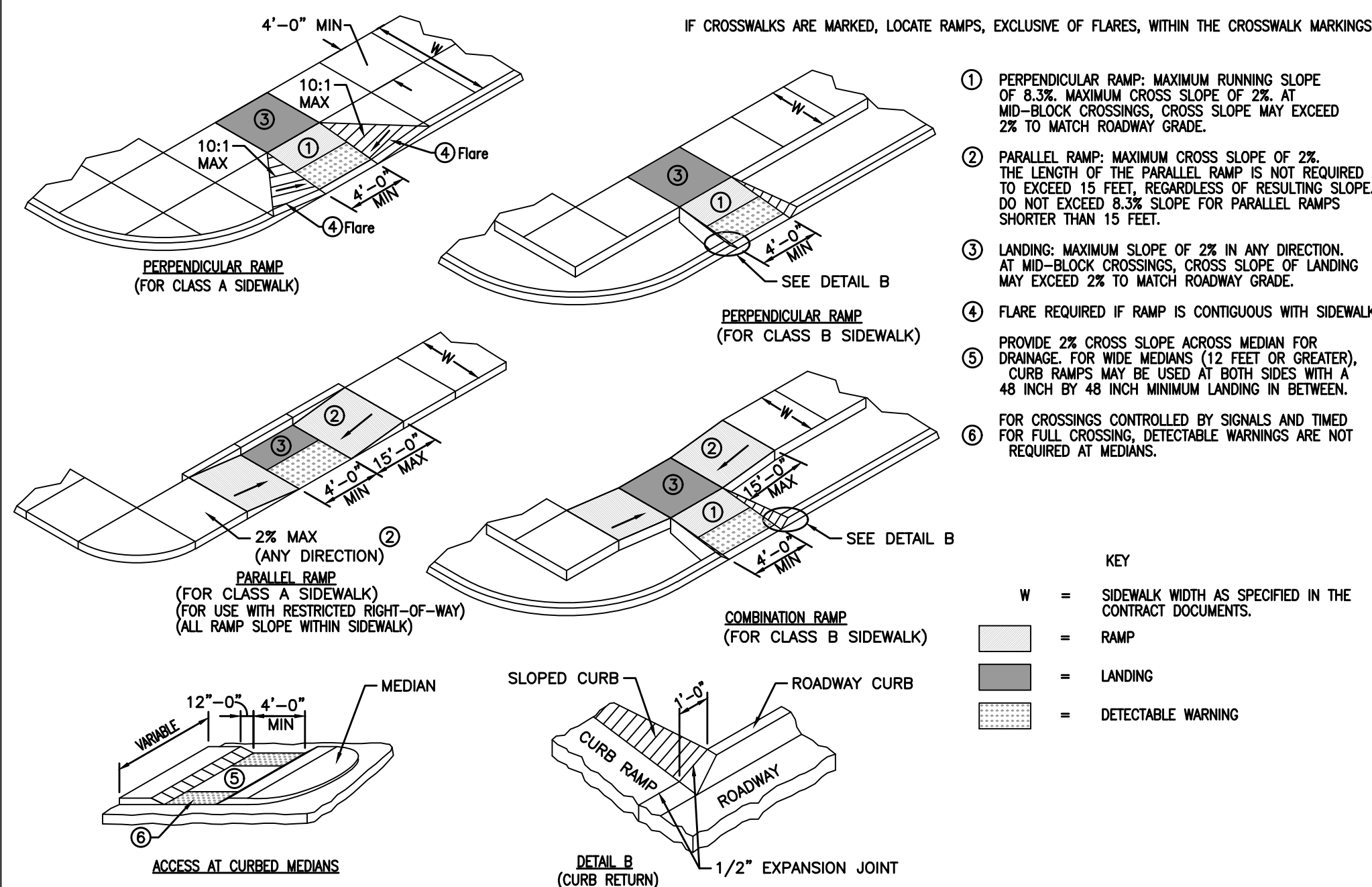
GENERAL NOTES:

- DETAILS INDICATED HEREON ARE TYPICAL ONLY. ALTERNATE DESIGNS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ANY ALTERNATE DESIGN APPROVED FOR USE ON CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN. REFER TO ADDITIONAL PORTIONS OF THE PROJECT PLANS FOR COMPLETE DATA AS TO INSTALLATION, LOCATION, ETC.
- ANY PRECAST P.C.C. WHEELSTOP MEASURING LONGER THAN 6'-0" WILL REQUIRE 3 ANCHOR PINS TO HOLD WHEELSTOP IN POSITION.
- ANCHOR PINS SHALL BE 5/8" DIAMETER, 1'-6" LONG. ANCHOR PINS THAT ARE NOT BEDDED IN CONCRETE SHALL BE GALVANIZED. GROUT ANCHOR PINS MINIMUM OF 2" DEEP.
- REINFORCING STEEL USED IN PRECAST P.C.C. WHEELSTOPS SHALL HAVE A MINIMUM OF 2" CLEARANCE TO THE CONCRETE SURFACES.
- MINIMUM CONCRETE STRENGTH IS 4,000 PSI. LOCATE 6" FROM EDGE OF PAVEMENT TO CENTER OF WHEELSTOP. CENTER WHEELSTOP IN EACH SPACE.

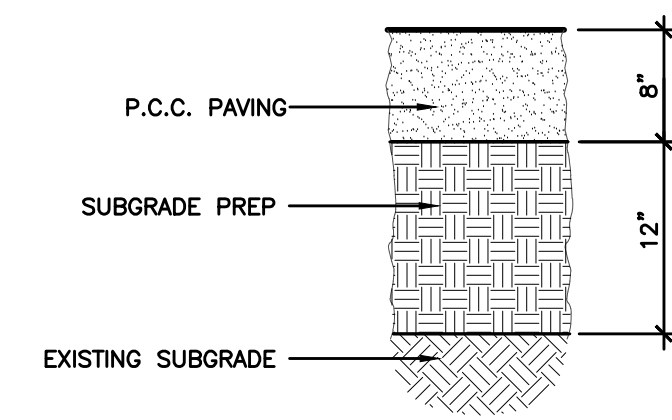
8 P.C.C. WHEELSTOP
NOT TO SCALE



7 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
NOT TO SCALE

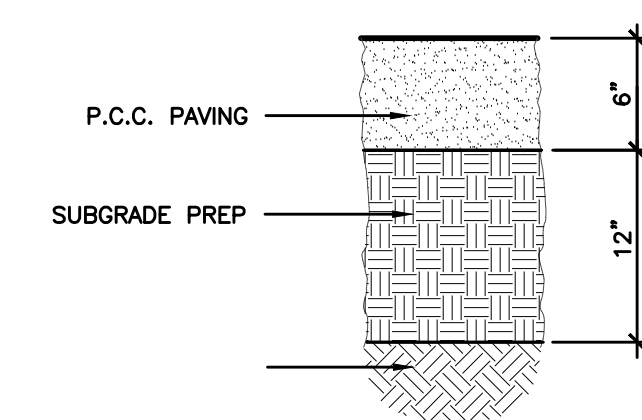


6 CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
NOT TO SCALE



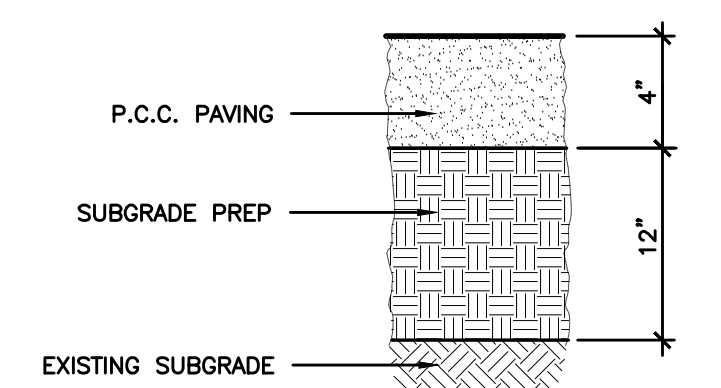
- NOTE:**
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
 - SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

5 HEAVY DUTY PCC PAVING
NOT TO SCALE



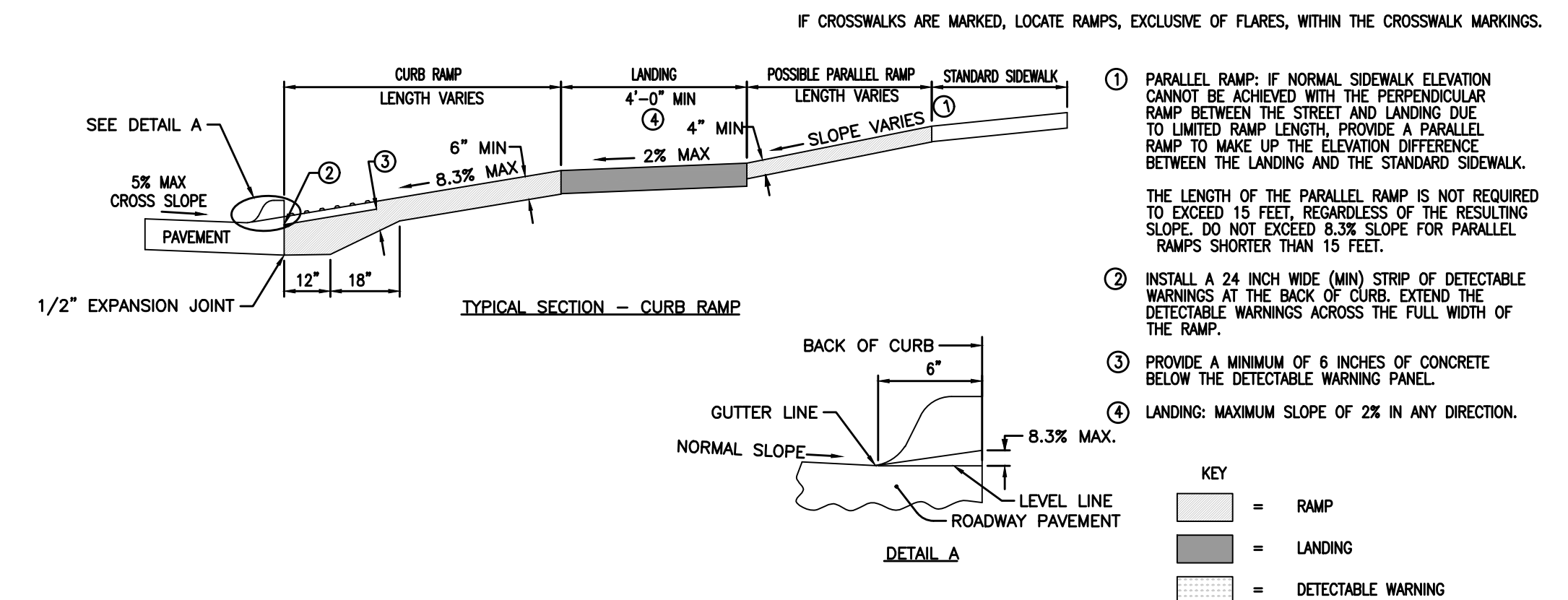
- NOTE:**
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
 - SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

4 STANDARD DUTY PCC PAVING
NOT TO SCALE



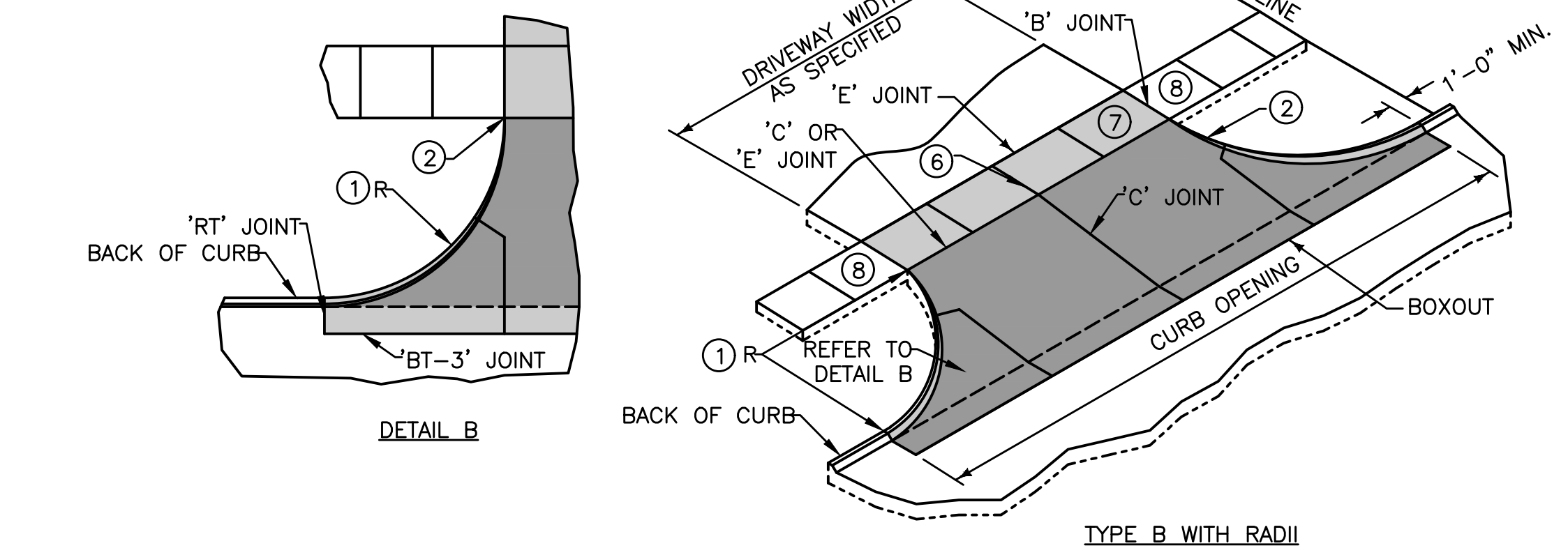
- NOTE:**
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
 - SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

3 PCC SIDEWALK
NOT TO SCALE



2 CURB RAMPS GENERAL SECTION
NOT TO SCALE

- DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. 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 MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 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.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.
- 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.
- 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.



1 CONCRETE DRIVEWAY TYPE B
NOT TO SCALE

DATE: 02/09/2024
 AMENDMENT: 06/30/2023
 ASI #1: 05/29/2023
 ADDENDUM #2: 05/19/2023
 ADDENDUM #1: 05/19/2023

REVISIONS:

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

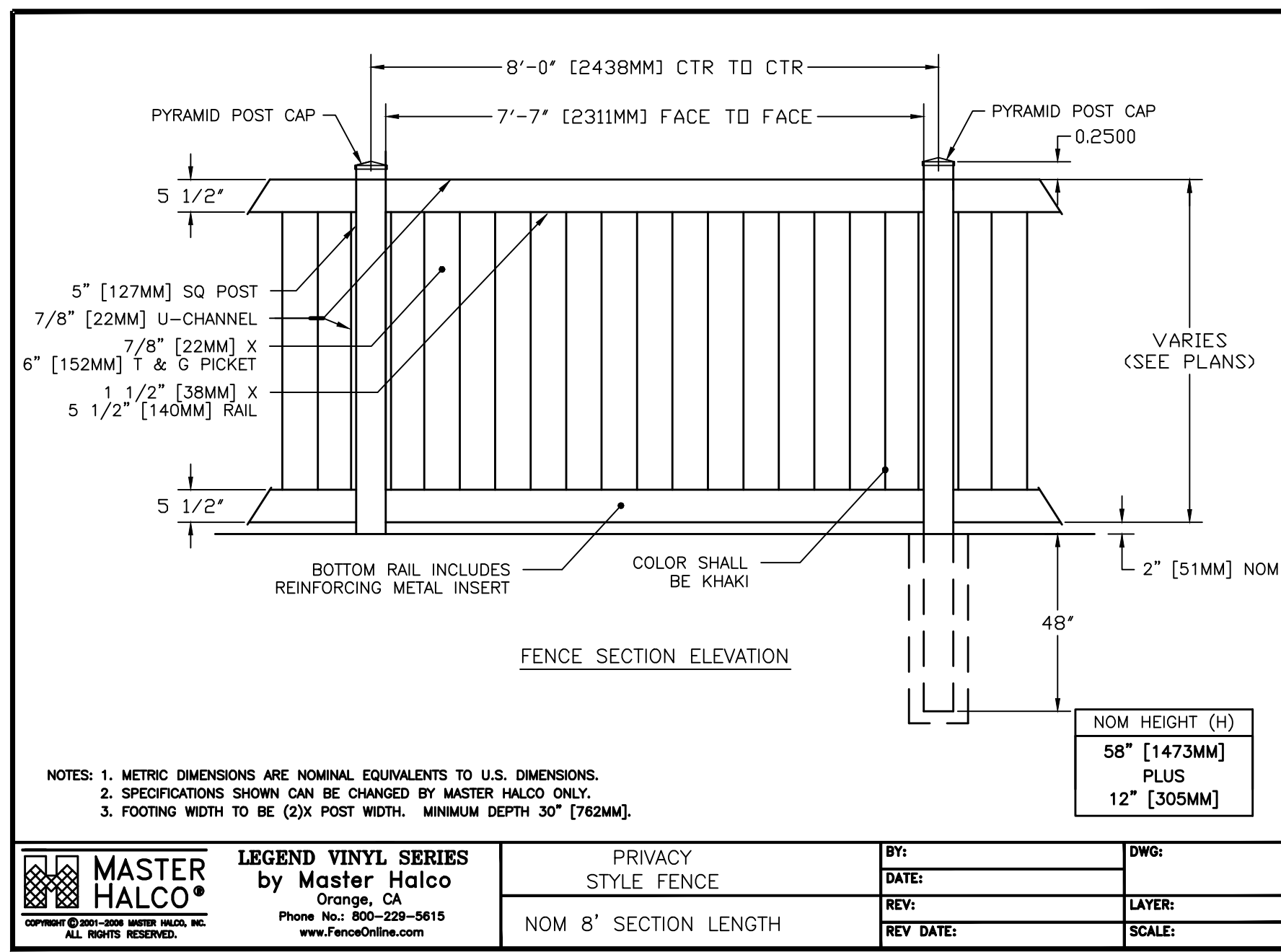
DRAFTED: ENGINEER:

ON WITH LIFE
 CIVIL DESIGN ADVANTAGE

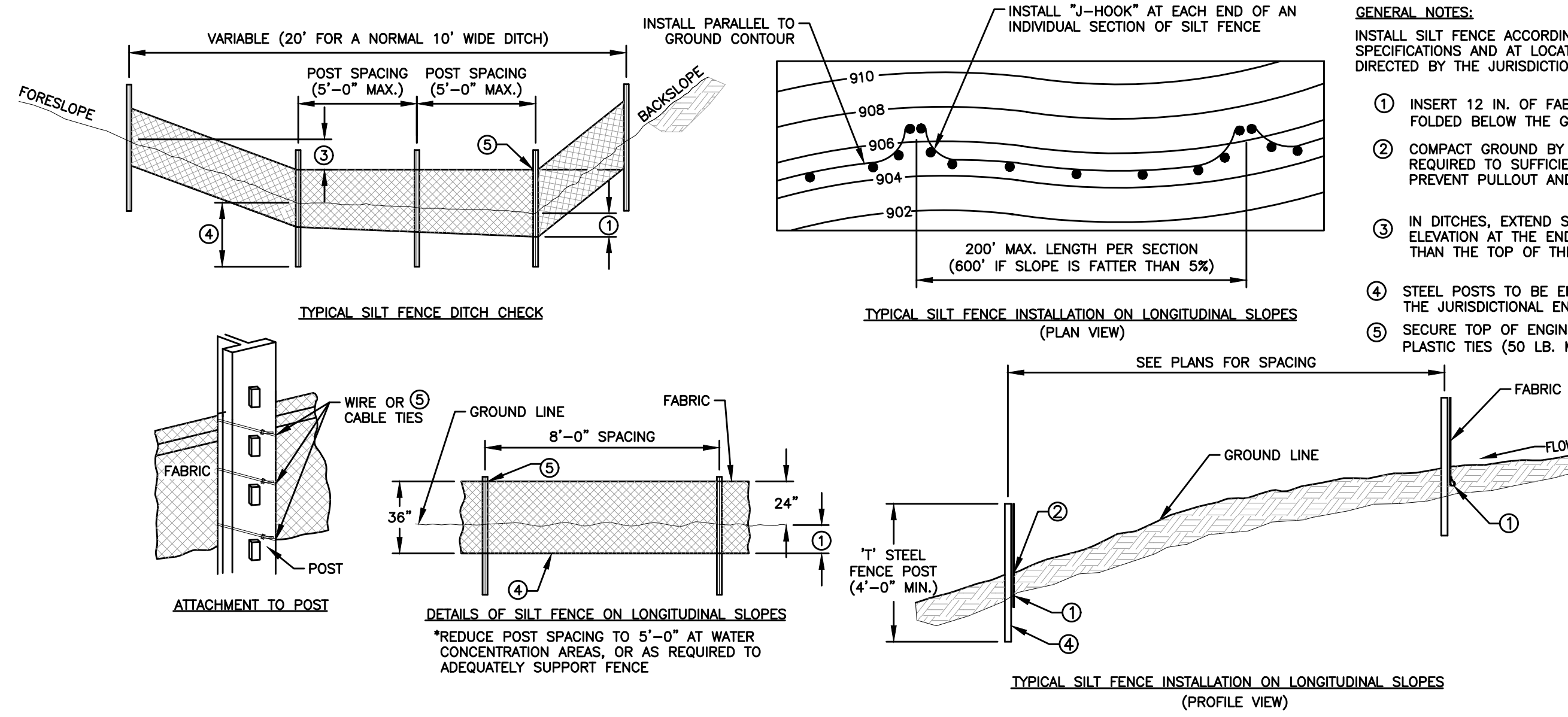
POLK CITY, IOWA

1002 W. WASHINGTON AVE.

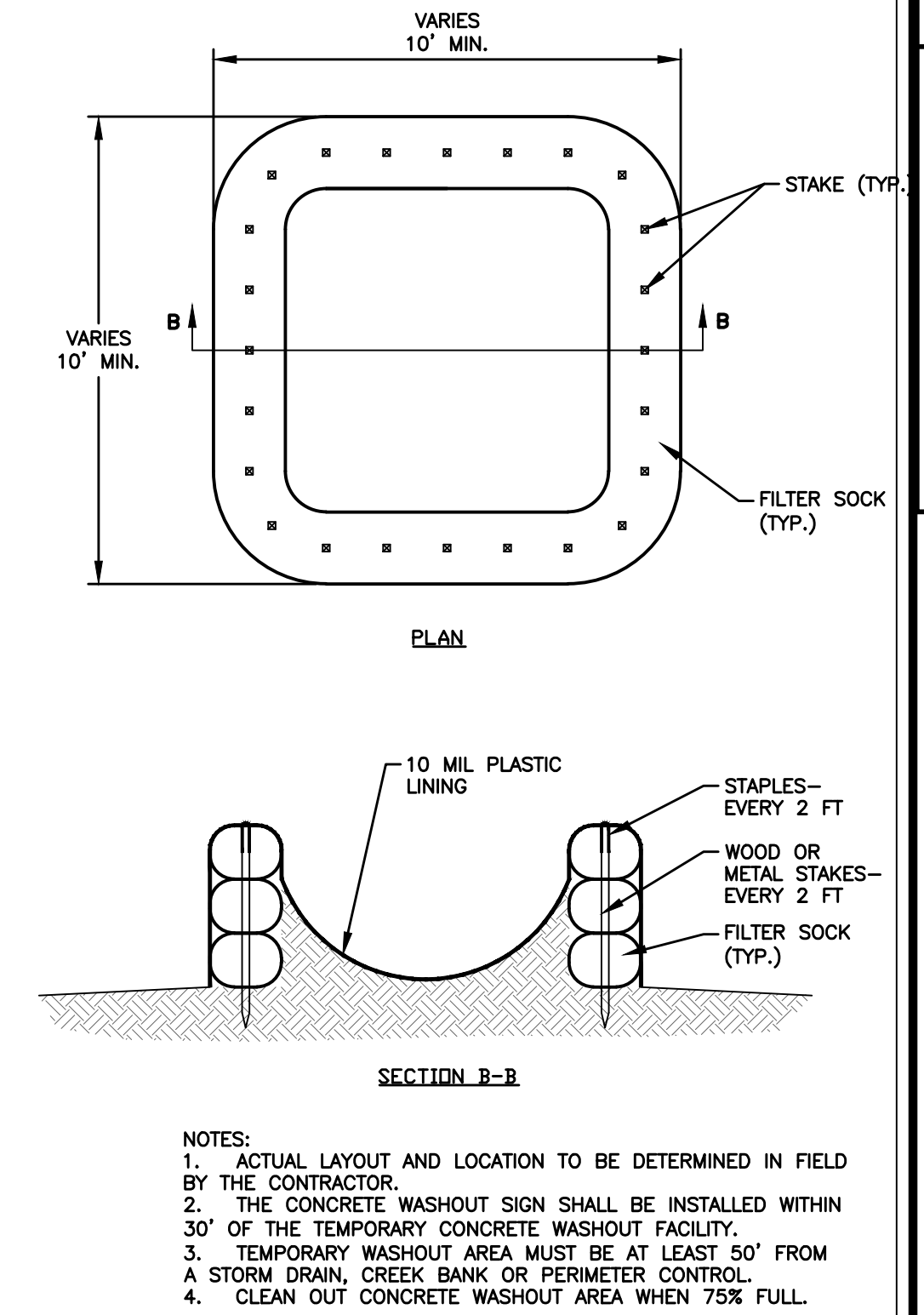
DATE: 04/25/2023
 SHEET NUMBER: **C5.1**
 2301.028



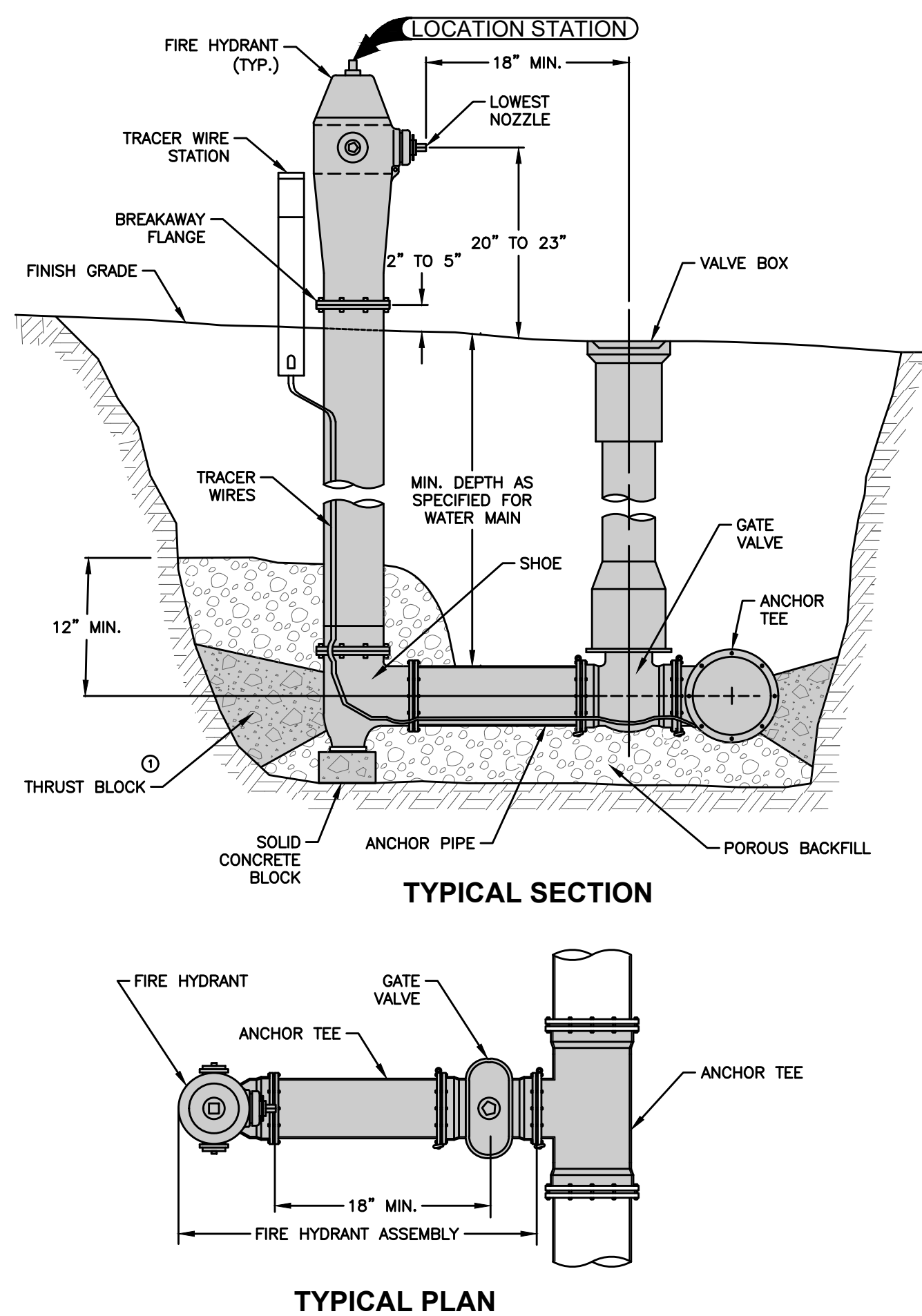
6 VINYL FENCE
NOT TO SCALE



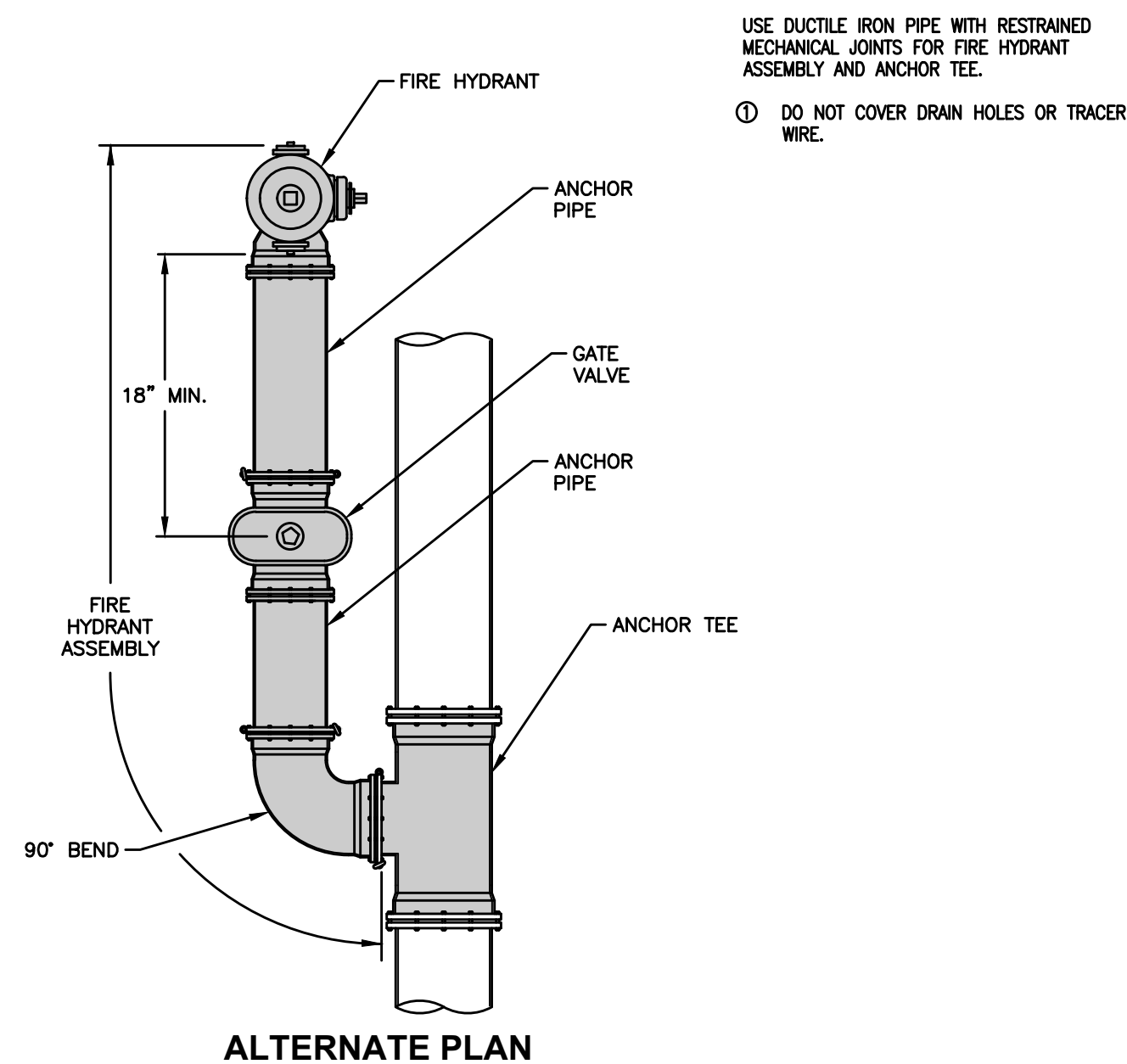
4 SILT FENCE
NOT TO SCALE



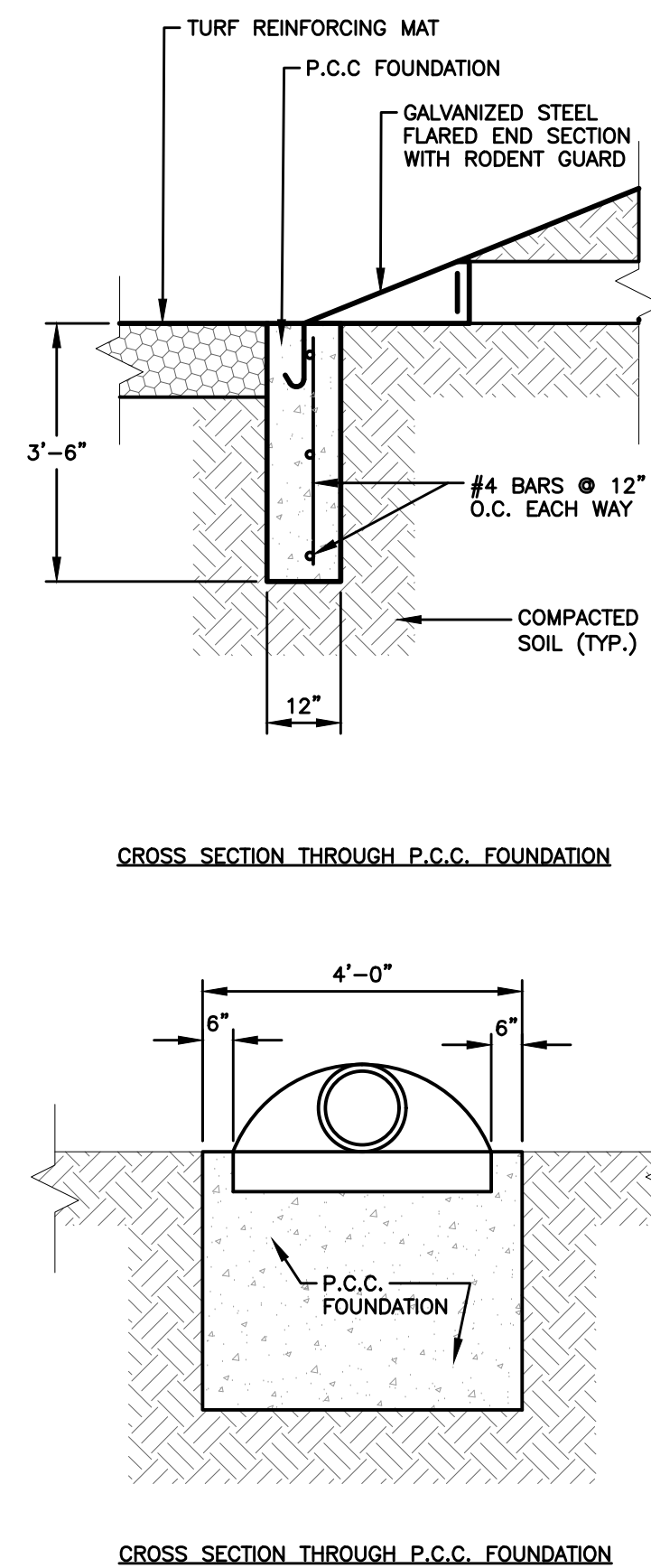
2 CONCRETE WASHOUT
NOT TO SCALE



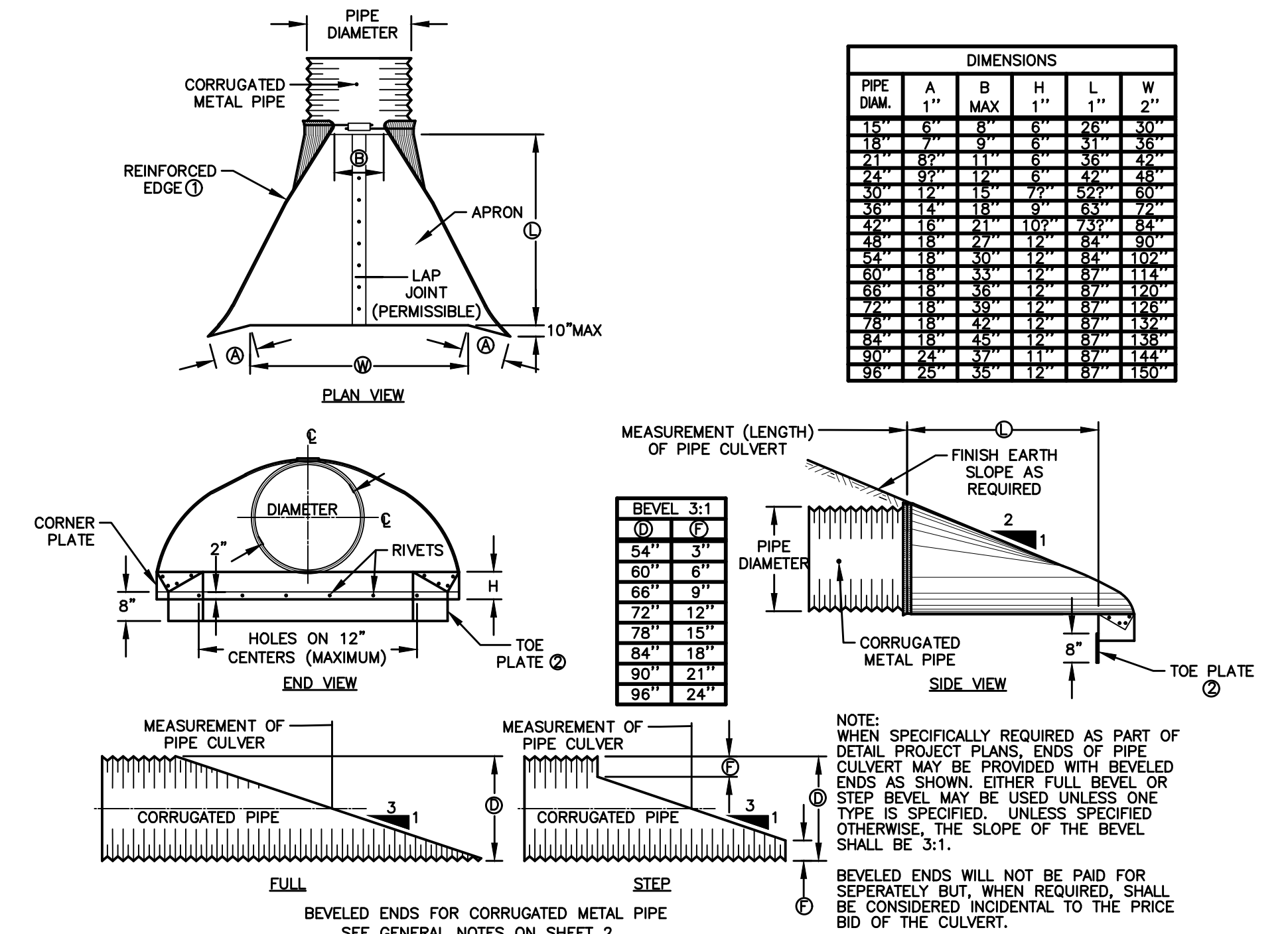
5 WM-201 FIRE HYDRANT ASSEMBLY
NOT TO SCALE



USE DUCTILE IRON PIPE WITH RESTRAINED MECHANICAL JOINTS FOR FIRE HYDRANT ASSEMBLY AND ANCHOR TEE.
 1. DO NOT COVER DRAIN HOLES OR TRACER WIRE.



3 METAL FLARED END SECTION AND FOOTING
NOT TO SCALE



1 CORRUGATED METAL PIPE APRON
NOT TO SCALE

COMMENT: _____
 FILE DATE: 2/2/24
 PLOTTED BY: NICKOL REIL

DATE: 02/09/2024
 AMENDMENT: 06/30/2023
 ASI #1: 05/29/2023
 ADDENDUM #2: 05/19/2023
 ADDENDUM #1: _____

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 URBANDALE, IA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

DRAFTED: _____
 ENGINEER: _____

ON WITH LIFE
 CIVIL DESIGN ADVANTAGE

POLK CITY, IOWA
 1002 W. WASHINGTON AVE.

DATE: 04/25/2023
 SHEET NUMBER: **C5.2**
 2301.028



LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- TYPE 1 SEED ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL BUFFER TREES AND PLANTINGS AND REPLACING THEM AS NECESSARY, INCLUDING EXISTING PLANT MATERIALS WITHIN THE REQUIRED BUFFER.

LANDSCAPE REQUIREMENTS

SITE AREA: 217,937 SF (5.00 AC.)
 OPEN SPACE REQUIRED: 32,691 SF (15%)
 OPEN SPACE PROVIDED: 164,386 SF (76%)

OPENSAPCE PLANTING REQUIREMENT:
 2 TREES AND 6 SHRUBS PER 3,000 S.F. OF REQUIRED OPEN SPACE.

TREES REQUIRED: 22 TREES
 EXISTING TREES: 17 TREES
 PROPOSED TREES: 10 TREES
 TOTAL PROVIDED: 27 TREES

SHRUBS REQUIRED: 65 SHRUBS
 EXISTING SHRUBS: 36 SHRUBS
 PROPOSED SHRUBS: 34 SHRUBS
 TOTAL PROVIDED: 70 SHRUBS

BUFFER PLANTINGS
 TREES EXISTING: 24 TREES
 TREES PROVIDED: 56 TREES
 TOTAL PROVIDED: 80 TREES

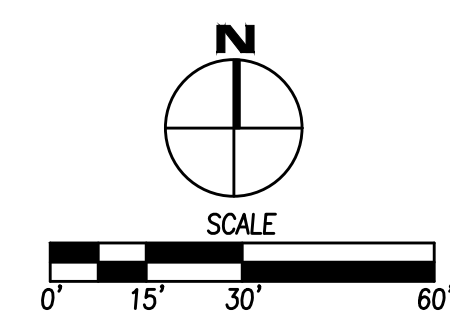
PAVEMENT SHADING REQUIREMENTS
 DRIVEWAYS: 12,687 SF
 PRIVATE STREETS: 12,639 SF
 50,367 SF x 20%: 5,065 SF
 REQUIRED 5,065/700: 8 TREES
 PROVIDED: 8 TREES

LEGEND

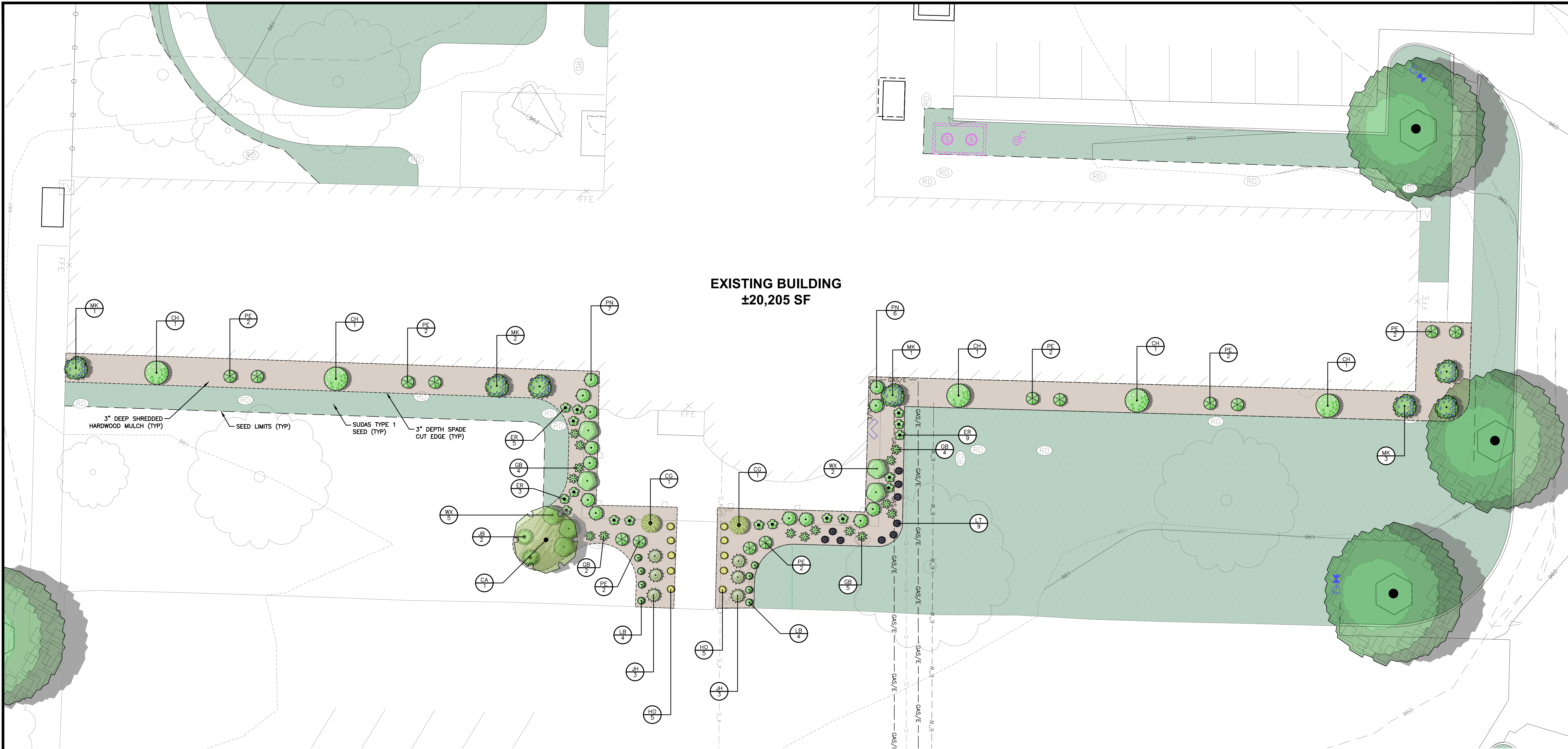
- SUDAS TYPE 1
- 3" SHREDDED HARDWOOD MULCH
- SPADE CUT EDGE
- 2" RIVER ROCK
- SEED LIMITS
- TREES COUNTED TOWARD PAVEMENT SHADING REQUIREMENTS

PLANT SCHEDULE SITE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
ORNAMENTAL TREES				
MS	2	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
QM	5	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
TC	3	Corinthian Littleleaf Linden	Tilia cordata 'Corzam' TM	B&B, 2" CALIPER
SHRUBS				
CH	12	Ivory Halo Dogwood	Cornus alba 'Ballhala' TM	CONT, 3 GAL
JF	9	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
VA	4	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Christom' TM	CONT, 3 GAL
WA	8	Wine & Roses Weigela	Weigela florida 'Alexandra' TM	CONT, 3 GAL
GRASSES				
CK	7	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL
LB	14	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	CONT, 1 GAL
SS	22	Standing Ovation Little Bluestem Grass	Schizachyrium scoparium 'Standing Ovation'	CONT, 1 GAL
ANNUALS/PERENNIALS				
AJ	3	Autumn Joy Stonecrop	Sedum spectabile 'Autumn Joy'	CONT, 1 GAL
PA	14	Russian Sage	Perovskia atriplicifolia	CONT, 1 GAL

PLANT SCHEDULE BUFFER	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	12	White Fir	Abies concolor	B&B, 6" HEIGHT
PD	5	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6" HEIGHT
PG	8	Blue Colorado Spruce	Picea pungens 'Glauca'	B&B, 6" HEIGHT
PS	11	White Pine	Pinus strobus	B&B, 6" HEIGHT
OVERSTORY TREES				
AA	11	Autumn Flame Red Maple	Acer rubrum 'Autumn Flame'	B&B, 2" CALIPER
QR	9	Red Oak	Quercus rubra	B&B, 2" CALIPER

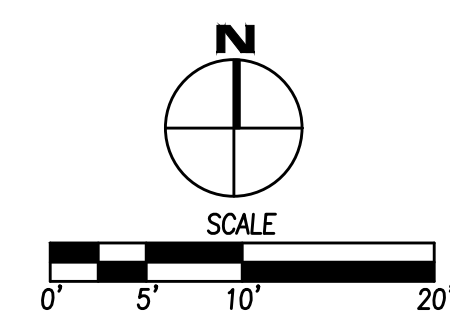


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 FILE DATE: 2/9/24
 PLOTTED BY: NICOLE NEAL
 COMMENT:
 ENC.



EXISTING BUILDING
 ±20,205 SF

PLANT SCHEDULE FRONTAGE LANDSCAPE				
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CA	1	Pagoda Dogwood	Cornus alternifolia	B&B, 6" HEIGHT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CG	2	Golden Mop Threadleaf Sawara Cypress	Chamaecyparis pisifera 'Golden Mop'	CONT, 5 GAL
CH	5	Ivory Halo Dogwood	Cornus alba 'Baillhali' TM	CONT, 3 GAL
JB	2	Blue Chip Creeping Juniper	Juniperus horizontalis 'Blue Chip'	CONT, 5 GAL
JH	6	Hughes Creeping Juniper	Juniperus horizontalis 'Hughes'	CONT, 5 GAL
MK	7	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	CONT, 5 GAL
WX	7	Crimson Kisses® Weigela	Weigela x 'Slingco 1'	CONT, 3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LB	8	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	CONT, 1 GAL
PE	14	Purple Eulalia Grass	Miscanthus sinensis 'Purpureascens'	CONT, 5 GAL
PN	13	Northwind Switch Grass	Panicum virgatum 'Northwind'	CONT, 1 GAL
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
ER	17	Evolution™ Colorific™ Coneflower	Echinacea x 'Baleveeen'	CONT, 1 GAL
GB	15	Steffi™ Blush Pink Gaura	Gaura lindheimeri 'Blush Pink'	CONT, 1 GAL
HO	10	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	CONT, 1 GAL
LT	9	Thumbelina Leigh English Lavender	Lavandula angustifolia 'Thumbelina Leigh'	CONT, 1 GAL



DATE: 04/25/2023
 SHEET NUMBER: L1.2
 2301.028

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ON WITH LIFE
 CIVIL DESIGN ADVANTAGE ENGINEER

1002 W. WASHINGTON AVE. POLK CITY, IOWA

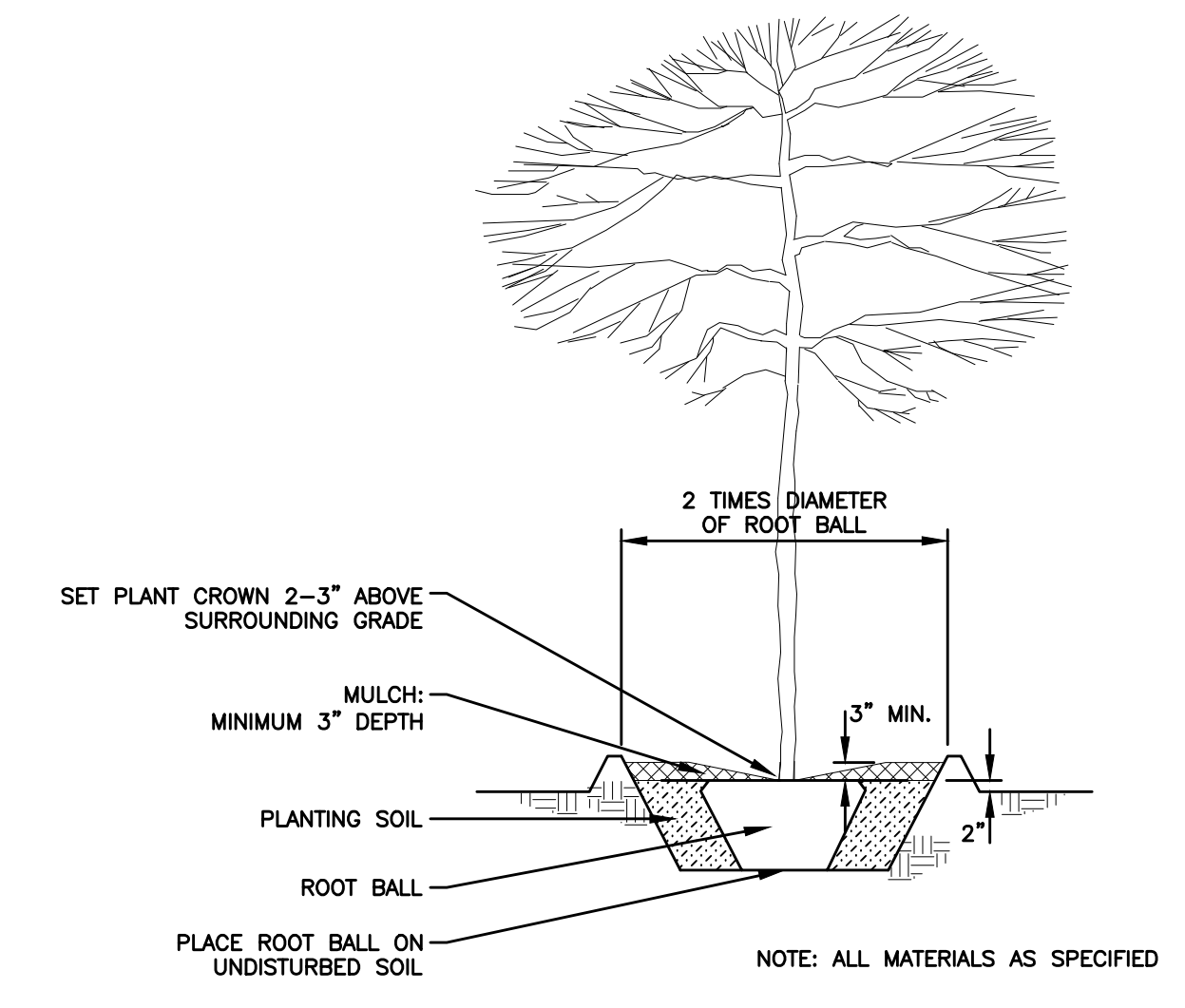
REVISIONS
 AMENDMENT #1
 ADDENDUM #2
 ADDENDUM #1

DATE: 02/09/2024
 06/30/2023
 05/23/2023
 05/19/2023

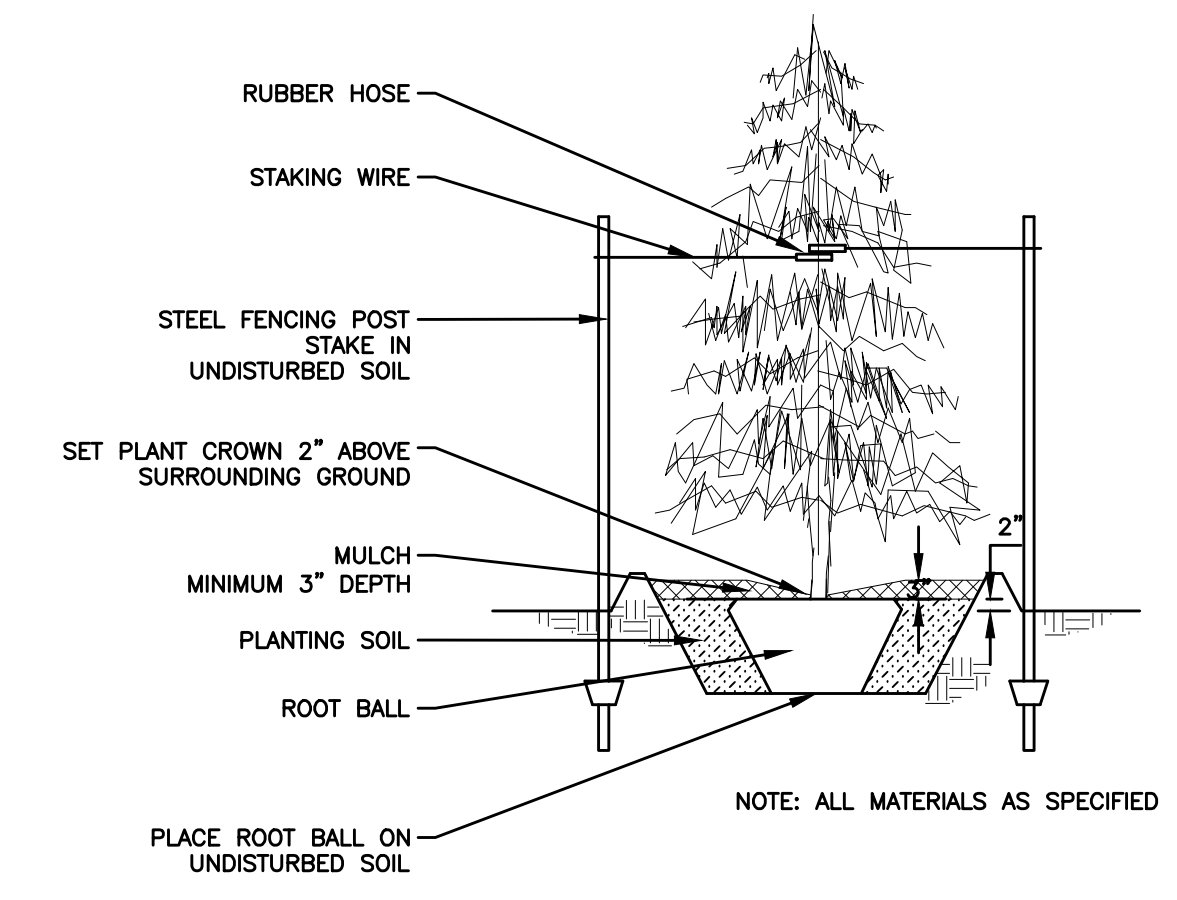
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 DATE: 5/19/2024 10:07 AM
 PLOTTED BY: NICKEL, KEAL

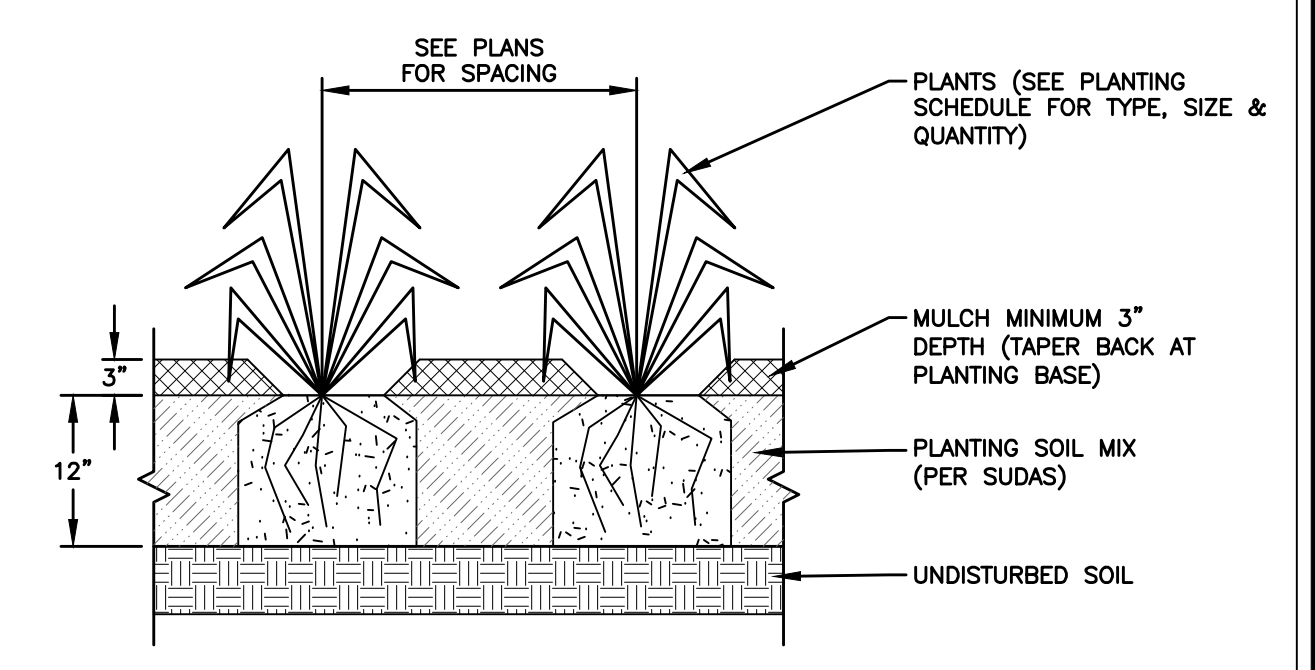
COMMENT:
 ENG.



3 DECIDUOUS TREE PLANTING
 NOT TO SCALE



2 CONIFEROUS TREE PLANTING
 NOT TO SCALE



1 SHRUB PLANTING
 NOT TO SCALE

DATE	02/09/2024
REVISIONS	
AMENDMENT	
AS#1	
ADDENDUM #2	
ADDENDUM #1	

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ON WITH LIFE
 LANDSCAPE ARCHITECTS & PLANNERS

POLK CITY, IOWA

1002 W. WASHINGTON AVE.

DATE: 04/25/2023
 SHEET NUMBER: L2.1
 2301.028

ENGINEER: DRAFTED:

PROPOSED AMENDMENTS TO ZONING DISTRICTS

Date: February 12, 2024

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

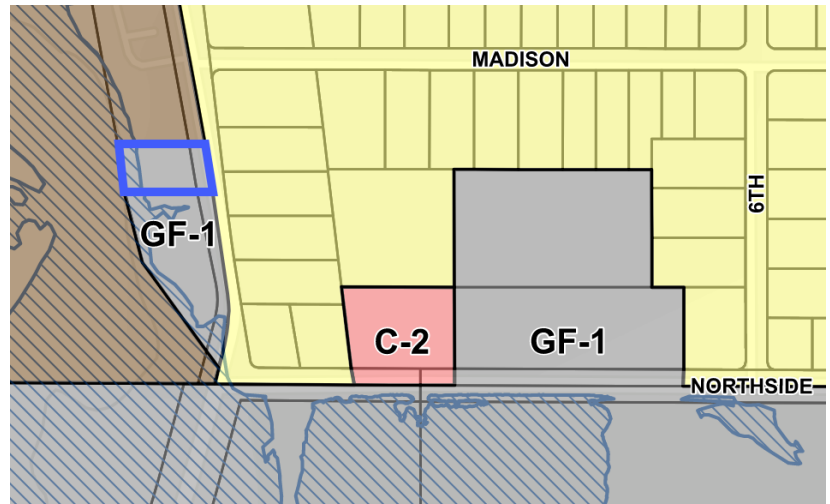
Project: Zoning Districts Update

Project No.: 124.0001.01

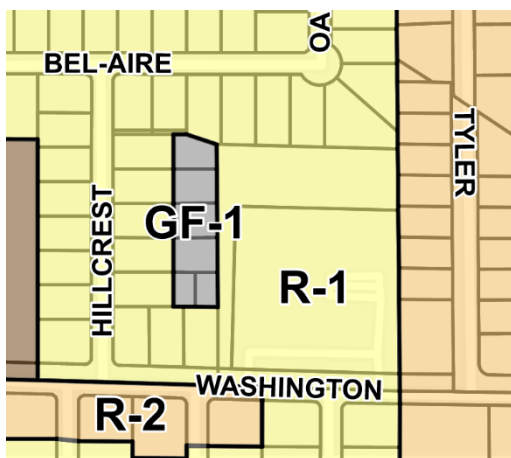
At its November 2023 meeting, the Planning & Zoning Commission discussed and reviewed several “cleanup rezonings” located in and around Polk City related to the GF-1 zoning district. At this meeting, the Planning & Zoning Commission recommended City Council initiate the following rezonings, as the subject properties currently bear a zoning district that do not match their current or intended uses:

Area #1: 516 N. 3rd Street (Property is Currently Zoned GF-1)

Immediately north of a vacant, City owned parcel on N. 3rd Street, and south of the Tournament Club of Iowa Maintenance Facility, lies a single-family home that is zoned GF-1. We have been unable to ascertain why it is zoned in this manner. The Future Land Use Plan designates this parcel as low density residential, with commercial to the north and civic to the south. Rezoning this property to R-1 would help bring this home into compliance.



Area #2: Portions of 6 Lots Along Hillcrest Drive (Currently Zoned GF-1)



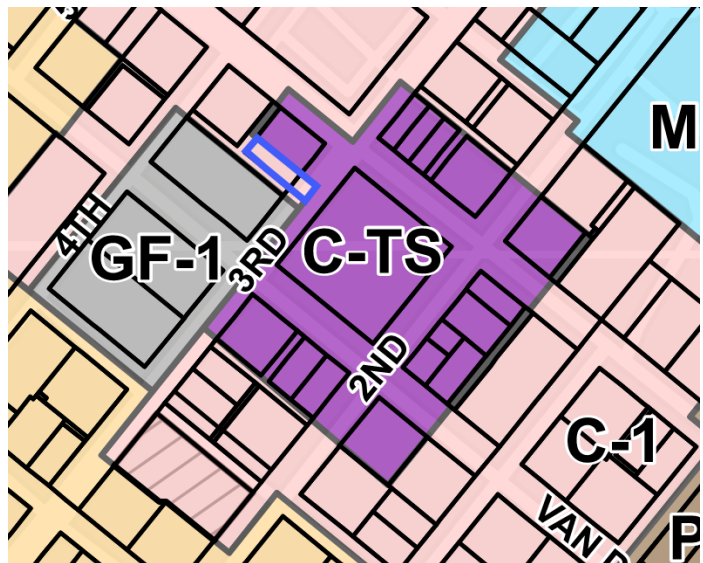
A GF-1 zoning district is located in the rear yards of privately-owned residences on the east side of Hillcrest Drive (405-421) and on the north side of 1201 W. Washington Avenue. We do not have any knowledge as to why this area is zoned GF-1 but, since it abuts the old nursing home property, it is possible this GF-1 zoning was also used as a buffer to the more intense use. However, since the GF-1 “buffer” is located on the properties that are to receive the benefit of said buffer, there does not appear to be any benefit to the homeowners. In addition, GF-1 zoning may limit the use and enjoyment of these rear yards by restricting certain structures. For example,

accessory structures are not permitted unless they are incidental to permitted principal uses. GF-1 zoning districts do not allow residential uses, so accessory structures incidental to residential u

ses would not be allowed. As a result, garden sheds should not be permitted in this GF-1 district, even though there appears to be at least one such structure. In this case, rezoning to R-1 would help bring these lots into compliance and reflect the current use of these parcels.

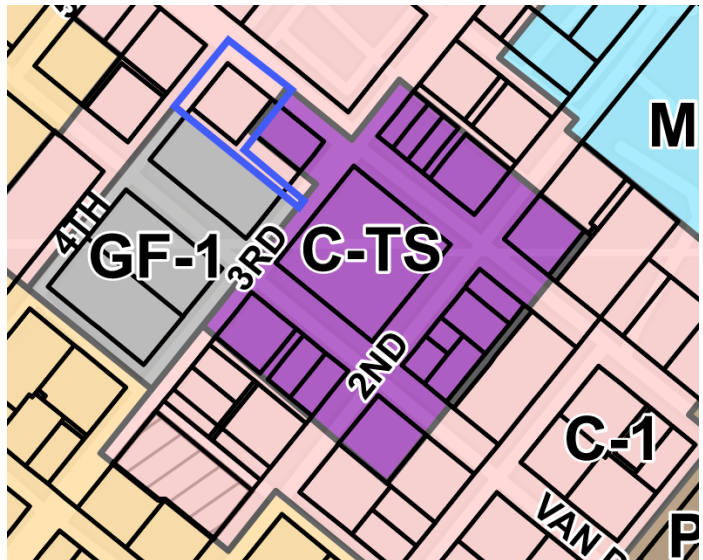
Area #3: 106 S. 3rd Street (Property is Currently Zoned C-1)

Immediately northeast of the existing City Hall along S. 3rd Street lies the Masonic Lodge that currently bears a C-1 zoning district. This building is located directly adjacent to the Polk City Square, and as such does not have a dedicated parking facility on-site. Rezoning this property to C-TS would help bring this area into compliance, applying a zoning designation that matches the current use of this parcel, and would rezone the last remaining C-1 district that exists with Square frontage.

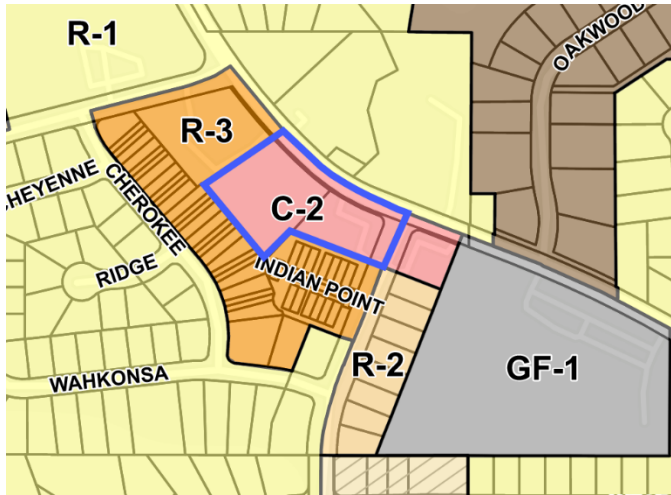


Area #4: City Hall Parking Lot on W. Broadway Street (Property is Current Zoned C-1)

Located at the intersection of W. Broadway Street and S. 4th Street, the existing paved parking lot is owned by the City of Polk City and currently bears a C-1 (Commercial) Designation. This parking lot functions as an overflow parking facility for the Polk City Fire Department, current Polk City City Hall, and the Polk City Square and is maintained by the City of Polk City. As such, this parking lot functions as a municipal facility and it is our belief that the GF-1 designation is more applicable than its current C-1 zoning. This rezoning also includes the alley parcels adjacent to the parking lot.



Area #5: 1500 & 1600 W. Broadway Street (Property is Currently Zoned C-2)



The Polk City Public Library, located at 1500 W. Broadway Street, and the lot at 1600 W. Broadway Street located directly adjacent to the library that the City recently purchased are both currently zoned with the C-2 (Commercial) designation (outlined in blue to the left). It is our understanding that the intended use for the lot at 1600 W. Broadway Street is an expansion of municipal facilities. Rezoning of these parcels to the GF-1 designation would bring the current use of 1500 W. Broadway Street (Public Library) and the intended use of 1600 W. Broadway Street (Future Municipal Facility) into compliance.

RECOMMENDATION:

The Planning & Zoning Commission and City Staff recommend the City Council initiate the rezonings as described above.

As usual, the property owners within 250' of the rezoning areas have would be notified of the February Planning & Zoning meeting and will again be notified should Council choose to initiate these rezonings and set the Public Hearing at the City Council meeting so they can provide their input on the rezoning.

