

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

March 20, 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**

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING please contact the City Clerk by 6pm on the date of the meeting by email at jcoffin@polkcityia.gov with your name and address for the record. You will be recognized for five minutes of comment.

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 Sires | Doug Ohlfest | Amber Pringnitz

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Approval of P&Z Commission Meeting minutes for February 20, 2023
6. Recommend Council approve the Preliminary Plat for Lakeside Commercial Plat 1
7. Recommend Council approve the Preliminary Plat/Site Plan for Leonard Senior Living Plat 1
8. Reports & Particulars
 Council Liaison, City Manager, Staff, and Commission
9. Adjourn until April 17, 2023

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

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

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

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Vogel, Triplett, Ohlfest, Pringnitz, Sires (via Zoom)| In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Bowersox and seconded by Ohlfest to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Bowersox and seconded by Pringnitz to approve P&Z Commission Meeting Minutes for December 19, 2022
MOTION CARRIED UNANIMOUSLY
6. **City Hall/Community Center Project**
 - a. **MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend Council approve the rezoning of property owned by the City located at 214 S 3rd Street and 302 W Van Dorn Street from C-1 Central Business District to U-1 Utility District subject to Engineering and Staff comments dated February 15, 2023
MOTION CARRIED UNANIMOUSLY
 - b. **MOTION:** A motion was made by Hankins and seconded by Bowersox to recommend Council approve the Site Plan for the City Hall/Community Center Project subject to Engineering and Staff comments dated February 15, 2023
MOTION CARRIED UNANIMOUSLY
7. **Proposed Amendments to Zoning Districts** | Engineer, Travis Thornburgh provided a report regarding several areas in Polk City with inconsistencies and oddities that staff is recommending be updated. The various areas were discussed with the Commission for their feedback prior to Council action.
8. **Reports & Particulars** | None
9. **Adjournment**
MOTION: A motion was made by Ohlfest and seconded by Bowersox to adjourn at 6:40 p.m.
MOTION CARRIED UNANIMOUSLY
Next Meeting Date – Monday March 20, 2023

Attest:

Jenny Coffin - City Clerk

PRELIMINARY PLAT REVIEW

Date: March 16, 2023

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

Project: Lakeside Commercial Plat 1

Project No.: 123.0275.01

GENERAL INFORMATION:

| | |
|--------------------------|------------------------------------------------------------------|
| Applicant: | Vinton P. Watson Jr, |
| Property Owner: | Vinton P. Watson Jr. |
| Requested Action: | Approval of Preliminary Plat; |
| Location | East of SE 14 th Street & North of IA Highway 415 |
| Size: | 7.50 acres |
| Zoning: | M-1 (R) – Light Industrial |
| Proposed Use: | 3 Light Industrial Lots, including Marine Sales and Mini-Storage |



BACKGROUND & DESCRIPTION:

A Plat of Survey for this entire property, then described as Parcel “G”, was approved by City Council on November 26, 2007. On March 10, 2008, the north 5.09 acres only of Parcel ‘G’ was rezoned to M-1 (R) Light Industrial with restrictions on use, permitting only boat, RV, and mini-storage facilities in addition to C-2 uses. The Site Plan for the five storage buildings on the northern portion of the parcel was approved on May 27, 2008 in two phases. On February 28, 2011, Council approved rezoning of the south 2.42 acres to M-1 (R) Light Industrial, with restrictions regarding the use of the property, architectural design standards based on C-2 requirements, and phasing of the project. At that meeting, the Phase 3 Site Plan was approved for the marine retail/service building and two storage buildings. The improvements associated with all three phases, including the deferred paving between the two Phase 3 storage buildings, are complete.

The storage buildings on Lot 3 were deemed an acceptable use of the lot as accessory structures for the retail/service building on Lot 2. However, storage facilities are not permitted to be the principal use of any lot per the zoning restrictions applied to this parcel. As a result, the developer will need to sign a Record of Lot Tie Agreement permanently tying Lot 3 to Lot 2 in order for these buildings to continue to be used for storage. If the use of the buildings on Lot 3 should ever change to a principal use that is permitted in this M-1 (Restricted) district, the Lot Tie Agreement could be amended to allow the lots to be under independent ownership.

The property owner plans to sell the marine retail/service business on the south side of their parcel while continuing to own the mini-storage business on the north side of the property. Per Code, this lot split requires a Plat of Subdivision since the property has already been split via Plat of Survey. Per the Plat of Survey, a rear yard setback of 40' was required along the north property line. However, by splitting the lot, the 40' rear yard would then be moved to the east side of the lot where the existing buildings are set only 10' from the property line.

On January 26, 2023, the Board of Adjustment granted a variance of the rear yard setback for this property, which reduced the rear yard setback for the mini-storage parcel to 10' in order to allow this existing parcel to be subdivided. The existing uses and structures will remain compliant with zoning regulations and this variance.

At this time, Vinton P. Watson Jr. requests approval of a minor Plat of Subdivision that will allow the mini-storage facility and existing boat sales facility to be split and sold separately. No public improvements are required in conjunction with this Plat of Subdivision, thus allowing this plat to be considered a minor Plat of Subdivision.

PRELIMINARY PLAT REVIEW COMMENTS: Pursuant to our review of Submittal #3 of the Preliminary Plat for conformance to applicable city code, we offer the following comments:

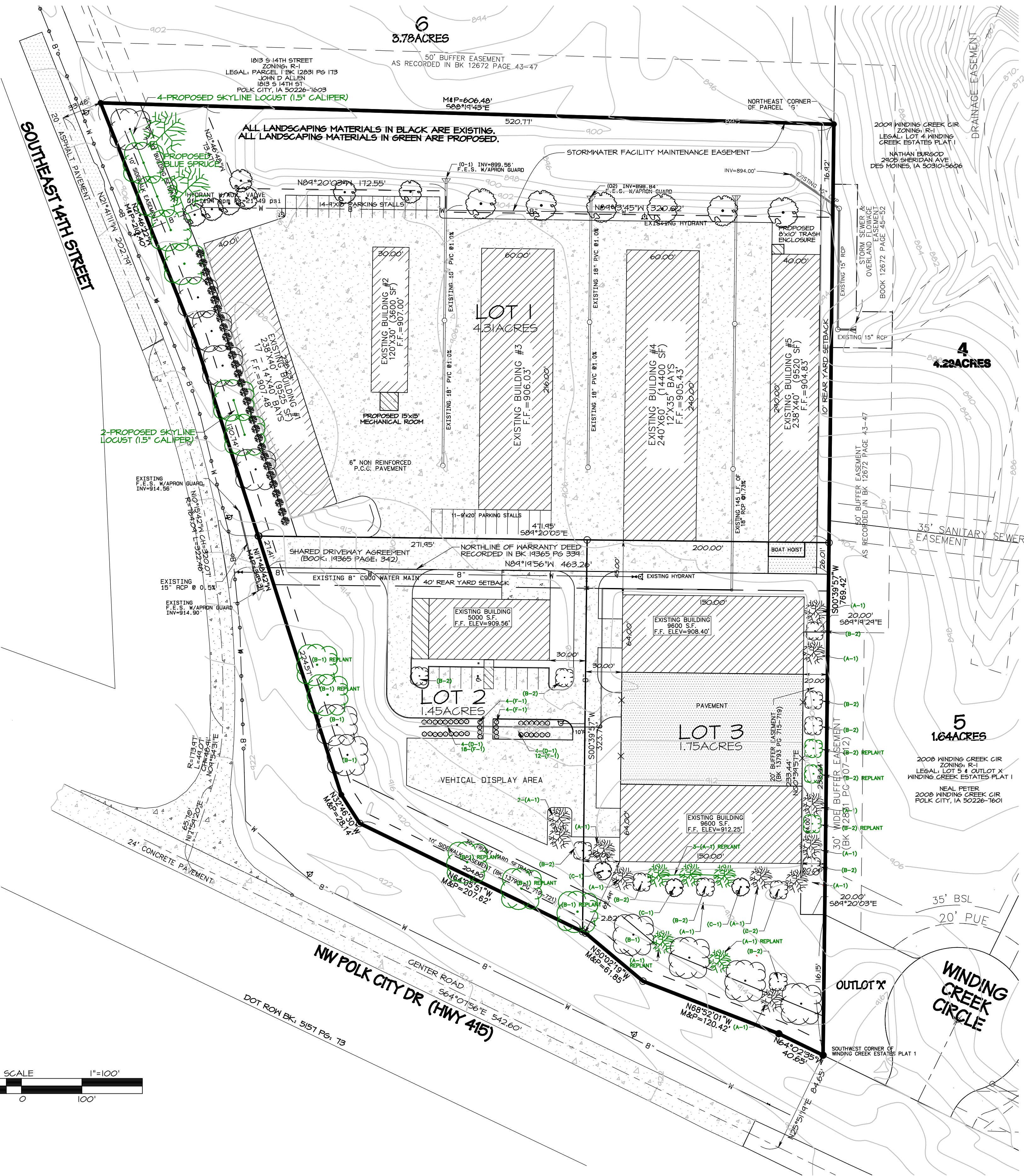
1. Add a note stating that a Record of Lot Tie Agreement will be provided for Lots 2 & 3 prior to approval of the Final Plat.
2. We question how trash enclosures will be handled. If the trash enclosure will be shared, an agreement regarding such sharing will need to be approved by the city and recorded and a note to that effect added to the Preliminary Plat. If the trash enclosure will not be shared, a Site Plan Amendment will need to be provided for Administrative approval showing the location of the proposed trash enclosures on Lot 2 and Lot 3.

RECOMMENDATION:

Based on the foregoing, we recommend P&Z approval of the Preliminary Plat for Lakeside Commercial Plat 1. This approval shall be subject to the following:

1. All P&Z and staff comments, including legal documents, being addressed prior to this item being placed on the City Council agenda.
2. Missing trees as required per the approved Site Plan shall be replaced prior to May 31, 2023 in order for this site to be in compliance with City Code, particularly the evergreen trees screening the storage building on Lot 3 and the street trees on Lot 2.
3. Payment of all applications and review fees for the Preliminary Plat.

MINOR PRELIMINARY PLAT LAKESIDE COMMERCIAL PLAT 1 SHEET 1 OF 1



GENERAL NOTES

- THE VEHICLE DISPLAY AREA IS FOR VEHICLES, BOATS, AND OTHER RECREATIONAL EQUIPMENT FOR SALE OR LEASE SHALL BE PARKED ON PAVED SURFACES ONLY.
- A BLANKET EASEMENT WILL BE PROVIDED FOR OVERLAND FLOWAGE AND FOR ACCESS TO THE DETENTION BASIN ON LOT 1.
- PARKING STALLS ON LOT 2 SHALL BE RESTRIPTED AT THE OWNERS EXPENSE.
- PARKING INFORMATION
 LOT 1
 SITE USE: MINI WAREHOUSE/STORAGE
 PARKING REQUIREMENT: 1 SPACE/10,000
 BUILDING AREA: 50,230 SF
 PARKING PROVIDED: 5 STALLS
 LOT 2 & 3
 SITE USE: BOAT AND ATV/UTV SALES (5,000 SF)
 BOAT STORAGE (19,200 SF)
 PARKING REQUIREMENT: 1 PER 200 SF OF SALES AREA
 1 PER 5,000 SF OF STORAGE + 1 PER EMPLOYEE
 PARKING PROVIDED: 5,000 / 200 = 25 STALLS
 19,200 / 5,000 = 4 STALLS
 PROVIDED STALLS ON LOT 1 (NOT REQUIRED) = 19 STALLS
 PROVIDED STALLS ON LOT 2 = 10 STALLS
 PROVIDED STALLS ON LOT 3 = 0 STALLS
 (A BLANKET EASEMENT WILL BE PROVIDED FOR ALL PARKING STALLS ON LOTS 1, 2, & 3)

OWNER/DEVELOPER
 VINTON P. WATSON JR.
 1120 CARDINAL DR.
 POLK CITY, IA 50226-0004
 PHONE: (515) 201-4215
 EMAIL: PHIL@WATERSEDEGEMARINE.COM

HPS 20 LLC
 3160 SE GRIMES BLVD STE 100
 GRIMES, IA 50111-5018

ZONING
 M-1 (RESTRICTED) LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS

| | |
|---------------------------|-----------------------|
| BUILDING HEIGHT LIMITS | 4 STORIES OR 75 FEET |
| MINIMUM LOT AREA | NONE |
| MINIMUM LOT WIDTH | NONE |
| MINIMUM FRONT YARD DEPTH | 30 FEET |
| MINIMUM SIDE YARD DEPTH | 0 FEET |
| (ADJACENT TO RESIDENTIAL) | 30 FEET |
| MINIMUM REAR YARD DEPTH | 40 FEET LOT 1=10 FEET |

- MISSING TREES AS REQUIRED PER THE APPROVED SITE PLAN SHALL BE REPLACED PRIOR TO MAY 31, 2023 IN ORDER FOR THIS SITE TO BE IN COMPLIANCE WITH CITY CODE.
- ON JANUARY 26TH, 2023 THE POLK CITY BOARD OF ADJUSTMENT GRANTED VARIANCE FOR SETBACKS.

M-1 ZONING RESTRICTIONS PER ORDINANCE 2008-100 THAT APPLY TO LOT 1, AS FOLLOWS:
 -THE PRINCIPAL PERMITTED USE SHALL BE RESTRICTED TO ENCLOSED BOAT AND RECREATIONAL VEHICLE STORAGE, ENCLOSED MINI-STORAGE, AND USES PERMITTED IN C-2 DISTRICTS ONLY.

M-1 ZONING RESTRICTIONS PER ORDINANCE 2011-200 THAT APPLY TO LOTS 2 AND 3, AS FOLLOWS:
 -THE PRINCIPAL PERMITTED USE OF LOT 2 SHALL BE RESTRICTED TO BOAT AND PERSONAL WATERCRAFT SALES AND SERVICE, PROVIDED ALL OUTSIDE STORAGE, DISPLAY AND PARKING AREAS ARE USED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ALL STORAGE SHALL BE ON PAVED SURFACES
 -THE PRINCIPAL PERMITTED USE OF LOT 3 SHALL BE RESTRICTED TO ENCLOSED BOAT AND RECREATIONAL VEHICLE STORAGE AND USES PERMITTED IN THE C-2 DISTRICTS ONLY.
 -BUILDINGS ON LOTS 2 AND 3 SHALL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS FOR THE C-2 COMMERCIAL DISTRICT.
 -THE SOUTH AND WEST SIDES OF THE SOUTH STORAGE BUILDING ON LOT 3 SHALL BE EFFECTIVELY SCREENED WITH EVERGREEN TREES OF A SIZE AND TYPE IN ACCORDANCE WITH THE APPROVED SITE PLAN.

SETBACKS WERE ESTABLISHED VIA THE POLK CITY BOARD OF ADJUSTMENT, AND INCLUDE THE SPECIFIC SETBACKS AS ESTABLISHED BY THE POLK CITY BOARD OF ADJUSTMENT ON JANUARY 26TH, 2023.

SETBACKS AREA AS FOLLOWS:
 REAR YARD SETBACK FOR LOT 1 IS 10.00'

LEGAL DESCRIPTION
 Parcel 6 of Plat of Survey recorded in Book 12444, Page 686, being a part of Lots 2 and 4 of the Official Plat of the South 1/2 of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 7, Township 80 North, Range 24 West of the 5th P.M., Polk County, Polk County, Iowa. Containing 1.50 ACRES, more or less.

TOTAL AREA OF PLAT = 1.5 ACRES

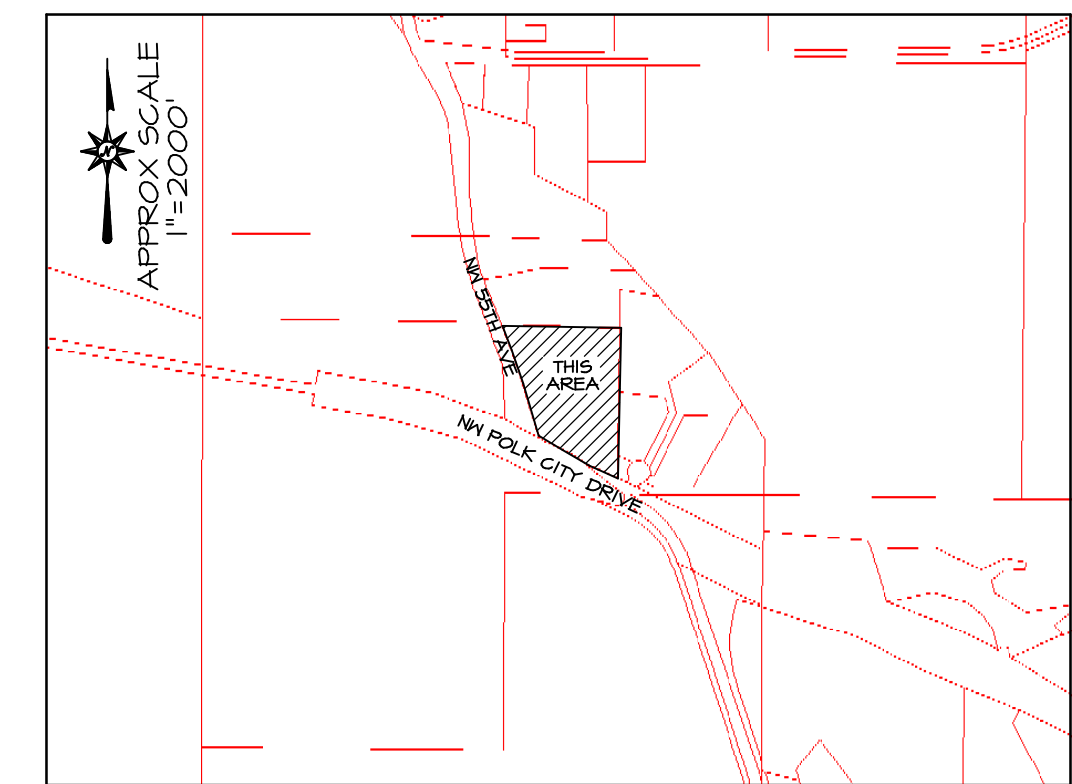
PLAT PREPARER
 ASSOCIATED ENGINEERING COMPANY OF IOWA
 1830 S.E. PRINCETON DRIVE, SUITE M
 GRIMES, IOWA 50111
 PHONE: (515) 255-3156
 CONTACT: VIC BIAGENTINI
 EMAIL: VIC@AECOFIOWA.COM

BENCHMARK
 RCS ZONE 8, IOWA DOT NETWORK

AERIAL PHOTO



VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND I AM A LEGALLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE NUMBER: DATE: SEC 3: 2024 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

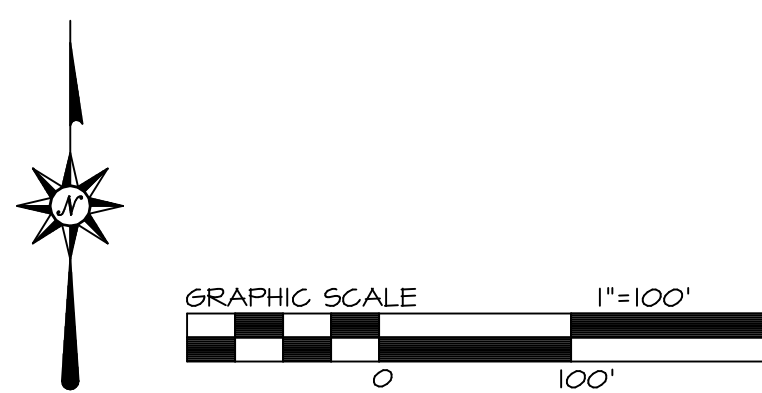
SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: _____

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #13286
- ▲ SECTION CORNER FOUND AS NOTED
- ▲ SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- GAS METER AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- X- FENCE LINE AS NOTED
- X- BURIED TELEVISION AS NOTED
- X- BURIED ELECTRIC AS NOTED
- X- OVER-HEAD UTILITIES
- X- WATER MAIN AS NOTED
- X- GAS MAIN AS NOTED
- X- STORM SEWER AS NOTED
- X- SANITARY SEWER AS NOTED
- X- BURIED TELEPHONE
- X- BURIED CABLE/UTILITIES

**ASSOCIATED ENGINEERING
 AEC COMPANY OF IOWA**
 1830 SE Princeton Dr. Ste M Grimes, IA 50111
 Phone: (515) 255-3156 Fax: (515) 255-3157

| REVISIONS | DESCRIPTION |
|------------|-----------------------------------|
| 02-09-2023 | 1ST SUBMITTAL |
| 03-09-2023 | REVISED COMMENTS DATED 03-03-2023 |
| 03-15-2023 | REVISED COMMENTS DATED 03-15-2023 |



PRELIMINARY PLAT/SITE PLAN REVIEW

Date: March 16, 2023

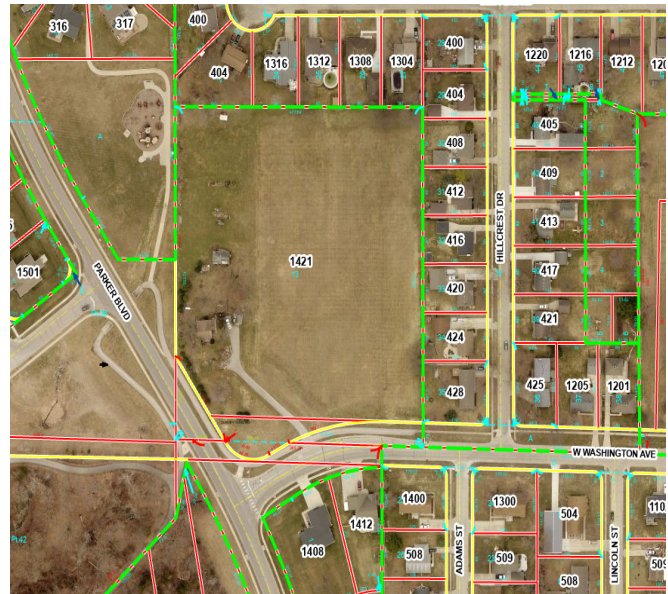
 Prepared by: Travis Thornburgh, P.E.
 Kathleen Connor

Project: Leonard Senior Living Plat 1

Project No.: 123.0287.01

GENERAL INFORMATION:

| | |
|--------------------------|---------------------------------------------------------|
| Owner: | Clifford Leonard |
| Applicant: | Maven Crux Development |
| Requested Action: | Approval of Preliminary Plat/Site Plan |
| Location | 1421 W Washington Ave Polk City, IA 50226 |
| Size: | 5.86 acres |
| Zoning: | PUD Planned Unit Development with Underlying R-3 Zoning |
| Proposed Use: | Senior Living Center |



BACKGROUND:

Bryan Schnurr on behalf of Maven Crux Development proposes construction of a senior living community that will total 164,868 square feet. The proposed community will consist of a mix of 1-story, 2-story, and 3-story areas, within a single connected structure, that will provide a continuum of senior care, including Independent Living, Assisted Living, and Memory Care. The proposed location has been under the same ownership and in use as a single-family residence since at least 1987. The property was rezoned to a Planned Unit Development, with underlying R-3 Zoning, on January 9, 2023

The proposed community will include a Town Center, which will house on-site meal service and essential services for the residents of the senior living community. The proposed use of the lot is in general conformance with the approved P.U.D. Master Plan as approved by City Council.

The developer is proposing a single parking lot south of the main entrance. The parking stalls provided meet the requirements of the P.U.D. Master Plan, and the parking regulations included therein.

As part of the site plan construction, the developer proposes construction of a private detention basin, that will outlet into a single 15” pipe that will be connected to an existing storm sewer structure along Parker Boulevard in the southwest corner of the subject property. The developer will plug and abandon the existing outlet point of the property to protect the pavement of W. Washington Avenue.

Plant materials will be installed as part of the site plan to meet Polk City’s open space and headlight screening requirements. Additionally, the developer will install Type ‘B’ buffers along the east and north property lines, which are categorized as “semi-opaque” and shall be completely opaque up to a height of 3’ at maturity.

The developer proposes removal of any trail/sidewalk pavement along their frontage to W. Washington Avenue and Parker Boulevard that is less than 8’ in width and will replace it with a 10’ shared use path/trail in accordance with the Polk City Comprehensive Plan.

PRELIMINARY PLAT/SITE PLAN REVIEW COMMENTS:

All staff review comments have been addressed.

RECOMMENDATION:

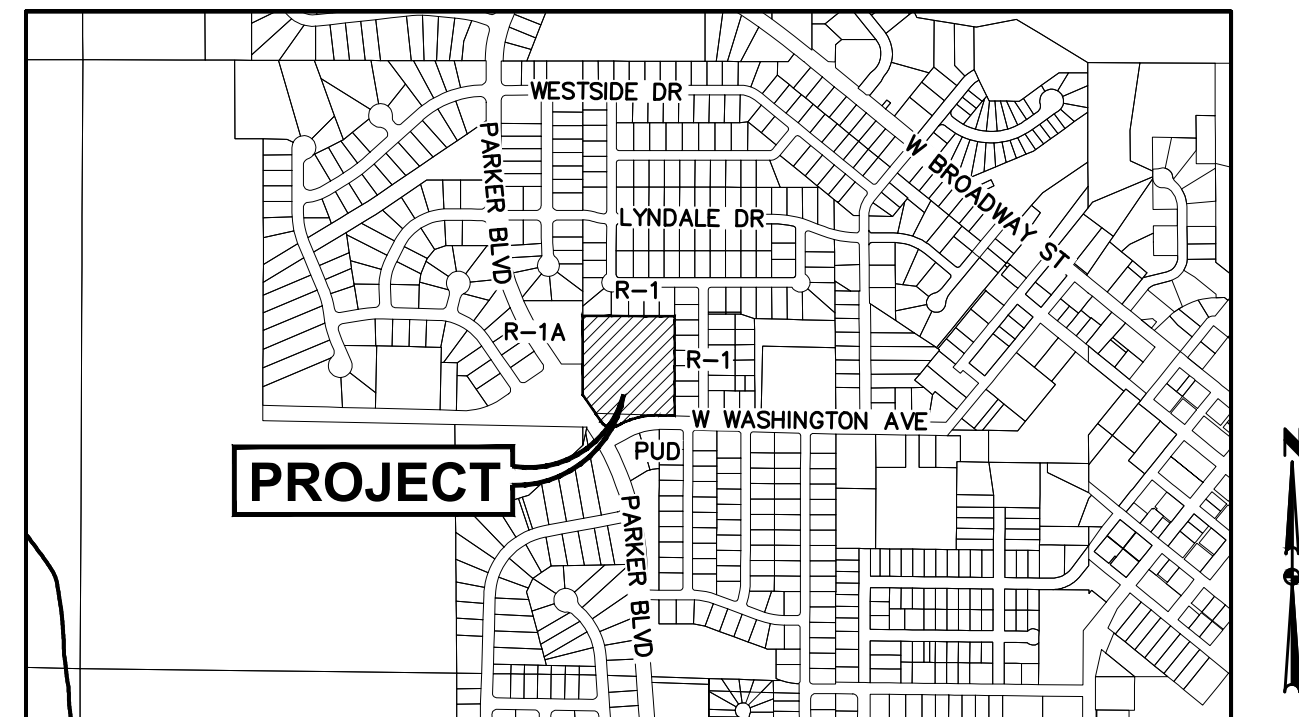
Based on the foregoing, we recommend approval of the Preliminary Plat/Site Plan for Leonard Senior Living Plat 1. This approval shall be subject to the following:

1. All P&Z comments being addressed prior to these items being placed on the City Council agenda.
2. City Attorney review and approval of all legal documents, including easements, prior to Council action on the Final Plat.
3. Recordation of the Resolution approving the P.U.D. Master Plan for Leonard Senior Living prior to Council action on the Final Plat.
4. Recordation of the Final Plat for Leonard Senior Living Plat 1 and associated Easement Documents prior to issuance of any Building Permits for said plat.
5. Payment of all application and review fees for the Final Plat and the Preliminary Plat/Site Plan prior to issuance of a Building Permit.
6. Payment of parkland dedication fee prior to Council action on the Final Plat, said fee to be based upon fair market value of the land as determined by the City Manager.

PRELIMINARY PLAT/SITE PLAN FOR: LEONARD SENIOR LIVING

POLK CITY, IOWA

VICINITY MAP NOT TO SCALE



POLK CITY, IOWA

INDEX OF SHEETS

| NO. | DESCRIPTION |
|-------|------------------------------------|
| 1 | COVER SHEET |
| 2 | TOPOGRAPHIC SURVEY/DEMOLITION PLAN |
| 3 | OVERALL SITE LAYOUT |
| 4-5 | DIMENSION PLAN |
| 6-8 | GRADING PLAN |
| 9 | EROSION AND SEDIMENT CONTROL PLAN |
| 10-11 | UTILITY PLAN |
| 12-15 | DETAILS |
| 16-18 | LANDSCAPE PLAN |

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 |

OWNER

CLIFFORD A LEONARD
1421 W WASHINGTON AVENUE
POLK CITY, IA 50226

DEVELOPER

MAVEN CRUX DEVELOPMENT
CONTACT: BRYAN SCHNURR
16852 AURORA COURT
CLIVE, IA 50325

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
CONTACT: JEFFREY A. AVILES
EMAIL: JAVILES@POPEDESIGN.COM
PH: (651) 789-1595

PROJECT SITE ADDRESS

1421 W WASHINGTON AVE
POLK CITY, IA 50226

ZONING

EXISTING: PUD PLANNED UNIT DEVELOPMENT
WITH UNDERLYING R-3 ZONING

DATE OF SURVEY

FIELDWORK: JANUARY 17, 2023

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = SPRING 2024

BULK REGULATIONS

SETBACKS:
FRONT YARD = 30' MIN.
REAR YARD = 40' MIN.
SIDE YARD = 12.5' MIN.

BENCHMARK

BURY BOLT ON FIRE HYDRANT AT NW CORNER
OF PARKER BLVD AND WASHINGTON AVE.
ELEV.=955.65

SUBMITTAL DATES

FIRST SUBMITTAL: 02/22/2023
SECOND SUBMITTAL: 03/10/2023
THIRD SUBMITTAL: 03/15/2023

PLAT DESCRIPTION

A PART OF LOTS 13 AND 17, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°53'11" EAST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 480.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°02'21" WEST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 521.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF W. WASHINGTON AVENUE; THENCE NORTH 88°37'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 79.15 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 419.87 FEET, WHOSE ARC LENGTH IS 229.16 FEET AND WHOSE CHORD BEARS SOUTH 75°53'32" WEST, 226.33 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 65.00 FEET, WHOSE ARC LENGTH IS 97.10 FEET AND WHOSE CHORD BEARS NORTH 76°56'51" WEST, 88.32 FEET; THENCE NORTH 34°09'05" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF PARKER BOULEVARD, 171.09 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°02'06" EAST ALONG SAID WEST LINE, 413.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.86 ACRES (255,189 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES

- THE BUILDER AND OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND ADHERENCE TO ALL EPA AND DNR STANDARDS.
- THE IMPACT TO EXISTING VEGETATION ON SITE SHALL BE MINIMIZED WHEN LOCATING AND DESIGNING THE STORM WATER DETENTION BASIN.
- TYPE B SCREENING PLANTINGS SHALL BE PROVIDED WITHIN THE 20' BUFFER ON THE EAST AND NORTH SIDES OF THE PROPERTY.
- THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.
- THIS PARCEL SHALL BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS PRIOR TO APPROVAL OF THE SITE PLAN.
- THE SUBDIVISION REGULATIONS REQUIRE 8.284 ACRES PER 1,000 PEOPLE OR 360.851 SQUARE FEET PER RESIDENT OF PARKLAND DEDICATION. DUE TO THE LIMITED MOBILITY OF RESIDENTS IN THIS FACILITY, PARKLAND DEDICATION REQUIREMENTS FOR THIS P.U.D. SHALL BE CALCULATED BASED ON THE FOLLOWING EQUIVALENT DWELLING UNITS (EDU'S):
MEMORY CARE (38 UNITS) AT 1.00 EDU/UNIT
ASSISTED LIVING (53 UNITS) AT 1.10 EDU/UNIT
INDEPENDENT LIVING (33 UNITS) AT 1.25 EDU/UNIT
TOTAL PARKLAND REQUIRED:
=(38*1.00 + 53*1.10 + 33*1.25)*360.851 SF/RESIDENT
=49,635 SF
*PARKLAND DEDICATION SHALL BE PAYMENT OF FEES IN LIEU OF LAND DEDICATION.
- BUILDING ELEVATIONS SHALL INCLUDE BRICK OR AN ACCEPTABLE ALTERNATIVE IN THESE LOCATIONS:
 - AL/IL: 30% MIN. ON SOUTH & WEST SIDES
 - AL/IL: 15% MIN. ON NORTH & EAST SIDES
 - TC: 30% MIN. ON SOUTH SIDE
 - TC: 15% MIN. ON NORTH SIDE
 - MC: 15% MIN. ON ALL SIDES
- THE BUILDING WILL BE SPRINKLED USING NFPA 13R. NFPA 13R FACILITIES ARE 'PARTIALLY SPRINKLERED' TO PROVIDE LIFE SAFETY AND A MODERATE LEVEL OF BUILDING PROTECTION. NFPA 13R COMMONLY ALLOWS FOR THE ELIMINATION OF FIRE PROTECTION IN ATTICS, CLOSETS, AND BATHROOMS.
- MAILBOXES WILL BE MAINTAINED WITHIN THE PROPOSED BUILDING.
- DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR OPERATION OF BUILDING, INCLUDING BUT NOT LIMITED TO A WRA FOG PERMIT.
- THE PROPOSED WORK DOES NOT INCLUDE ANY PUBLIC IMPROVEMENTS.
- ALL CONNECTIONS TO PUBLIC UTILITIES, INCLUDING WATER MAIN AND STORM SEWER, SHALL BE INSPECTED BY THE CITY OF POLK CITY, OR THEIR DESIGNATED REPRESENTATIVE.
- THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PROPOSED GRASS PAVERS.
- THE INDEPENDENT APARTMENTS WILL HAVE ROOFTOP EQUIPMENT LOCATED IN A ROOF WELL WHICH WILL SCREEN THE MECHANICAL UNITS. THE ASSISTED LIVING APARTMENTS WILL HAVE MAGIC PAK UNITS THAT ARE SELF-CONTAIN THROUGH-WALL UNITS. NO SCREENING NEEDED. THE MEMORY CARE WING IS USING THROUGH-WALL PTAK UNITS BELOW THE WINDOWS, NO SCREENING REQUIRED. TOWN CENTER WILL HAVE ROOFTOP MECHANICAL UNITS THAT WILL REQUIRE SCREENING. ONCE THE MECHANICAL SYSTEM HAS BEEN DESIGNED FOR TOWN CENTER, WE WILL WORK WITH THE CITY TO PROPERLY SCREEN THEM.

DEVELOPMENT SUMMARY

PARKING

| | | |
|-----------------------------------------|------------|--|
| REQUIRED: | | |
| 1 STALL PER IL UNIT * 33 UNITS = | 33 STALLS | |
| 0.5 STALLS PER AL UNIT * 53 UNITS = | 26 STALLS | |
| 1 STALL PER EMPLOYEE ON MAXIMUM SHIFT = | 30 STALLS | |
| 1 STALL PER 10 UNITS FOR VISITORS = | 12 STALLS | |
| TOTAL REQUIRED = | 101 STALLS | |

PROVIDED:

| | | |
|----------------------|------------|--|
| UNDERGROUND STALLS = | 52 STALLS | |
| SURFACE STALLS = | 49 STALLS | |
| TOTAL PROVIDED = | 101 STALLS | |

ADA STALLS REQUIRED: 5 STALLS (1 VAN ACCESSIBLE)
(MIN. 5 REQ'D BASED ON ≥101 TOTAL SPACES PROVIDED)
ADA STALLS PROVIDED: 5 STALLS (1 VAN ACCESSIBLE)

OPEN SPACE

| | |
|----------------------|------------------|
| SITE AREA: | 254,600 SF |
| OPEN SPACE PROVIDED | 127,329 SF (50%) |
| *OPEN SPACE INCLUDES | |
| SIDEWALKS/COURTYARD | |

IMPERVIOUS AREA:

| | |
|-----------------------|-----------|
| BUILDING | 71,155 SF |
| SIDEWALKS/COURTYARD | 12,100 SF |
| PARKING/DRIVE AISLES | 29,815 SF |
| FIRE ACCESS/GRASSPAVE | 26,301 SF |

TOTAL IMPERVIOUS AREA 139,371 SF

UNIT BREAKDOWN

| | LOWER LEVEL | LEVEL ONE | LEVEL TWO | LEVEL THREE | |
|--------------------|-------------|-----------|-----------|-------------|------------|
| ASSISTED LIVING | 0 SF | 15,182 SF | 15,182 SF | 15,182 SF | 45,545 SF |
| INDEPENDENT LIVING | 0 SF | 13,922 SF | 13,922 SF | 13,922 SF | 41,745 SF |
| LOWER LEVEL | 22,760 SF | 0 SF | 0 SF | 0 SF | 22,760 SF |
| MEMORY CARE | 0 SF | 30,939 SF | 0 SF | 0 SF | 30,939 SF |
| TOWN CENTER | 3,302 SF | 11,112 SF | 9,465 SF | 0 SF | 23,879 SF |
| | 26,062 SF | 71,155 SF | 38,569 SF | 29,083 SF | 164,869 SF |

NUMBER OF EMPLOYEES:
MAXIMUM SHIFT = 30, TOTAL = 80

| UNIT MIX | | | | | | |
|--------------------|-----------------------|----------|---------|---------|---------|-------|
| UNIT NAME | UNIT TYPE | AREA | LEVEL 1 | LEVEL 2 | LEVEL 3 | TOTAL |
| ASSISTED LIVING | | | | | | |
| UNIT AL1 | STUDIO | 530 SF | 4 | 4 | 4 | 12 |
| UNIT AL2 | ONE BEDROOM | 640 SF | 4 | 4 | 4 | 12 |
| UNIT AL3 | TWO BEDROOM | 1,120 SF | 2 | 2 | 2 | 6 |
| UNIT AL4 | STUDIO | 585 SF | 4 | 4 | 4 | 12 |
| UNIT AL5 | ONE BEDROOM | 720 SF | 5 | 3 | 3 | 11 |
| | | | 19 | 17 | 17 | 53 |
| INDEPENDENT LIVING | | | | | | |
| UNIT IL1 | 1 BEDROOM | 750 SF | 4 | 4 | 4 | 12 |
| UNIT IL2 | 1 BEDROOM W/ DEN | 1,010 SF | 2 | 2 | 2 | 6 |
| UNIT IL3 | 2 BEDROOM | 1,190 SF | 2 | 2 | 2 | 6 |
| UNIT IL4 | 2 BEDROOM | 1,275 SF | 2 | 2 | 2 | 6 |
| UNIT IL5 | 2 BEDROOM W/ DEN | 1,350 SF | 1 | 1 | 1 | 3 |
| | | | 11 | 11 | 11 | 33 |
| MEMORY CARE | | | | | | |
| UNIT MC1 | SINGLE - TYPE B | 330 SF | 34 | 0 | 0 | 34 |
| UNIT MC2 | SEMI-PRIVATE - TYPE B | 710 SF | 4 | 0 | 0 | 4 |
| | | | 38 | 0 | 0 | 38 |
| | | | 68 | 28 | 28 | 124 |



4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2205.396



1-800-292-8989

www.iowaonecall.com

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.

REFER TO GEOTECH ENGINEERING REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING; PROJECT NO. 232006LEO FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF POLK CITY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

THE 2023 EDITION OF THE SUDAS 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.

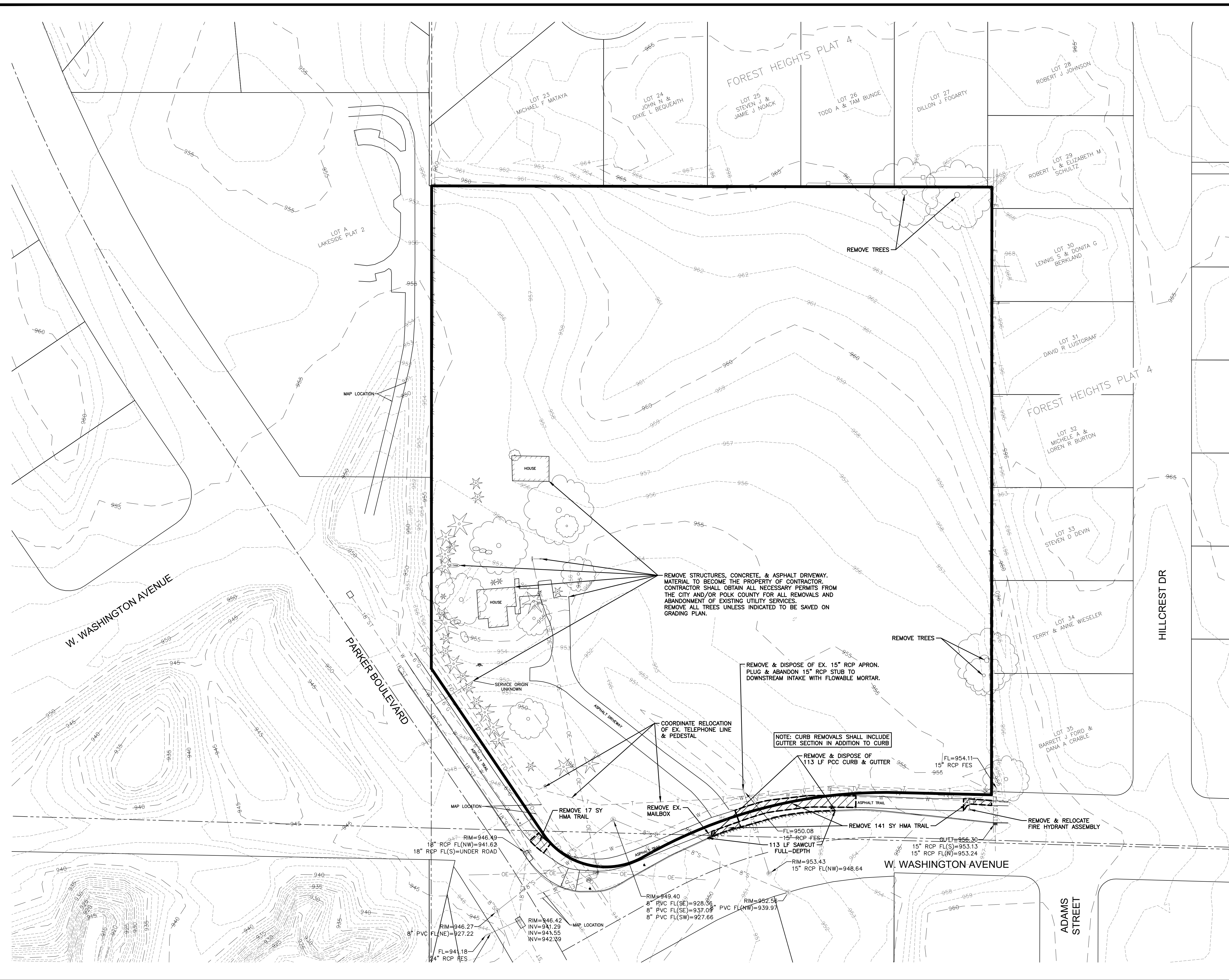
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

EMILY N. HARDING, P.E.
19972
NOV 2023
CONSTRUCTION

EXPIRES NUMBER 19972
PAGE LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS EXCEPT LANDSCAPE PLAN

FILE: H:\2022\2205396\DWG\2205396-DEM.DWG
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 PLOTTED BY: ADAM BECKER
 DATE: 3/15/2023 10:33 AM



DEMOLITION NOTES

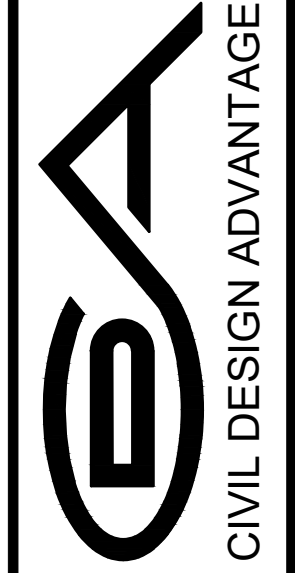
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. PRIOR TO DEMOLITION, 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.
- IF DURING CONSTRUCTION A TREE IS DETERMINED AS BEING ABLE TO BE PROTECTED/SAVED, ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED TO PROTECT SUCH TREES.

CITY NOTES

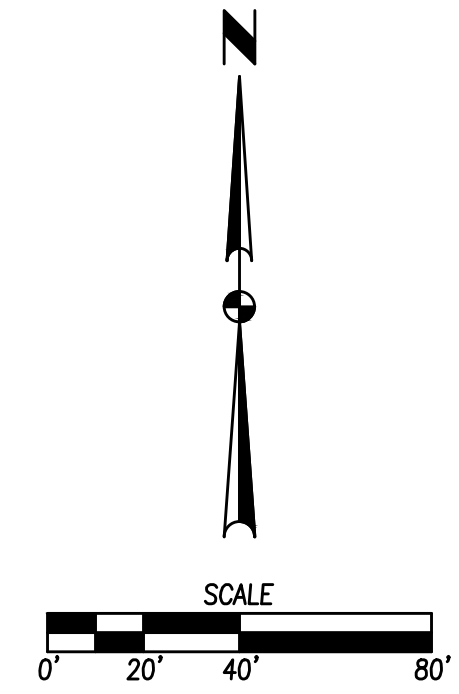
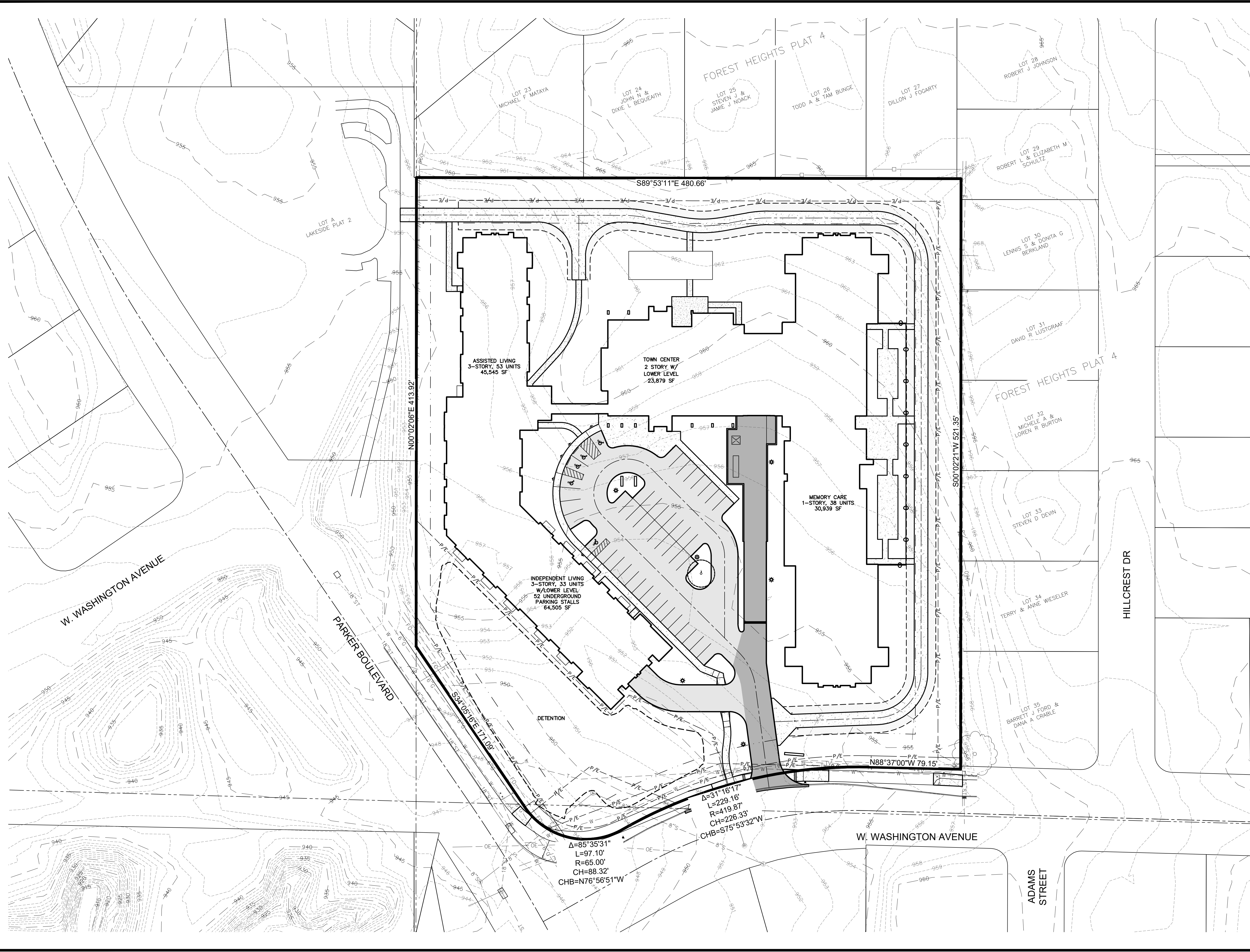
- PLUG & ABANDONMENT OF THE EXISTING RCP PIPE SHALL BE INSPECTED BY THE POLK CITY CONSTRUCTION OBSERVER. CONTACT NICK FURNESS AT 515-423-4976 A MINIMUM OF 48 HOURS IN ADVANCE OF ABANDONMENT OPERATIONS.

| DATE | REVISIONS |
|------------|------------------|
| 03-15-2023 | THRD SUBMITTAL |
| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

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

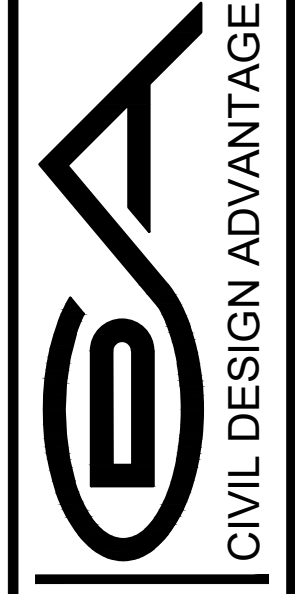


LEONARD SENIOR LIVING
TOPOGRAPHIC SURVEY/DEMOLITION PLAN
 POLK CITY, IOWA



| REVISIONS | DATE |
|------------------|------------|
| THIRD SUBMITTAL | 03-15-2023 |
| SECOND SUBMITTAL | 03-10-2023 |
| FIRST SUBMITTAL | 02-22-2023 |

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



POLK CITY, IOWA

LEONARD SENIOR LIVING OVERALL SITE LAYOUT

ENGINEER:

TECH:

FILE: H:\2022\2205396\DWG\2205396-SITELING
 PLOTTED BY: DONA BECKER
 DATE: 3/15/2023 10:33 AM
 COMMENT: END

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 INDICED 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. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. 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.
9. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. 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.
13. 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.
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15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. 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.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. ALL PROPOSED CURBS SHALL BE 6" STANDARD CURB.

TRAFFIC CONTROL NOTES

1. 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.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. 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.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
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PAVEMENT THICKNESS

| | |
|----------------------------------|---------------------------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMPS | 6" P.C.C. |
| 3. TRAIL (WASHINGTON AVE TIE-IN) | 5" P.C.C. |
| 4. 12' FIRE LANE | 7" P.C.C. OR 8" H.M.A. |
| 5. PARKING LOT | 7" P.C.C. |
| 6. SERVICE LANE | 8" P.C.C. |

LEONARD SENIOR LIVING
DIMENSION PLAN (NORTH)

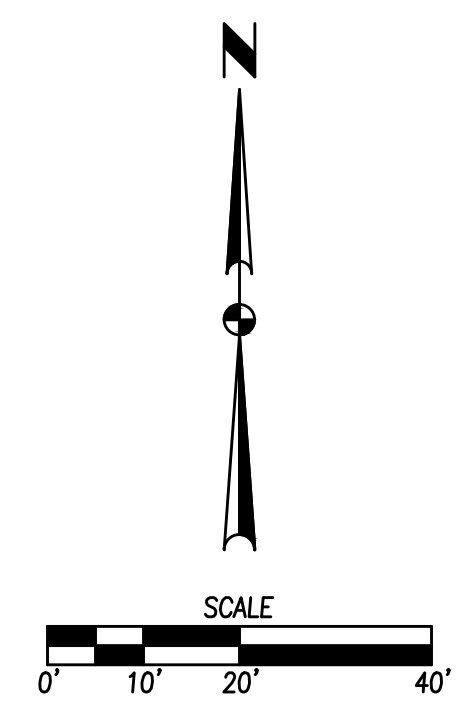
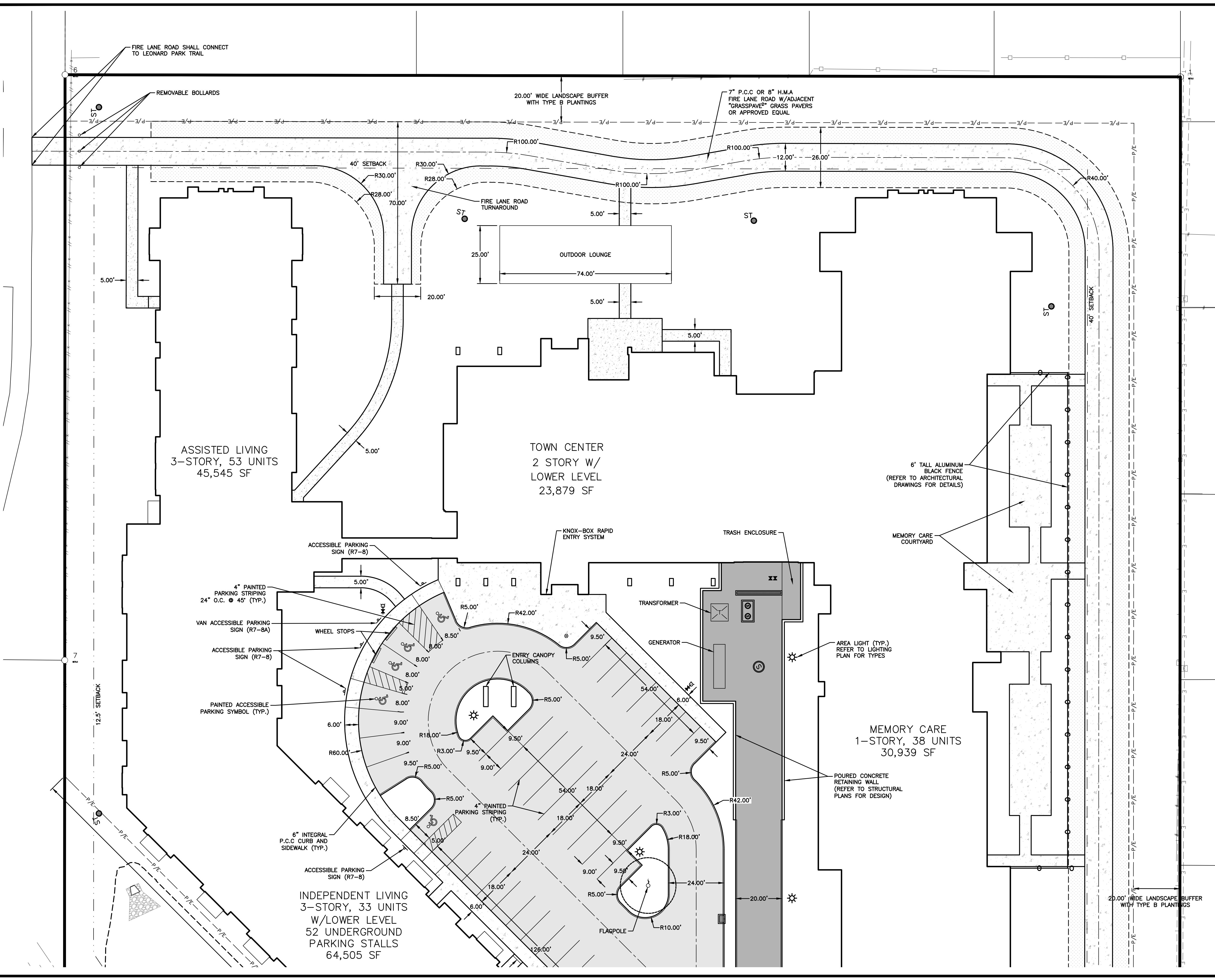
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

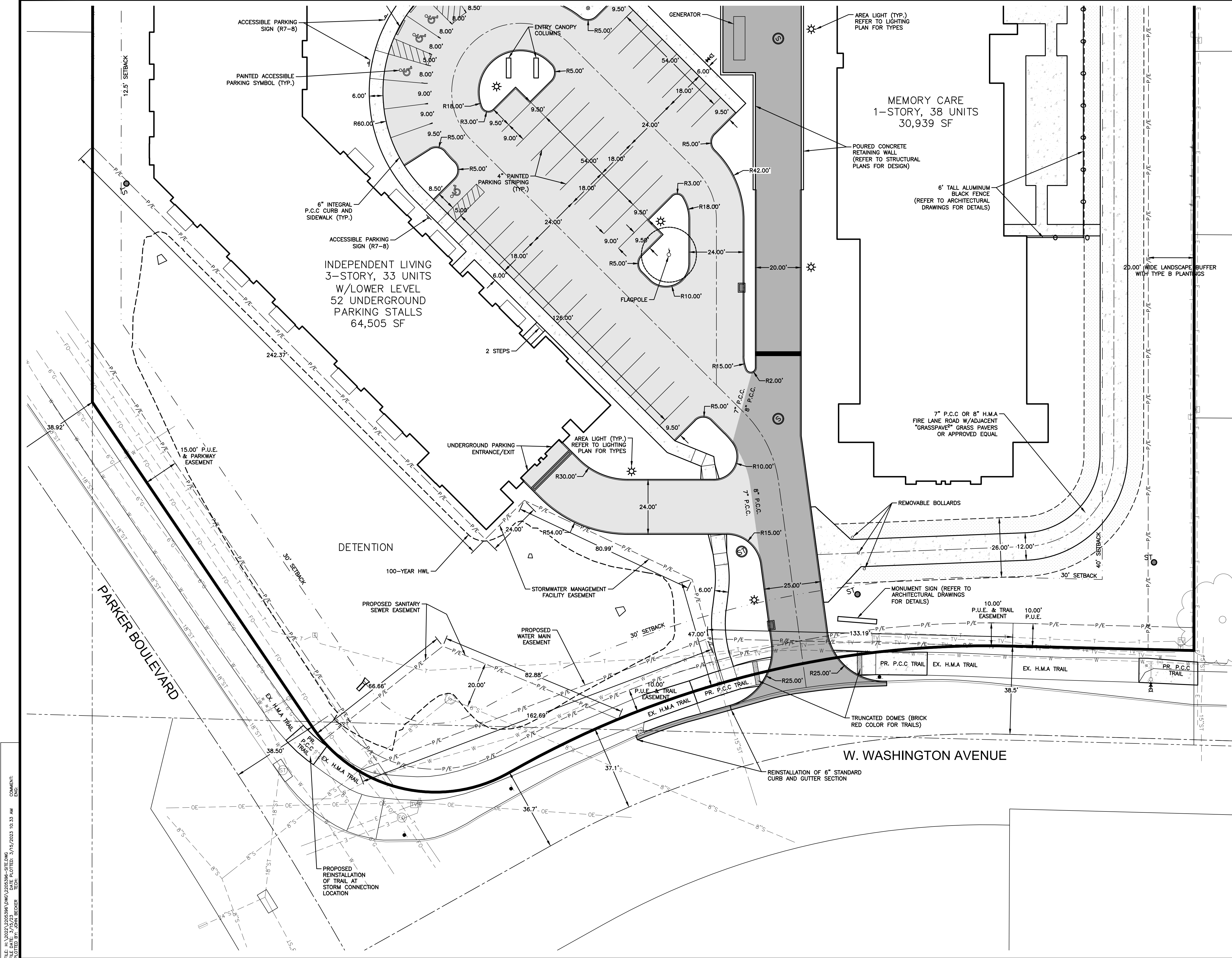
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 ENGINEER: [Blank]

CIVIL DESIGN ADVANTAGE

POLK CITY, IOWA

4 18
 2205.396





GENERAL NOTES

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TRAFFIC CONTROL NOTES

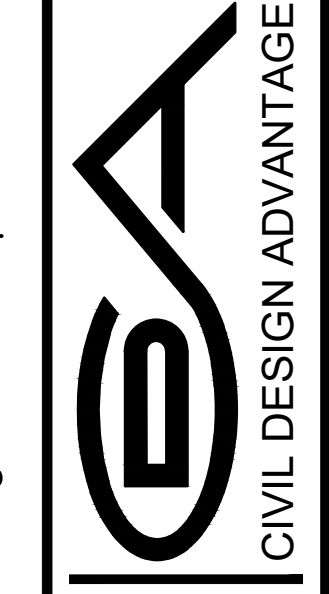
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- | | |
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| DATE | REVISIONS |
|------------|------------------|
| 03-15-2023 | THIRD SUBMITTAL |
| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

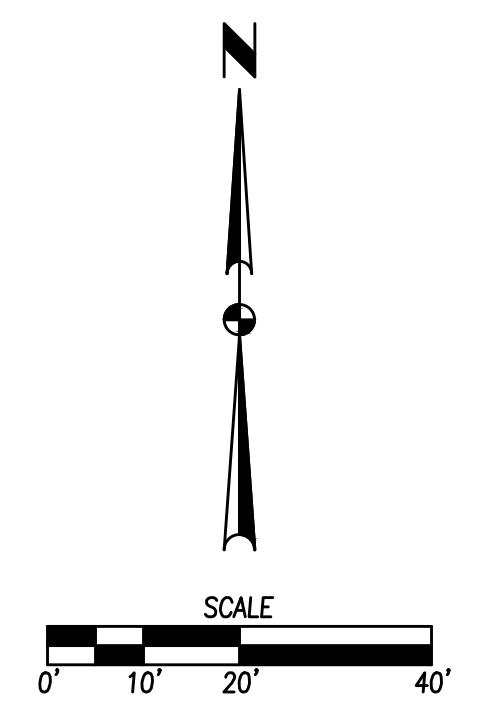
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
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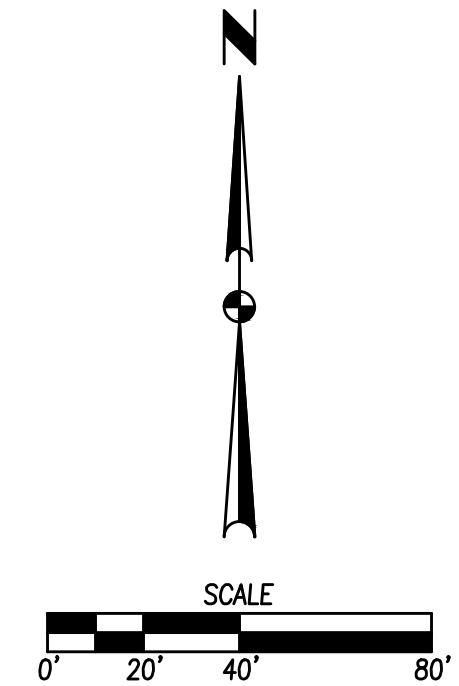
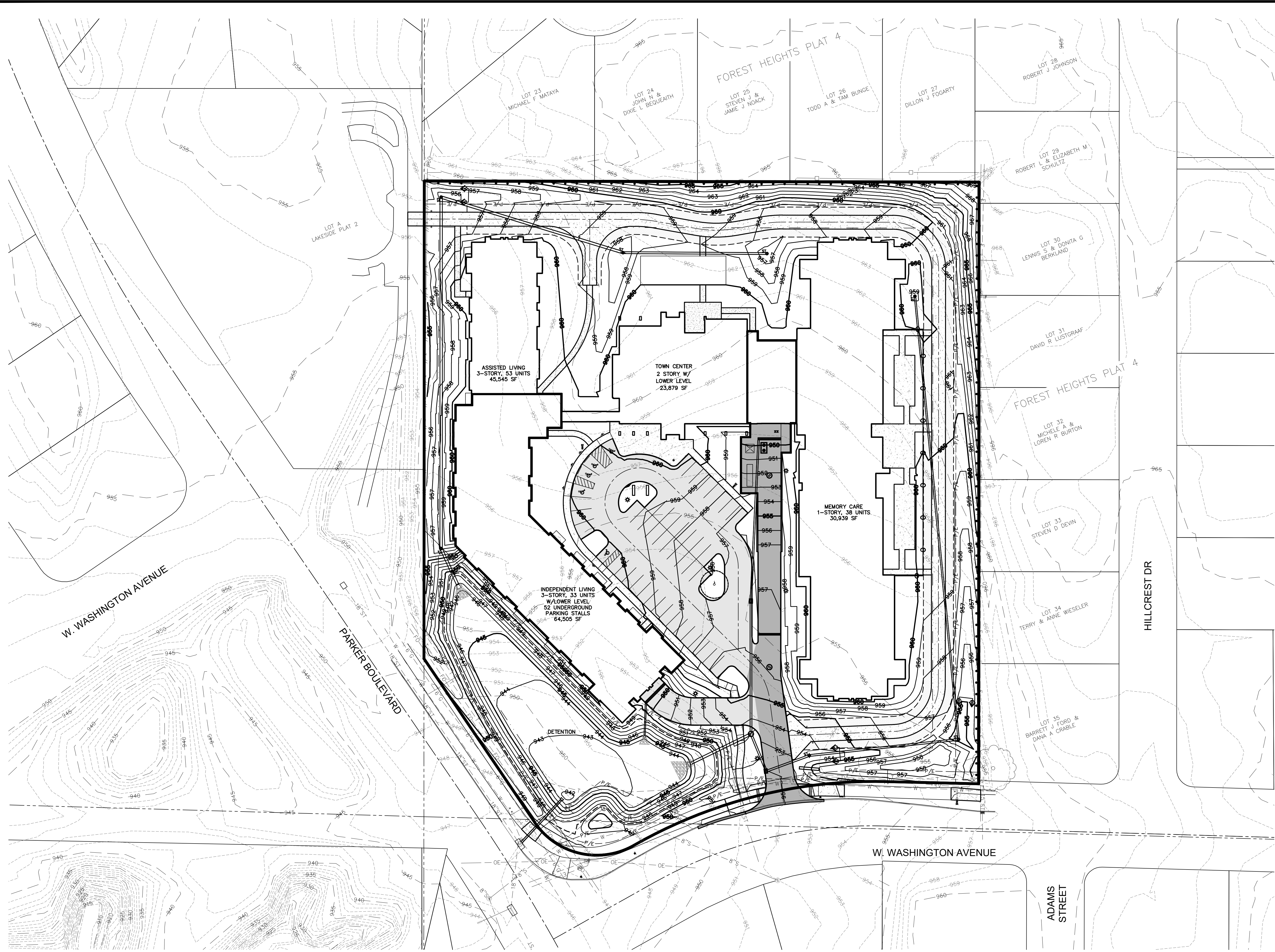
POLK CITY, IOWA
 ENGINEER:

**LEONARD SENIOR LIVING
 DIMENSION PLAN (SOUTH)**

FILE: H:\2023\2205396\DWG\2205396-SITELING-DIM.PLOT
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 PLOTTED BY: DONALD BECKER
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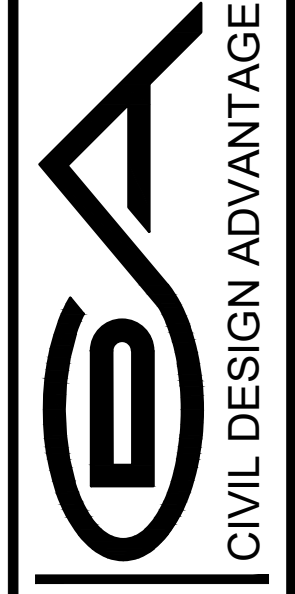
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 PLOTTED BY: ADVA BECKER
 DATE: 3/15/2023 10:33 AM



| REVISIONS | DATE |
|------------------|------------|
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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

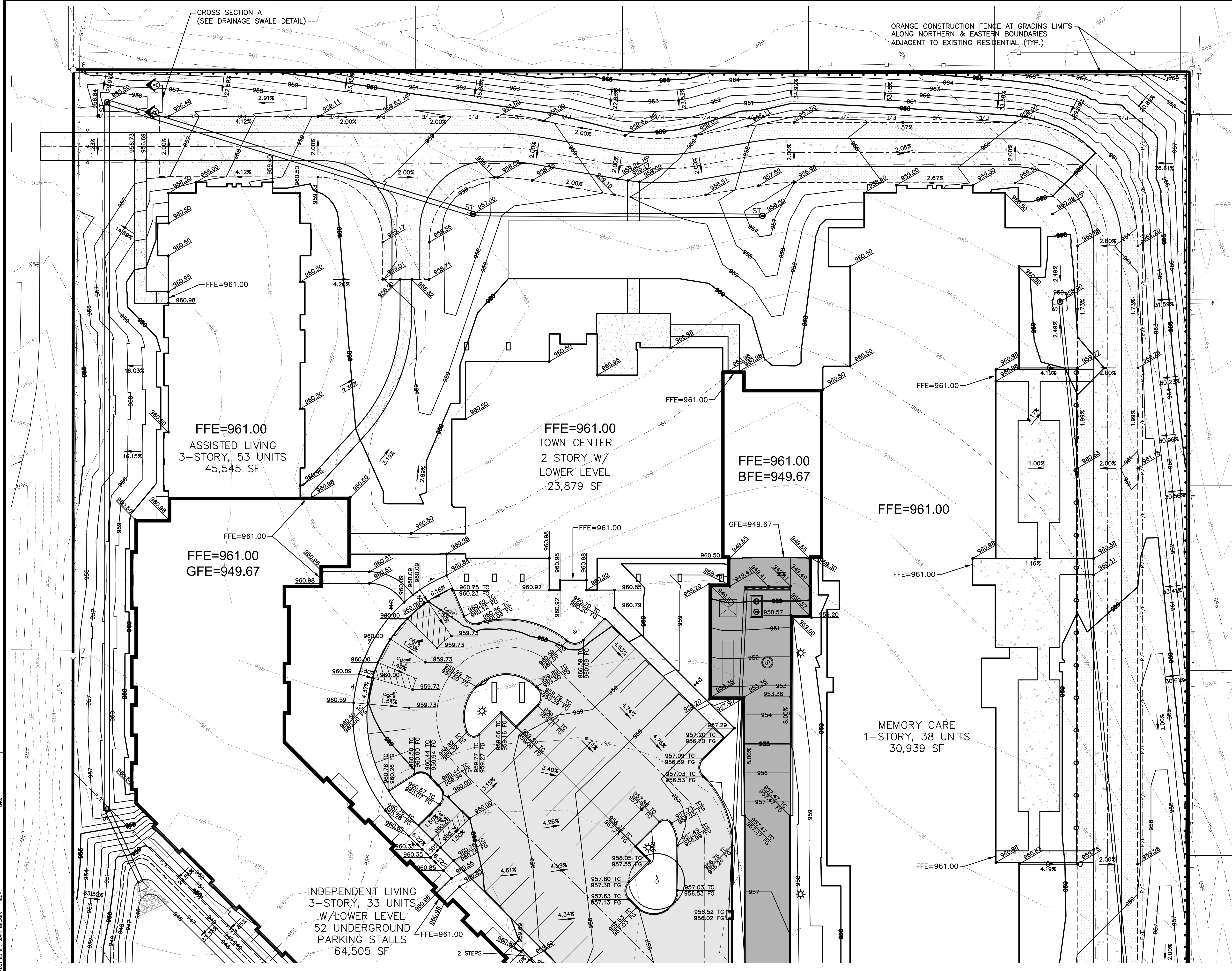
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 TECH: _____



CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

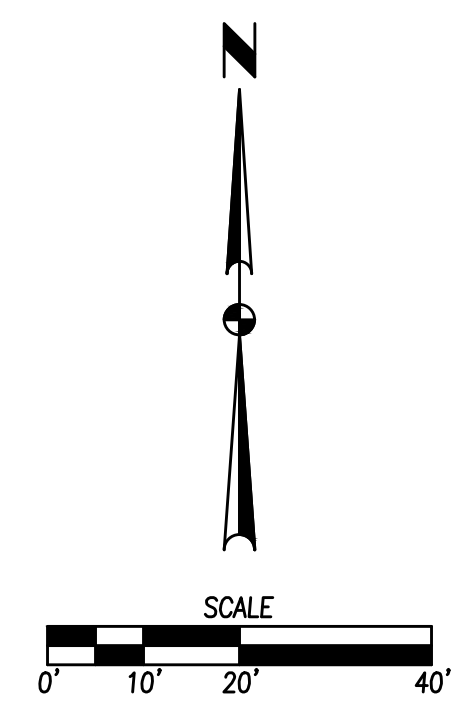
LEONARD SENIOR LIVING OVERALL GRADING PLAN

FILE: H:\2022\2205396\WORK\2205396-SITING.DWG
 COMMENT: 3/15/2023 10:33 AM
 PLOTTED BY: DANA BECKER
 TECH: ENR



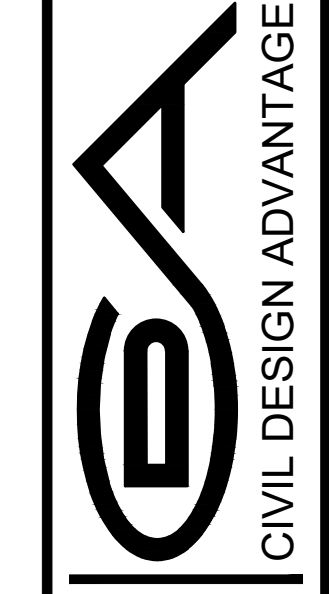
GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. 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.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. 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.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. 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.
12. 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.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. IF DURING CONSTRUCTION A TREE IS DETERMINED AS BEING ABLE TO BE PROTECTED/SAVED, ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED TO PROTECT SUCH TREES.



| DATE | REVISIONS |
|------------|------------------|
| 03-15-2023 | THIRD SUBMITTAL |
| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

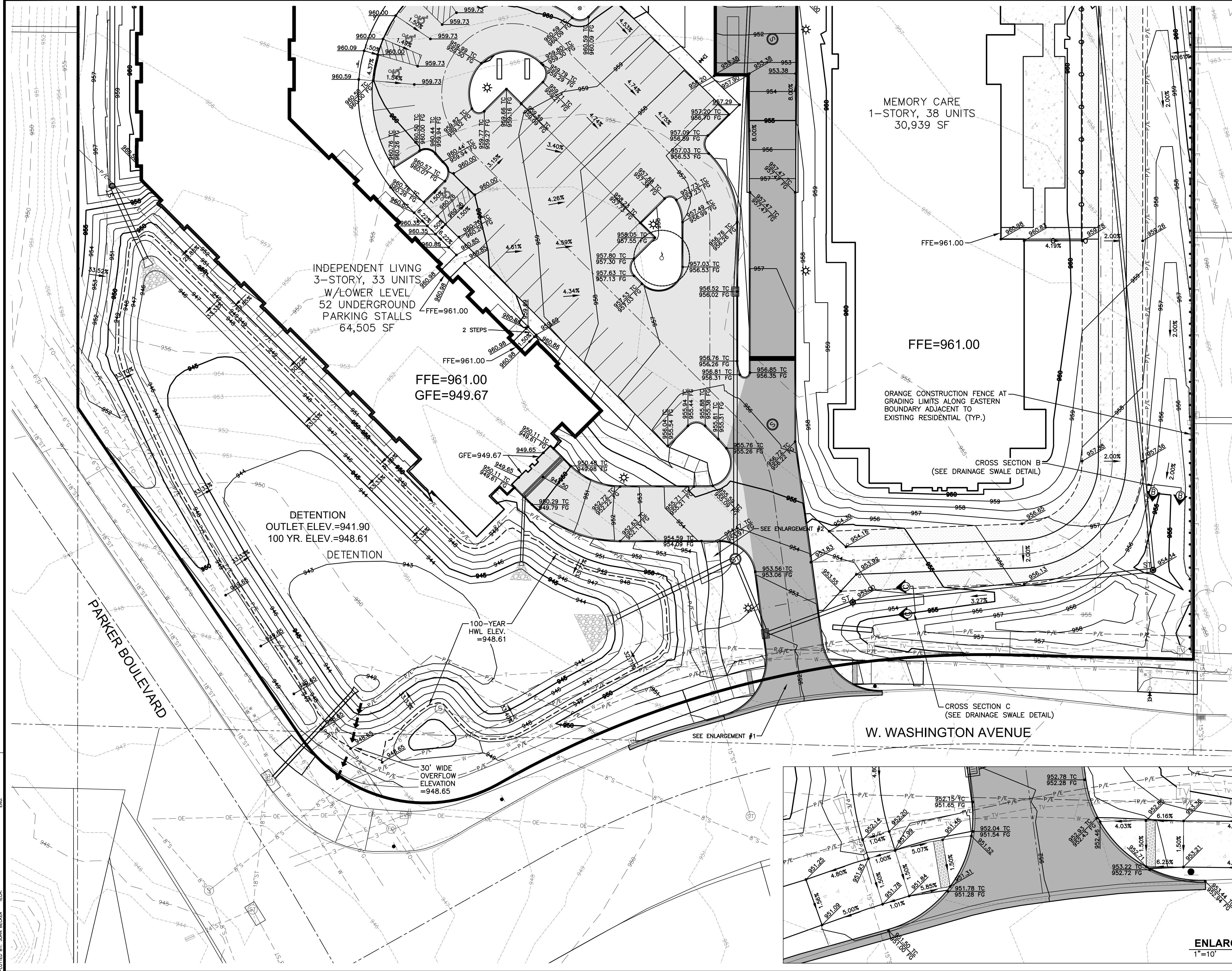
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



POLK CITY, IOWA
 ENGINEER:

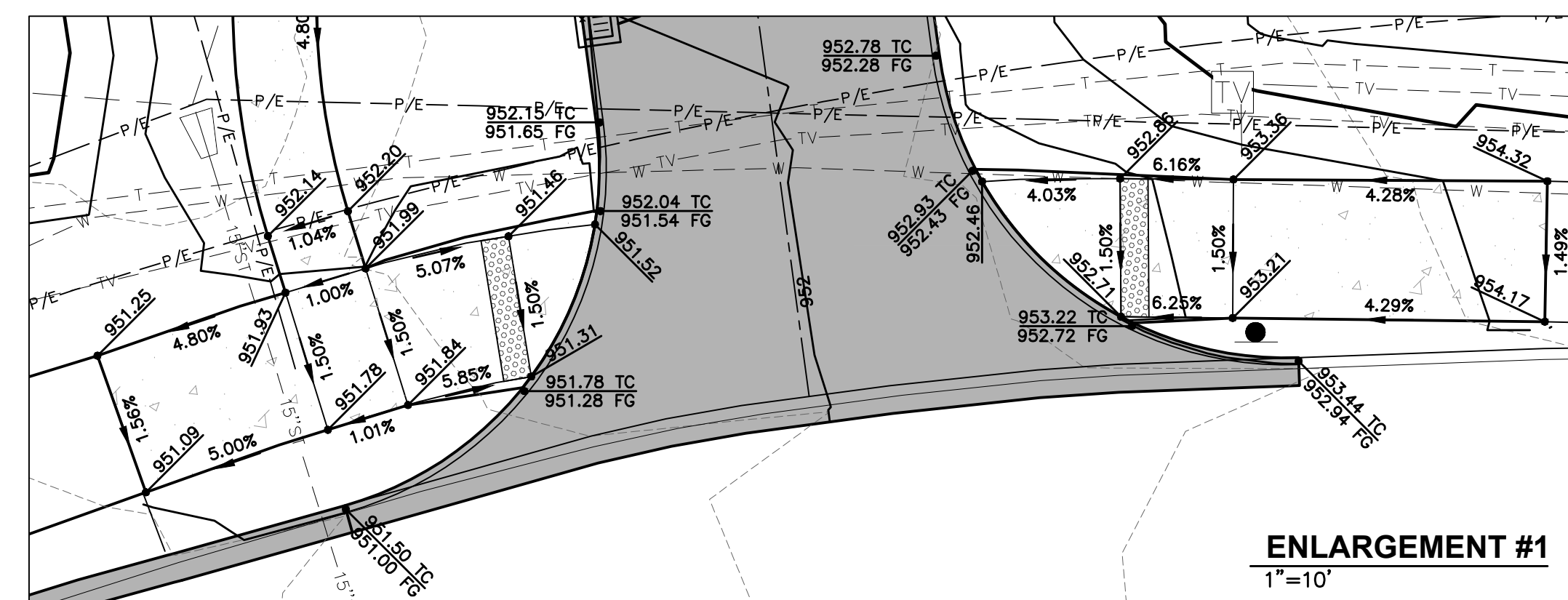
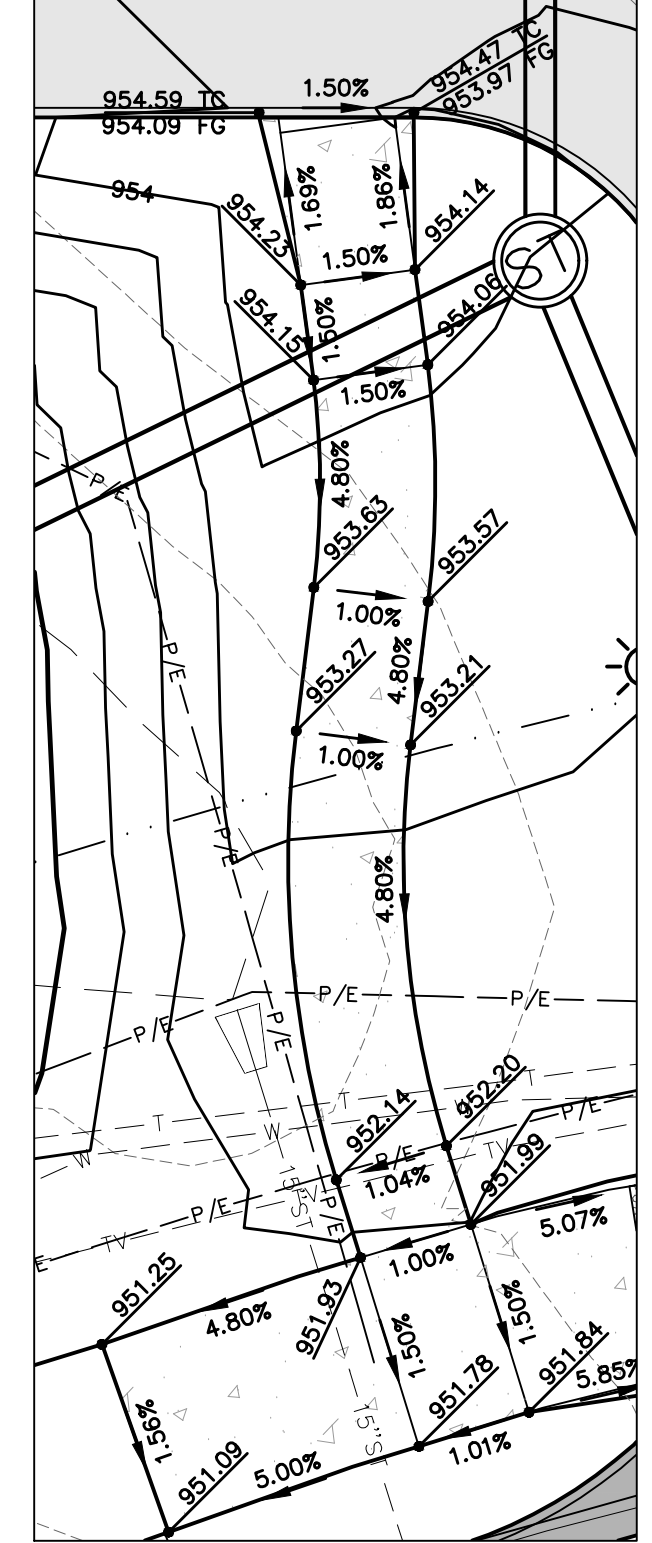
**LEONARD SENIOR LIVING
 GRADING PLAN (NORTH)**

FILE: H:\2022\2205396\DWG\2205396-STEELING
 PLOTTED BY: DWY BECKER
 DATE: 3/15/2023 10:33 AM
 COMMENT: DWG



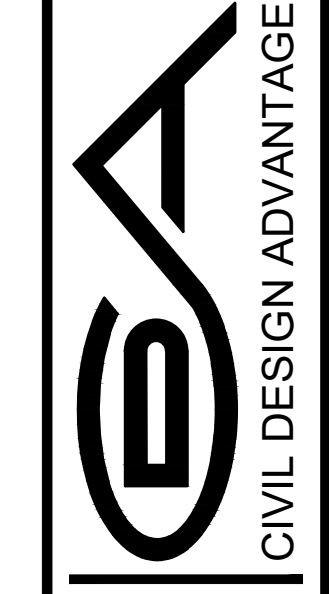
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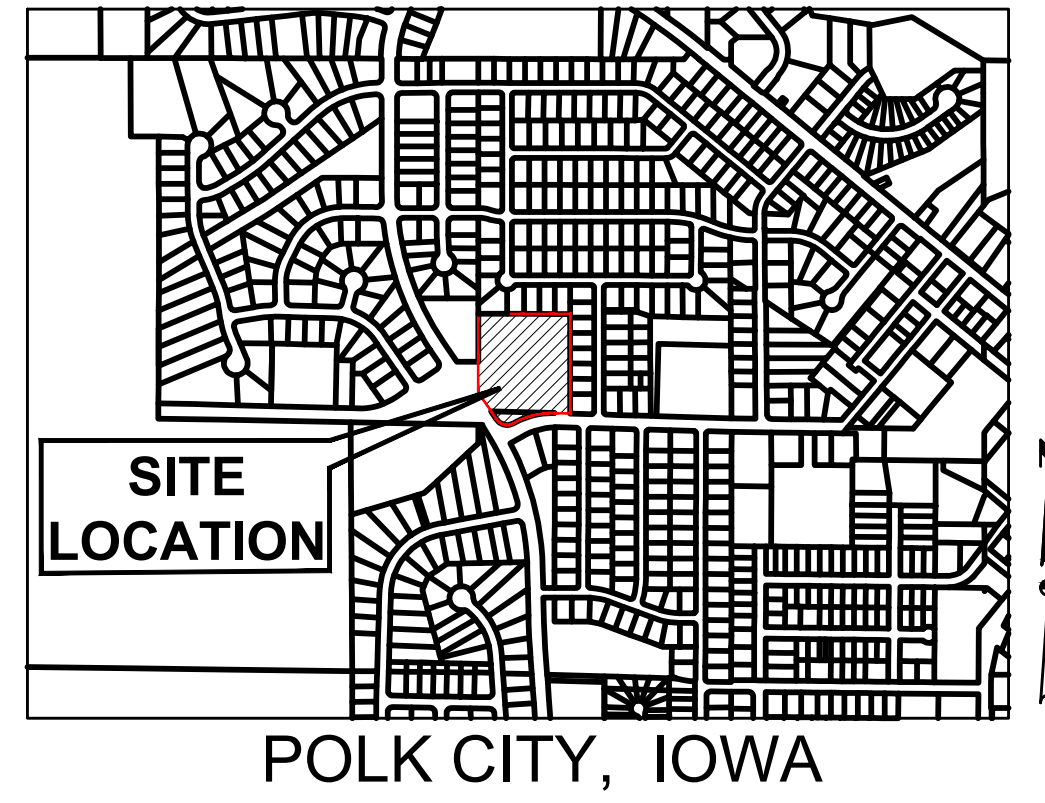
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



POLK CITY, IOWA

LEONARD SENIOR LIVING
GRADING PLAN (SOUTH)

VICINITY MAP
NOT TO SCALE



LEONARD SENIOR LIVING

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

| ITEM NO. | ITEM | UNIT | TOTAL |
|----------|------------------------------------|------|-------|
| 1 | SILT FENCE | LF | 1,275 |
| 2 | SEEDING, FERTILIZING, AND MULCHING | AC | 2.7 |
| 3 | INLET PROTECTION DEVICES | EA | 8 |
| 4 | CONCRETE WASHOUT PIT | EA | 1 |
| 5 | 12" PVC TEMPORARY STANDPIPE | EA | 1 |

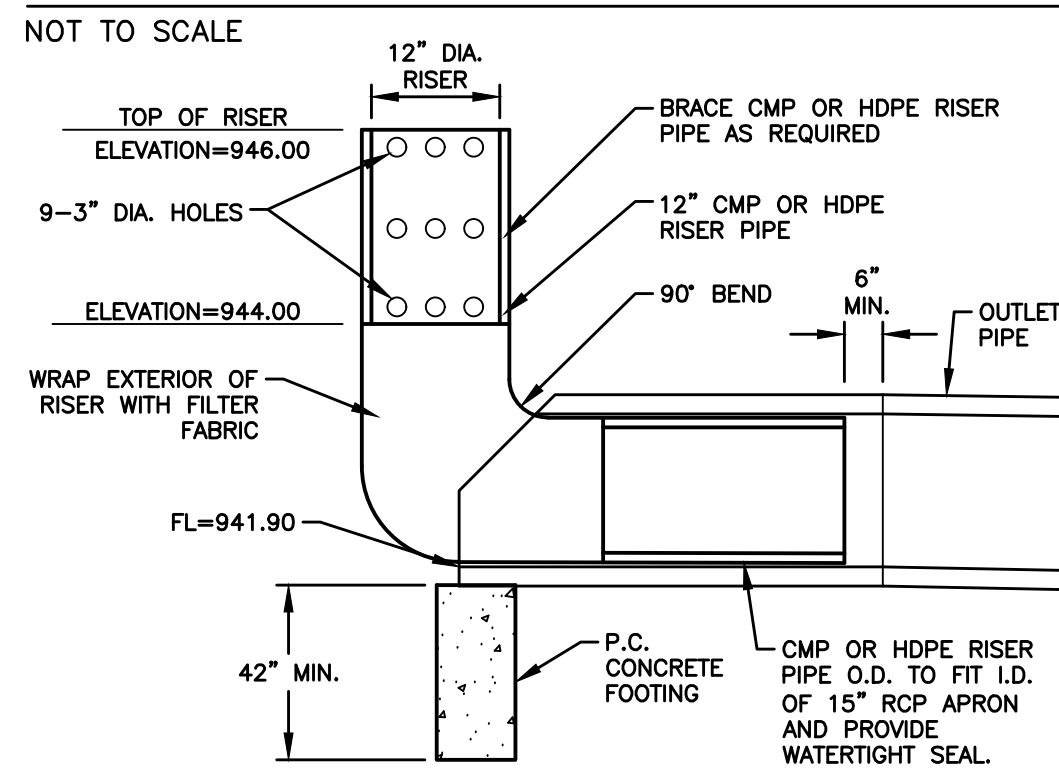
NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

DISCHARGE POINT SUMMARY

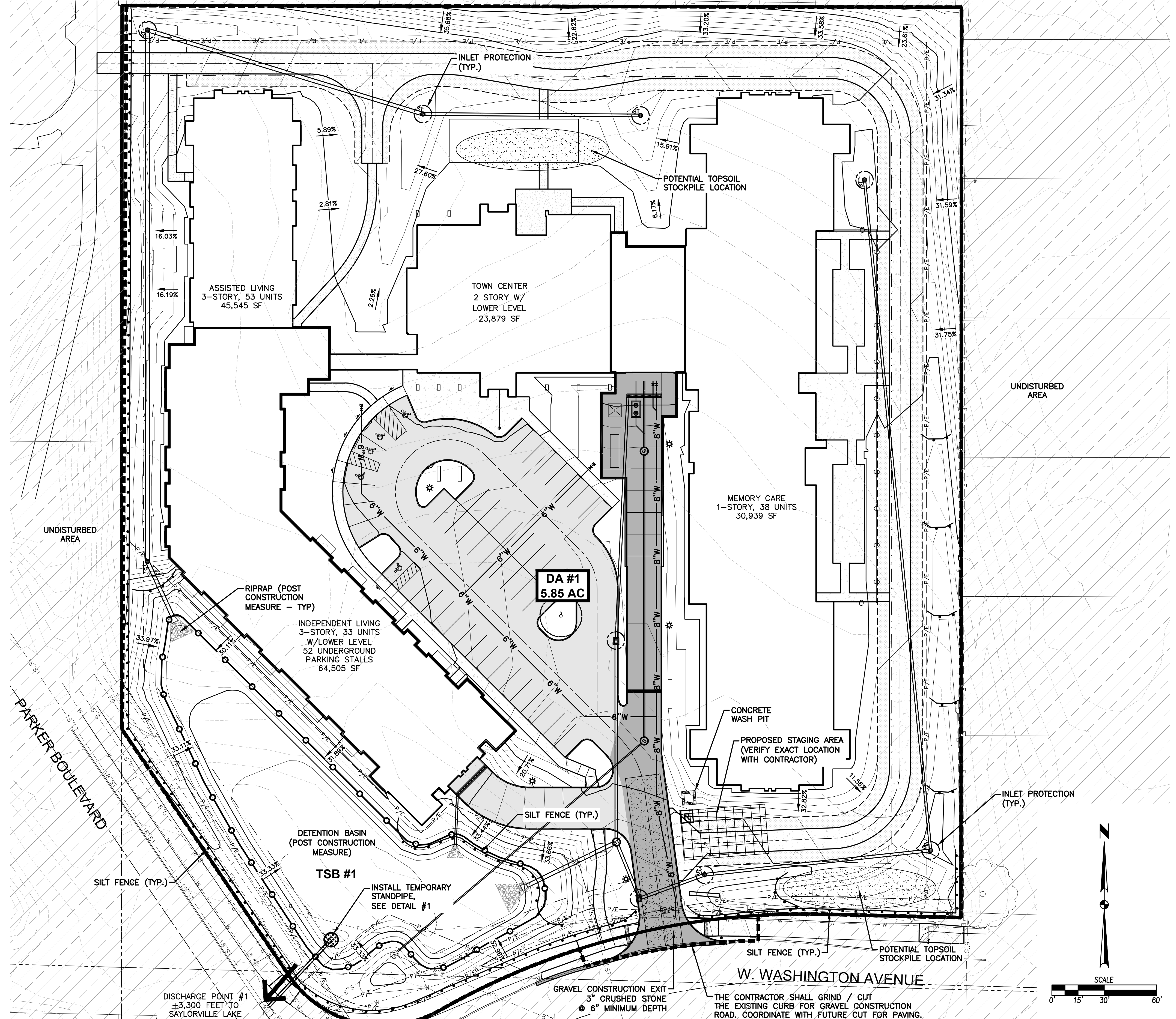
DISCHARGE POINT #1 TO SAYLORVILLE LAKE ±3,300 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 5.85 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 21,060 CU FT
VOLUME PROVIDED IN SILT FENCE (1,275 LF @ 5 CU FT/LF OF FENCE) 6,375 CU FT
VOLUME PROVIDED IN TSB #1 32,972 CU FT
TOTAL VOLUME PROVIDED 39,347 CU FT

TEMPORARY STAND PIPE DETAIL #1



SWPPP LEGEND

| | | | |
|----------------------|--|--------------------------|--|
| DRAINAGE ARROW | | UNDISTURBED AREA | |
| GRADING LIMITS | | RIP-RAP | |
| SILT FENCE | | GRAVEL ENTRANCE | |
| INLET PROTECTION | | STAGING AREA | |
| PORTABLE RESTROOM | | TEMPORARY SEDIMENT BASIN | |
| TEMPORARY STANDPIPE | | | |
| CONCRETE WASHOUT PIT | | | |



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| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

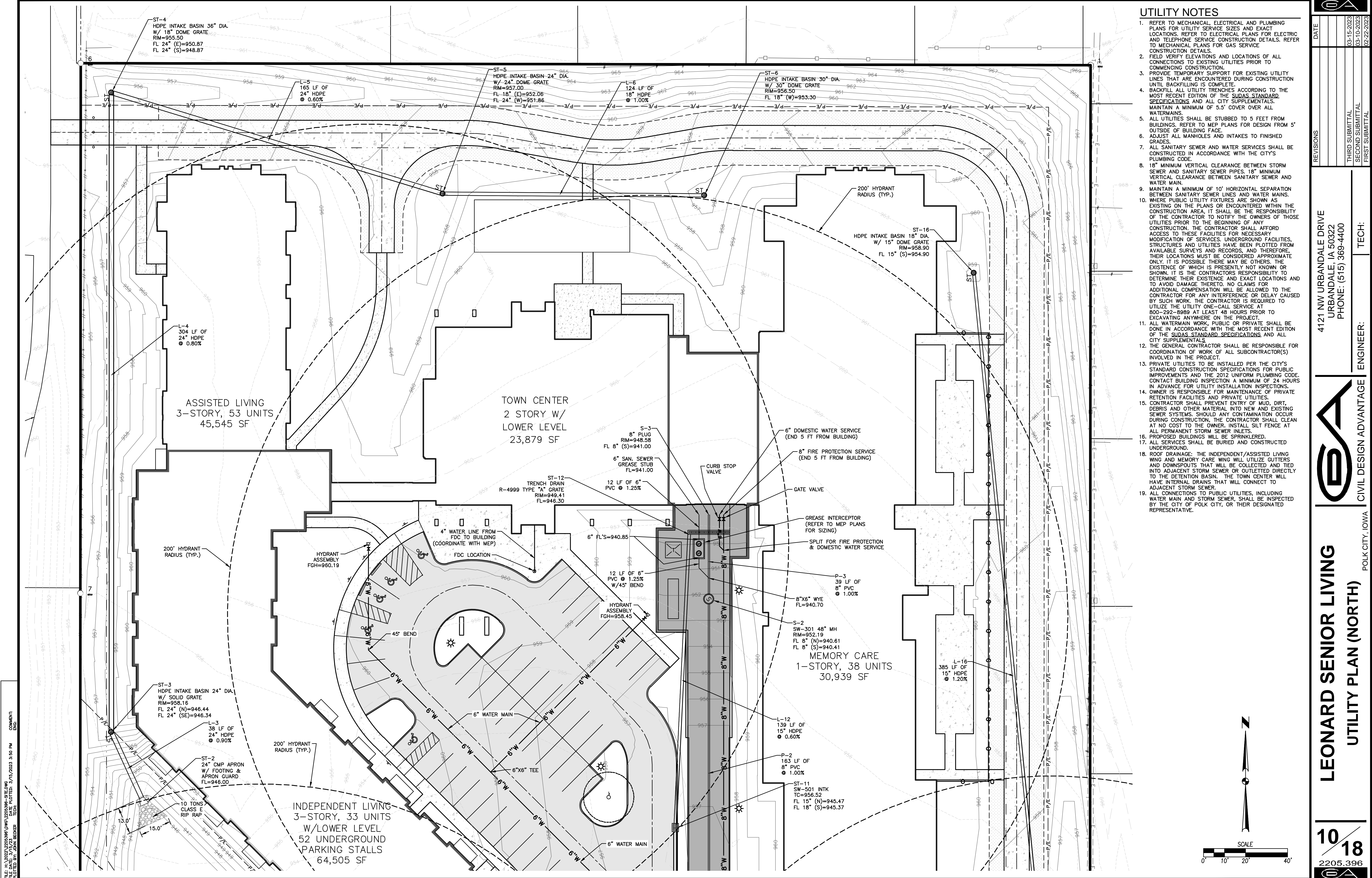
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EI:



LEONARD SENIOR LIVING
EROSION AND SEDIMENT CONTROL PLAN
POLK CITY, IOWA

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 PLOTTED BY: ADAM BECKER
 DATE PLOTTED: 3/15/2023 10:34 AM



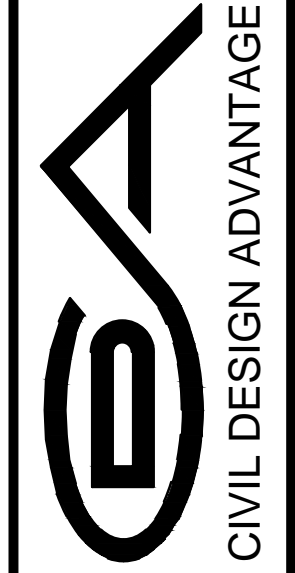
UTILITY NOTES

- 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 WATERMAINS.
- 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 THERE TO. 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.
- 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 RETENTION FACILITIES AND 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.
- PROPOSED BUILDINGS WILL BE SPRINKLERED.
- ALL SERVICES SHALL BE BURIED AND CONSTRUCTED UNDERGROUND.
- ROOF DRAINAGE: THE INDEPENDENT/ASSISTED LIVING WING AND MEMORY CARE WING WILL UTILIZE GUTTERS AND DOWNSPOUTS THAT WILL BE COLLECTED AND TIED INTO ADJACENT STORM SEWER OR OUTLETTED DIRECTLY TO THE DETENTION BASIN. THE TOWN CENTER WILL HAVE INTERNAL DRAINS THAT WILL CONNECT TO ADJACENT STORM SEWER.
- ALL CONNECTIONS TO PUBLIC UTILITIES, INCLUDING WATER MAIN AND STORM SEWER, SHALL BE INSPECTED BY THE CITY OF POLK CITY, OR THEIR DESIGNATED REPRESENTATIVE.

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

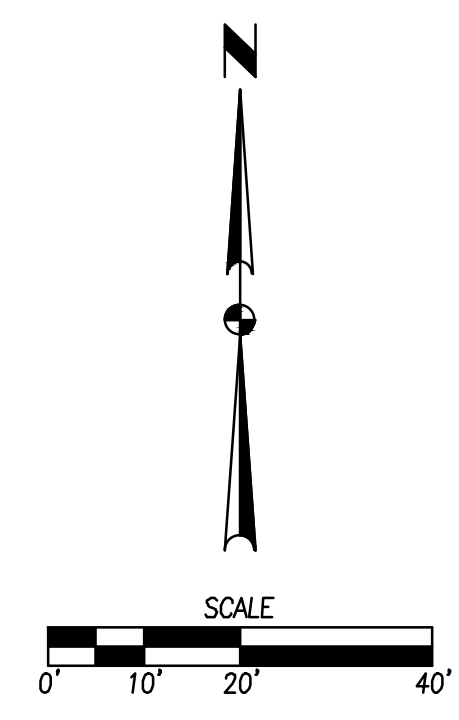
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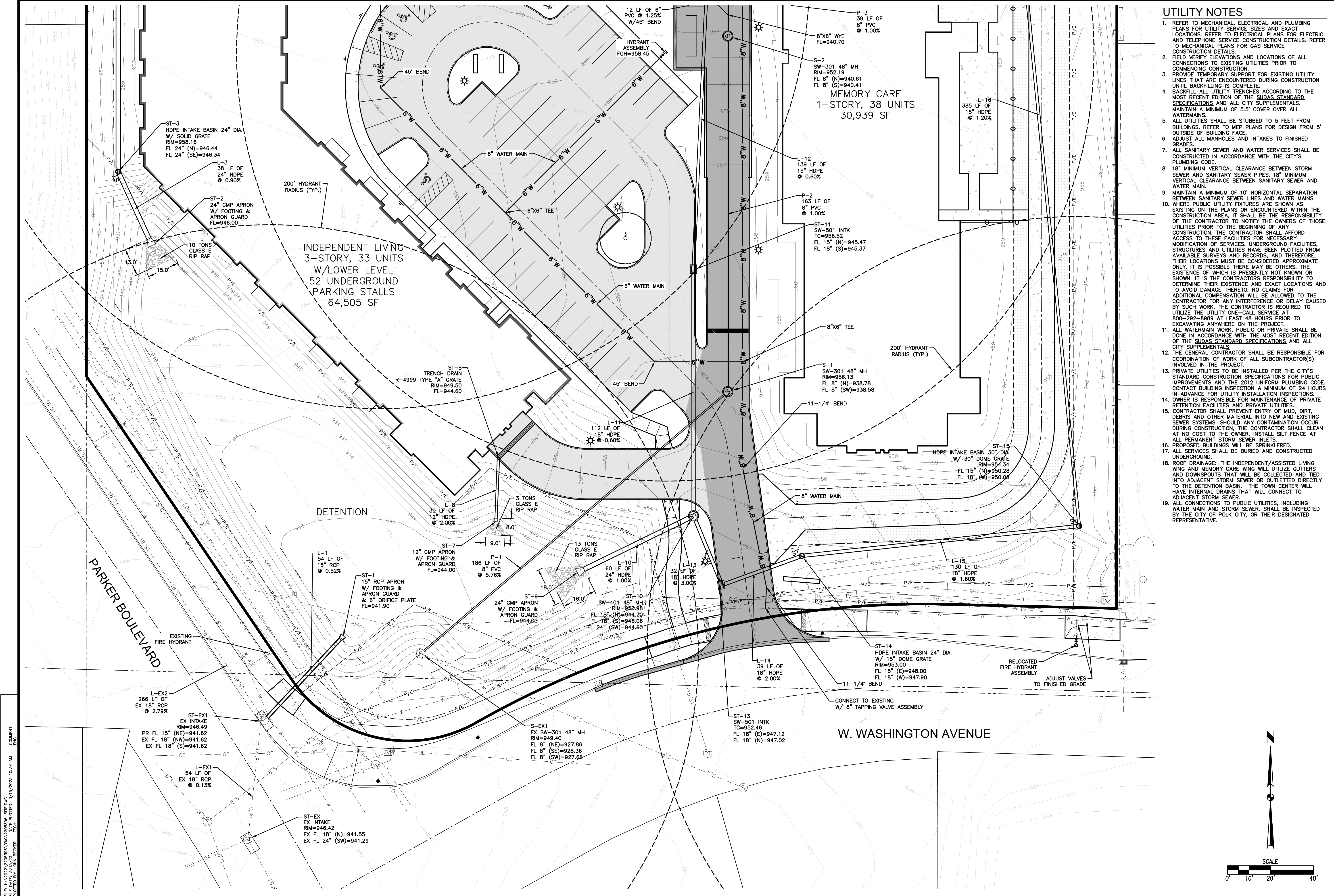


POLK CITY, IOWA

LEONARD SENIOR LIVING
UTILITY PLAN (NORTH)

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 PLOTTED BY: GUYA BECKER
 DATE: 3/15/2023 3:50 PM
 COMMENT:





- ### UTILITY NOTES
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 - 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 SDAS 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.
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 - 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 THEREOF. 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.
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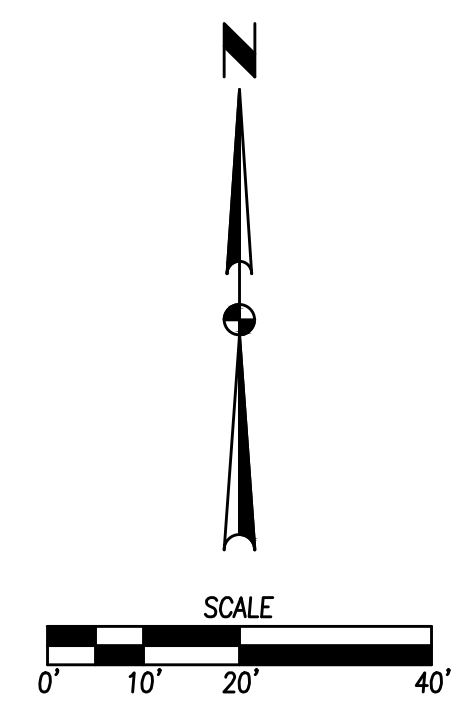
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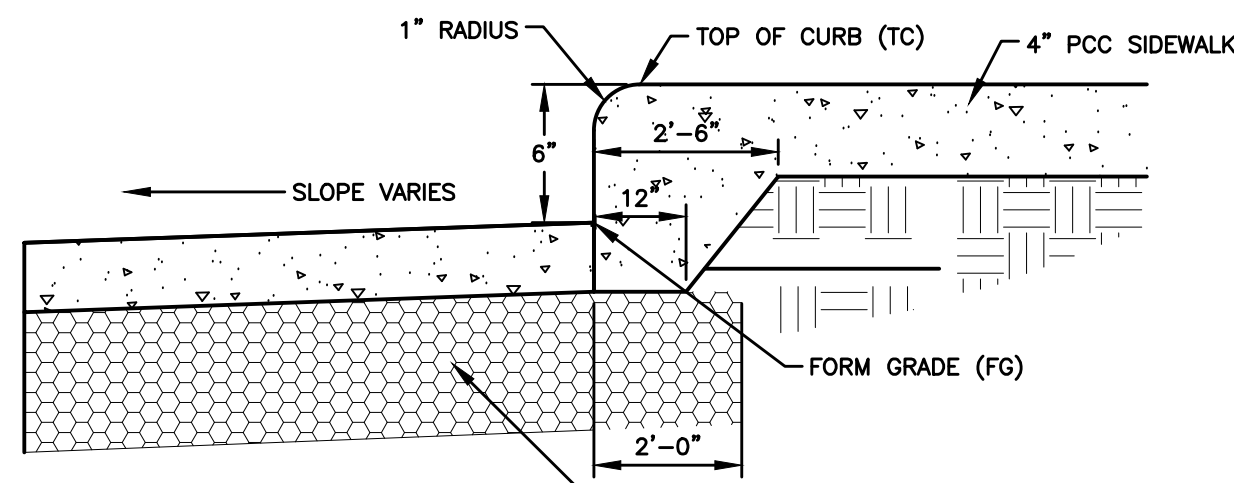
LEONARD SENIOR LIVING
UTILITY PLAN (SOUTH)

POLK CITY, IOWA

11/18
 2205.396

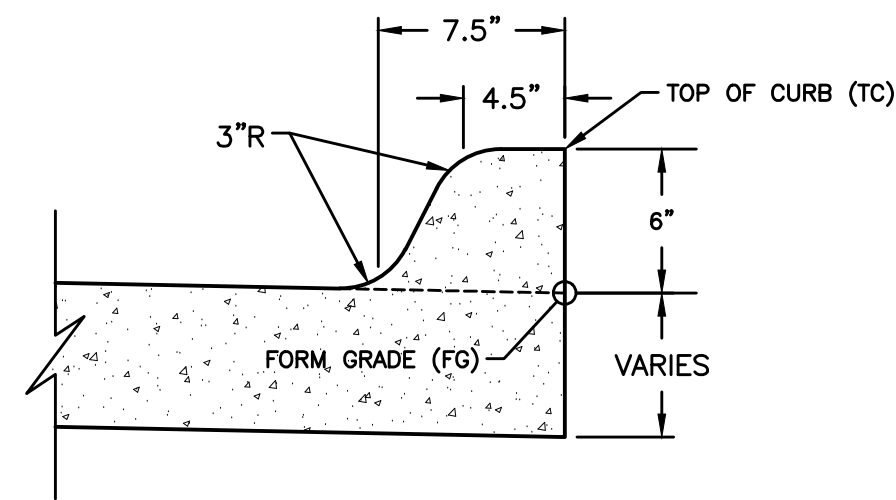
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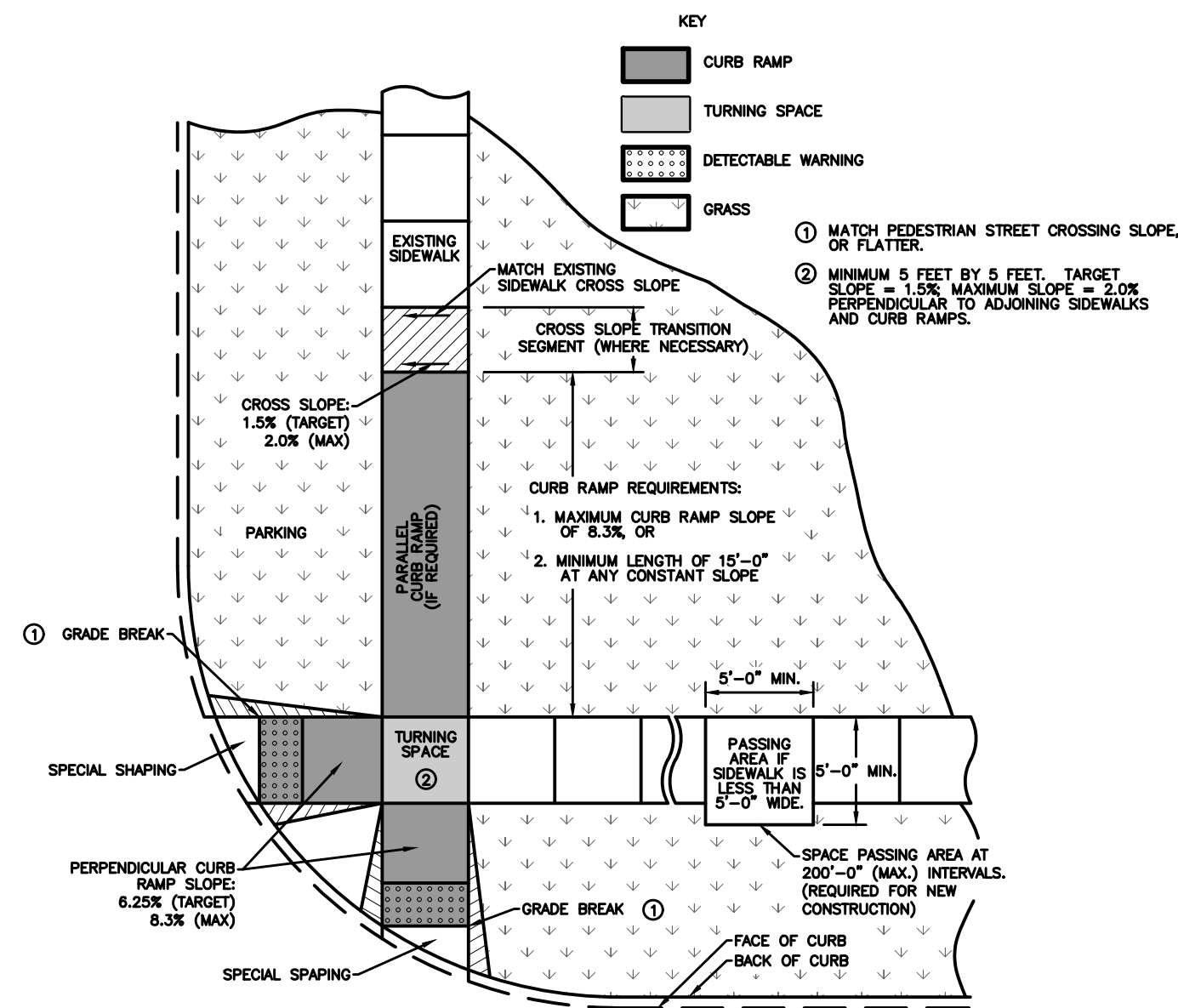


NOTE:
 1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
 2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

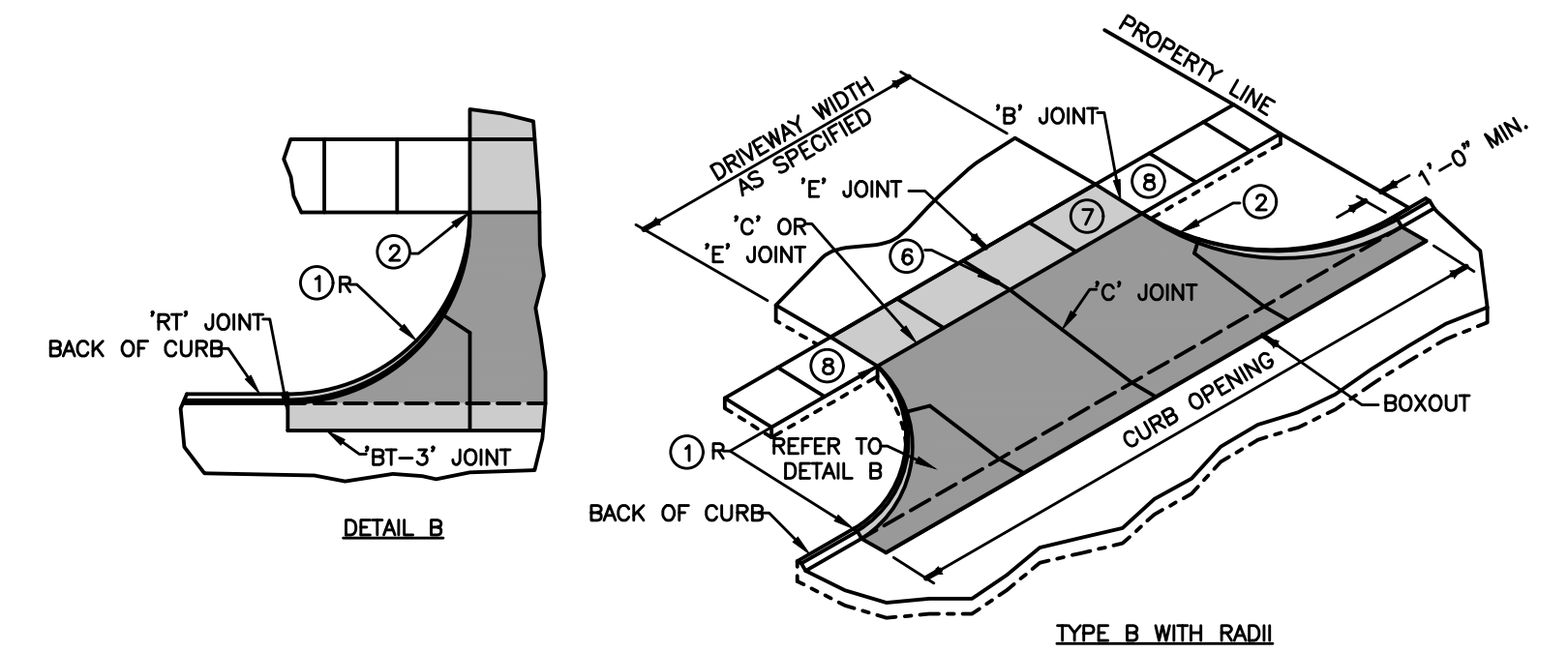
6" INTEGRAL CURB AND SIDEWALK



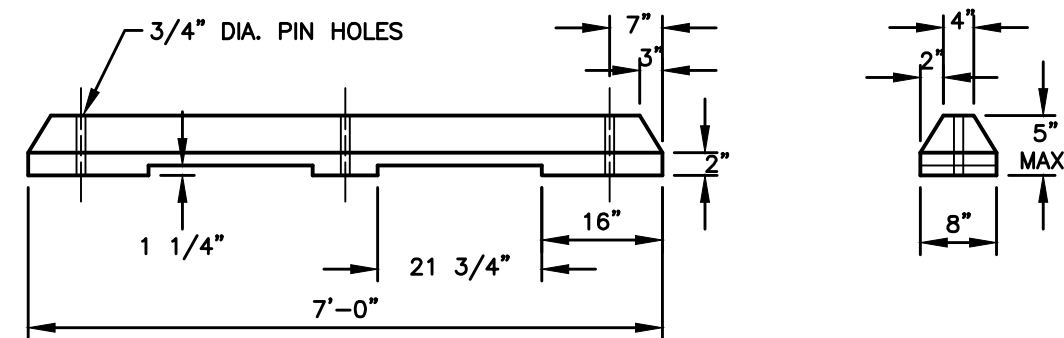
INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE



GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK



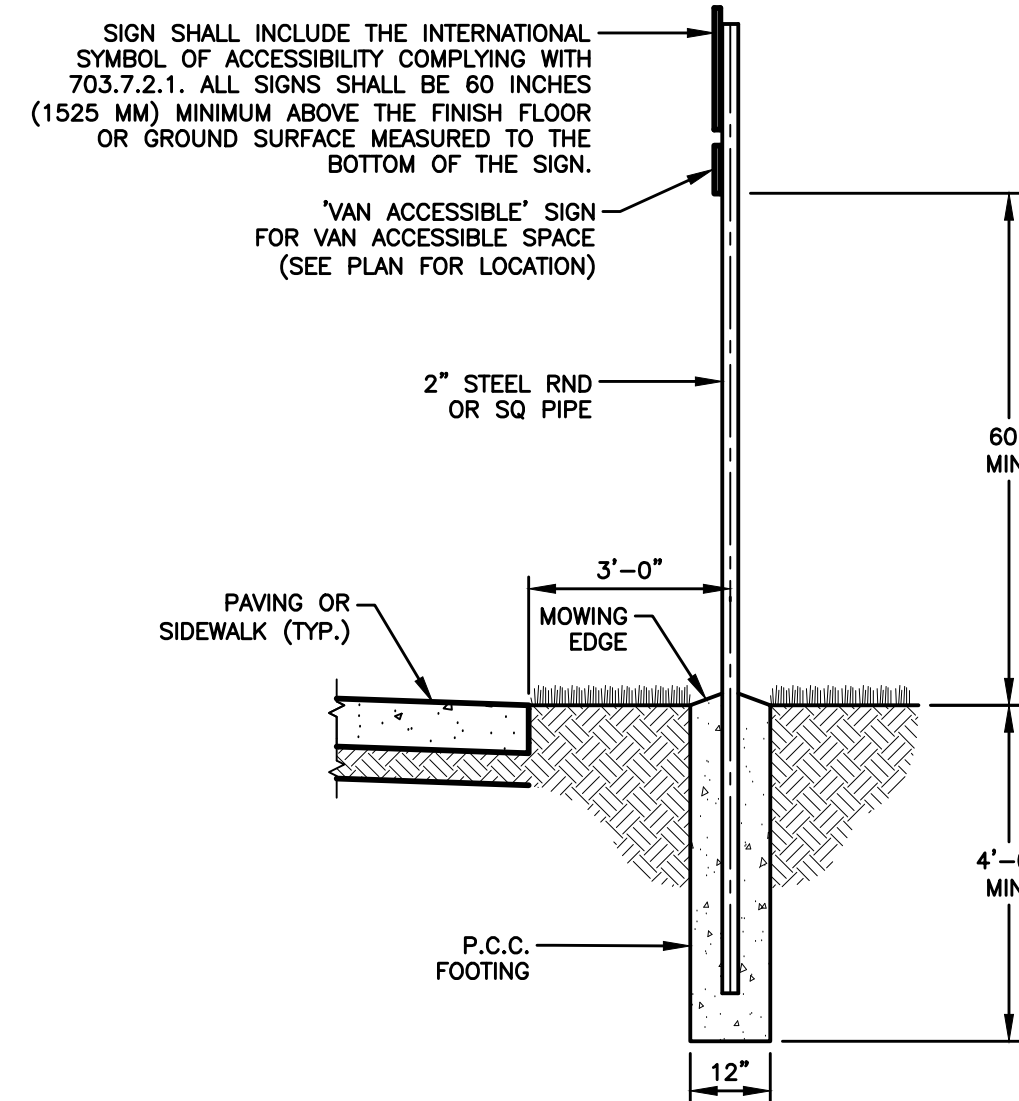
CONCRETE DRIVEWAY TYPE B



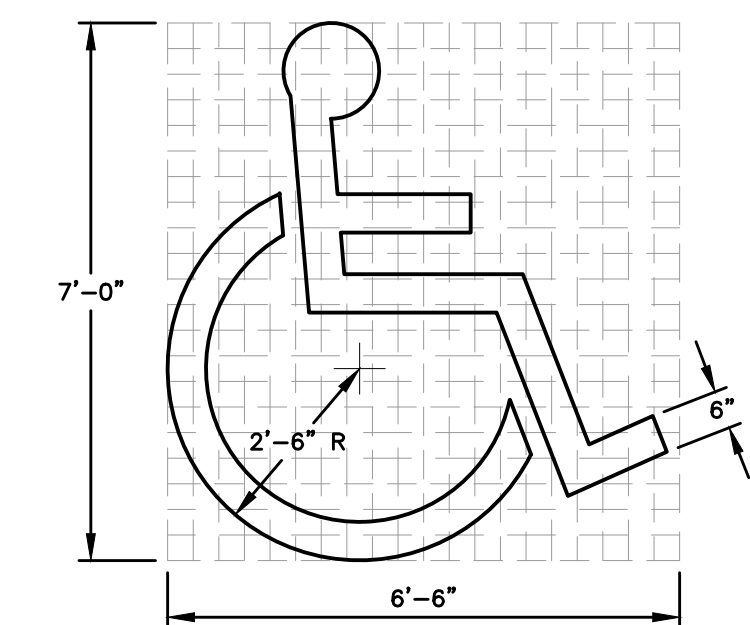
GENERAL NOTES:

- 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.

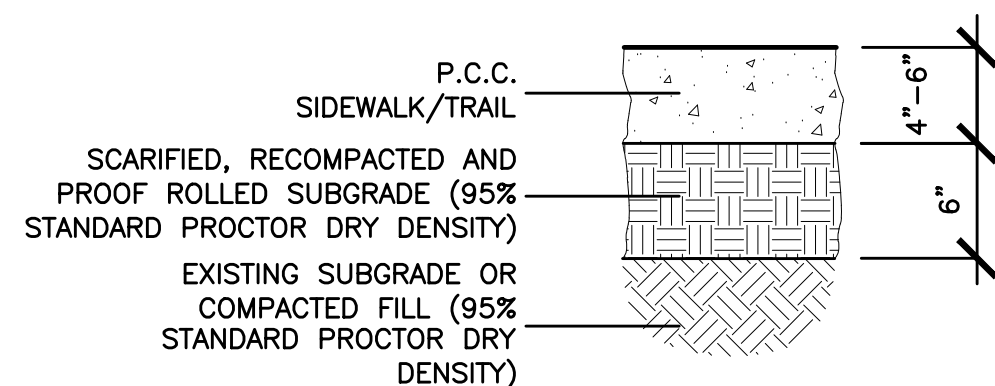
P.C.C. WHEELSTOP



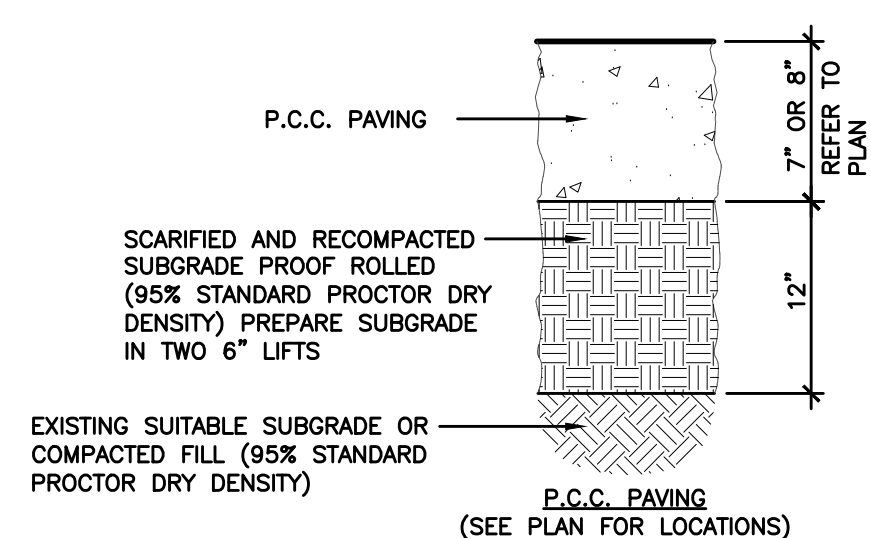
ACCESSIBLE PARKING SIGN



WHEELCHAIR SYMBOL



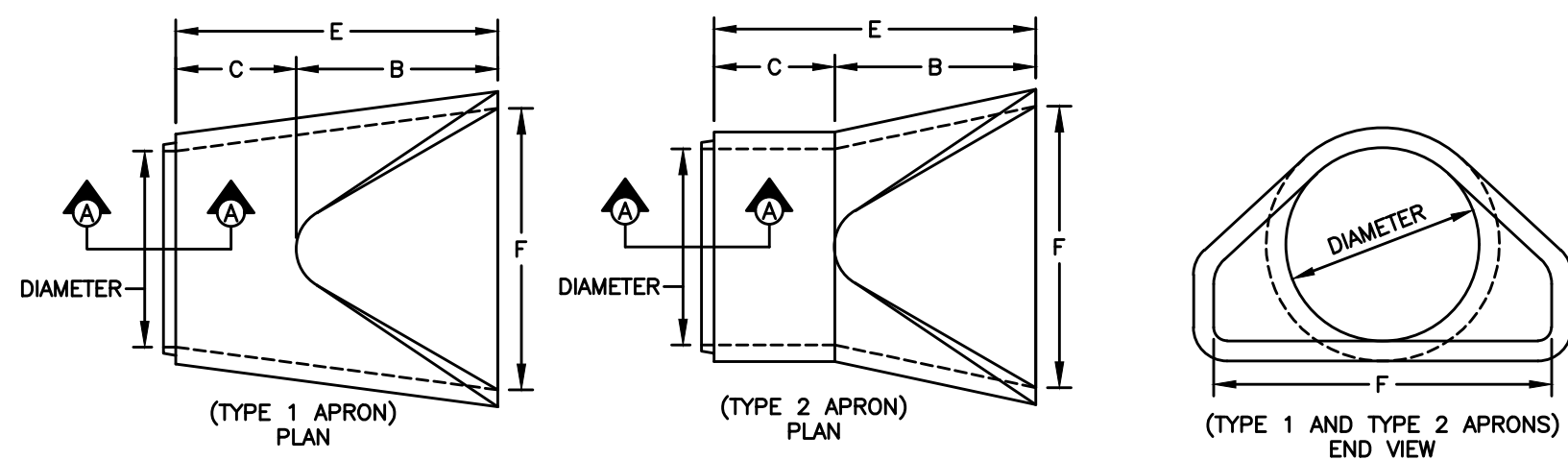
P.C.C. SIDEWALK DETAIL



TYPICAL SECTION - P.C.C. PAVEMENT

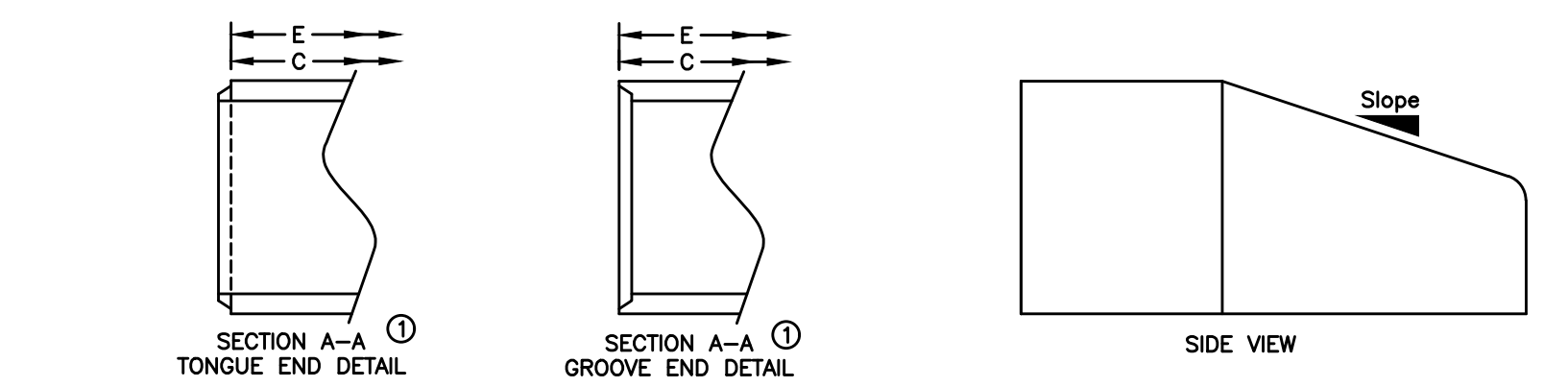
- NOTE:
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
 - TRANSVERSE JOINTS SHALL BE "C" JOINTS FOR 7" AND 8" PCC AT 15' MAX. SPACING.
 - LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1 FOR 7" AND 8" PCC.

- 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.



DIMENSION 'E' SHOWN IS THE MINIMUM AND IS CONSIDERED THE DESIGN LENGTH. ADJUST FOR ANY DIFFERENCE BETWEEN THE ACTUAL LENGTH OF CONCRETE APRON INSTALLED AND THE LENGTH INDICATED BELOW FOR THE LENGTH OF CONCRETE CULVERT PIPE FURNISHED.

① TONGUE END USED ON INLET END SECTION. GROOVE END USED ON OUTLET END SECTION.

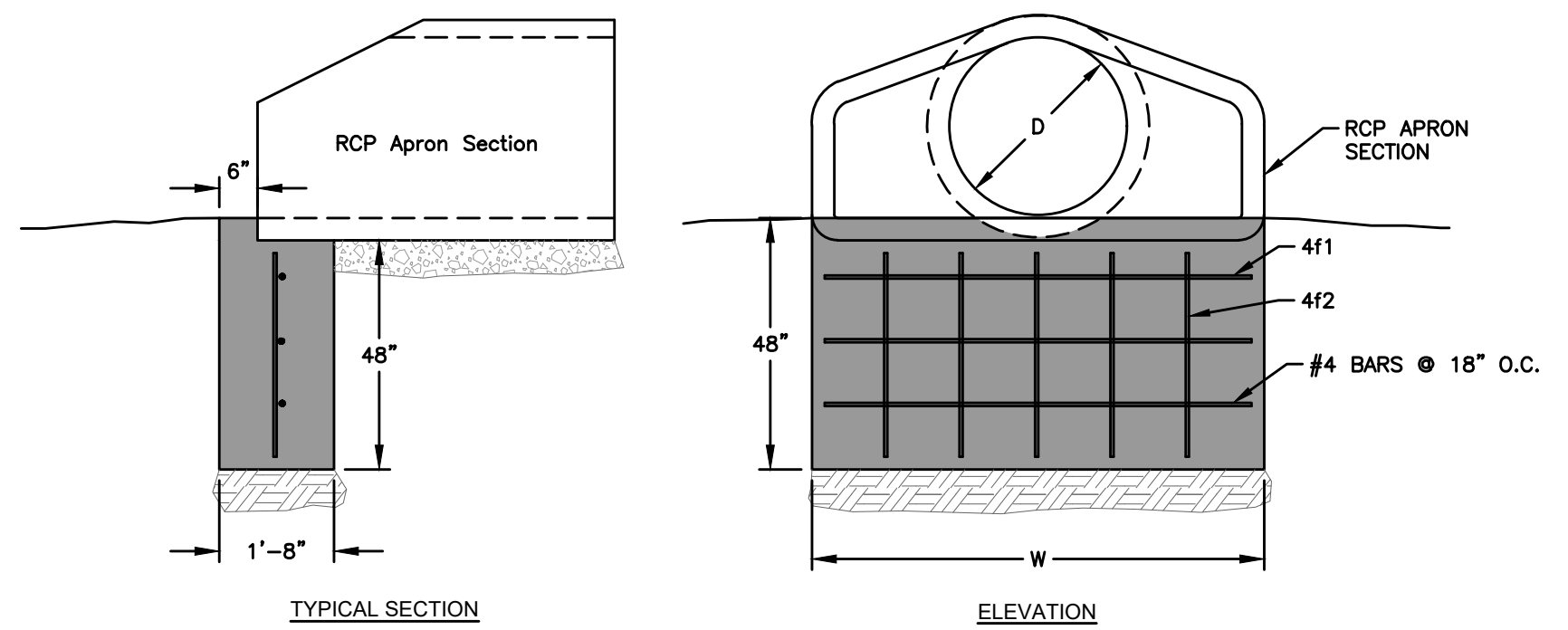


| TYPE 1 APRONS | | | | | | |
|---------------|-------|-----|-------|-----------|--------|--------|
| DIAM. | SLOPE | A | B | MINIMUM C | E | F |
| 12" | 2.4:1 | 4" | 2'-0" | 4'-2" | 6'-2" | 2'-0" |
| 15" | 2.4:1 | 6" | 2'-3" | 3'-10" | 6'-1" | 2'-6" |
| 18" | 2.3:1 | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" |
| 21" | 2.4:1 | 9" | 3'-0" | 3'-14" | 6'-14" | 3'-5" |
| 24" | 2.5:1 | 9" | 3'-7" | 2'-6" | 6'-14" | 4'-0" |
| 27" | 2.5:1 | 10" | 4'-1" | 2'-0" | 6'-14" | 4'-4" |
| 30" | 2.5:1 | 12" | 4'-6" | 1'-7" | 6'-14" | 5'-0" |
| 36" | 2.5:1 | 15" | 5'-3" | 2'-9" | 8'-0" | 6'-0" |
| 42" | 2.5:1 | 21" | 5'-3" | 2'-9" | 8'-0" | 6'-6" |
| 48" | 2.5:1 | 24" | 6'-0" | 2'-0" | 8'-0" | 7'-0" |
| 54" | 1.8:1 | 27" | 5'-0" | 3'-0" | 8'-0" | 7'-6" |
| 60" | 1.6:1 | 29" | 5'-0" | 3'-0" | 8'-0" | 8'-0" |
| 66" | 1.7:1 | 30" | 6'-0" | 2'-3" | 8'-3" | 8'-0" |
| 72" | 1.6:1 | 30" | 6'-6" | 1'-9" | 8'-3" | 9'-0" |
| 78" | 1.8:1 | 36" | 7'-6" | 1'-9" | 9'-3" | 9'-6" |
| 84" | 1.3:1 | 29" | 6'-9" | 2'-6" | 9'-3" | 10'-0" |

| TYPE 2 APRONS | | | | | | |
|---------------|-------|-----|-------|-----------|--------|--------|
| DIAM. | SLOPE | A | B | MINIMUM C | E | F |
| 12" | 2.4:1 | 4" | 2'-0" | 4'-2" | 6'-2" | 2'-0" |
| 15" | 2.4:1 | 6" | 2'-3" | 3'-10" | 6'-1" | 2'-6" |
| 18" | 2.3:1 | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" |
| 21" | 2.4:1 | 9" | 3'-0" | 3'-14" | 6'-14" | 3'-5" |
| 24" | 2.5:1 | 9" | 3'-7" | 2'-6" | 6'-14" | 4'-0" |
| 27" | 2.5:1 | 10" | 4'-1" | 2'-0" | 6'-14" | 4'-4" |
| 30" | 2.5:1 | 12" | 4'-6" | 1'-7" | 6'-14" | 5'-0" |
| 36" | 2.5:1 | 15" | 5'-3" | 2'-9" | 8'-0" | 6'-0" |
| 42" | 2.5:1 | 21" | 5'-3" | 2'-9" | 8'-0" | 6'-6" |
| 48" | 2.5:1 | 24" | 6'-0" | 2'-0" | 8'-0" | 7'-0" |
| 54" | 1.8:1 | 24" | 5'-5" | 2'-7" | 8'-0" | 7'-6" |
| 60" | 1.4:1 | 24" | 5'-0" | 3'-0" | 8'-0" | 8'-0" |
| 66" | 1.7:1 | 30" | 6'-0" | 2'-3" | 8'-3" | 8'-0" |
| 72" | 1.4:1 | 24" | 6'-6" | 1'-9" | 8'-3" | 9'-0" |
| 78" | 1.8:1 | 36" | 7'-6" | 1'-9" | 9'-3" | 9'-6" |
| 84" | 1.5:1 | 23" | 7'-6" | 1'-9" | 9'-3" | 10'-0" |

CIRCULAR CONCRETE APRONS

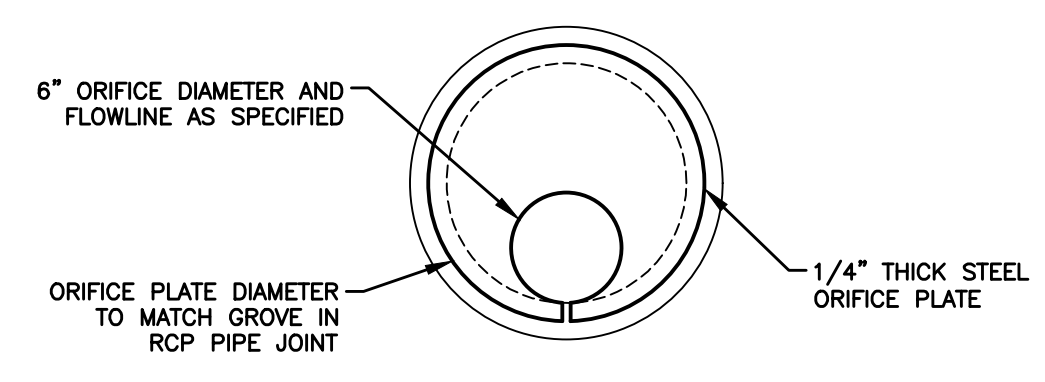
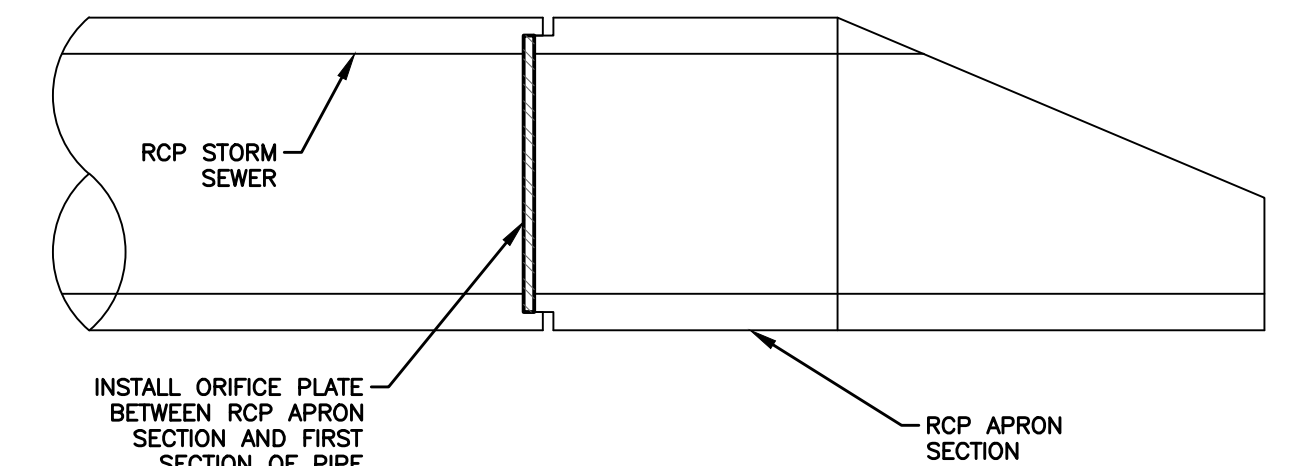
NOT TO SCALE



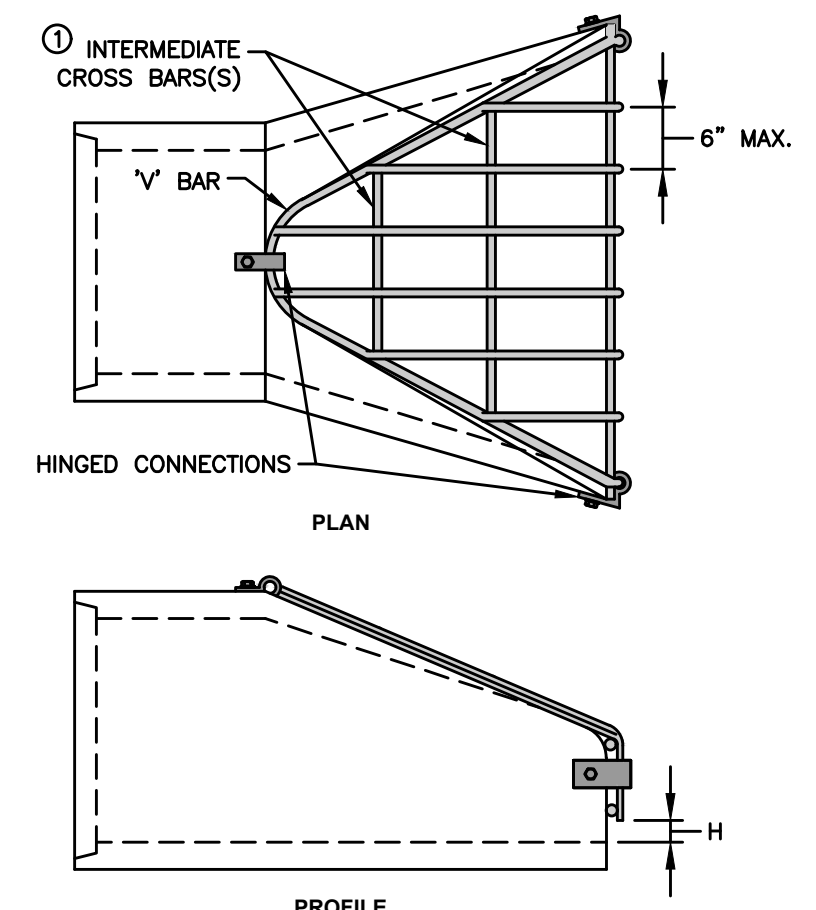
| REINFORCING BAR LIST | | | | | |
|----------------------|------------|------|------|-----------|-------|
| D | W | Mark | Size | Length | Count |
| 12" | 2'-4" | 4f1 | 4 | 2'-0" | 3 |
| 12" | 2'-4" | 4f2 | 4 | 3'-8" | 2 |
| 15" | 2'-10 1/2" | 4f1 | 4 | 2'-6 1/2" | 3 |
| 15" | 2'-10 1/2" | 4f2 | 4 | 3'-8" | 2 |
| 18" | 3'-5" | 4f1 | 4 | 3'-1" | 3 |
| 18" | 3'-5" | 4f2 | 4 | 3'-8" | 3 |
| 24" | 4'-6" | 4f1 | 4 | 4'-2" | 3 |
| 24" | 4'-6" | 4f2 | 4 | 3'-8" | 3 |
| 30" | 5'-7" | 4f1 | 4 | 5'-3" | 3 |
| 30" | 5'-7" | 4f2 | 4 | 3'-8" | 4 |
| 36" | 6'-8" | 4f1 | 4 | 6'-4" | 3 |
| 36" | 6'-8" | 4f2 | 4 | 3'-8" | 5 |
| 42" | 7'-3" | 4f1 | 4 | 6'-11" | 3 |
| 42" | 7'-3" | 4f2 | 4 | 3'-8" | 5 |

RCP APRON SECTION FOOTING

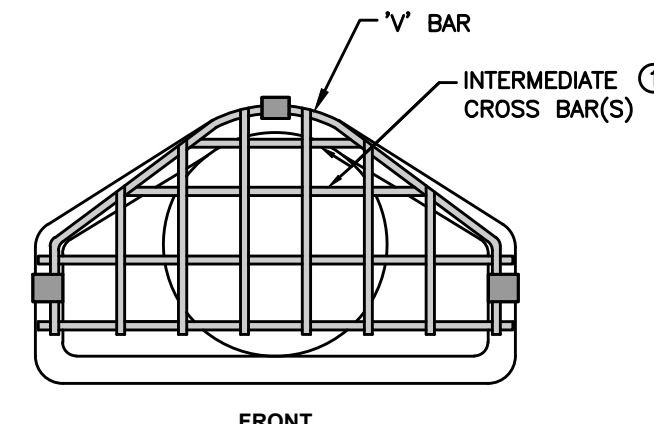
NOT TO SCALE



ORIFICE PLATE



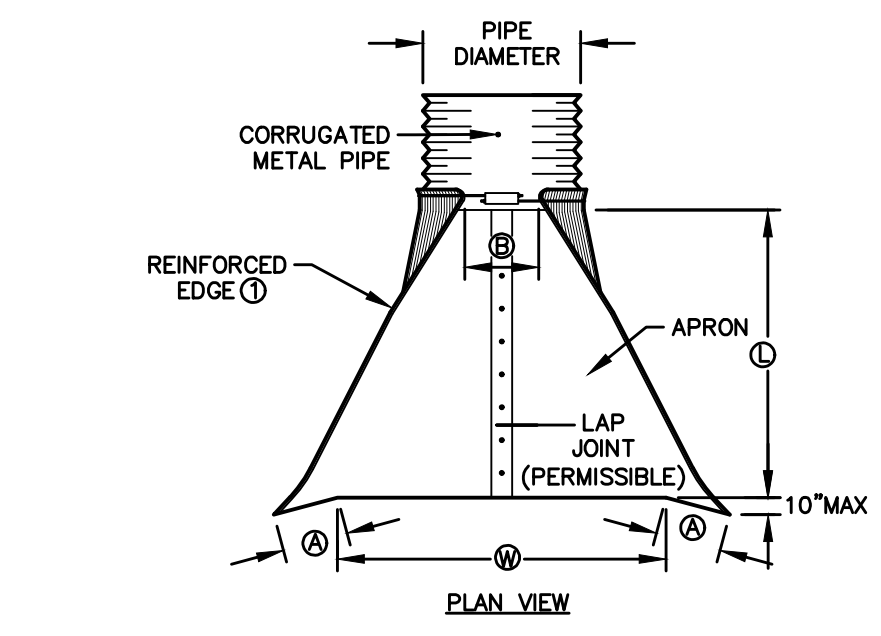
PROVIDE GUARD DIMENSIONS TO FIT WITH TYPE OF APRON PROVIDED. ENSURE 'V' BAR COMPLETELY RESTS ON APRON.
① ALL GUARDS MUST INCLUDE AT LEAST ONE INTERMEDIATE CROSS BAR. IF PIPE DIAMETER, OR EQUIVALENT DIAMETER, IS 60 INCHES OR GREATER, USE TWO INTERMEDIATE CROSS BARS EQUALLY SPACED.



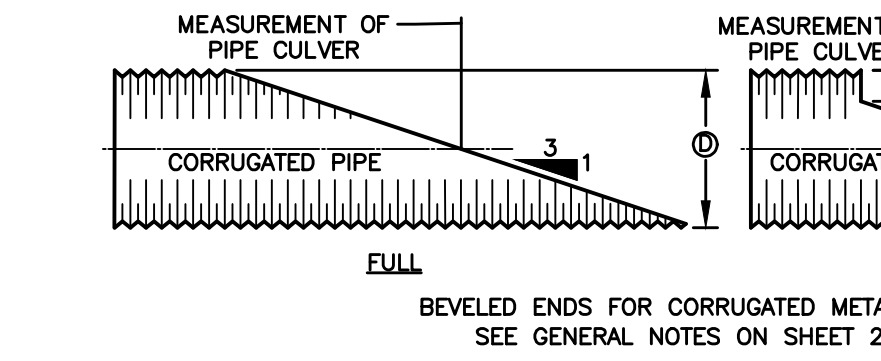
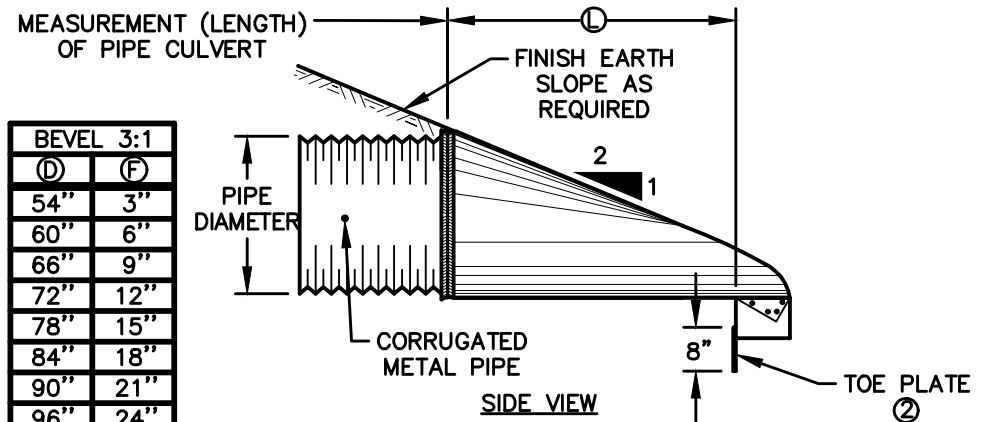
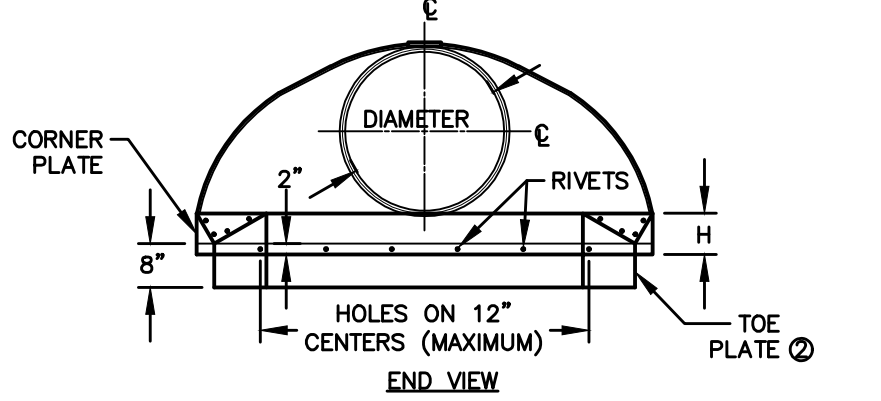
| ROUND | | | | | ARCH | | ELLIPTICAL | |
|-----------|-----|---------------------|------------|---------------------|------------|---------------------|------------|--|
| PIPE SIZE | H | EQUIVALENT DIAMETER | H | EQUIVALENT DIAMETER | H | EQUIVALENT DIAMETER | H | |
| 12" | 3" | 18" to 24" | 2" | 18" | 3" | 3" | 3" | |
| 15" | 3" | 30" to 36" | 5" | 24" | 4" | 4" | 4" | |
| 18" | 24" | 4" | 42" to 54" | 6" | 30" to 36" | 5" | 5" | |
| 27" | 36" | 5" | 60" to 72" | 7" | 42" to 54" | 6" | 6" | |
| 42" | 54" | 6" | | 60" | 7" | 7" | 7" | |
| 60" | 72" | 7" | | | | | | |
| 78" | 90" | 8" | | | | | | |

CONCRETE PIPE APRON GUARD

NOT TO SCALE

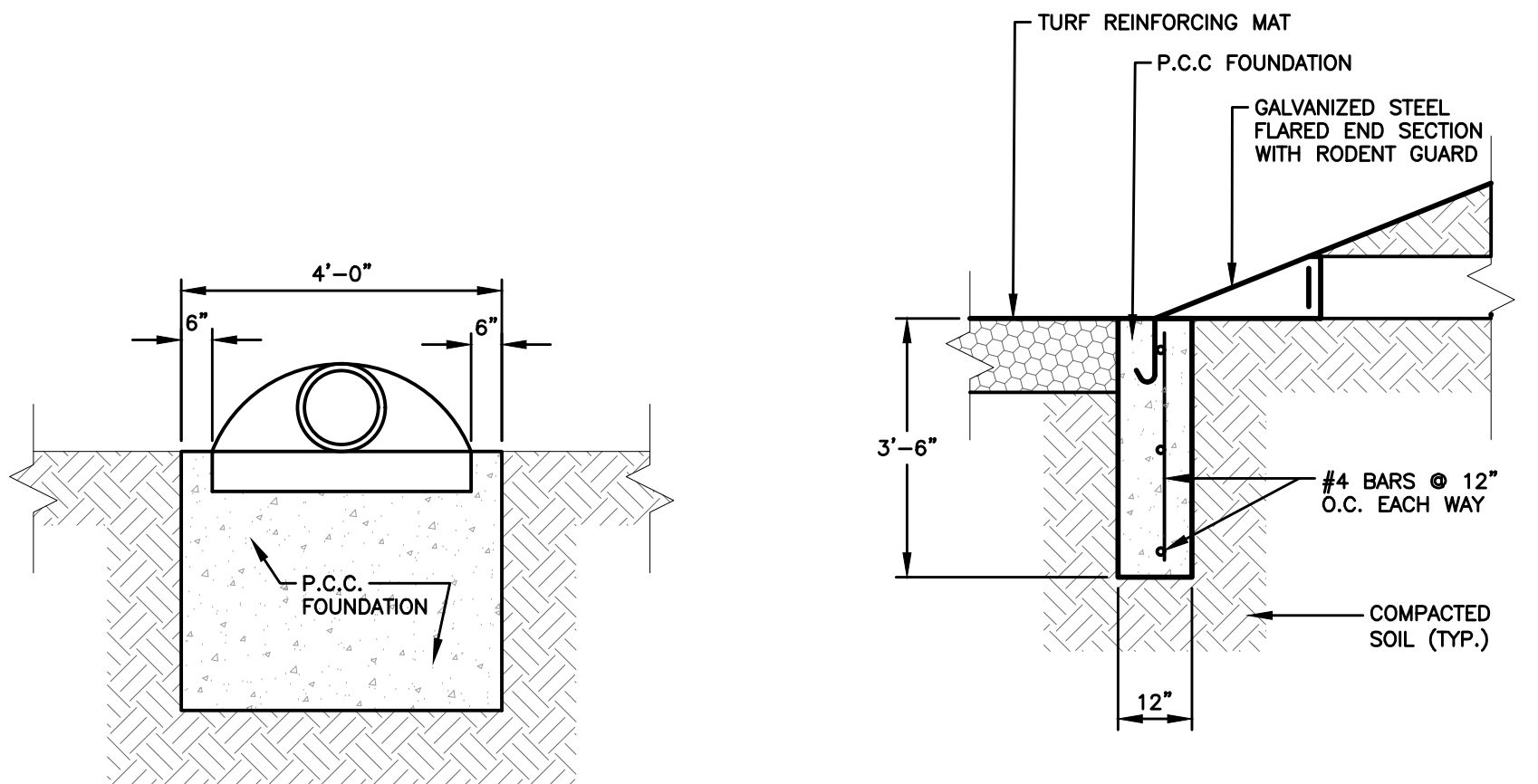


| DIMENSIONS | | | | | |
|------------|-----|-----|-----|-----|------|
| PIPE DIAM. | A | B | H | L | W |
| 15" | 6" | 8" | 6" | 26" | 30" |
| 18" | 7" | 9" | 6" | 31" | 36" |
| 21" | 8" | 11" | 6" | 36" | 42" |
| 24" | 9" | 12" | 6" | 42" | 48" |
| 30" | 12" | 15" | 7" | 52" | 60" |
| 36" | 14" | 18" | 9" | 63" | 72" |
| 42" | 16" | 21" | 10" | 75" | 84" |
| 48" | 18" | 24" | 12" | 84" | 96" |
| 54" | 18" | 30" | 12" | 84" | 102" |
| 60" | 18" | 33" | 12" | 87" | 114" |
| 66" | 18" | 36" | 12" | 87" | 120" |
| 72" | 18" | 36" | 12" | 87" | 126" |
| 78" | 18" | 42" | 12" | 87" | 132" |
| 84" | 18" | 45" | 12" | 87" | 138" |
| 90" | 21" | 45" | 12" | 87" | 144" |
| 96" | 24" | 45" | 12" | 87" | 150" |



NOTE: WHEN SPECIFICALLY REQUIRED AS PART OF DETAIL PROJECT PLANS, ENDS OF PIPE CULVERT MAY BE PROVIDED WITH BEVELED ENDS AS SHOWN. EITHER FULL BEVEL OR STEP BEVEL MAY BE USED UNLESS ONE TYPE IS SPECIFIED. UNLESS SPECIFIED OTHERWISE, THE SLOPE OF THE BEVEL SHALL BE 3:1.
BEVELED ENDS WILL NOT BE PAID FOR SEPARATELY BUT, WHEN REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO THE PRICE BID OF THE CULVERT.

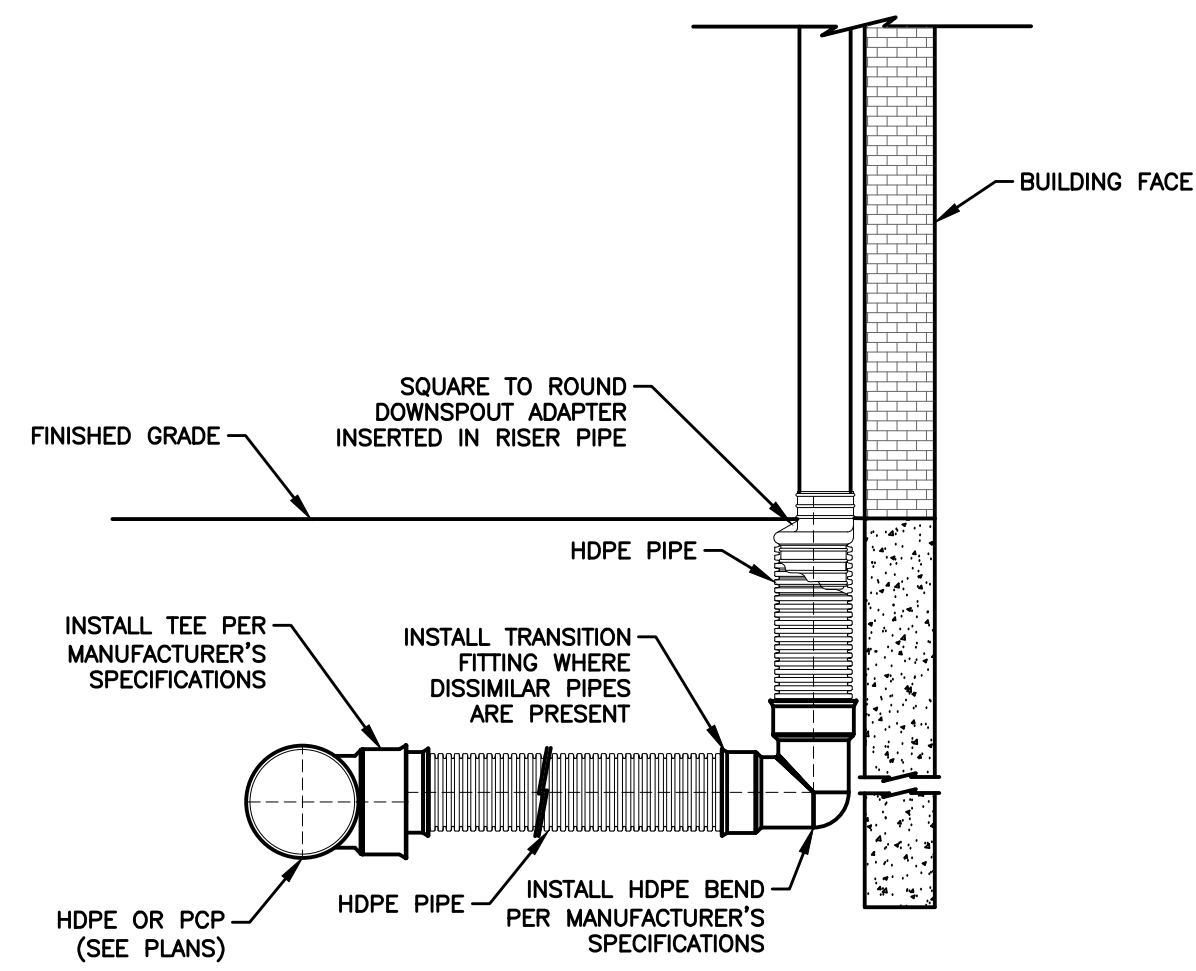
CORRUGATED METAL PIPE APRON



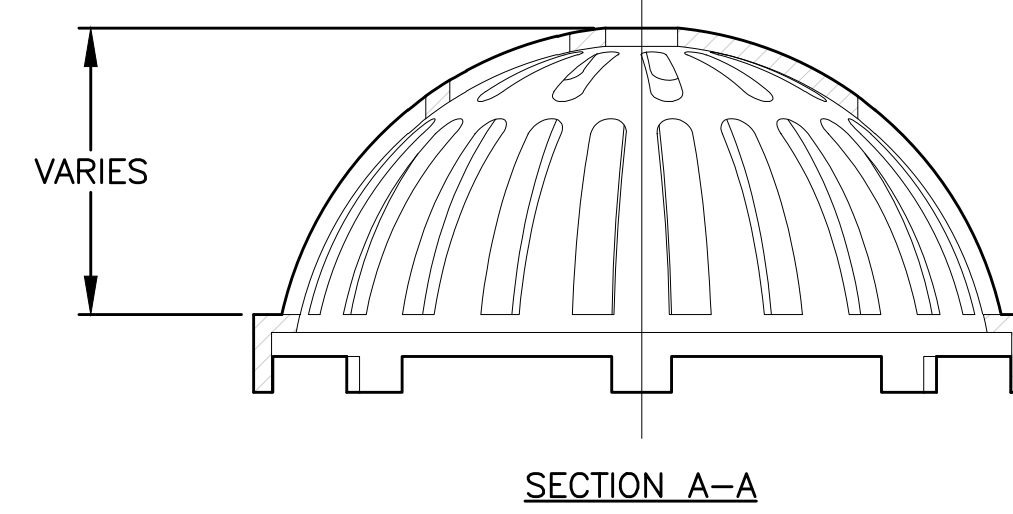
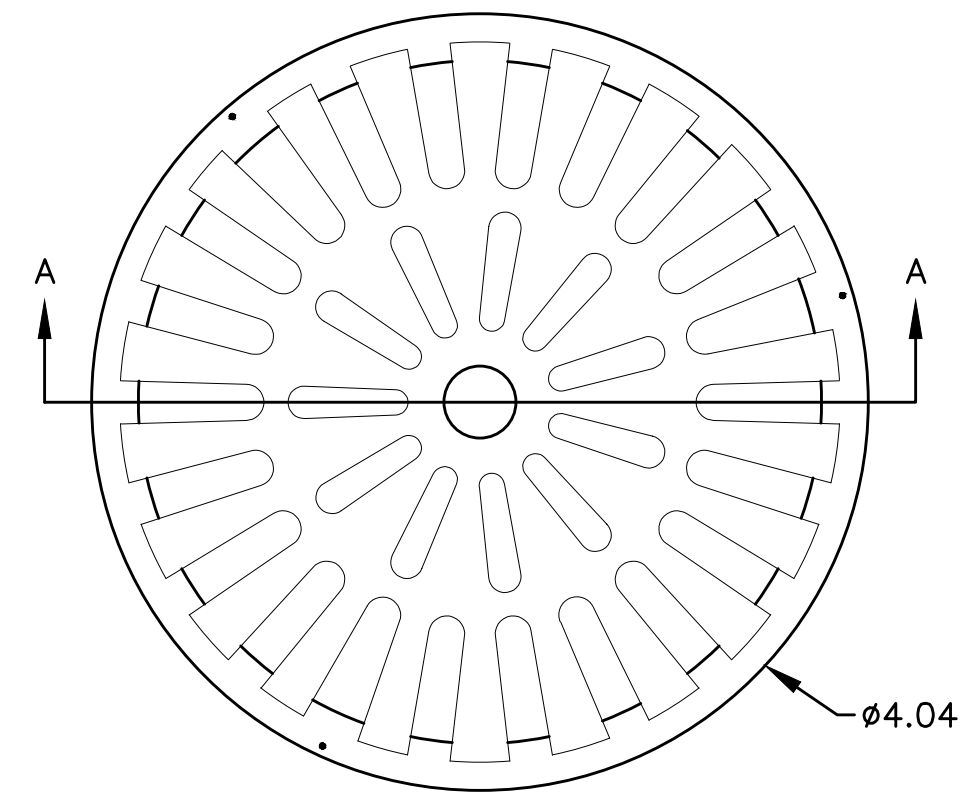
METAL FLARED END SECTION AND FOOTING

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COMMENT: DWG
PLOT: 3/15/2023 10:34 AM
DRAWN BY: JONAS BECKER
CHECKED BY: JONAS BECKER

DATE: 03-15-2023, 03-10-2023, 02-22-2023
THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
REVISIONS
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322, PHONE: (515) 369-4400
TECH: ENGINEER: POLK CITY, IOWA
LEONARD SENIOR LIVING
DETAILS
13/18
2205.396

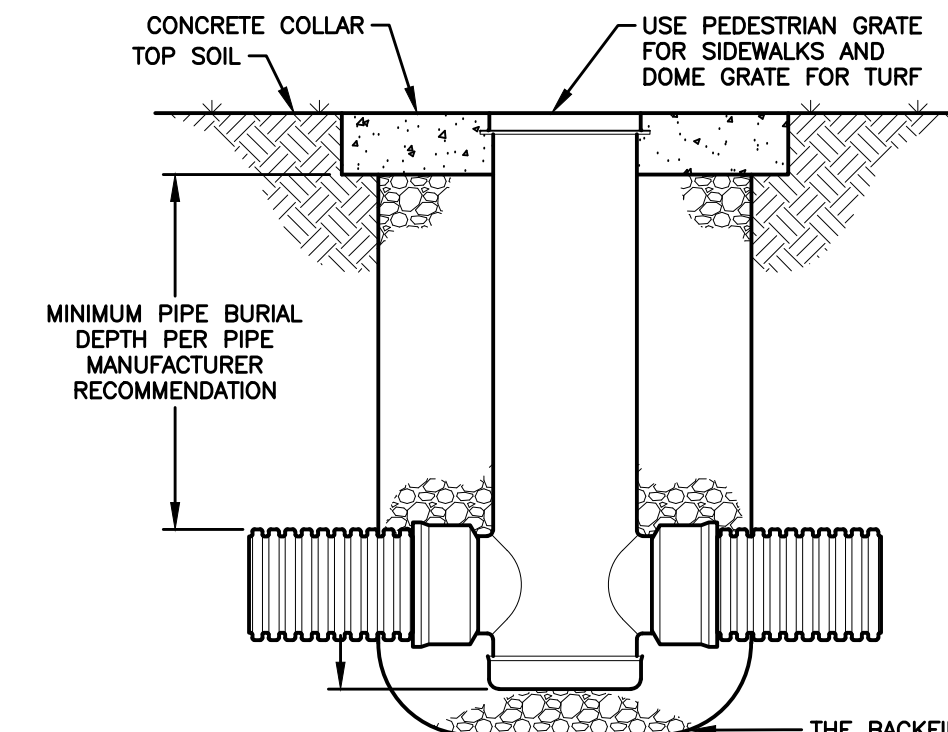


ROOF DRAIN CONNECTION WITH TEE



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT

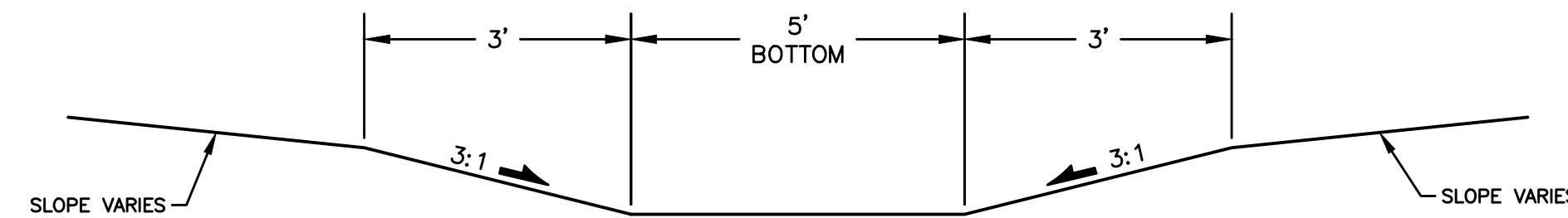
DOMES GRATE



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

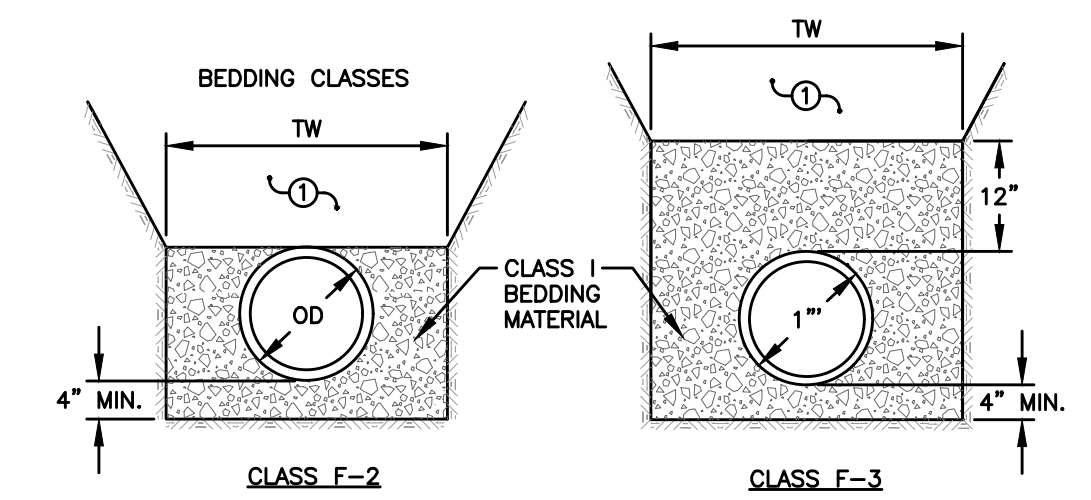
1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID

HDPE INTAKE



CHANNEL A: 100-YEAR DEPTH = 0.3'
CHANNEL B: 100-YEAR DEPTH = 0.7'
CHANNEL C: 100-YEAR DEPTH = 0.2'

TYPICAL CROSS SECTION - DRAINAGE SWALE



① PLACE REMAINDER OF BEDDING AND BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS.

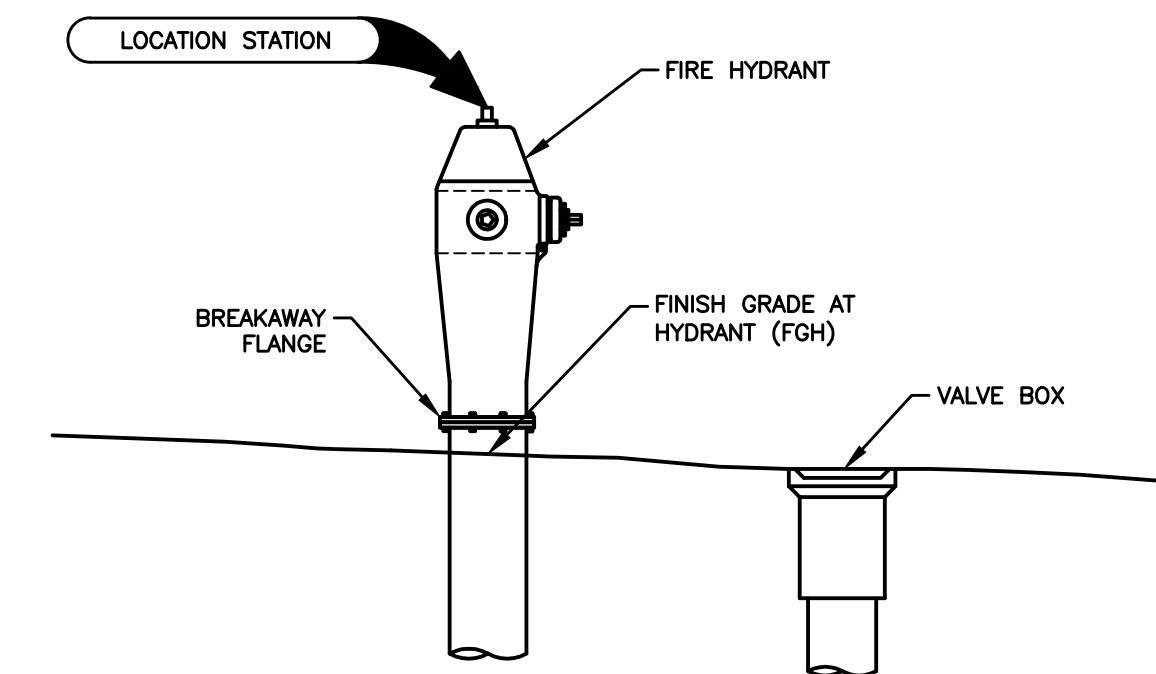
ALLOWABLE BEDDING CLASSES

| PIPE MATERIAL | STORM SEWER | SANITARY SEWER |
|---------------|-------------|----------------|
| HDPE | F-2, F-3 | NOT ALLOWED |
| PVC | NOT ALLOWED | F-3 |

| PIPE (BEDDING CLASS F-2 OR F-3) | |
|---------------------------------|--------------|
| PIPE DIAMETER (INCHES) | ASHOTO M 294 |
| 2-12 | 8" |
| 15 | 9" |
| 18 | 9" |
| 24 | 9" |

KEY
OD = OUTSIDE DIAMETER OF PIPE
TW = TRENCH WIDTH AT TOP OF PIPE:
MIN. = OD+18 INCHES OR 1.25XOD+12 INCHES (WHICHEVER IS GREATER)

FLEXIBLE PIPE BEDDING



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

**HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE**

| DATE | REVISIONS |
|------------|------------------|
| 03-15-2023 | THIRD SUBMITTAL |
| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

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

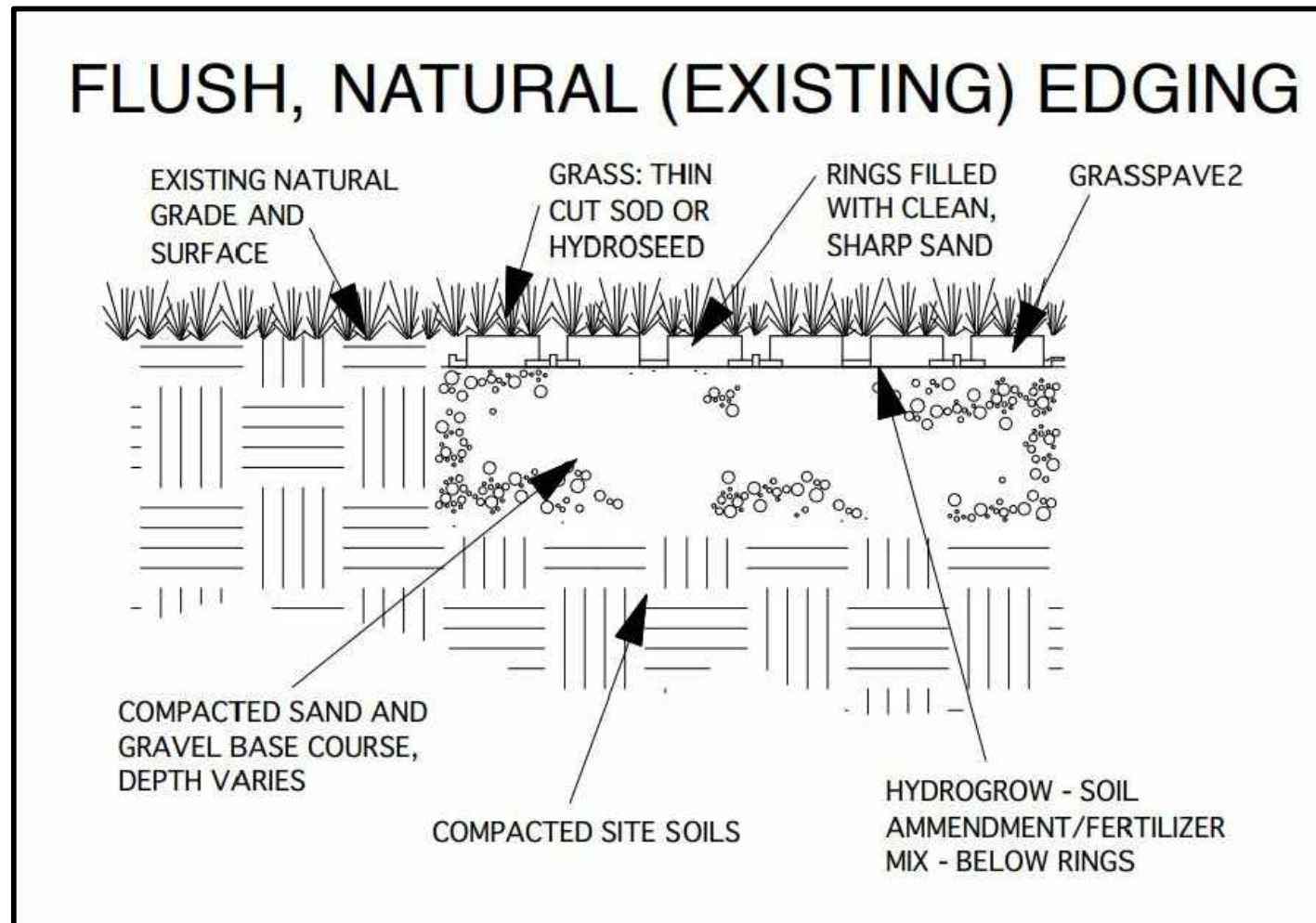
TECH: ENGINEER:



POLK CITY, IOWA

**LEONARD SENIOR LIVING
DETAILS**

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 PLOTTED BY: ADAM BECKER
 DATE: 3/15/2023 10:34 AM
 COMMENT:
 OK



BASE COURSE MATERIAL RECOMMENDATION

Sandy Gravel material from local sources commonly used for road base construction, passing sieve analysis:

Sieve % Passing

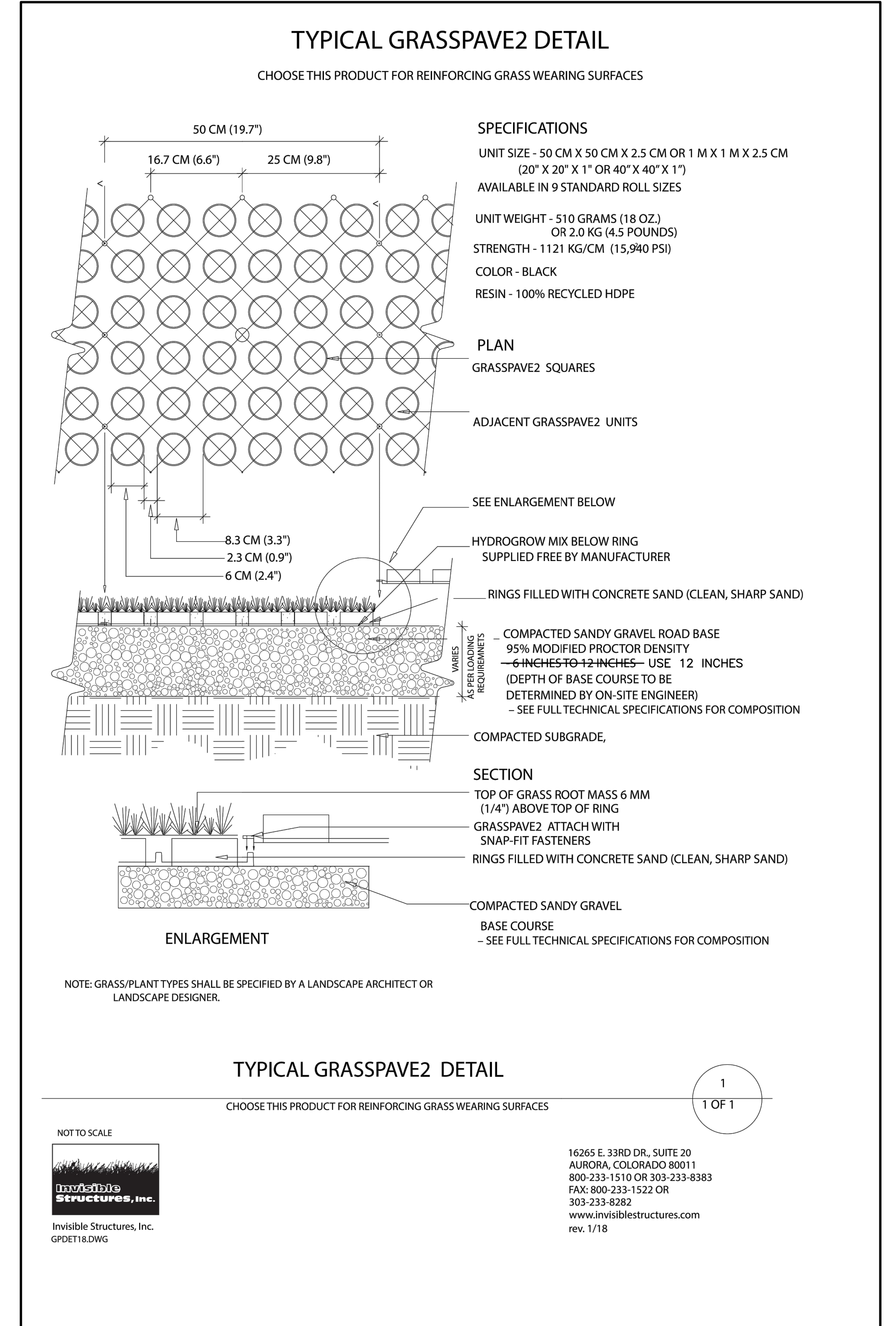
| Sieve | % Passing |
|-------|-----------|
| 1" | 100 |
| 3/4" | 80 - 100 |
| 3/8" | 60 - 80 |
| #4 | 40 - 60 |
| #10 | 25 - 40 |
| #40 | 5 - 25 |
| #200 | 0 - 5 |

Acceptable alternate base: AASHTO #57 stone mixed with clean, sharp sand (ASTM C- 33) at a rate of 70% stone to 30% sand for full depth of base.

Make sure to avoid using materials such as recycled asphalt, limestone and decomposed granite, as they will cause problems with the porosity and/or pH levels.



Pioneering Stormwater Solutions
 www.invisiblestructures.com
 303.233.8383



GRASSPAVE2 NOTES

- ALL TESTING SHALL BE PERFORMED BY A LAB THAT HAS BEEN APPROVED BY THE CITY ENGINEER AND RESULTS FROM ALL NECESSARY TESTS SHALL BE PROVIDED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL TESTS SHALL PASS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REFER TO THE FOLLOWING SUPPORT DOCUMENTS FROM "INVISIBLE STRUCTURES, INC." © WWW.INVISIBLESTRUCTURES.COM
 - GRASSPAVE2 PRODUCT SPECIFICATION
 - GRASSPAVE2 INSTALLATION GUIDE
 - GRASSPAVE2 MAINTENANCE GUIDE FOR OWNERS AND MAINTENANCE STAFF

| DATE | REVISIONS |
|------------|------------------|
| 03-15-2023 | THIRD SUBMITTAL |
| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

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

TECH: _____

ENGINEER: _____

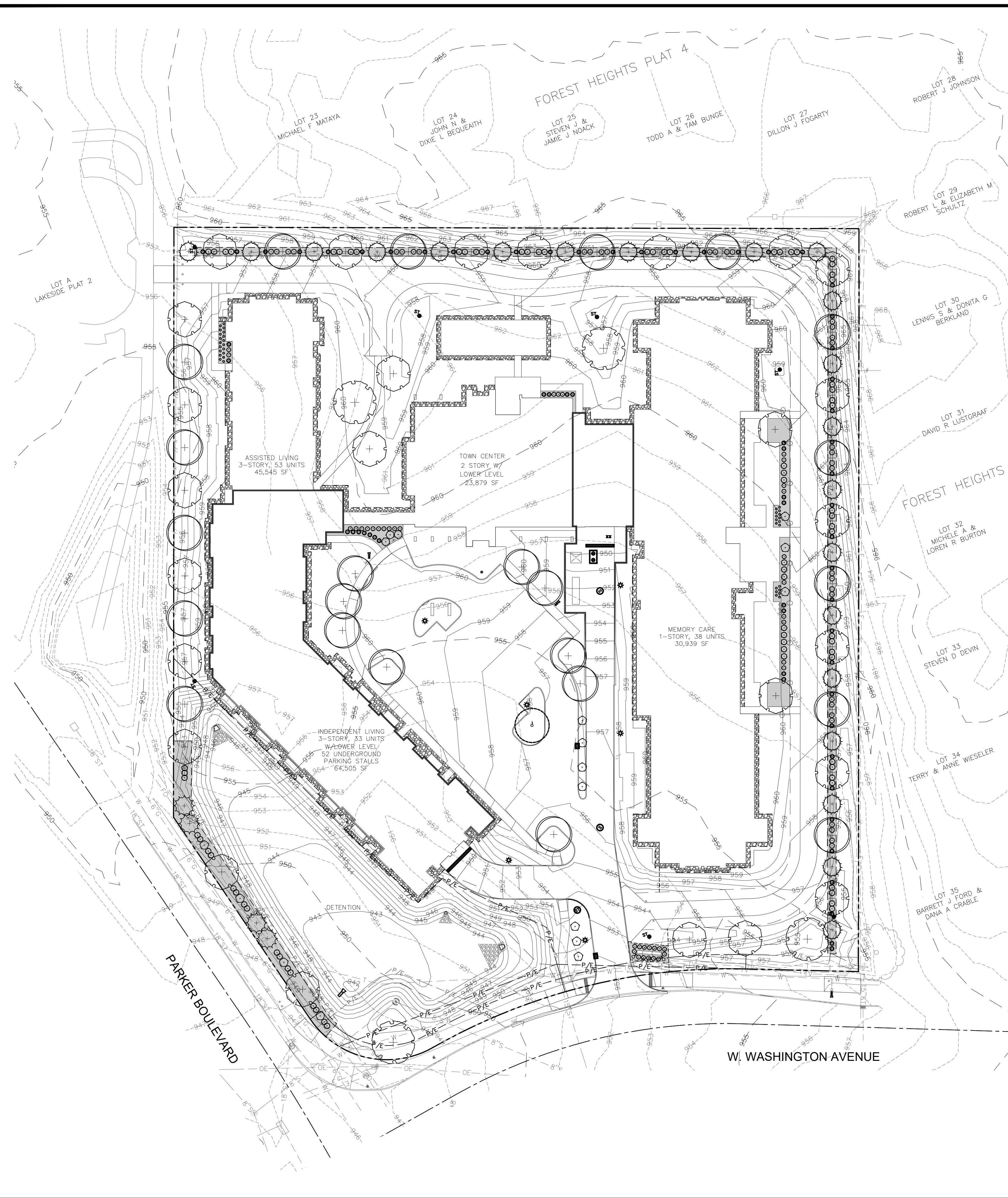
ESA
 CIVIL DESIGN ADVANTAGE

POLK CITY, IOWA

LEONARD SENIOR LIVING
GRASSPAVE2 DETAILS

15/18
 2205.396

FILE: H:\2022\2205396\0\0\2205396-SITE LANDSCAPE SHEETS.DWG
 COMMENT: ENCL
 PLOTTED BY: DANA BECKER
 DATE: 3/15/2023 10:34 AM



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF POLK CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

OPEN SPACE REQUIREMENTS

SITE: 254,600 SF 5.84 ACRES)
 REQUIRED OPEN SPACE: 38,190 SF (15%)
 PROVIDED OPEN SPACE: 155,167 SF (60.9%)

LANDSCAPING REQUIRED
 (2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE)

TREES: 25 TREES
 SHRUBS: 76 SHRUBS

LANDSCAPING PROVIDED
 TREES: 41 TREES
 SHRUBS: 130 SHRUBS

PARKING AREA LANDSCAPE REQUIREMENTS

VEHICLE PAVING AREA (29,817) X 0.2 = PLANT SQUARE FOOTAGE (5,963.4)
 PLANT SQUARE FOOTAGE/700 = TREES REQUIRED (9)

LANDSCAPING PROVIDED
 TREES: 9 TREES

LANDSCAPE BUFFER REQUIREMENTS

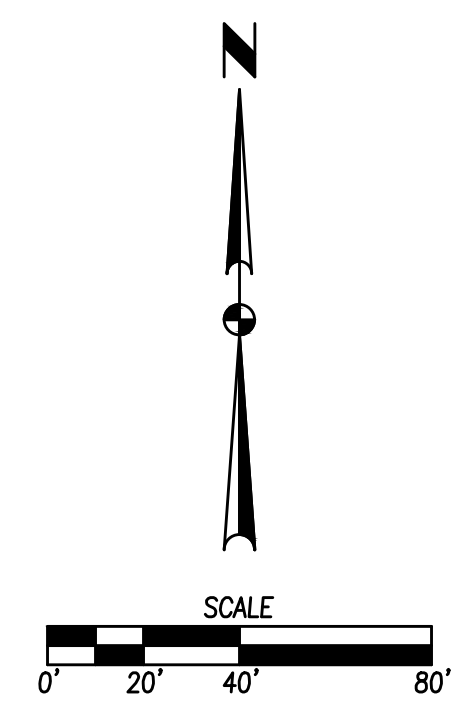
TYPE B PLANTING REQUIRED
 (OPAQUE SCREENING FROM THE GROUND TO A HEIGHT OF THREE FEET, WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20 FEET. AT MATURITY, THE PORTION OF INTERMITTENT VISUAL OBSTRUCTIONS SHOULD NOT CONTAIN ANY COMPLETELY UNOBSTRUCTED OPENINGS MORE THAN 10 FEET WIDE.)

TYPE B PLANTING PROVIDED
 TREES: 43 TREES
 SHRUBS: 127 SHRUBS

| PLANT SCHEDULE OPEN SPACE | | | | |
|---------------------------|-----|----------------------------------|--------------------------------------------|--------------------|
| EVERGREENTREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| CS | 4 | Colorado Spruce | Picea pungens | B&B, 6' HEIGHT |
| ORNAMENTAL TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| GG | 14 | Grindstone Ginko | Ginkgo biloba 'Grindstone' | B&B, 1.5" CALIPER |
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 5 | Littleleaf Linden | Tilia cordata | B&B, 2" CALIPER |
| RM | 14 | Red Maple | Acer rubrum | B&B, 2" CALIPER |
| SWO | 4 | Swamp White Oak | Quercus bicolor | B&B, 2" CALIPER |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| AFD | 30 | Arctic Fire®Red Twig Dogwood | Cornus stolonifera 'Farrow' | CONT, 3 GAL |
| GMS | 39 | Gold Mound Spirea | Spiraea x bumalda 'Goldmound' | CONT, 3 GAL |
| JB | 3 | Broadmoor Juniper | Juniperus sabina 'Broadmoor' | CONT, 3 GAL |
| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| FG | 37 | Hamelin Fountain Grass | Pennisetum alopecuroides 'Hamelin' | CONT, 1 GAL |
| KFG | 21 | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora 'Karl Foerster' | CONT, 1 GAL |

| PLANT SCHEDULE TYPE B LANDSCAPE BUFFER | | | | |
|----------------------------------------|-----|----------------------------------|--------------------------------------------|--------------------|
| EVERGREENTREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| WP | 22 | White Pine | Pinus strobus | B&B, 6' HEIGHT |
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 9 | Littleleaf Linden | Tilia cordata | B&B, 2" CALIPER |
| RM | 12 | Red Maple | Acer rubrum | B&B, 2" CALIPER |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| AFD | 48 | Arctic Fire®Red Twig Dogwood | Cornus stolonifera 'Farrow' | CONT, 3 GAL |
| SGJ | 36 | Sea Green Juniper | Juniperus chinensis 'Sea Green' | CONT, 3 GAL |
| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| KFG | 43 | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora 'Karl Foerster' | CONT, 1 GAL |

| PLANT SCHEDULE PARKING AREA LANDSCAPE | | | | |
|---------------------------------------|-----|-------------------|----------------|--------------------|
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 9 | Littleleaf Linden | Tilia cordata | B&B, 2" CALIPER |



DATE: 03-15-2023
 THRD SUBMITTAL: 03-10-2023
 SECOND SUBMITTAL: 02-22-2023
 REVISIONS:

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

16
 18
 2205.396

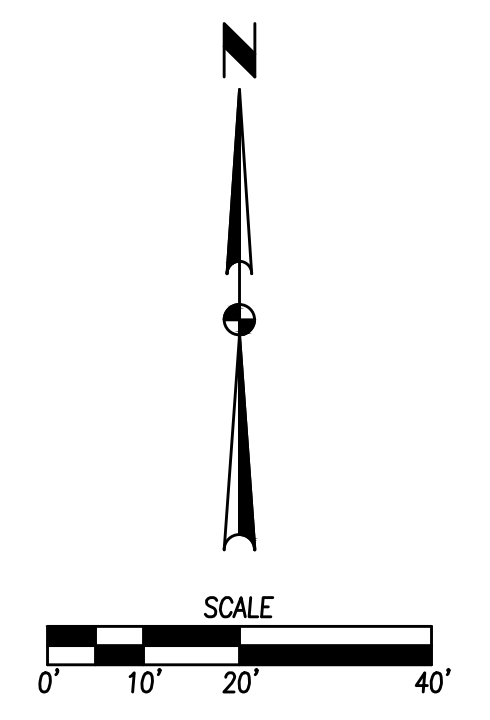
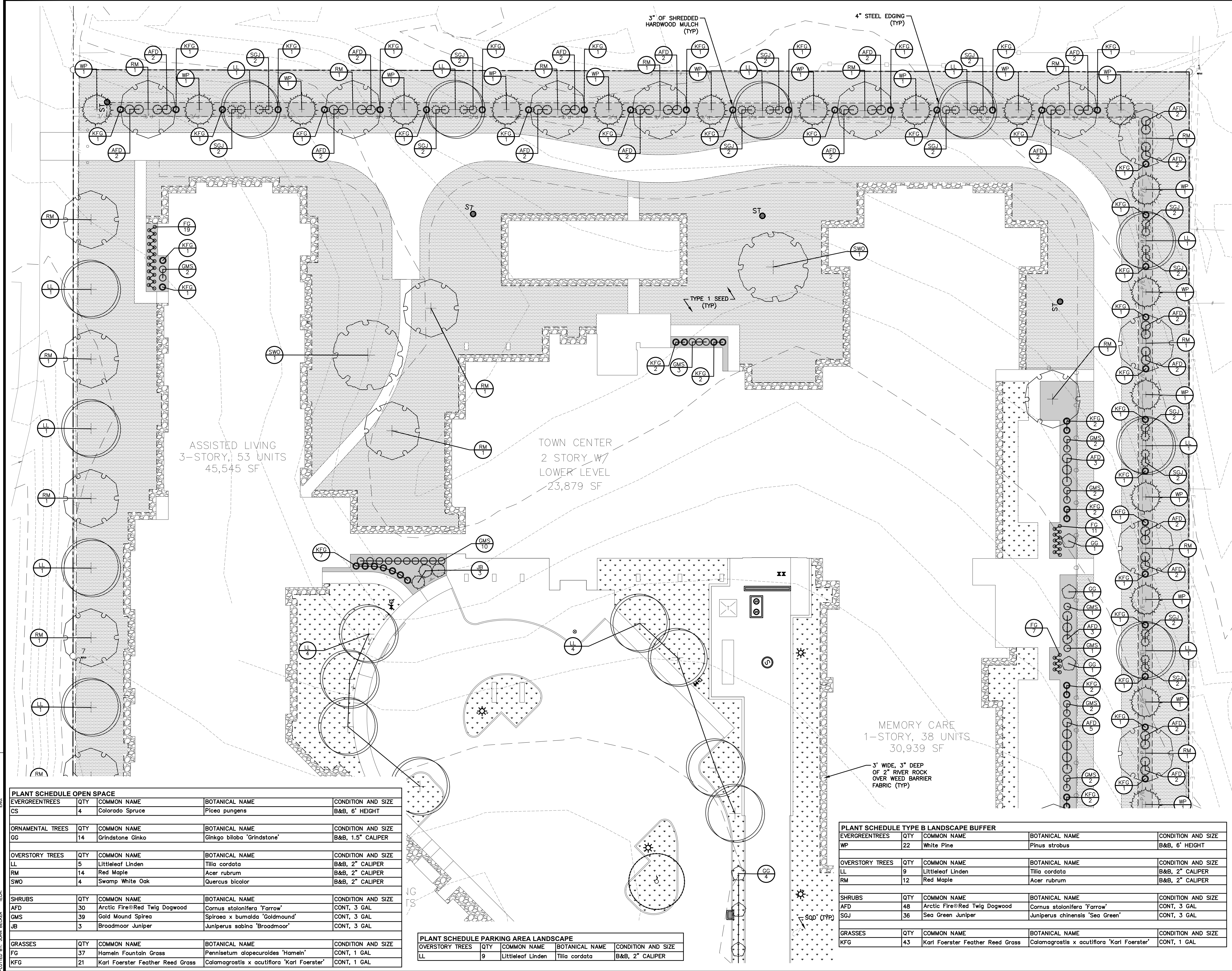
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 POLK CITY, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEER:

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 DATE: 03/15/2023 10:35 AM
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 TECH: TCH

| PLANT SCHEDULE OPEN SPACE | | | | |
|---------------------------|-----|----------------------------------|---------------------------------------------------|--------------------|
| EVERGREENTREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| CS | 4 | Colorado Spruce | <i>Picea pungens</i> | B&B, 6' HEIGHT |
| ORNAMENTAL TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| GG | 14 | Grindstone Ginkgo | <i>Ginkgo biloba</i> 'Grindstone' | B&B, 1.5" CALIPER |
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 5 | Littleleaf Linden | <i>Tilia cordata</i> | B&B, 2" CALIPER |
| RM | 14 | Red Maple | <i>Acer rubrum</i> | B&B, 2" CALIPER |
| SWO | 4 | Swamp White Oak | <i>Quercus bicolor</i> | B&B, 2" CALIPER |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| AFD | 30 | Arctic Fire® Red Twig Dogwood | <i>Cornus stolonifera</i> 'Farrow' | CONT, 3 GAL |
| GMS | 39 | Gold Mound Spirea | <i>Spiraea x bumalda</i> 'Goldmound' | CONT, 3 GAL |
| JB | 3 | Broadmoor Juniper | <i>Juniperus sabina</i> 'Broadmoor' | CONT, 3 GAL |
| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| FG | 37 | Hameln Fountain Grass | <i>Pennisetum alopecuroides</i> 'Hameln' | CONT, 1 GAL |
| KFG | 21 | Karl Foerster Feather Reed Grass | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | CONT, 1 GAL |

| PLANT SCHEDULE PARKING AREA LANDSCAPE | | | | |
|---------------------------------------|-----|-------------------|----------------------|--------------------|
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 9 | Littleleaf Linden | <i>Tilia cordata</i> | B&B, 2" CALIPER |

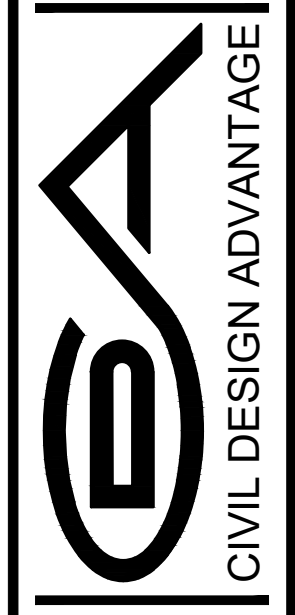
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|----------------------------------------|-----|----------------------------------|---------------------------------------------------|--------------------|
| EVERGREENTREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| WP | 22 | White Pine | <i>Pinus strobus</i> | B&B, 6' HEIGHT |
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 9 | Littleleaf Linden | <i>Tilia cordata</i> | B&B, 2" CALIPER |
| RM | 12 | Red Maple | <i>Acer rubrum</i> | B&B, 2" CALIPER |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| AFD | 48 | Arctic Fire® Red Twig Dogwood | <i>Cornus stolonifera</i> 'Farrow' | CONT, 3 GAL |
| SGJ | 36 | Sea Green Juniper | <i>Juniperus chinensis</i> 'Sea Green' | CONT, 3 GAL |
| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| KFG | 43 | Karl Foerster Feather Reed Grass | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' | CONT, 1 GAL |



| DATE | REVISIONS |
|--------------------------------------|------------------|
| 03-15-2023 <td>THIRD SUBMITTAL</td> | THIRD SUBMITTAL |
| 03-10-2023 <td>SECOND SUBMITTAL</td> | SECOND SUBMITTAL |
| 02-22-2023 <td>FIRST SUBMITTAL</td> | FIRST SUBMITTAL |

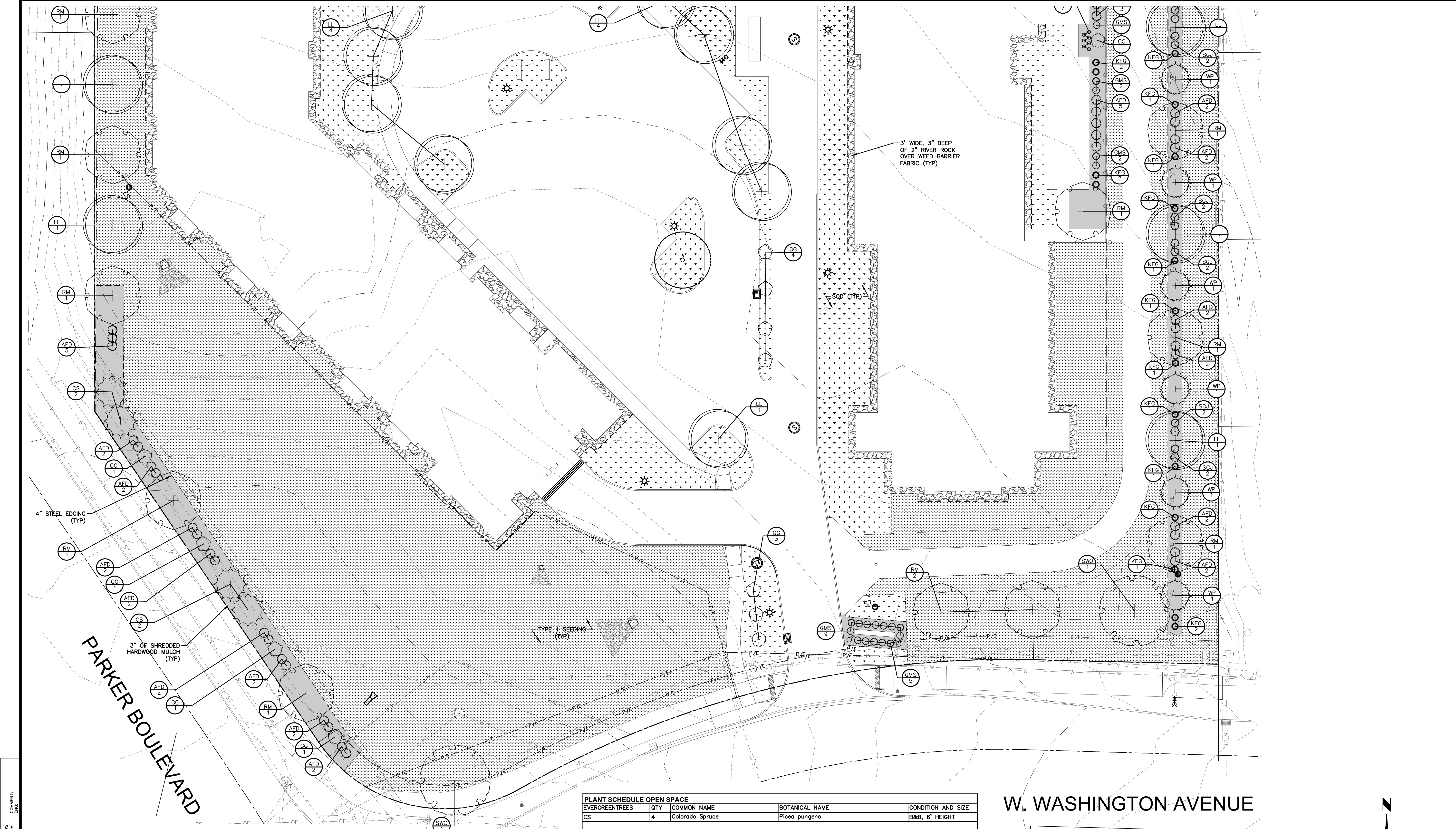
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: _____
 ENGINEER: _____



POLK CITY, IOWA

LEONARD SENIOR LIVING LANDSCAPE PLAN (NORTH)



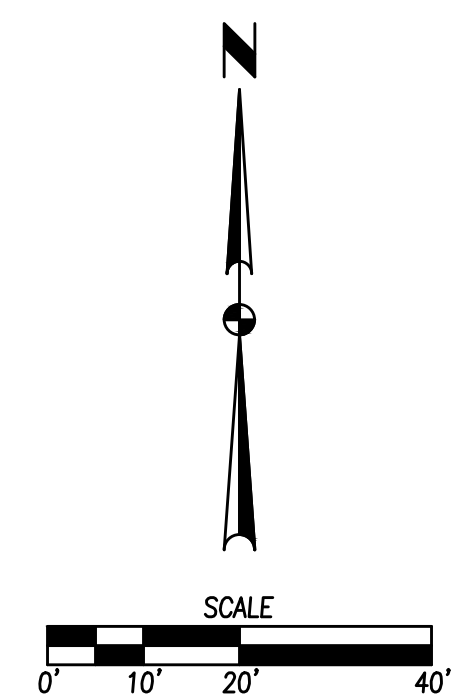
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 DATE: 3/15/2023 10:35 AM

| PLANT SCHEDULE TYPE B LANDSCAPE BUFFER | | | | |
|----------------------------------------|-----|----------------------------------|--------------------------------------------|--------------------|
| EVERGREENTREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| WP | 22 | White Pine | Pinus strobus | B&B, 6' HEIGHT |
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 9 | Littleleaf Linden | Tilia cordata | B&B, 2" CALIPER |
| RM | 12 | Red Maple | Acer rubrum | B&B, 2" CALIPER |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| AFD | 48 | Arctic Fire® Red Twig Dogwood | Cornus stolonifera 'Farrow' | CONT, 3 GAL |
| SGJ | 36 | Sea Green Juniper | Juniperus chinensis 'Sea Green' | CONT, 3 GAL |
| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| KFG | 43 | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora 'Karl Foerster' | CONT, 1 GAL |

| PLANT SCHEDULE OPEN SPACE | | | | |
|---------------------------|-----|----------------------------------|--------------------------------------------|--------------------|
| EVERGREENTREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| CS | 4 | Colorado Spruce | Picea pungens | B&B, 6' HEIGHT |
| ORNAMENTAL TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| GG | 14 | Grindstone Ginkgo | Ginkgo biloba 'Grindstone' | B&B, 1.5" CALIPER |
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 5 | Littleleaf Linden | Tilia cordata | B&B, 2" CALIPER |
| RM | 14 | Red Maple | Acer rubrum | B&B, 2" CALIPER |
| SWO | 4 | Swamp White Oak | Quercus bicolor | B&B, 2" CALIPER |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| AFD | 30 | Arctic Fire® Red Twig Dogwood | Cornus stolonifera 'Farrow' | CONT, 3 GAL |
| GMS | 39 | Gold Mound Spirea | Spiraea x bumalda 'Goldmound' | CONT, 3 GAL |
| JB | 3 | Broadmoor Juniper | Juniperus sabinna 'Broadmoor' | CONT, 3 GAL |
| GRASSES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| FG | 37 | Hamelin Fountain Grass | Pennisetum alopecuroides 'Hamelin' | CONT, 1 GAL |
| KFG | 21 | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora 'Karl Foerster' | CONT, 1 GAL |

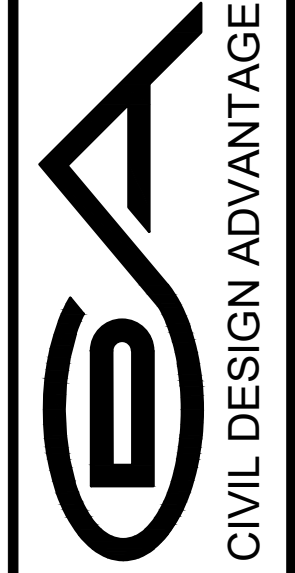
W. WASHINGTON AVENUE

| PLANT SCHEDULE PARKING AREA LANDSCAPE | | | | |
|---------------------------------------|-----|-------------------|----------------|--------------------|
| OVERSTORY TREES | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE |
| LL | 9 | Littleleaf Linden | Tilia cordata | B&B, 2" CALIPER |



| DATE | REVISIONS |
|------------|------------------|
| 03-15-2023 | THIRD SUBMITTAL |
| 03-10-2023 | SECOND SUBMITTAL |
| 02-22-2023 | FIRST SUBMITTAL |

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



POLK CITY, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER:

LEONARD SENIOR LIVING

LANDSCAPING PLAN (SOUTH)