Agenda
Notice of Meeting
Polk City | City Council
****
April 27, 2020 | 6:00 pm
City Hall | Council Chambers
Due to Covid-19 Mayor and Council will meet via ZOOM
Public Meeting participation is via phone only
Call in local 515-329-8019
Toll-Free 833-329-8019
Participant Code 593054
Public can also provide comments directly to support@polkcityia.gov
***any comments received before the time of the meeting will be made a part of the public hearing**
Broadcast playback will be available at https://polkcityia.gov/page/LiveStream
****
Jason Morse | Mayor
David Dvorak | Pro Tem
City Council Members: Jeff Walters | Mandy Vogel | Ron Anderson | Rob Sarchet

1. **Call to Order**

2. **Roll Call**

3. **Approval of Agenda**

4. **Consent Items**
   a. City Council Meeting Minutes for April 13, 2020
   b. City Council Work Session Meeting Minutes for April 13, 2020
   c. Receive and file the April 20, 2020 P&Z Commission Meeting Minutes
   d. Claims listing April 27, 2020
   e. Receive and file the March Fire Department Report
   f. Approve moving the May 25, 2020 Council Meeting to May 26, 2020 at 6pm due to the Memorial Day Holiday
   g. Approve a twelve months Class C Liquor License for Waters Edge with Outdoor Services and Sunday Sales effective 6/24/2020
   h. Approve Twelve-month Tobacco Permit for Kum & Go Store # 135 effective July 1, 2020
   i. Resolution 2020-37 setting public hearing on an amendment to the Comprehensive Plan revising future land use in the vicinity of NW 44th Street and E. Southside Dr.
   j. Resolution 2020-38 setting a public hearing for Snetselaar and Lillskau Petitions to Rezone the following property in the vicinity of NW 44th Street and E. Southside Dr.
      i. 82.82 acres from A-1 to R-1
      ii. 31.86 acres from A-1 to R-2
      iii. 14.60 acres from A-1 to R-2A
      iv. 34.16 acres from A-1 to C-2
   k. Receive and file the March Police Department Report
   l. Resolution 2020-39 approving Construction Drawings for Creekview Estates Plat 1
   m. Resolution 2020-40 approving Construction Drawings for Big Creek Valley Plat 2
   n. Resolution 2020-41 setting a public hearing on the Vacation of a portion of the Overland Flowage Easement in White Tail Ridge Plat 2

5. **Business Items**
    a. Resolution 2020-35 approving North Polk LLC Development agreement.
    b. Domino Estates Plat 1(Polk County Plat within 2 miles of Polk City)
        i. Resolution 2020-42 approving the Preliminary Plat
        ii. Resolution 2020-43 approving the Final Plat
    c. Resolution 2020-44 approving the Peterson Plat of Survey
    d. Resolution 2020-45 approving the Carlton Plat of Survey
    e. Resolution 2020-46 accepting Public Improvements for Crossroads at the Lakes Plat 2
    f. Resolution 2020-47 approving Cooperative Public Services Agreement for 2020 Polk City Street Repair Project with Polk County in the amount of $1,928,633.50
    g. Approve Snyder & Associates Invoice for March 2020 services in the amount of $19,276.50
    h. Second Reading of Ordinance 2020-400 Adding Recycling Chapter
    i. Summer Recreation Program update and cost analysis

6. **Reports & Particulars**

    Mayor, Council, City Manager, Staff, Boards, and/or Commissions

7. **Adjournment**

    --*next meeting date May 11, 2020*

MEETING MINUTES
The City of Polk City
City Council Meeting
6:00 p.m., April 13, 2020
City Hall

Polk City, City Council held a meeting via ZOOM at 6:00 p.m., on April 13, 2020. 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*** | *Mayor Morse called the meeting to order at 6:00 p.m.*

2. ***Roll Call*** | Walters, Vogel, Dvorak, Anderson, Sarchet | In attendance via zoom

3. ***Approval of Agenda***
   Mayor Morse requested agenda be amended to remove 6.b
   MOTION: A motion was made by Walters and seconded by Vogel to approve the amended meeting agenda
   MOTION CARRIED UNANIMOUSLY

4. ***Public Hearings***
   a. Urban Renewal Plan Amendment
      i. Mayor Morse opened the Public Hearing at 6:04 p.m. on the proposed Amendment to the Polk City Area II Urban Renewal Area. City Clerk, Jenny Gibbons, said the notice was published April 3, 2020 and no comments had been received for or against the proposed amendment. City Manager, Chelsea Huisman provided a report. No one was present on the phone to be heard for or against the proposed amendment. Council discussed the amendment.
      MOTION: A motion was made by Walters and seconded by Dvorak to close the public hearing at 6:16 p.m.
      MOTION CARRIED UNANIMOUSLY
      ii. ***MOTION:*** A motion was made by Dvorak and seconded by Vogel to approve Resolution 2020-30 to Approve Urban Renewal Plan Amendment for the Polk City Area II Urban Renewal Area
      YES: Vogel, Dvorak, Sarchet, Walters
      NO: Anderson
      MOTION CARRIED
   b. Development Agreement with Kimberley Development Corporation and authorization of annual TIF payments
      i. Mayor Morse opened the Public Hearing at 6:17 p.m. on the proposed Development Agreement with Kimberley Development Corporation and authorization of annual TIF payments. City Clerk, Jenny Gibbons, said the notice was published April 3, 2020 and no comments had been received for or against the proposed agreement. City Manager, Chelsea Huisman provided a report. No one was present on the phone to be heard for or against the proposed agreement. Council discussed the agreement.
      MOTION: A motion was made by Sarchet and seconded by Anderson to close the public hearing at 6:18 p.m.
      MOTION CARRIED UNANIMOUSLY
      ii. ***MOTION:*** A motion was made by Vogel and seconded by Walters to approve Resolution 2020-31 to approving Development Agreement with Kimberley Development Corporation, Authorizing Annual Appropriation Tax Increment Payment and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
      YES: Walters, Vogel, Dvorak,
      NO: Anderson, Sarchet
      MOTION CARRIED
   c. Development Agreement with Polk County, Iowa and MJR Developments LLC
      i. Mayor Morse opened the Public Hearing at 6:19 p.m. on the proposed Development Agreement with Polk County, Iowa and MJR Developments LLC. City Clerk, Jenny Gibbons, said the notice was published April 3, 2020 and no comments had been received for or against the proposed agreement. City Manager, Chelsea Huisman provided a report. No one was present on the phone to be heard for or against the proposed agreement. Council discussed the agreement.
      MOTION: A motion was made by Dvorak and seconded by Sarchet to close the public hearing at 6:20 p.m.
      MOTION CARRIED UNANIMOUSLY
      ii. ***MOTION:*** A motion was made by Dvorak and seconded by Sarchet to approve Resolution 2020-32 to approve Development Agreement with Polk County, Iowa and MJR Developments LLC
      YES: Sarchet, Walters, Vogel, Dvorak,
      NO: Anderson
      MOTION CARRIED

5. ***Consent Items***

MOTION: A motion was made by Vogel and seconded by Walters to approve the amended consent agenda items

a. City Council Meeting Minutes for March 23, 2020
b. Claims listing April 13, 2020
c. Approve Jeremy Siepker salary increase to $90,000 annually
d. Approve twelve months Class C Liquor License for Papas Pizzeria located at 214 W. Broadway Street with Sunday Sales effective 5/28/2020
e. Resolution 2020-33 approving 28E Agreement with SGCIS and Safety Services Agreement with IAMU
f. Approve request for proposal for audit services for 3-year contract
g. Receive and file the March 2020 Water Report
h. Receive and file the Parks & Rec Department Report
i. Receive and file the March 2020 PCCEDC/Go Polk City Financial Report
j. Receive and file the March 2020 Festival Financial Report
k. Cancel Spring Clean Up event on May 2nd and postpone event until a 2020 Fall season date
l. Receive and file the March 2, 2020 Library Board Meeting Minutes
m. Receive and file the March 2020 Library Stats Report
n. Receive and file the March 2020 Library Director Report
o. Acknowledge Library Resolution 2020-L2 hiring Youth Services Librarian effective March 23, 2020 at $18.25 per hour
p. Approve a twelve (12) month Class C Liquor License for Fareway Stores #137 located at 1101 South 4th Street effective June 17, 2020
q. Approval a twelve (12) month Class C Liquor License for Tournament Club of Iowa located at 1000 Tradition Drive with Outdoor Sales and Sunday Sales effective June 1, 2020

MOTION CARRIED UNANIMOUSLY

6. ***Business Items***

a. ***MOTION:*** A motion was made by Dvorak and seconded by Vogel to approve Resolution 2020-34 approving Pay App No. 3 for the 2019 Street Repair Project in the amount of $43,802.13
MOTION CARRIED UNANIMOUSLY

~~b. Resolution 2020-35 Authorizing Development Agreement with Orton Development Company, L.L.C.~~

c. ***MOTION:*** A motion was made by Anderson and seconded by Sarchet to approve Resolution 2020-36 adopting short term policy regarding LMI funding for utility assistance
MOTION CARRIED UNANIMOUSLY

d. ***MOTION:*** A motion was made by Walters and seconded by Dvorak to approve the first reading of Ordinance 2020-400 Adding Recycling Chapter
MOTION CARRIED UNANIMOUSLY

e. ***MOTION:*** A motion was made by Sarchet and seconded by Vogel to approve the third and final reading of Ordinance 2020-300 amending Sewer Rates
MOTION CARRIED UNANIMOUSLY

f. ***MOTION:*** A motion was made by Anderson and seconded by Dvorak to approve the February 2020 Snyder & Associates Services Invoice in the amount of $20,892.25
YES: Dvorak, Anderson, Sarchet, Vogel
ABSTAIN: Walters
MOTION CARRIED

7. ***Reports & Particulars*** **|** Mayor, Council, City Manager, Staff, Boards, and/or Commissions

- City Engineering Representative, Kathleen Connor said she anticipates the sub final for the 2019 Street Repair Project will be ready next month. Public Works Director, Mike Schulte said he is happy with the project so far.
- Council Member Vogel thanked Staff for the creative ways the City is staying engaged with the community.
- Council Member Walters reported the MPO awarded the City with a STBG Grant for the 3rd Street and Northside Dr intersection improvements. Staff is working on moving the project forward and he is hopeful the City can obtain more funding for projects in the future.
- Council Member Anderson thanked Walters for the great news and thanked Council and Staff for moving to the Zoom meeting platform.
- Council Member Sarchet thanked the Public Works, Police and Fire for continuing to service Polk City, and hopes they all stay safe.

- Council Member Dvorak asked Council to hold each other accountable on future development agreements to avoid putting the City into a situation requiring difficult decisions like tonight's meeting.
- City Manager Huisman said she is working on a notification system to use for all communication with residents that would allow them to sign up for text messages to help improve communication with the public.
- Mayor Morse thanked all departments for helping former Firefighter Gary Cory's funeral procession move through town, it was appreciated by the Cory family. He reported that Jim Moore, longtime Polk City volunteer passed away. Mayor shared a compliment from Brigett with Go Polk City regarding the Polk City Library thinking outside the box during these unprecedented times and supporting the community in non-traditional ways. Go Polk City is doing the best they can under the circumstances and looking for ways to help local businesses in various ways. Mayor askes the residents to Support Local during these times. Mayor reported Polk County sharing COVID-19 local government impacts and looking for ways to minimize impact.

8. ***Adjournment***
***MOTION*:** A motion was made by Anderson and seconded by Sarchet to adjourn at 6:42 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, April 27, 2020

_____
Jason Morse, Mayor

Attest

_____
Jenny Gibbons, City Clerk

MEETING MINUTES
The City of Polk City
Work Session
5:000 p.m., Monday, April 13, 2020
City Hall Council Chambers

A Council Work Session was held on April 13, 2020 at 5:00 p.m. via Zoom.

Mayor and City Council Members Present:	***Staff Members Present:***
Jason Morse | Mayor Dave Dvorak | Pro Tem Jeff Walters | City Council Member Mandy Vogel | City Council Member Ron Anderson | City Council Member Robert Sarchet | City Council Member	Chelsea Huisman | City Manager Jenny Gibbons | City Clerk Mike Schulte | Public Works Director

Minutes
Leslie Irlbeck with Metro Waste Authority (MWA) presented the benefits of consolidated waste collection and how MWA services will help Polk City manage solid waste and reduce cost to the residents.

Council discussed the pros and cons. Michael McCoy with MWA responded to questions. City Manager, Huisman wrapped up with where Polk City will go from here and collectively MWA and staff will bring back action items for Council at the April 27th meeting.

Adjournment – Meeting adjourned at 5.58 p.m.

_____

Jason Morse, Mayor

_____

Jenny Gibbons, City Clerk

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, April 20, 2020

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on April 20, 2020 via ZOOM. 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 Bowersox called the meeting to order at 6:00 p.m.

2. **Roll Call** | Hankins, Triplett, Bowersox, Ohlfest, Vogel, Sires | In attendance via ZOOM
   Dietz | Absent

3. **Approval of Agenda**
   MOTION: A motion was made by Ohlfest and seconded by Vogel to approve the agenda.
   MOTION CARRIED UNANIMOUSLY

4. **Approval of Meeting Minutes**
   MOTION: A motion was made by Hankins and seconded by Triplet to approve the February 17, 2020 meeting minutes.
   YES: Triplet, Bowersox, Ohlfest, Vogel, Hankins
   ABSTAIN: Sires
   MOTION CARRIED

5. **Domino Estates,** Terry Coady, Snyder Engineering representative for Domino offered a report on this plat within 2 miles of Polk City. All City Engineering comments were addressed.
   a. **MOTION:** A motion was made by Ohlfest and seconded by Sires to recommend Council approval of the Preliminary Plat
      MOTION CARRIED UNANIMOUSLY
   b. **MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend Council approval of the Final Plat
      MOTION CARRIED UNANIMOUSLY

6. **Peterson Plat of Survey,** City Engineering Representative, Kathleen Connor, provided a report. Hankins asked if the new home would be in compliance with Fire Hydrant proximity requirements and Connor confirmed it would be because of the hydrant added during the Deer Haven Development construction.
   MOTION: A motion was made by Hankins and seconded by Vogel to recommend Council approval of the Peterson Plat of Survey subject to the Engineering comments dated April 10th being satisfactorily addressed
   MOTION CARRIED UNANIMOUSLY

7. **Carlton Plat of Survey,** Shive-Hattery Civil Engineer, Kelsey Scallon – Project Manager for MJR Development explained this parcel was offered to the current rental tenants for purchase. Hankins offered a correction on the 2nd page of the City Engineering memo and shared his delight with sidewalk connectivity on both ends of this project as it has been a concern with the Visioning Committee regarding gaps along farmsteads on NW Hugg Dr.
   MOTION: A motion was made by Hankins and seconded by Vogel to recommend Council approval of the Carlton Plat of Survey subject to the Engineering comments dated April 15th being satisfactorily addressed.
   MOTION CARRIED UNANIMOUSLY

8 & 9. Amendment to the Comprehensive Plan revising future land use and Snetselaar/Lillskau Petitions to Rezone property in the vicinity of NW 44th St. and E. Southside Dr. were discussed together. Roger Silver, ASLA, Landscape Architect, with Nilles Associates, Inc., presented an updated concept plan for Snetselaar/Lilliskau property to address the comments of the Commission and Staff at the February P&Z Meeting including the increase of Commercial to 3 acres, relocation of parks to two separate areas for centralized neighborhood connectivity and added access to the commercial property. Audience member, Jerry Greenwell, 2620 E Southside Dr. spoke concerns surrounding this property including his desire to have Southside Dr. paved and the consideration of a park or better buffer between his property and the commercial area. City Manager, Chelsea Huisman explained a decision has not been made regarding if E Southside Dr. will be paved or asphalt and does not have a timeline. Hankins shared his appreciation that the developer has been willing to look at the land usage surrounding the larger area and willingness to bring multiple parcels to be considered at the same time. He did share his concerns about where lines were drawn on the concept but understands that a decision about the concept will be made later when the developer can address those concerns. Hankins asked for clarification on ownership of Outlot X, Roger Silver responded that it will be offered to the neighboring property owner or added to the residential lots to make them larger. Outlot T was discussed. Bowersox thanked Mr. Greenwell for sharing his concerns and asked if anyone had any additional comments, hearing none, asked for motions.

8. **Amendment to the Comprehensive Plan**
   MOTION: A motion was made by Hankins and seconded by Triplett to recommend to the City Council approval of an amendment to the Comprehensive Plan revising future land use in the vicinity of NW 44th Street and E Southside Drive
   MOTION CARRIED UNANIMOUSLY

9. **Snetselaar and Lillskau Petitions to Rezone property in the vicinity of NW 44th St & E Southside Dr.**
   a. **MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend to the City Council approval of the rezoning of 82.82 acres from A-1 to R-1 subject to the Engineering comments dated April 14th being satisfactorily addressed
      MOTION CARRIED UNANIMOUSLY
   b. **MOTION:** A motion was made by Hankins and seconded by Triplett to recommend to the City Council approval of the rezoning of 31.86 acres from A-1 to R-2 subject to the Engineering comments dated April 14th being satisfactorily addressed
      MOTION CARRIED UNANIMOUSLY
   c. **MOTION:** A motion was made by Hankins and seconded by Triplett to recommend to the City Council approval of the rezoning of 14.60 acres from A-1 to R-2A subject to the Engineering comments dated April 14th being satisfactorily addressed
      MOTION CARRIED UNANIMOUSLY
   d. **MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend to the City Council approval of the rezoning of 34.16 acres from A-1 to C-2 subject to the Engineering comments dated April 14th being satisfactorily addressed
      MOTION CARRIED UNANIMOUSLY

10. **Reports & Particulars -** None

11. **Adjournment**
    MOTION: A motion was made by Triplett and seconded by Vogel to adjourn at 6:43 p.m.
    MOTION CARRIED UNANIMOUSLY
    Next Meeting Date – Monday, May 18, 2020

Attest:

_____

Jenny Gibbons - City Clerk

CLAIMS REPORT

City of Polk City DATED 4/27/2020

VENDOR	EXPENSE TYPE	AMOUNT
440-PRAXAIR DISTR. INC.	OXYGEN	$386.12
ACCUJET LLC	1130 CARDINAL - CAMERA	$1,200.50
Amazon	LIBRARY BOOKS	$2,834.16
AUREON TECHNOLOGY	MANAGED SERVICE/PROACTIVE CARE	$3,516.39
BAKER & TAYLOR	BOOKS	$187.88
BETH KNUTH	GIFT CERTIFICATE - LIBRARY SUMMER PROGRAM	$25.00
BUSINESS PUBLICATIONS CORP	BUSINESS RECORD	$430.14
CARLSON CRANE	REMOVE TREES	$285.00
CAROL THORNBURG	REIMBURSEMENT - CELL PHONE	$60.00
CHAD LEWIS	MIDWEST HAUNTING PROGRAM	$350.00
CHELSEA HUISMAN	REIMBURSEMENT - CELL PHONE	$40.00
CITY OF DES MOINES	WRA HOOK-UP	$25,677.30
DEMCO INC.	LIBRARY SUPPLIES	$367.47
DES MOINES STAMP MFG. CO.	NOTARY STAMP	$32.40
ELIZABETH LYONS	GIFT CERTIFICATE - LIBRARY SUMMER PROGRAM	$60.00
ELIZABETH LYONS	GIFT CERTIFICATE - LIBRARY SUMMER PROGRAM	$25.00
Ferguson Waterworks	EQUIPMENT REPAIRS	$3,451.47
INSPIRON LOGISTICS	ANNUAL WENS SERVICE	$2,585.00
IOWA ONE CALL	UNDERGROUND LOCATIONS	$128.70
JAMIE NOACK	REIMBURSEMENT - CELL PHONE	$40.00
JASON THRAEN	REIMBURSEMENT - CELL PHONE	$60.00
JENNY GIBBONS	REIMBURSEMENT - CELL PHONE	$60.00
JEREMY SIEPKER	REIMBURSEMENT - CELL PHONE	$40.00
JIM MITCHELL	REIMBURSEMENT - CELL PHONE	$40.00
KANSAS CITY LIFE INS. CO	INSURANCE	$2,364.08
LINDA MCCANN	GENEALOGY PROGRAM	$50.00
LINDSEY HUBER	REIMBURSEMENT - CELL PHONE	$40.00
MATT ASWEGAN	REIMBURSEMENT - CELL PHONE	$40.00
MENARDS	SUPPLIES	$6.89
MERAKI MAMAS BOUTIK	GIFT CERTIFICATE - LIBRARY SUMMER PROGRAM	$50.00
MIDAMERICAN ENERGY	ELECTRIC CHARGES	$13,411.63
MIDLAND POWER CO-OP	STREET LIGHTING	$460.43
NELSON AUTOMOTIVE	REPAIR PARTS	$39.68
NICHOLS EQUIPMENT LLC	DOZER SERVICE	$1,524.00
NICKOLAS FURNESS	REIMBURSEMENT - CELL PHONE	$40.00
ONESOURCE	BACKGROUND CHECK	$263.35
P & M APPAREL	GIFT CARDS	$205.00
PITNEY BOWES	POSTAGE METER RENTAL	$105.00
POLK COUNTY TREASURER	ANIMAL CNTRL FEES 2/2020	$226.12
Quick Supply Co	STRAW BLANKET	$196.00
SANDS CHIROPRACTIC	GIFT CERTIFICATE - LIBRARY SUMMER PROGRAM	$25.00
Strauss Security Solutions	LOCKSMITH	$144.00
WALMART COMMUNITY	SUPPLIES	$36.25
WRIGHT EXPRESS FLEET SERVICES	FUEL	$2,397.30
Accounts Payable Total		$63,507.26
GENERAL		$25,864.45
ROAD USE		$3,223.90
PC COMM. LIB TRUST		$9.99
CAPITAL IMPROVEMENTS		
WATER		$1,636.94
SEWER		$32,771.98
TOTAL FUNDS		$63,507.26

City of Polk City, Iowa

City Council Agenda Communication

Date: April 27, 2020

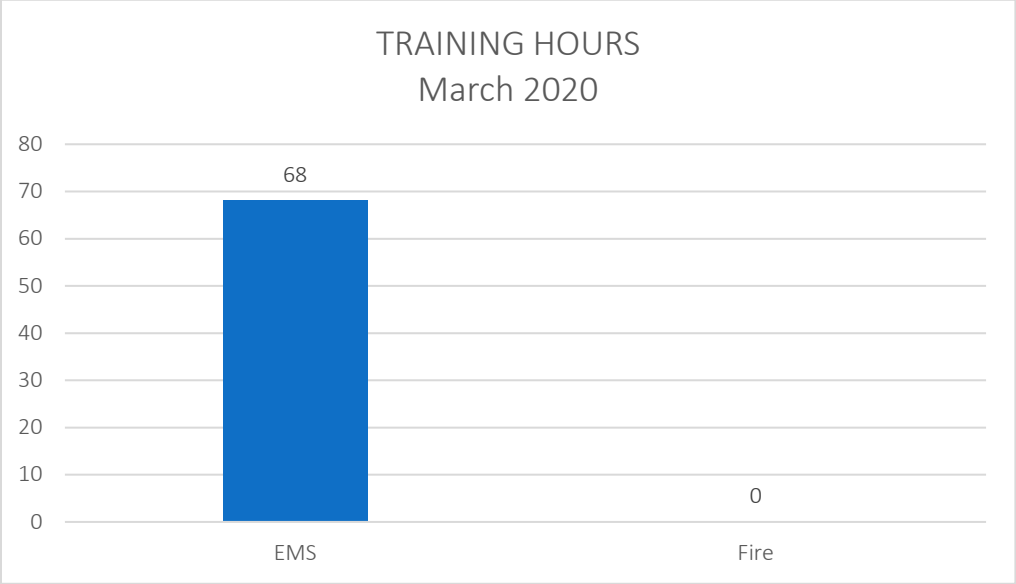
To: Mayor & City Council

From: Jim Mitchell – Fire Chief

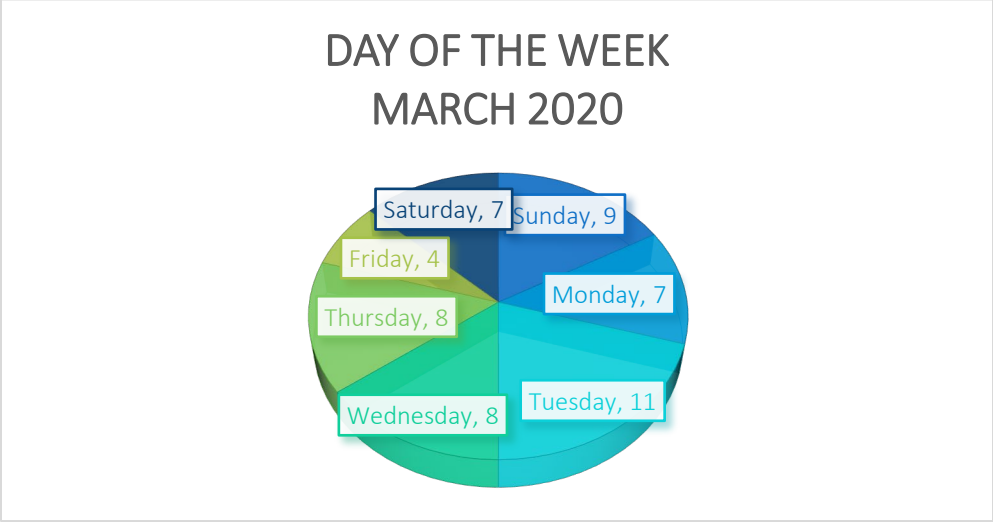
Subject: March 2020 Monthly Report

BACKGROUND: March 2020 provided one less call than March 2019. PCFD had a total of 55 calls for service during February 2019 and 54 this year.

We conducted training on the new iGel, advanced airway, and moving Patients, back boarding, cervical collars and splints. We only conducted 2 training sessions in March due to adhering to the COVID isolation practices.

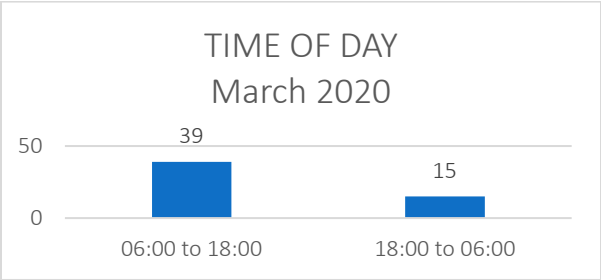


The call volume was busiest on Tuesday with 11 calls for service in March:

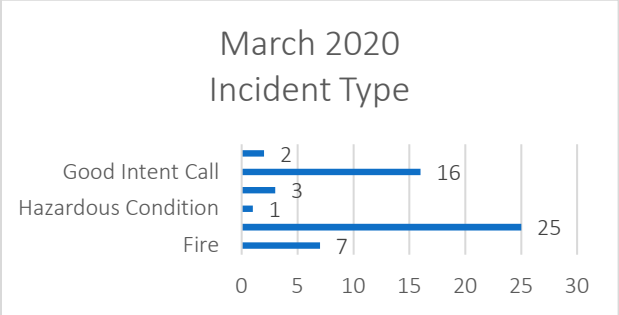


Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	**TOTAL**
9	7	11	8	8	4	7	**54**

Most of our calls was during the day shift, between 06:00 hours (6:00 AM) and 18:00 hours (6:00 PM):



The "Incident Type" of calls was predominately EMS related with a total of 54 calls for service for the month:



The month of March was busy with planning and developing procedures to respond to COVID-19 related incidents. We are prepared for the COVID-19 pandemic.

Applicant **License Application (LC0038493)**

Name of Applicant: BVJV LLC

Name of Business (DBA): Waters Edge

Address of Premises: 103 E Broadway

City Polk City **County:** Polk **Zip:** 50226

Business (515) 984-6888

Mailing 606 stippich

City Polk City **State** IA **Zip:** 50226

Contact Person

Name james vogt

Phone: (515) 975-4566 **Email** jvandcr@msn.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 06/24/2019

Expiration Date: 06/23/2020

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: XXXXXXXXX **Federal Employer ID** XXXXXXXXX

Ownership

James Vogt

First Name: James **Last Name:** Vogt

City: Polk City **State:** Iowa **Zip:** 50226

Position: member

% of Ownership: 50.00% **U.S. Citizen: Yes**

William Vogt

First Name: William **Last Name:** Vogt

City: Polk City **State:** Iowa **Zip:** 50226

Position: Member

% of Ownership: 50.00% **U.S. Citizen: Yes**

Insurance Company Information

Insurance Company: Cincinnati Specialty Underwriters

Insurance Company:	Cincinnati Specialty Underwriters		
Policy Effective Date:	06/24/2019	**Policy Expiration**	06/24/2020
Bond Effective		**Dram Cancel Date:**	
Outdoor Service Effective		**Outdoor Service Expiration**	
Temp Transfer Effective Date:		**Temp Transfer Expiration Date:**	

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA Kum & Go # 0135

Physical Location Address 303 W Broadway Street City Polk City ZIP 50226

Mailing Address 1459 Grand Ave City Des Moines State IA ZIP 50309

Business Phone Number 515-457-6249

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC ☑ LLP ☐

Name of sole proprietor, partnership, corporation, LLC, or LLP Kum & Go LC

Mailing Address 1459 Grand Ave City Des Moines State IA ZIP 50309

Phone Number 515-457-6249 Fax Number _____ Email licenses@Kumandgo.com

Retail Information:

Types of Sales: Over-the-counter ☑ Vending machine ☐

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☑

Types of Products Sold: (Check all that apply)
Cigarettes ☑ Tobacco ☑ Alternative Nicotine Products ☑ Vapor Products ☑

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☑ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐ _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print) Charles Campbell Name (please print) _____

Signature [signature] Signature _____

Date 4.7.2020 Date _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: _____
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____
- New ☐ Renewal ☐

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

RESOLUTION NO. 2020-37

A RESOLUTION SETTING A PUBLIC HEARING ON AMENDING THE 2016 POLK CITY COMPREHENSIVE PLAN FOR AN AREA IN THE VICINITY OF NW 44TH STREET AND E. SOUTHSIDE DR. BY UPDATING THE FUTURE LAND USE MAP

WHEREAS, Andy Snetselar and Genevieve Liliskau have submitted a request to amend the Future Land Use Plan for the area located on the southwest side NW 44th Street and E. Southside Dr. in Polk City, Iowa by revising the future land use designations from a Commercial, High Density Residential, Medium Density Residential, Open Space, and Park uses to Commercial, Medium Density Residential, Low Density Residential, Open Space, and Park uses in conformance with Exhibit A attached hereto.; and

WHEREAS, on April 20, 2020, the Planning & Zoning Commission recommended City Council approval of an amendment to Polk City's Comprehensive Plan's Future Land Use Plan for the area on the southwest side of NW 44th Street and E. Southside Drive by revising the future land use designations from Commercial, High Density Residential, Medium Density Residential, Open Space, and Park uses to Commercial, Medium Density Residential, Low Density Residential, Open Space, and Park uses in conformance with Exhibit A attached hereto.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Polk City, Iowa, hereby orders a public hearing and notice thereof to be held on May 11, 2020 at 6:00 p.m. in the City Hall Council Chambers, Polk City, Iowa, on amending the Polk City Comprehensive Plan for the area on the southwest side of NW 44th Street and E. Southside Drive by updating its Future Land Use Map.

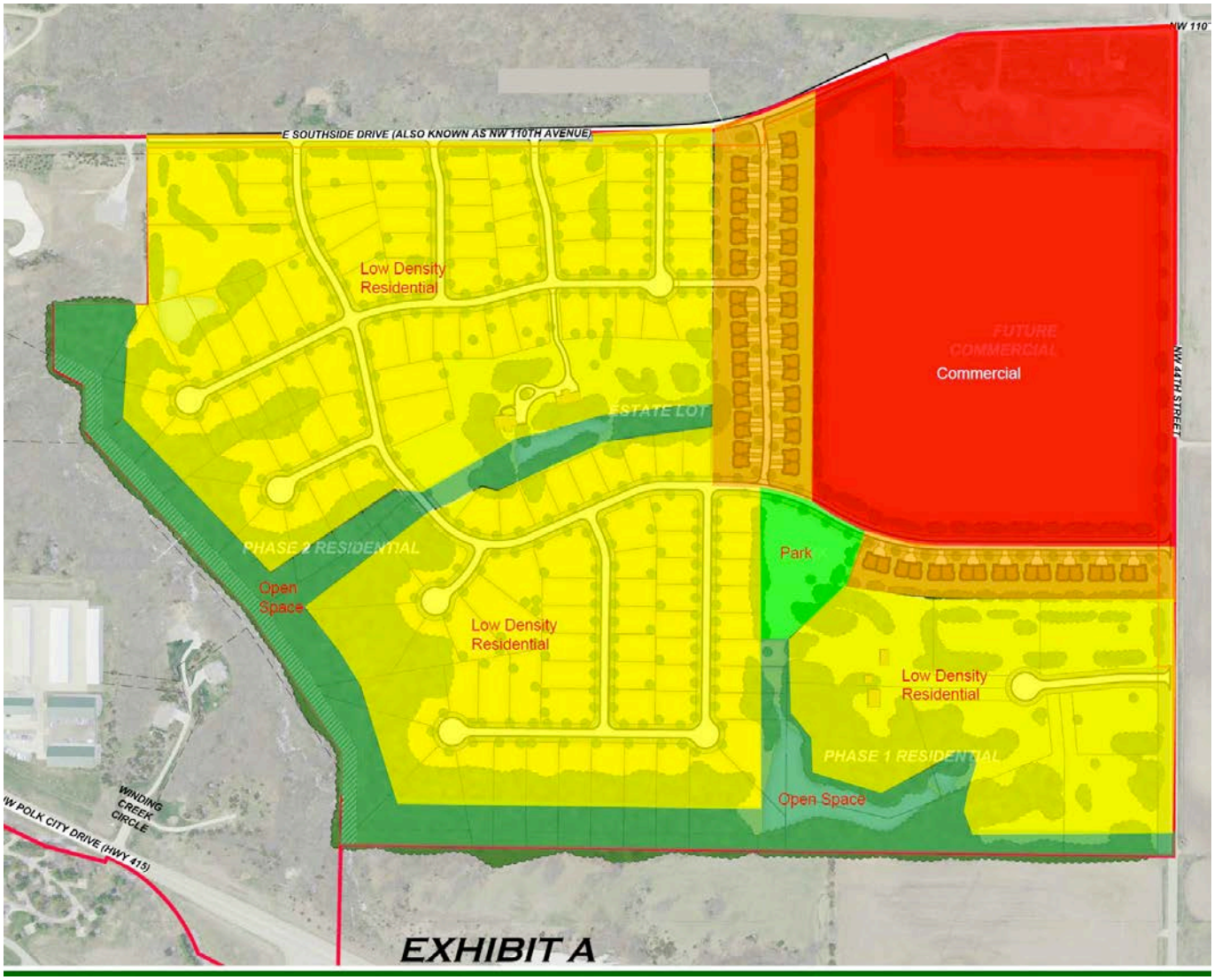
BE IT FURTHER RESOLVED, the City Council authorizes the City Clerk to publish notice of such hearing at the time and in the manner required by the law.

Passed and Approved this 27th day of April 2020.

_____
Jason Morse, Mayor

ATTEST: _____
Jenny Gibbons, City Clerk

EXHIBIT ‘A’


E SOUTHSIDE DRIVE (ALSO KNOWN AS NW 110TH AVENUE)
NW 110
NW 44TH STREET
Low Density Residential
FUTURE COMMERCIAL
Commercial
ESTATE LOT
PHASE 2 RESIDENTIAL
Open Space
Park
Low Density Residential
Low Density Residential
PHASE 1 RESIDENTIAL
Open Space
WINDING CREEK CIRCLE
W POLK CITY DRIVE (HWY 415)
EXHIBIT A

RESOLUTION NO. 2020-38

A RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED REZONING FOR PROPERTY IN THE VINCINITY OF NW 44TH STREET AND E. SOUTHSIDE DR.

BE IT RESOLVED, that the City Council of the City of Polk City, Iowa, hereby orders a public hearing and notice thereof to be held May 11, 2020 at 6:00 p.m. via Zoom and telephone conferencing on the proposal to rezone property in the vicinity of NW 44th Street and E. Southside Dr. and legally described as follows:

Rezoning a parcel containing 82.82 acres, from zoning classification of A-1, Agricultural & R-1, Single Family detached Residential to R-1, Single Family Detached, and legally described as follows:

LEGAL DESCRIPTION

That part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa; and that part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa; and that part of the South 601.5 feet of the East Half of the Northeast Quarter of Section 07, Township 80 North, Range 24 West of the 5th P.M., Polk County, Iowa, and more particularly described as follows:

Beginning at the southeast corner of Lot 2, of said RED CEDAR PRAIRIE PLAT 1; thence North 00 degrees 13 minutes West, a distance of 533 feet; thence North 89 degrees 39 minutes East, a distance of 748 feet; thence South 00 degrees 14 minutes East, a distance of 313 feet; thence South 09 degrees 02 minutes East, a distance of 205 feet; thence South 27 degrees 12 minutes East, a distance of 63 feet; thence South 08 degrees 39 minutes East, a distance of 155 feet; thence North 78 degrees 13 minutes East, a distance of 77 feet; thence North 89 degrees 46 minutes East, a distance of 191 feet; thence North 74 degrees 46 minutes East, a distance of 186 feet; thence North 04 degrees 01 minute West, a distance of 155 feet; thence northeasterly 40 feet along a curve to the right, not tangent to the last described line, having a radius of 370 feet, a delta angle of 06 degrees 12 minutes and a chord distance of 40 feet which bears North 85 degrees 59 minutes East; thence South 04 degrees 01 minute East, not tangent to the last described curve, a distance of 147 feet; thence North 85 degrees 03 minutes East, a distance of 84 feet; thence North 89 degrees 46 minutes East, a distance of 85 feet; thence South 87 degrees 19 minutes East, a distance of 306 feet; thence South 00 degrees 34 minutes West, a distance of 268 feet; thence South 83 degrees 28 minutes West, a distance of 186 feet; thence South 77 degrees 55 minutes West, a distance of 113 feet; thence South 66 degrees 45 minutes West, a distance of 412 feet; thence North 72 degrees 30 minutes West, a distance of 56 feet; thence South 38 degrees 06 minutes West, a distance of 170 feet; thence southeasterly 275 feet along a curve to the left, not tangent to the last described line, having a radius of 250 feet, a delta angle of 62 degrees 55 minutes and a chord distance of 261 feet which bears South 83 degrees 22 minutes East; thence South 16 degrees 46 minutes East, not tangent to the last described curve, a distance of 134 feet; thence South 00 degrees 34 minutes West, a distance of 493 feet; thence South 89 degrees 26 minutes East, a distance of 520 feet; thence North 00 degrees 34 minutes East, a distance of 48 feet; thence South 89 degrees 26 minutes East, a distance of 258 feet; thence North 00 degrees 34 minutes East, a distance of 425 feet; thence South 89 degrees 26 minutes East, a distance of 186 feet; thence South 82 degrees 50 minutes East, a distance of 280 feet; thence South 89 degrees 50 minutes East, a distance of 763 feet; thence South 00 degrees 10 minutes West, a distance of 819 feet; thence North 89 degrees 14 minutes West, a distance of 1321 feet; thence North 89 degrees 10 minutes West, a distance of 1322 feet; thence North 00 degrees 48 minutes East, a distance of 290 feet; thence North 33 degrees 02 minutes West, a distance of 532 feet; thence North 42 degrees 22 minutes West, a distance of 389 feet; thence North 42 degrees 25 minutes West, a distance of 390 feet; thence North 00 degrees 29 minutes West, a distance of 146 feet; thence North 62 degrees 11 minutes West, a distance of 112 feet; thence North 00 degrees 13 minutes West, a distance of 208 feet; thence North 89 degrees 48 minutes East, a distance of 300 feet, to the Point of Beginning.

Containing 82.82 acres, including 1.32 acres of road right-of-way.

Rezoning a parcel containing 31.86 acres from zoning classification of A-1, Agricultural & R-1, Single Family detached Residential to R-2, One and Two-Family Residential District, and legally described as follows:

LEGAL DESCRIPTION

That part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa; and that part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa; and that part of the South 601.5 feet of the East Half of the Northeast Quarter of Section 07, Township 80 North, Range 24 West of the 5th P.M., Polk County, Iowa, and more particularly described as follows:

Commencing at the southeast corner of said Lot 3; thence North 00 degrees 34 minutes East, a distance of 842 feet, to the first Point of Beginning; thence North 00 degrees 34 minutes East, a distance of 311 feet; thence northwesterly 87 feet along a curve to the left, not tangent to the last described line, having a radius of 600 feet, a delta angle of 08 degrees 16 minutes and a chord distance of 86 feet which bears North 85 degrees 18 minutes West; thence North 89 degrees 26 minutes West, tangent to the last described curve, a distance of 74 feet; thence North 00 degrees 34 minutes East, a distance of 191 feet; thence South 83 degrees 28 minutes West, a distance of 186 feet; thence South 77 degrees 55 minutes West, a distance of 113 feet; thence South 66 degrees 45 minutes West, a distance of 412 feet; thence North 72 degrees 30 minutes West, a distance of 56 feet; thence South 38 degrees 06 minutes West, a distance of 170 feet; thence southeasterly 275 feet along a curve to the left, not tangent to the last described line, having a radius of 250 feet, a delta angle of 62 degrees 55 minutes and a chord distance of 261 feet which bears South 83 degrees 22 minutes East; thence South 16 degrees 46 minutes East, not tangent to the last described curve, a distance of 134 feet; thence South 00 degrees 34 minutes West, a distance of 493 feet; thence South 89 degrees 26 minutes East, a distance of 520 feet; thence North 00 degrees 34 minutes East, a distance of 48 feet; thence South 89 degrees 26 minutes East, a distance of 258 feet; thence North 00 degrees 34 minutes East, a distance of 425 feet; thence North 89 degrees 26 minutes West, a distance of 88 feet, to the first Point of Beginning.

AND

That part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:
Commencing at the southeast corner of said Lot 3; thence North 00 degrees 34 minutes East, a distance of 842 feet; thence North 00 degrees 34 minutes East, a distance of 311 feet; thence northwesterly 87 feet along a curve to the left, not tangent to the last described line, having a radius of 600 feet, a delta angle of 08 degrees 16 minutes and a chord distance of 86 feet which bears North 85 degrees 18 minutes West; thence North 89 degrees 26 minutes West, tangent to the last described curve, a distance of 74 feet; thence North 00 degrees 34 minutes East, a distance of 459 feet, to the second Point of Beginning; thence North 00 degrees 34 minutes East, a distance of 672 feet; thence South 89 degrees 06 minutes West, a distance of 1051 feet; thence South 00 degrees 14 minutes East, a distance of 312 feet; thence South 09 degrees 02 minutes East, a distance of 205 feet; thence South 27 degrees 12 minutes East, a distance of 63 feet; thence South 08 degrees 39 minutes East, a distance of 155 feet; thence North 78 degrees 13 minutes East, a distance of 77 feet; thence North 89 degrees 46 minutes East, a distance of 191 feet; thence North 74 degrees 46 minutes East, a distance of 186 feet; thence North 04 degrees 01 minute West, a distance of 155 feet; thence northeasterly 40 feet along a curve to the right, not tangent to the last described line, having a radius of 370 feet, a delta angle of 06 degrees 12 minutes and a chord distance of 40 feet which bears North 85 degrees 59 minutes East; thence South 04 degrees 01 minute East, not tangent to the last described curve, a distance of 147 feet; thence North 85 degrees 03 minutes East, a distance of 84 feet; thence North 89 degrees 46 minutes East, a distance of 85 feet; thence South 87 degrees 19 minutes East, a distance of 306 feet, to the Point of Beginning.

Containing 31.86 acres, including 1.02 acres of road right-of-way.

Rezoning a parcel containing 14.60 acres from zoning classification of A-1, Agricultural to R-2A, Townhome Residential District, and legally described as follows:

LEGAL DESCRIPTION

That part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa; and that part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:

Commencing at the northwest corner of Lot 2, said WHITE PINE PRAIRIE PLAT 1; thence South 68 degrees 04 minutes West, a distance of 268 feet, to the Point of Beginning; thence South 00 degrees 34 minutes West, a distance of 1271 feet; thence southeasterly 68 feet along a curve to the right, not tangent to the last described line, having a radius of 600 feet, a delta angle of 06 degrees 30 minutes and a chord distance of 68 feet which bears South 61 degrees 57 minutes East; thence southeasterly 380 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 700 feet, a delta angle of 31 degrees 08 minutes and a chord distance of 376 feet which bears South 74 degrees 16 minutes East; thence South 89 degrees 50 minutes East, tangent to the last described curve, a distance of 731 feet; thence South 00 degrees 10 minutes West, a distance of 166 feet; thence North 89 degrees 50 minutes West, a distance of 763 feet; thence North 82 degrees 50 minutes West, a distance of 280 feet; thence North 89 degrees 26 minutes West, a distance of 274 feet; thence North 00 degrees 35 minutes East, a distance of 311 feet; thence northwesterly 87 feet along a curve to the left, not tangent to the last described line, having a radius of 600 feet, a delta angle of 08 degrees 16 minutes and a chord distance of 86 feet which bears North 85 degrees 18 minutes West; thence North 89 degrees 26 minutes West, tangent to the last described curve, a distance of 74 feet; thence North 00 degrees 34 minutes West, a distance of 1131 feet; thence North 68 degrees 35 minutes East, a distance of 329 feet; thence South 21 degrees 25 minutes East, a distance of 40 feet, to the Point of Beginning.
Containing 14.60 acres, including 0.64 acres of road right-of-way.

Rezoning a parcel containing 34.16 acres from zoning classification of A-1, Agricultural to C-2, Commercial District, and legally described as follows:

LEGAL DESCRIPTION

That part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:

Beginning at the southwest corner of Lot 2, of said WHITE PINE PRAIRIE PLAT 1; thence South 89 degrees 21 minutes East, a distance of 896 feet; thence South 00 degrees 10 minutes West, a distance of 1257 feet; thence North 89 degrees 50 minutes West, a distance of 731 feet; thence northwesterly 380 feet along a curve to the right, tangent to the last described line, having a radius of 700 feet, a delta angle of 31 degrees 08 minutes and a chord distance of 376 feet which bears North 74 degrees 16 minutes West; thence northwesterly 68 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 600 feet, a delta angle of 06 degrees 30 minutes and a chord distance of 68 feet which bears North 61 degrees 57 minutes West; thence North 00 degrees 34 minutes East, not tangent to the last described curve, a distance of 1271 feet; thence North 68 degrees 35 minutes East, a distance of 252 feet; thence South 21 degrees 25 minutes East, a distance of 37 feet; thence South 00 degrees 10 minutes West, a distance of 240 feet, to the Point of Beginning.

Containing 34.16 acres, including 1.67 acres of road right-of-way.

; and

The Clerk shall publish notice of such hearing at the time and in the manner required by law.

Passed and Approved this 27th day of April 2020.

_____

Jason Morse, Mayor

ATTEST: _____

Jenny Gibbons, City Clerk

Polk City Police Department

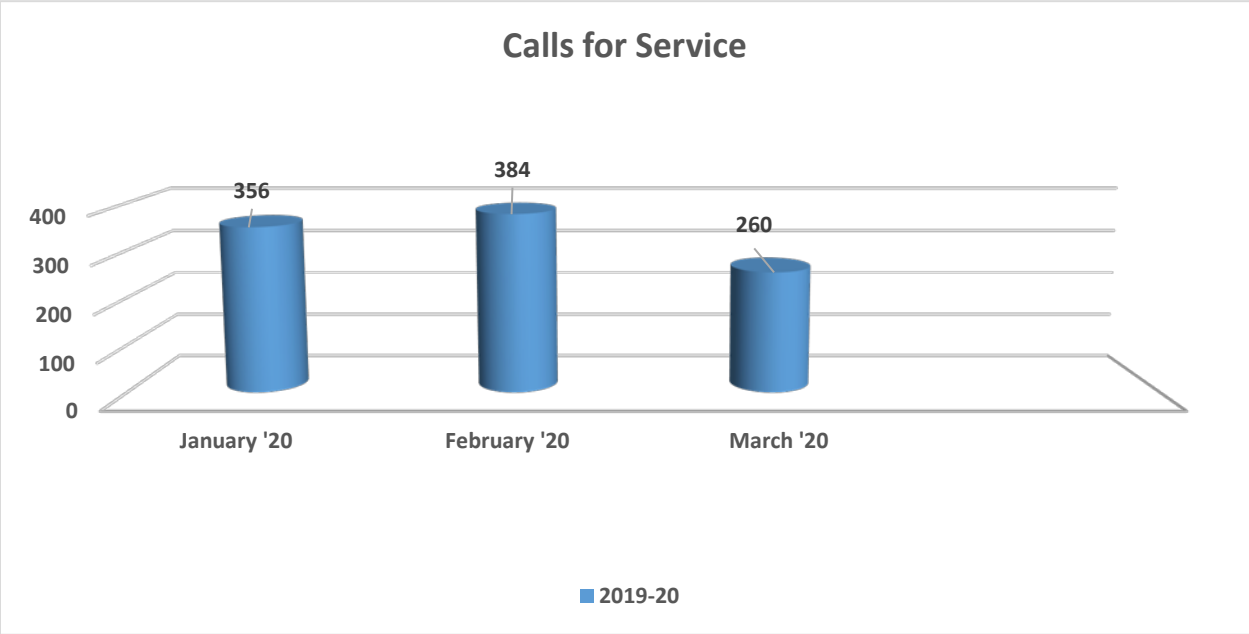
309 W Van Dorn St. PO Box 381
Polk City, Iowa 50226
Phone: 515-984-6565 Fax 515-984-6819 email: police@polkcityia.gov

Service Integrity Respect Quality

To: Honorable Mayor and Council Members
From: Lieutenant Aswegan
Date: April 17, 2020
Re: March 2020 Monthly Report

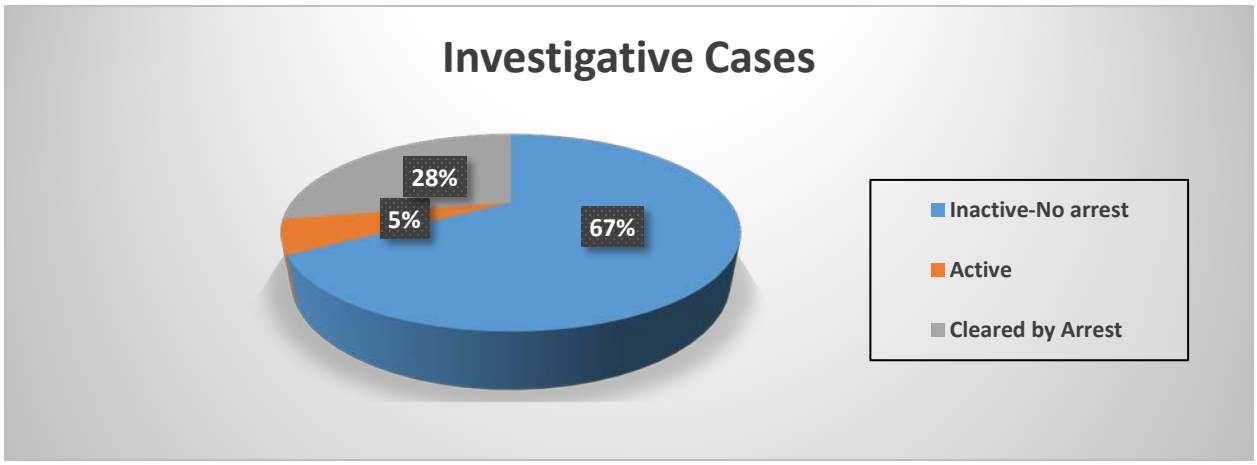
Calls for Service

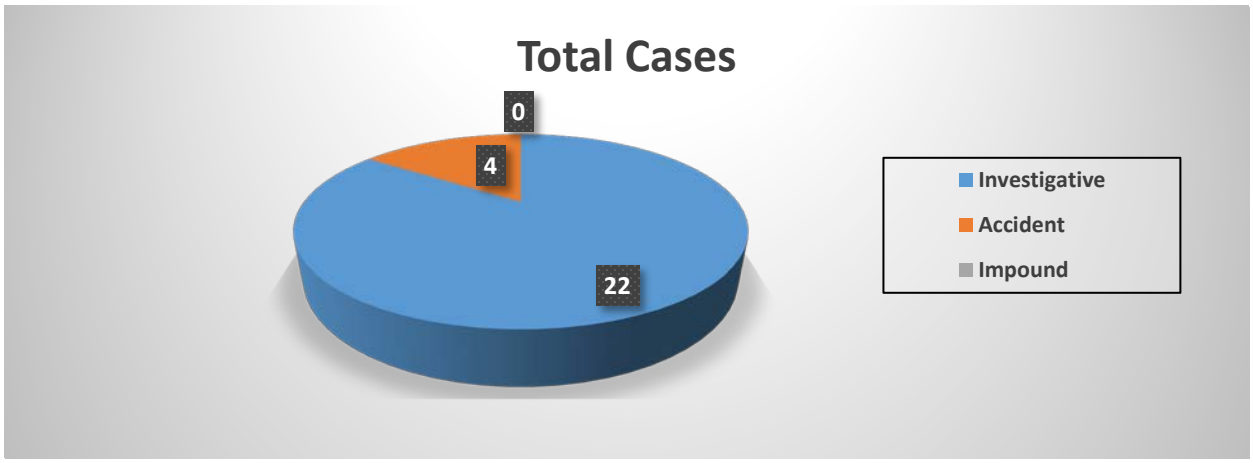
The total calls for service for the month of March were **260**. This includes response to citizen complaints/reports, assists, self-initiated activities such as traffic stops, building checks, suspicious persons, and case follow up. Among these calls for service Polk City Officers conducted **50** traffic stops.



Cases Made

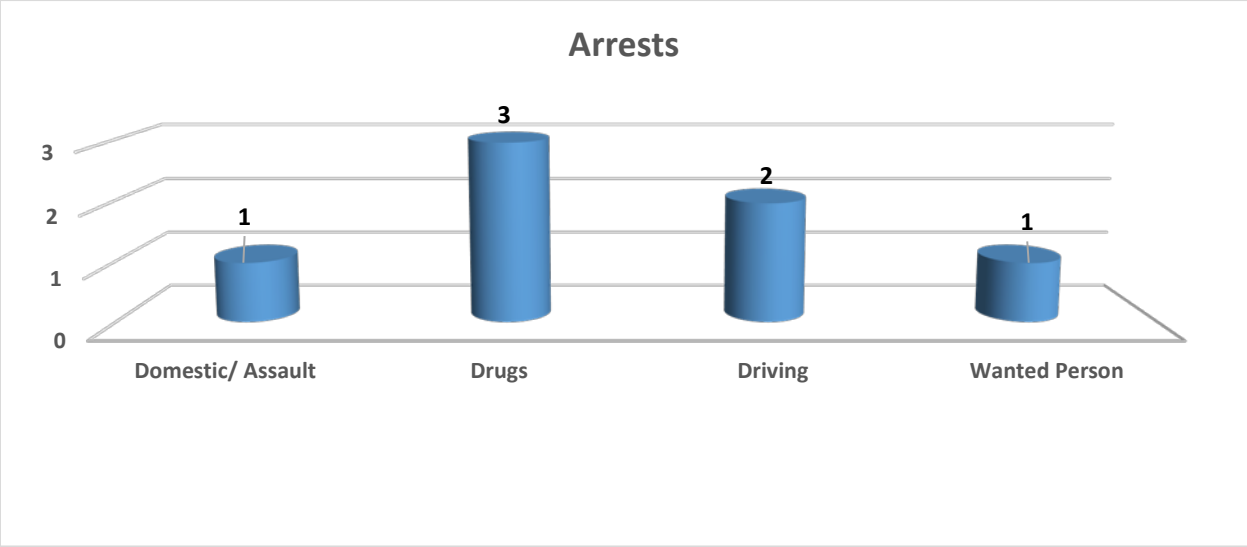
The Police Department had **22** total cases during the month of March. **18** of the cases were investigative incident reports and **4** were traffic crashes. There is **1** active investigation from this month. There was a **28%** rate of cases cleared by arrest, for investigative cases in March.





Arrests Made

The Police Department made **7** arrests and issued **13** citations and **43** warnings. Among those arrests, were **2** driving offenses, **1** wanted subject, **1** domestic assault, and **3** were drug related offenses.



Notable Incidents

On March 3, 2020 at approximately 2:15 pm, a Polk City resident reported a possible impaired driver traveling northbound on NW Polk City Drive into Polk City. A Polk City officer located the suspect, who was determined to be a resident of Clive. An investigation revealed that the suspect was impaired by drugs other than alcohol. The suspect was also found to be in possession of marijuana paraphernalia and prescription medications that were not prescribed to the suspect. The suspect was charged with Operating While Intoxicated-2nd Offense, Unlawful Possession of Prescription Drugs, and Possession of Drug Paraphernalia.

Late in the evening on March 6th, 2020 Polk City Officers received multiple tips of a wanted subject staying at a residence in Polk City. An investigation revealed that the subject had an outstanding arrest warrant for Probation Violation-Original Charge Theft in the 2nd Degree. At approximately 6:00 am, 2 Polk City Officers were assisted by a Polk County Deputy in an attempt to locate the subject at the residence. The subject was located and taken into custody without incident. Officers determined that the subject was under the influence of narcotics and the subject admitted that he had been using heroin. He was transported to the Polk County Jail.

In Service Training

The Polk City Police Department has temporarily suspended in-service training due to the COVID-19 crisis.

Individual Officer Training

All scheduled external training has been suspended due to the COVID-19 crisis.

Training Hours:	**0**
Lamfers	0
Untrauer	0
Aicher	0
Siepker	0
Wilson	0
Aswegan	0

**In addition to monthly in-service training and scheduled external trainings, officers conduct monthly on-line training through Police Legal Science, which keeps officers up-to-date on current case law.*

Canine Program

On March 30th at approximately 10:00 pm, Officer Aicher stopped a vehicle for traveling at excessive speeds through a residential area. The vehicle was occupied by 3 subjects. One of the passengers displayed nervous behavior. Officer Aicher deployed K9 Eudoris on the vehicle, who alerted to the odor of narcotics. The nervous passenger was found to be in possession of a small amount of marijuana. He was charged with Possession of Marijuana.

Community Outreach

The current COVID-19 crisis has significantly reduced our ability to conduct community outreach and make informal contacts with the public. We will continue our outreach initiatives when guidelines allow.

RESOLUTION NO. 2020-39

A RESOLUTION APPROVING THE CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS FOR CREEKVIEW ESTATES PLAT 1

WHEREAS, Civil Design Advantage, on behalf of North Polk Development, LLC., has submitted the Construction Drawings for Public Improvements associated with Creekview Estates Plat 1, including but not limited to grading, street paving, assessable sidewalk ramps along with associated storm sewers, sanitary sewers, water main and services; and

WHEREAS, said Construction Drawings appear to be in general conformance with Polk City's Subdivision Regulations, SUDAS and the approved Preliminary Plat for Creekview Estates; and

WHEREAS, it shall be the Developer's responsibility to obtain approval for all necessary permits including the Iowa DNR permits for water main and sanitary sewer construction, and the NPDES Storm Water Discharge permit; and

WHEREAS, the Developer's Engineer remains solely responsible for their design and ensuring it is fully compliant with all applicable code requirements and permits; and

WHEREAS, the Developer's Engineer is also responsible for construction staking and ensuring all locations, grades and slopes are in conformance with said standards; and

WHEREAS, the City Engineer and City Manager have reviewed said Construction Drawings for Public Improvements and recommended approval of same.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the City Engineer and do hereby approve the Construction Drawings for Public Improvements for Creekview Estates Plat 1

PASSED AND APPROVED the 27th day April 2020.

_____

Jason Morse, Mayor

ATTEST:

_____

Jenny Gibbons, City Clerk

April 22, 2020

Honorable Mayor and City Council
City of Polk City
112 3rd Street
Polk City, Iowa 50226

RE: CREEKVIEW ESTATES PLAT 1
APPROVAL OF CONSTRUCTION DRAWINGS

Dear Honorable Mayor and City Council:

On behalf of North Polk Development, Civil Design Advantage has submitted the construction drawings for the above referenced plat. These plans represent the first phase of construction for this subdivision. At this time, the developer plans to subdivide 48 single family lots and 7 tied outlots. All lots will front onto streets to be constructed as part of the subdivision. The plans cover the construction of W. Trace Place and portions of Creekview Avenue, Meadows Court, and Wolf Creek Drive, along with the associated sanitary sewers, storm sewers, water main and services. The plans also include the grading of one wet-bottom detention pond and mass grading of the entire subdivision.

The revised construction drawings appear to be in general conformance to SUDAS and the approved Preliminary Plat. All review comments on the construction drawings and Storm Water Management Plan have been addressed.

We recommend approval of the construction drawings for Creekview Estates Plat 1. It shall be the developer's responsibility to obtain approval for all necessary permits prior to the start of applicable construction items. These permits include, but are not limited to the Iowa DNR permits for water main and sanitary sewer construction, and the NPDES Storm Water Discharge permit.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.

John W. Haldeman, P.E.

CC: Chelsea Huisman, City of Polk City
Mike Schulte, City of Polk City
Kathleen Connor, Snyder & Associates
Bruce Gates, North Polk Development

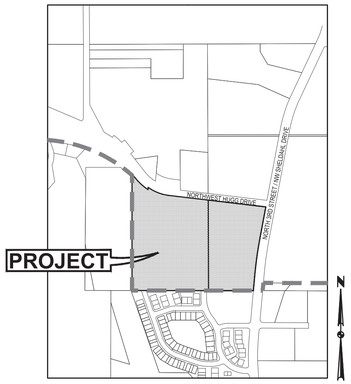
CONSTRUCTION DRAWINGS FOR:

CREEKVIEW ESTATES - PLAT 1

POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	HYDRANT COVERAGE PLAN
3–4	TYPICAL SECTION AND DETAILS
5	QUANTITIES AND REFERENCE NOTES
6	TYPICAL POLK CITY CONSTRUCTION NOTES
7	EXISTING CONDITIONS/DEMOLITION PLAN
8–9	GRADING PLAN
10–12	EROSION AND SEDIMENT CONTROL PLAN
13–23	ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE
24–33	WATERMAIN PLAN AND PROFILE
34–38	INTERSECTION DETAILS

GENERAL LEGEND

PROPOSED

- PROJECT BOUNDARY
- LOT LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY — R/W —
- PERMANENT EASEMENT — P/E —
- TEMPORARY EASEMENT — T/E —
- TYPE SW–501 STORM INTAKE
- TYPE SW–503 STORM INTAKE
- TYPE SW–505 STORM INTAKE
- TYPE SW–506 STORM INTAKE
- TYPE SW–513 STORM INTAKE
- TYPE SW–401 STORM MANHOLE
- TYPE SW–402 STORM MANHOLE
- TYPE SW–301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- STORM SEWER STRUCTURE NO. — ST–10
- STORM SEWER PIPE NO. — L–10
- SANITARY SEWER STRUCTURE NO. — S–10
- SANITARY SEWER PIPE NO. — P–10
- SANITARY SEWER WITH SIZE — 8"S —
- SANITARY SERVICE — S — S — S —
- STORM SEWER
- STORM SERVICE — ST — ST —
- WATERMAIN WITH SIZE — 8"W —
- WATER SERVICE — W — W —
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (U.A.C.)
- FINISH GRADE AT HYDRANT (F.G.H.)
- MINIMUM OPENING ELEVATION MOE
- MINIMUM BUILDING ELEVATION MBE

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- ROOF DRAIN/ DOWNSPOUT
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE — TV —
- GAS MAIN — G —
- FIBER OPTIC — FO —
- UNDERGROUND TELEPHONE — T —
- OVERHEAD ELECTRIC — OE —
- UNDERGROUND ELECTRIC — E —
- FIELD TILE — TILE —
- SANITARY SEWER W/ SIZE — 8"S —
- STORM SEWER W/ SIZE — 15" RCP —
- WATER MAIN W/ SIZE — 8"W —

OWNER / APPLICANT

NORTH POLK DEVELOPMENT
CONTACT: BRUCE GATES
2280 WOODLANDS PARKWAY
CLIVE, IA 50325

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: JOSH TRYGSTAD
PH. (515) 369–4400
FX. (515) 369–4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369–4400
FX. (515) 369–4410

DATE OF SURVEY

JUNE 6, 2019

BENCHMARKS

1. CUT 'X' AT INTERSECTION OF WOLF CREEK DRIVE CENTERLINE AND NORTHERN TRACE DRIVE CENTERLINE AT SOUTHEAST CORNER OF SITE. ELEVATION = 862.26
2. CUT 'X' AT INTERSECTION OF WEST TRACE DRIVE CENTERLINE AND NORTHERN TRACE DRIVE CENTERLINE. ELEVATION = 863.86

SUBMITTAL DATES

FIRST SUBMITTAL	02/14/2020
SECOND SUBMITTAL	03/09/2020
THIRD SUBMITTAL	04/07/2020
FOURTH SUBMITTAL	04/13/2020
FIFTH SUBMITTAL	04/21/2020

LEGAL DESCRIPTION

THE SOUTH 20.34 ACRES OF THE EAST 25 ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF THE PUBLIC HIGHWAY, OVER AND ACROSS SAID 25 ACRES, A/K/A LOT 1 LYING SOUTH OF HUGG DRIVE, P. WERUMS SUBDIVISION, POLK COUNTY, IOWA, LOCALLY KNOWN AS 12370 NW HUGG DRIVE, POLK CITY, IOWA,

AND

THE SOUTHWEST 12.69 ACRES OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.

CONSTRUCTION SCHEDULE

PHASE 1: 2020
PHASE 2: TBD

ZONING

EXISTING: R–2

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.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1904.178

REFER TO TERRACON GEOTECHNICAL ENGINEERING REPORT NO. 08195216 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 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

LICENSED PROFESSIONAL ENGINEER
JOSHUA A. TRYGSTAD
19228
IOWA

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.

JOSHUA A. TRYGSTAD, P.E. — DATE 4/21/2020

LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1–38

CREEKVIEW ESTATES

CREEKVIEW ESTATES - PLAT 1
HYDRANT COVERAGE PLAN

POLK CITY, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT
TECH:

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

2/38

1904.178

① PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.

THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.

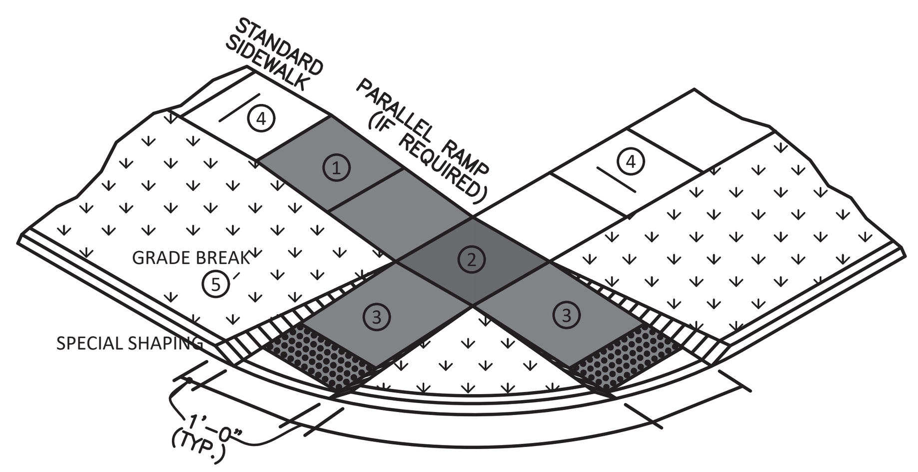
② TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.

③ PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.

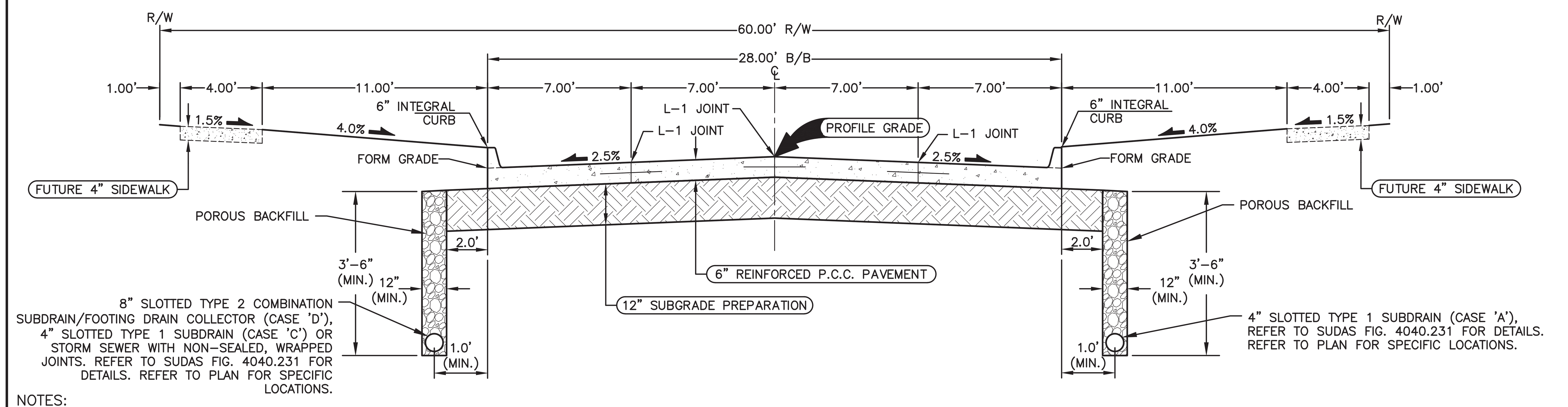
④ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.

⑤ MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE OR FLATTER.

KEY
- CURB RAMP
- TURNING SPACE
- DETECTABLE WARNING
- GRASS



CLASS B OR C SIDEWALK



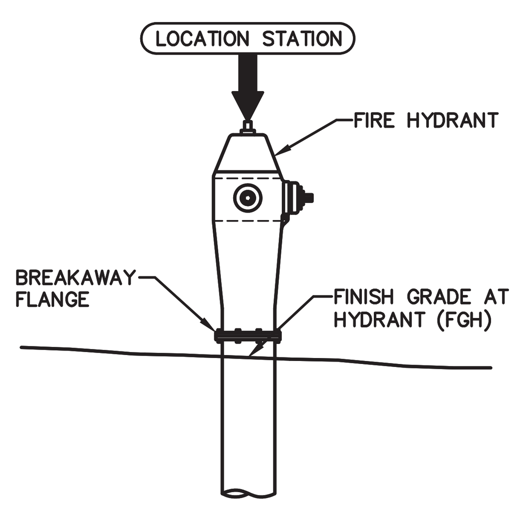
NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 12'.
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.

TYPICAL SECTION - 28' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE

WOLF CREEK DRIVE

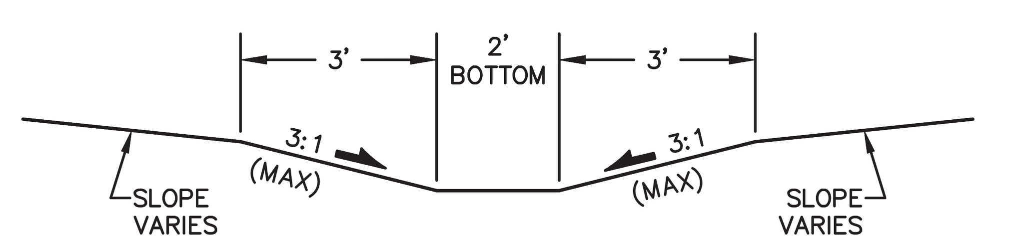
STA:38+91.71 to STA:43+89.82



HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

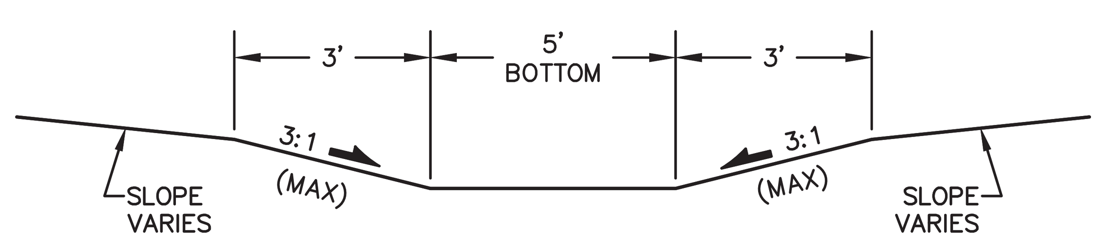
NOT TO SCALE

UTILIZE SWALE CROSS-SECTION WHERE LOTS ARE GRADED TO DRAIN FROM BACK TO FRONT.



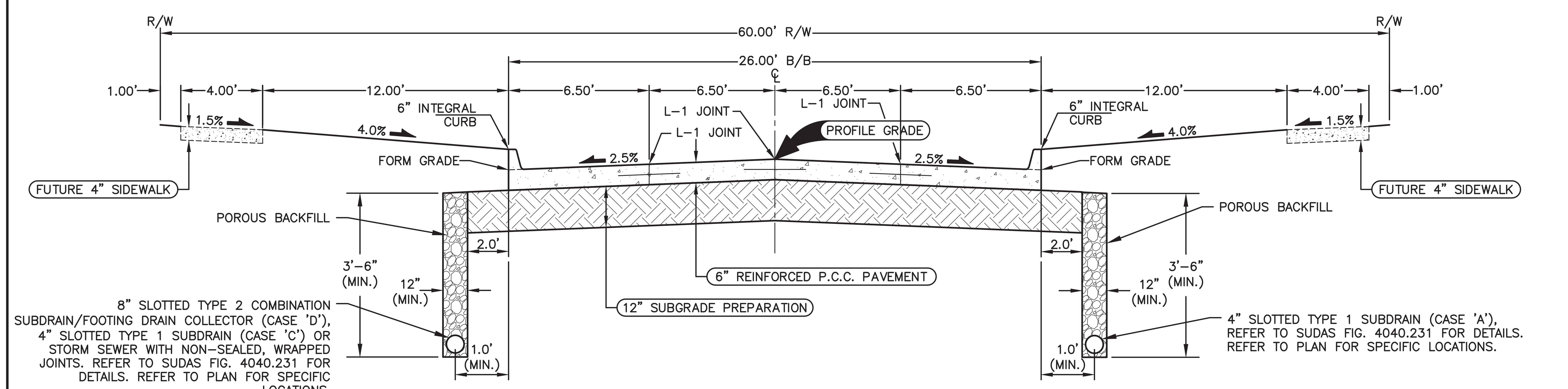
TYPICAL SECTION - SIDE YARD SWALE

NOT TO SCALE



TYPICAL SECTION - DRAINAGE SWALE

NOT TO SCALE

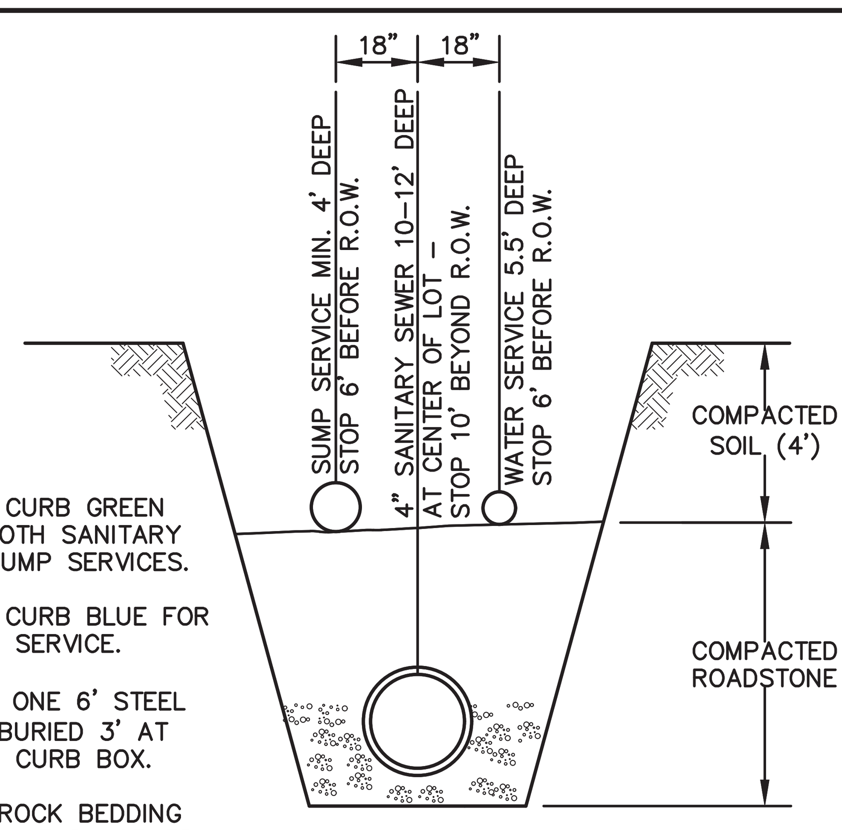


NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 12'.
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.

TYPICAL SECTION - 26' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE

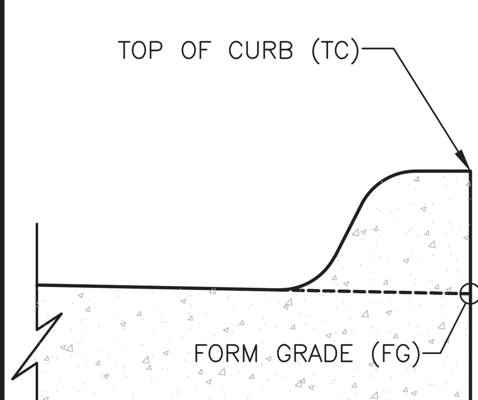
CREEKVIEW AVENUE, WEST TRACE PLACE AND WOLF CREEK DRIVE



NOTES:
1. PAINT CURB GREEN FOR BOTH SANITARY AND SUMP SERVICES.
2. PAINT CURB BLUE FOR WATER SERVICE.
3. PLACE ONE 6' STEEL POST BURIED 3' AT WATER CURB BOX.
4. STOP ROCK BEDDING FOR SANITARY SEWER AT R.O.W.

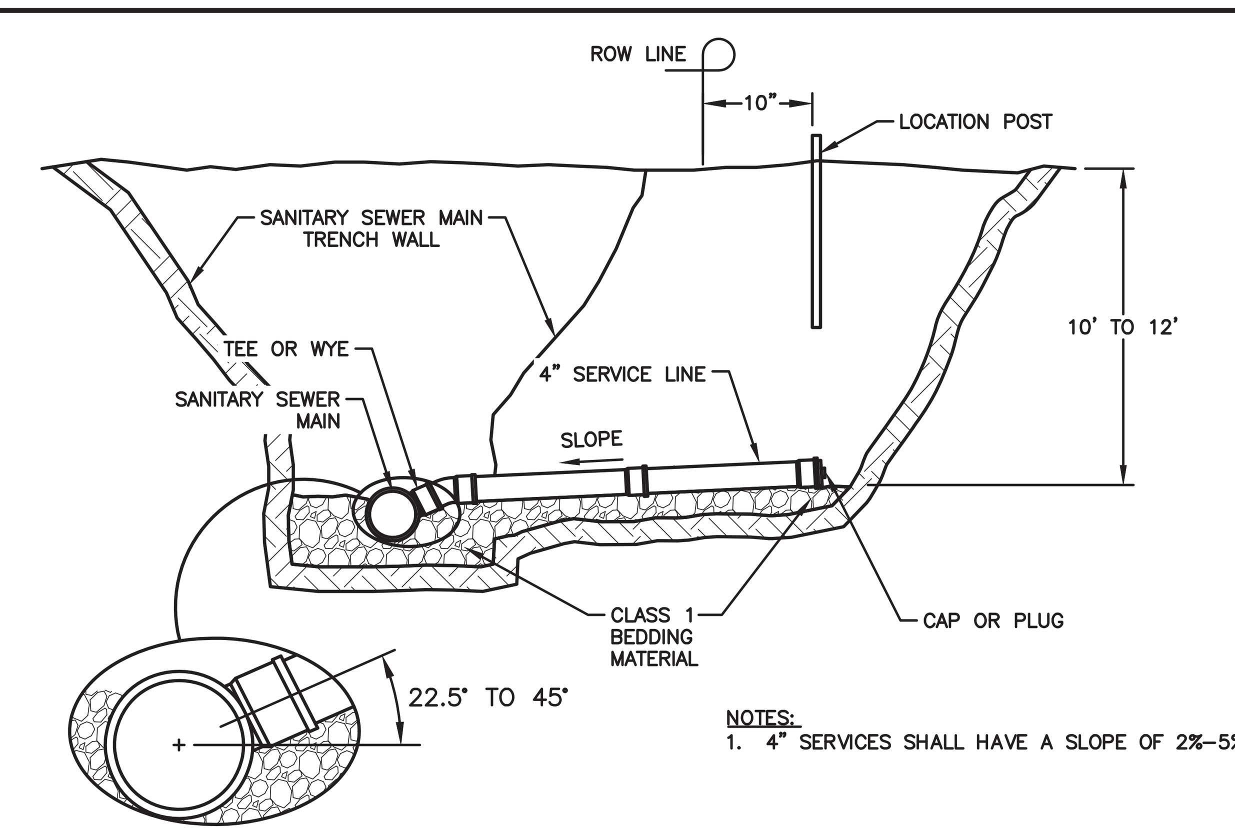
INTERIM SERVICE LOCATION DETAIL

NOT TO SCALE



INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL

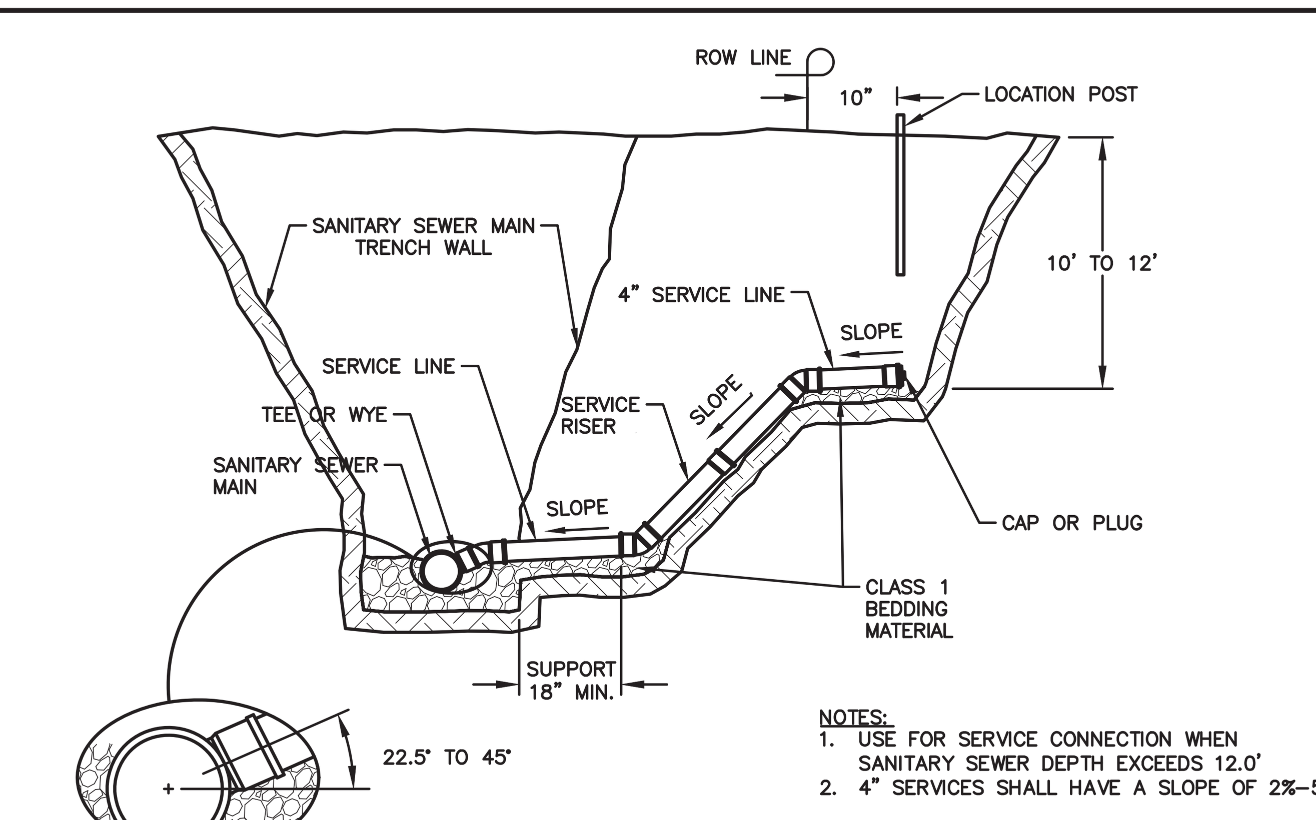
NOT TO SCALE



NOTES:
1. 4" SERVICES SHALL HAVE A SLOPE OF 2%-5%

SANITARY SEWER SERVICE STUB

NOT TO SCALE



NOTES:
1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH EXCEEDS 12.0'
2. 4" SERVICES SHALL HAVE A SLOPE OF 2%-5%

SANITARY SEWER SERVICE STUB WITH RISER

NOT TO SCALE

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

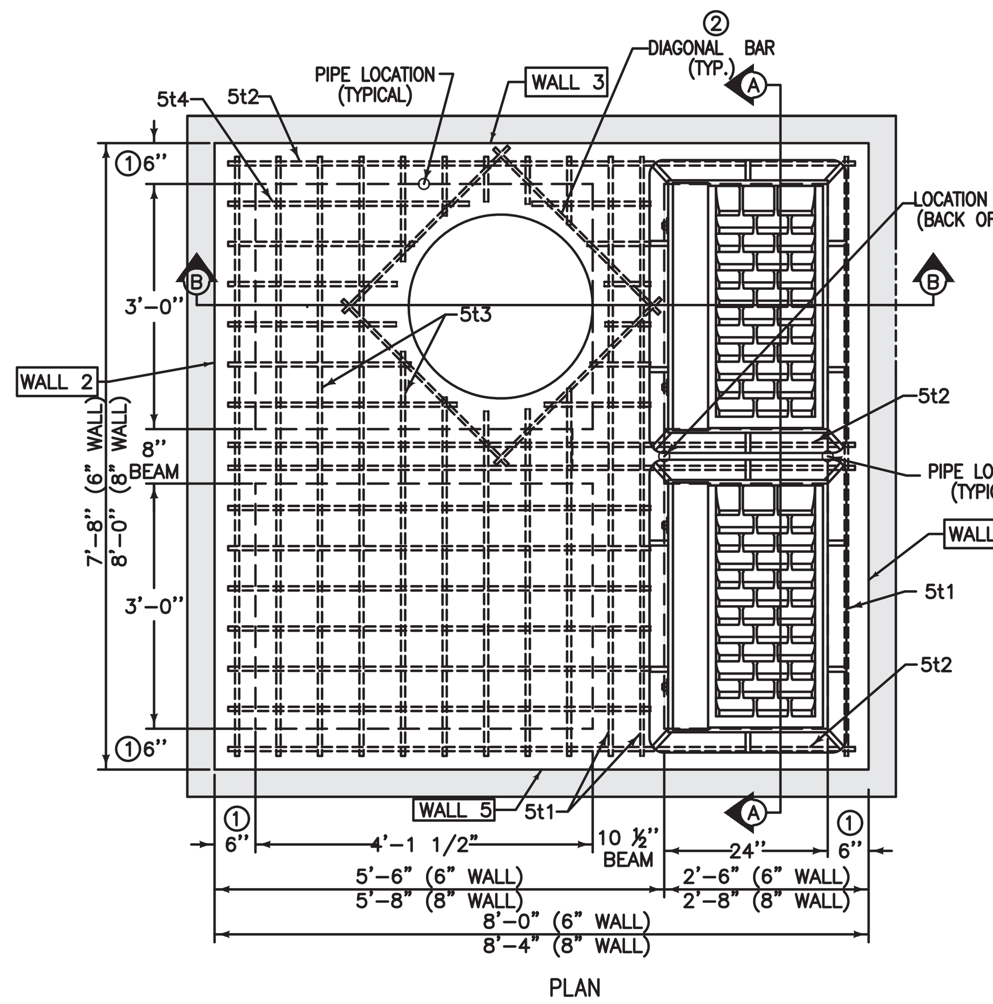
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: JAT
TECH:

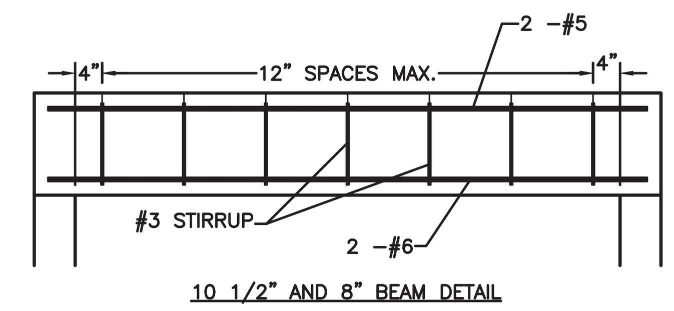
CREEKVIEW ESTATES - PLAT 1

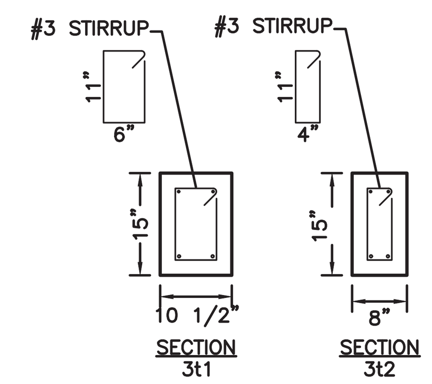
TYPICAL SECTIONS AND DETAILS

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-GD'S\1904178-CDV-DET-TAB.DWG COMMENT:
FILE DATE: 4/21/20 DATE PLOTTED: 4/21/2020 11:52 AM ENG:
PLOTTED BY: BRANDON HUBER TECH:







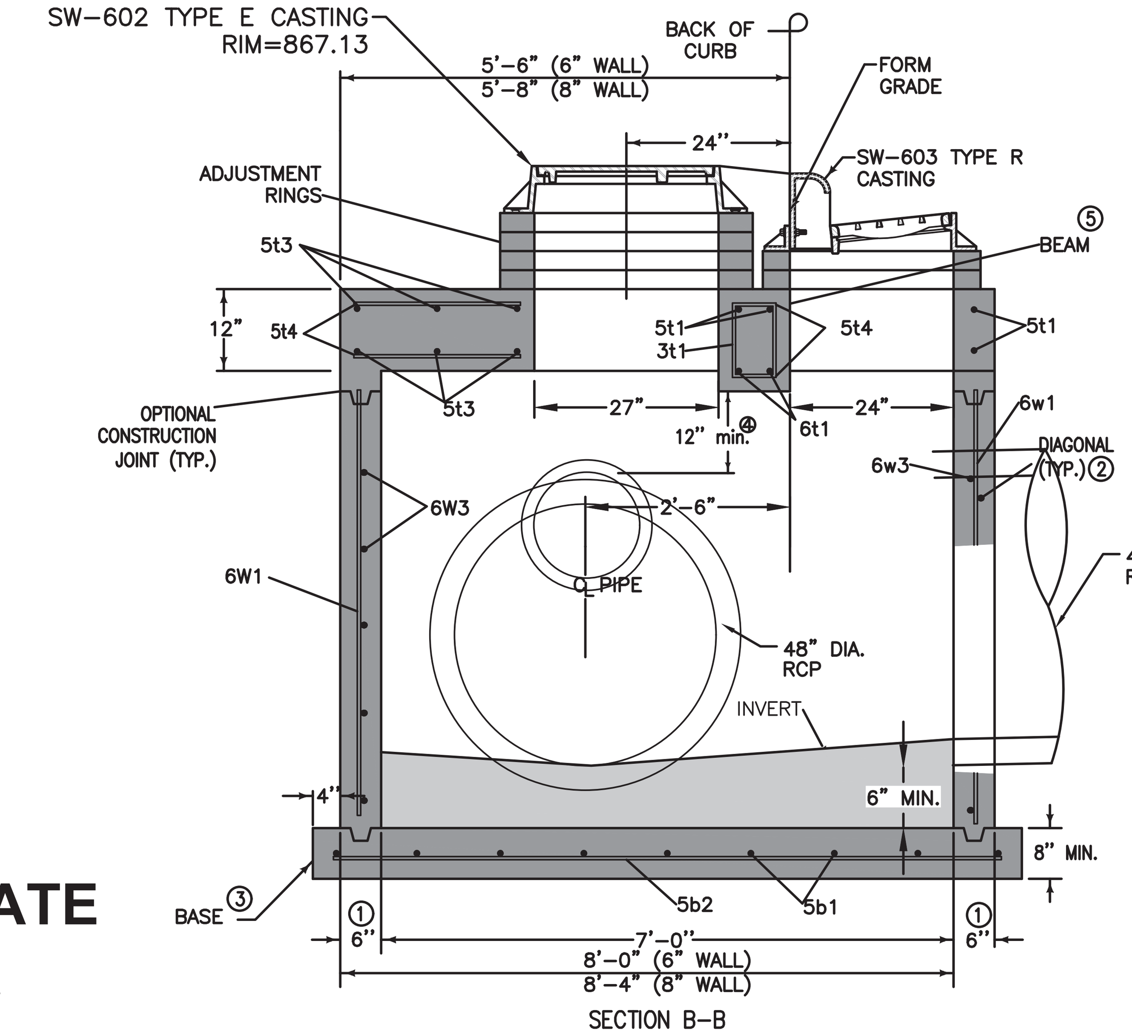
MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

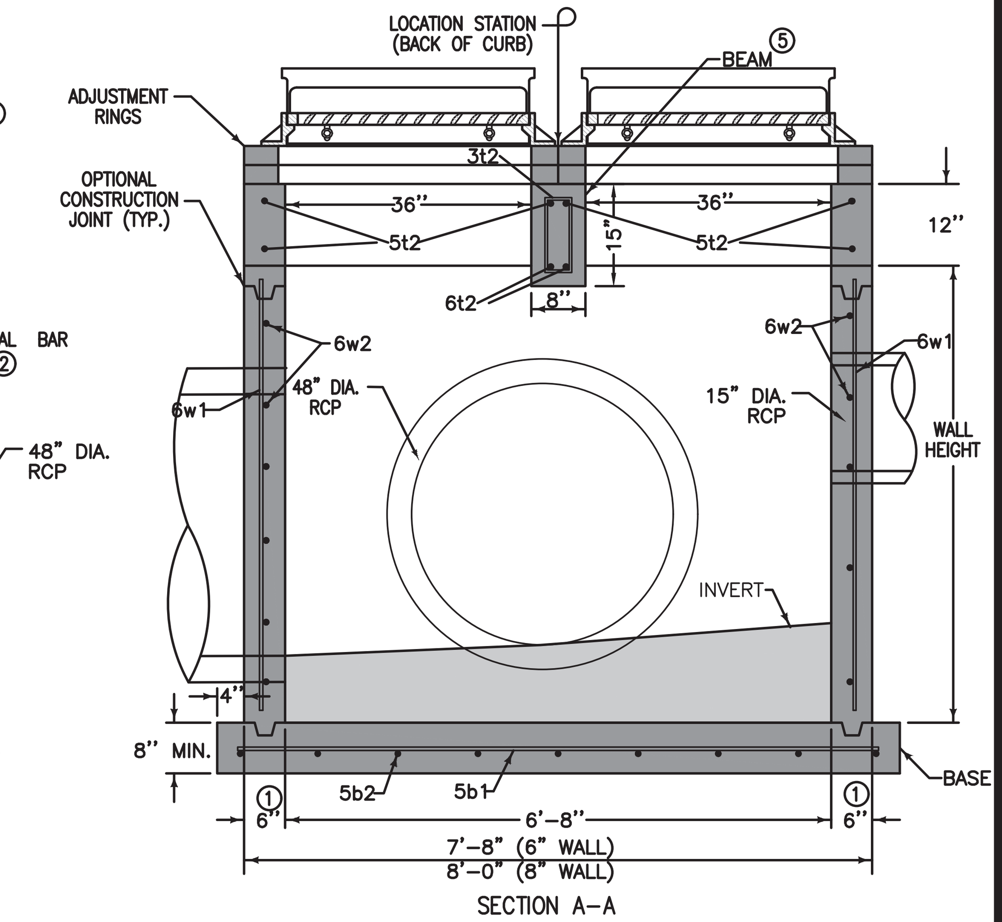
REINFORCING BAR LIST									
MARK	SIZE	LOCATION	SHAPE	COUNT		LENGTH		SPACING	
				6" WALL	8" WALL	6" WALL	8" WALL	6" WALL	8" WALL
3t1	3	TOP	▭	7	7	3'-2" *	3'-2" *	12"	12"
3t2	3	TOP	▭	8	8	2'-10"*	2'-10"*	10 7/8"	10 7/8"
5b1	5	BASE	—	9	9	7'-10"	8'-2"	12 1/4"	12 3/4"
5b2	5	BASE	—	9	9	8'-2"	8'-6"	11 3/4"	12 1/4"
6w1	6	WALLS	—	30	30	WALL HEIGHT MINUS 4"		12"	12"
6w2	6	WALLS	—	VARIES	VARIES	7'-8"	8'-0"	12"	12"
6w3	6	WALLS	—	VARIES	VARIES	7'-4"	7'-8"	12"	12"
5t1	5	TOP	—	4	4	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
5t2	5	TOP	—	6	6	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL
5t3	5	TOP	—	18	18	7'-4"	7'-8"	6 1/8"	6 1/4"
5t4	5	TOP	—	24	24	5'-2"	5'-4"	5 7/8"	6"
6t1	6	TOP	—	2	2	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
6t2	6	TOP	—	2	2	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL

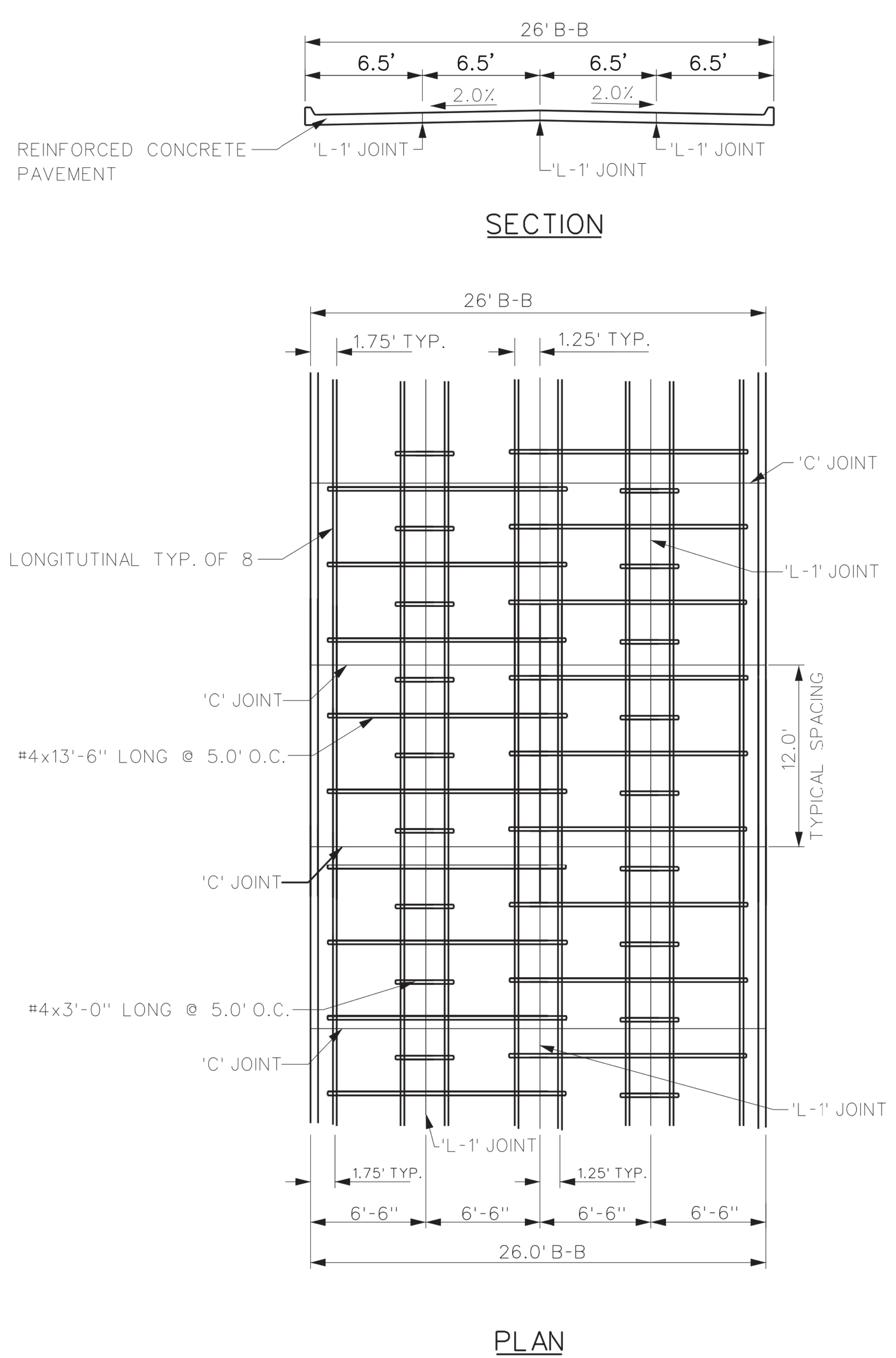
1. USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".
2. INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.
3. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
4. 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.
5. CONSTRUCT 8"X15" AND 10 ½"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.

SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-8)

NOT TO SCALE

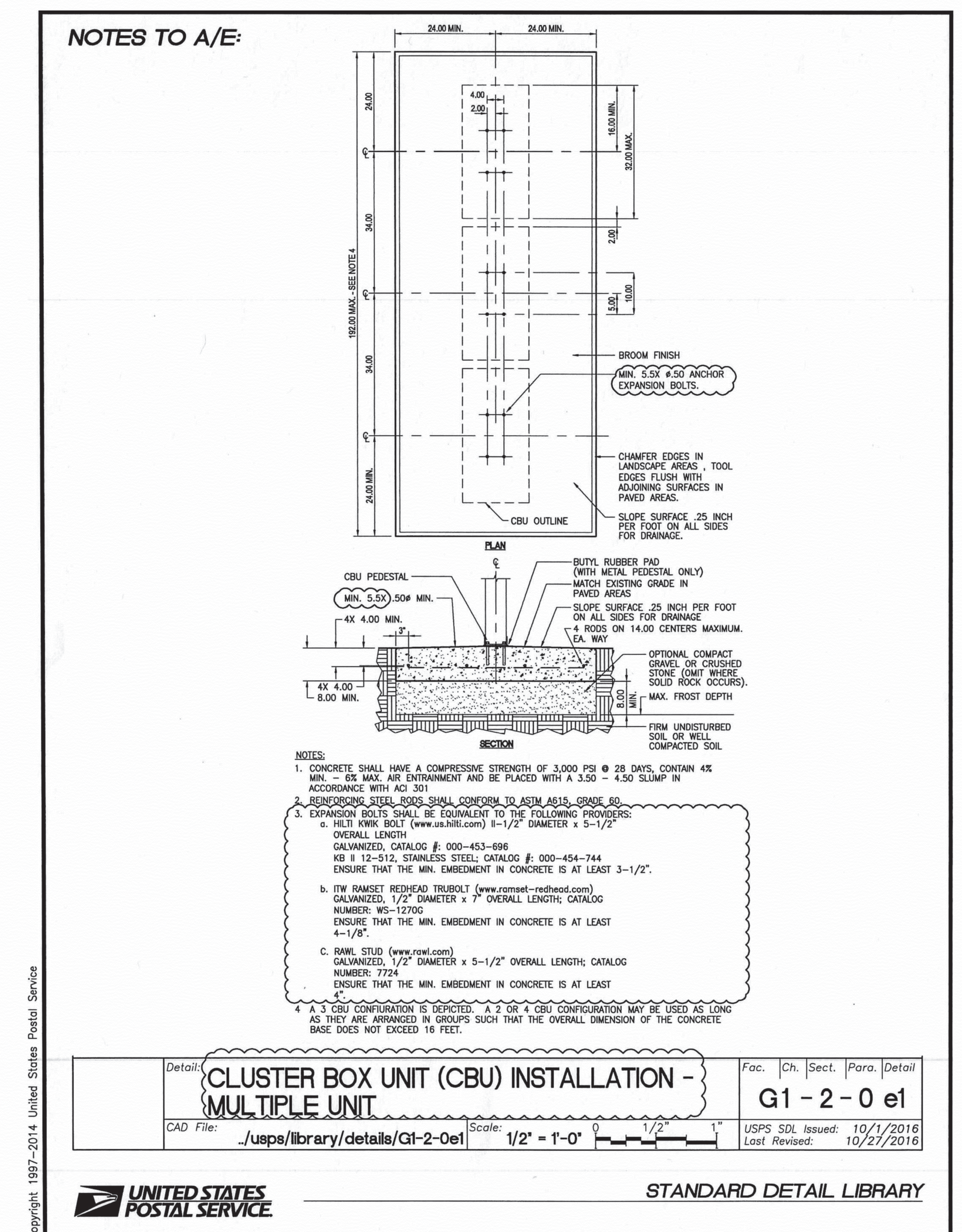


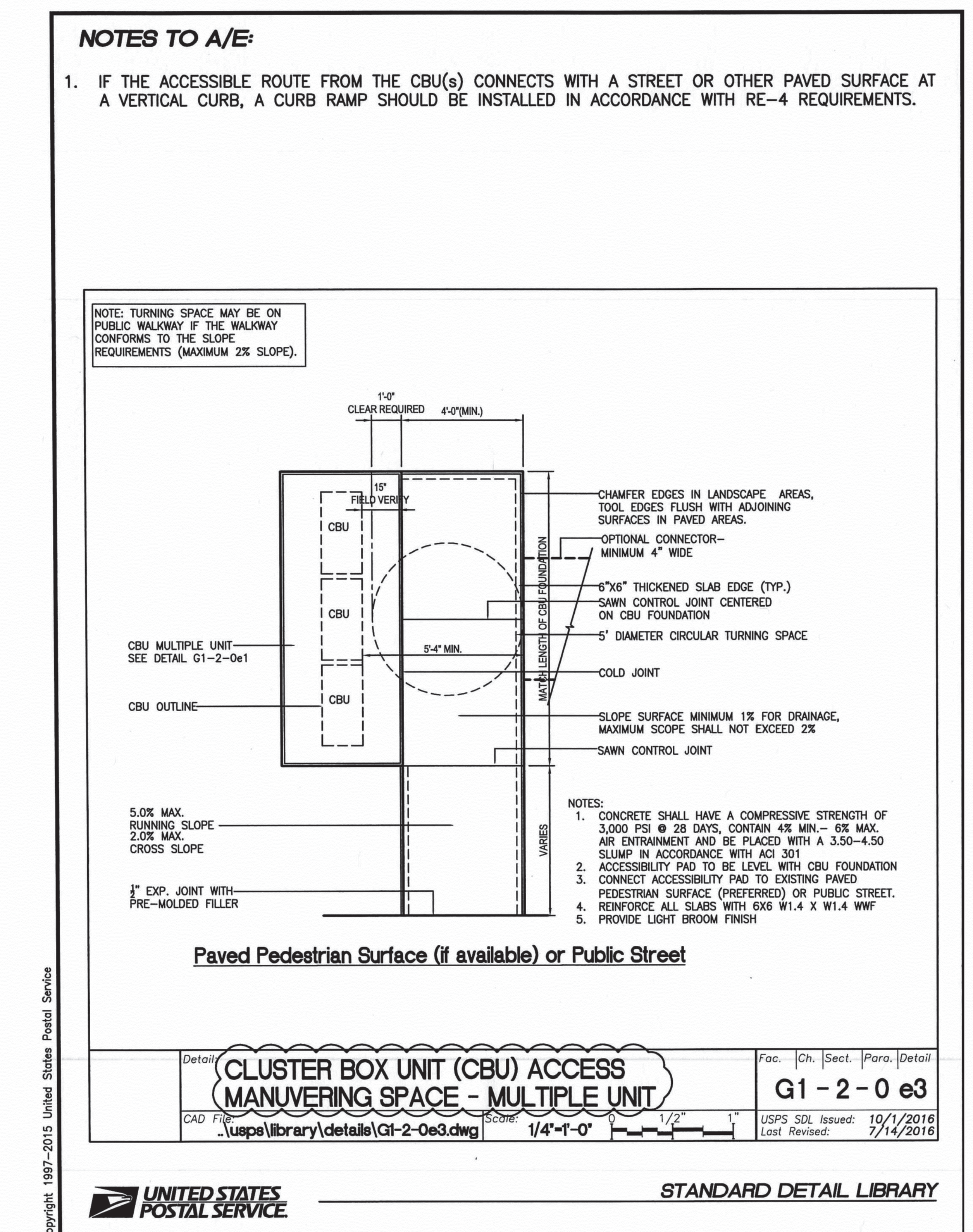




26' B-B CONTINUOUSLY REINFORCED JOINTED PCC PAVEMENT

NOT TO SCALE





USPS DETAILS

NOT TO SCALE

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1
TYPICAL SECTIONS AND DETAILS

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C0'S\1904178-C0V-DET-TAB.DWG
FILE DATE: 4/21/20 COMMENT:
DATE PLOTTED: 4/21/2020 11:52 AM
PLOTTED BY: BRANDON HUBER TECH: ENG:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
DIVISION 1 – CREEKVIEW ESTATES PLAT 1			
1	DEMOLITION, CLEARING AND GRUBBING	LS	1
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	8,095
5	CONNECT TO EXISTING SANITARY SEWER	EA	1
6	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR 26 PVC, 8 IN. DIA.	LF	2,514
7	SANITARY SERVICE STUB	EA	48
8	TEMPORARY SANITARY CLEANOUT, SW–203	EA	3
9	CONNECT TO EXISTING STORM SEWER	EA	1
10	STORM SEWER, TRENCHED, HDPE, 8" DIA	LF	891
11	STORM SEWER, TRENCHED, RCP, 15" DIA	LF	1,196
12	STORM SEWER, TRENCHED, RCP, 18" DIA	LF	316
13	STORM SEWER, TRENCHED, RCP, 24" DIA	LF	702
14	STORM SEWER, TRENCHED, RCP, 30" DIA	LF	467
15	STORM SEWER, TRENCHED, RCP, 36" DIA	LF	32
16	STORM SEWER, TRENCHED, RCP, 42" DIA	LF	186
17	STORM SEWER SERVICE STUB	EA	48
18	STORM SEWER, 15" RCP APRON	EA	2
19	STORM SEWER, 24" RCP APRON	EA	2
20	STORM SEWER, 30" RCP APRON	EA	1
21	STORM SEWER, 36" RCP APRON	EA	2
22	STORM SEWER, 42" RCP APRON	EA	1
23	FOOTING FOR CONCRETE PIPE APRON, RCP, 15" DIA	EA	2
24	FOOTING FOR CONCRETE PIPE APRON, RCP, 24" DIA	EA	2
25	FOOTING FOR CONCRETE PIPE APRON, RCP, 30" DIA	EA	1
26	FOOTING FOR CONCRETE PIPE APRON, RCP, 36" DIA	EA	2
27	FOOTING FOR CONCRETE PIPE APRON, RCP, 42" DIA	EA	1
28	PIPE APRON GUARD	EA	8
29	SUBDRAIN, SLOTTED PVC, 4" DIA	LF	3,138
30	SUBDRAIN CLEANOUT, SW–203	EA	10
31	CONNECT TO EXISTING WATERMAIN	EA	1
32	WATER MAIN, TRENCHED, 8" DIA	LF	1,260
33	WATER MAIN, TRENCHED, 12" DIA	LF	1,378
34	WATER SERVICE STUB, 1" DIA	EA	48
35	VALVE, 8" DIA	EA	5
36	VALVE, 12" DIA	EA	6
37	REDUCER, 8" DIA X 12" DIA	EA	1
38	WATER MAIN CROSS, 8" DIA X 12" DIA	EA	1
39	WATER MAIN TEE, 12" DIA	EA	1
40	WATER MAIN TEE, 12" DIA X 8" DIA	EA	1
41	FIRE HYDRANT ASSEMBLY	EA	6
42	TEMPORARY BLOWOFF FIRE HYDRANT ASSEMBLY	EA	3
43	MANHOLE, TYPE SW–301, 48" DIA	EA	9
44	MANHOLE, TYPE SW–401, 48" DIA	EA	13
45	INTAKE, TYPE SW–501	EA	1
46	INTAKE, TYPE SW–503	EA	1
47	INTAKE, TYPE SW–505	EA	7
48	INTAKE, TYPE SW–506	EA	6
49	INTAKE, TYPE SW–506, MODIFIED INTAKE	EA	1
50	INTAKE, TYPE SW–512, 24" DIA	EA	2
51	INTAKE, TYPE SW–513, 4'X4'	EA	2
52	PAVEMENT, 6" REINFORCED P.C.C.	SY	8,095
53	SIDEWALK RAMPS, 6" P.C.C.	SY	120
54	MAILBOX PAD, 12" P.C.C.	EA	2
55	DETECTABLE WARNING PANELS	SF	144
56	SIDEWALK, 4" P.C.C.	SY	135
57	SANITARY SEWER AND STORM SEWER TELEVISING	LS	1
58	CONVENTIAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	2.12
59	CONVENTIAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 4	AC	28.73
60	CONVENTIAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, SPECIAL	AC	0.33
DIVISION 2 – HUGG DRIVE WATER MAIN			
61	CONNECT TO EXISTING WATERMAIN	EA	1
62	WATER MAIN, TRENCHED, 12" DIA	LF	1,075
63	WATER MAIN, TRENCHLESS, 12" DIA	LF	167
64	VALVE, 12" DIA	EA	5
65	FIRE HYDRANT ASSEMBLY	EA	2
66	CONVENTIAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	0.71
67	CONVENTIAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 4	AC	0.71

ESTIMATE REFERENCE INFORMATION

Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.

ITEM NO.	DESCRIPTION
	THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS OTHERWISE NOTED. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDED PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DO NOT DISTURB CROPS, TREES AND JURISDICTIONAL WETLANDS OUTSIDE THE PROJECT/GRADING LIMITS.
2	STRIP, SALVAGE AND RESPREAD TOPSOIL. RESPREAD SALVAGED TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 3 TYPICAL SECTION DETAIL FOR TYPICAL LOCATIONS AND THICKNESS.
5	REFER TO SHEET 14 FOR LOCATION.
6–22	REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT AND BACKFILL DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING SEWER SHALL BE CONSIDERED INCIDENTAL. STORM SEWER PIPE TO HAVE GASKETED JOINTS FOR ONE LENGTH OF PIPE AT STORM SEWER AND WATERMAIN CROSSINGS, CENTERED AT THE CROSSING.
7, 17, 34	REFER TO SHEET 3 FOR TYPICAL SANITARY SEWER SERVICE STUB DETAIL AND SERVICE LOCATION DETAIL. REFER TO PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH.
9	REFER TO SHEET 22 LOCATION.
17–27	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS, PER SECTION 4030, 3.02C. REFER TO FIG. 4030.221 FOR RCP APRON SECTION FOOTING DETAIL FOR APRON INSTALLATION DETAILS.
28	APRON GUARD REQUIRED ON ALL APRONS. REFER TO FIG. 4030.225 FOR DETAILS.
29	REFER TO FIG. 4040.231 – SUBDRAINS. TYPE 1 (CASE 'A') INSTALLATION
30	REFER TO FIG. 4040.232 – SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
31	REFER TO SHEETS 24 AND 28 FOR LOCATIONS.
32–34	REFER TO FIG. 3010.101 AND 3010.104 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. PROVIDE POLYETHYLENE ENCASEMENT PER SECTION 5010 3.05. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. ALL FITTINGS, THRUST BLOCKS, POLYETHYLENE ENCASEMENT AND TRACER SYSTEM SHALL BE CONSIDERED INCIDENTAL.
41	REFER TO FIG. 5020.201 – FIRE HYDRANT DETAIL FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS AND FIRE HYDRANT.
43	REFER TO FIG. 6010.301 FOR SW–301 SANITARY SEWER MANHOLE CONSTRUCTION DETAILS. REFER TO FIG. 6010.601 – CASTINGS FOR SANITARY SEWER MANHOLES FOR CASTING DETAILS. TYPE A CASTINGS WITH TYPE I/I TOP HAT BARRIERS ARE REQUIRED FOR ALL MANHOLES. A MAXIMUM OF 12" OF ADJUSTMENT RINGS ARE ALLOWED FOR NEW CONSTRUCTION.
44	REFER TO FIG. 6010.401 – SW–401 CIRCULAR STORM SEWER MANHOLE FOR CONSTRUCTION DETAILS.
45	REFER TO FIG. 6010.501 – SW–501 SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
46	REFER TO FIG. 6010.503 – SW–503 SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
47	REFER TO FIG. 6010.505 – SW–505 DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
48	REFER TO FIG. 6010.506 – SW–506 DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
50	REFER TO FIG 6010.512 – SW–512 CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
51	REFER TO FIG 6010.513 – SW–513 OPEN–SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
52	REFER TO FIG. 7010.101 – JOINTS (TRANSVERSE CONTRACTION) AND FIG. 7010.4B – JOINTS (LONGITUDINAL CONTRACTION) FOR JOINT DETAILS. INSTALL HANDICAP CURBS AT LOCATIONS OF ALL FUTURE SIDEWALKS. REFER TO INTERSECTION SHEETS FOR JOINTING. TYPICAL C JOINT SPACING IS 12 FEET.
53, 55	ALL ACCESSIBLE RAMPS SHALL BE INSTALLED WITH THE PUBLIC IMPROVEMENTS. DETECTABLE WARNING PANELS ARE TO BE GRAY IN COLOR.
54	REFER TO SHEET 4 FOR DETAILS. REFER TO SHEETS 13, 15 AND 17 FOR LOCATIONS.
57	SANITARY SEWER AND STORM SEWER PIPES SHALL BE TELEVISED AFTER CONSTRUCTION AND VIDEO PROVIDED TO SNYDER AND ASSOCIATES FOR REVIEW.
58–60	REFER TO NOTES ON SHEET 10 FOR SEEDING LOCATION DETAILS

GENERAL NOTES

1. 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.

2. PRIOR TO CONSTRUCTION AND PRIOR TO CULVERT CONSTRUCTION AND BACKFILL, UTILITY CONSTRUCTION, SUBGRADE PREP, MAIN LINE PAVING, AND BOX–OUT PAVING, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF POLK CITY
   B. SNYDER & ASSOCIATES
   C. APPROPRIATE UTILITY COMPANIES
   D. OWNER
   E. CIVIL DESIGN ADVANTAGE
3. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
5. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
6. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY.
7. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
8. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
10. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
12. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAINED PLANS SHALL GOVERN.
13. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD.
14. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
15. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
16. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
17. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS–BUILTS.
18. ANY 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.
19. 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.
20. CONTRACTOR SHALL COMPLY WITH ALL P.R.O.W.A.G. AND A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
21. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
22. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND 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. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
23. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. 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.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A–4.
5. 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.

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

CREEKVIEW ESTATES - PLAT 1
QUANTITIES AND REFERENCE NOTES
POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES–CD'S\1904178–COV–DET–TAB.DWG
FILE DATE: 4/21/20 DATE PLOTTED: 4/21/2020 11:52 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

CITY OF POLK CITY TYPICAL NOTES:

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. SNYDER & ASSOCIATES
   B. DEVELOPER
   C. ENGINEER
   D. IOWA ONE-CALL
2. THE CONTRACTOR SHALL NOTIFY THE POLK CITY PUBLIC WORKS DIRECTOR AND SNYDER & ASSOCIATES PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO UTILITY CONSTRUCTION, SUBGRADE PREPARATION, MAIN LINE PAVING AND BOX-OUT PAVING.
3. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CURRENT AT THE COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH THE CITY AND SNYDER & ASSOCIATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL IOWA DNR AND IOWA DOT PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE NECESSARY NPDES STORM WATER DISCHARGE PERMIT AND FOR MAINTAINING EROSION CONTROL MEASURES IN CONFORMANCE WITH THE SWPPP.
6. THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS AND MATERIALS SUBMITTALS TO THE DEVELOPER'S ENGINEER FOR REVIEW, APPROVAL AND THEN PROVISION TO SNYDER & ASSOCIATES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE. MATERIALS SUBMITTALS SHALL INCLUDE MANUFACTURER'S CUT SHEETS OR SIMILAR FOR PIPE MATERIALS FOR ALL UTILITIES AND UTILITY SERVICE LINES; FIRE HYDRANTS, VALVES, CURB STOPS, SUBDRAIN PIPE MATERIALS, CLEAN-OUTS, APRON GUARDS, CONCRETE MIX, MATURITY CURVES OR OTHER ACCEPTABLE TESTING. SHOP DRAWINGS SHALL INCLUDE MANHOLES, INTAKES, BOX CULVERTS, FENCING/GUARD RAILS AND OTHER SPECIALTY CONSTRUCTION ITEMS.
7. THE DEVELOPER'S ENGINEER SHALL IMMEDIATELY NOTIFY SNYDER & ASSOCIATES IF FIELD CONDITIONS DO NOT MATCH THE APPROVED CONSTRUCTION DRAWINGS. THESE CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, STAKING DISCREPANCIES OF MORE THAN 0.2' VERTICAL OR 1.0' HORIZONTAL, DISCOVERY OF PIPES AND/OR FIELD TILES NOT SHOWN ON PLANS, ELEMENTS SHOWN ON PLANS THAT ARE MISSING IN THE FIELD, OR OTHER DISCREPANCIES BETWEEN THE APPROVED PLANS AND FIELD CONDITIONS.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
9. THE CONTRACTOR SHALL CONDUCT CLEAN-UP OPERATIONS ON EXISTING STREETS AND ADJACENT PRIVATE PROPERTY AT THE END OF EACH WORKING DAY OR MORE OFTEN AS DIRECTED BY THE CITY.
10. THE CONTRACTORS SHALL PROVIDE 4-YEAR MAINTENANCE BONDS, IN AN AMOUNT EQUAL TO THE COST OF CONSTRUCTION, FOR THE PAVING AND FOR WATER MAINS, SANITARY SEWERS, STORM SEWERS, INCLUDING ALL UTILITY SERVICES. THE MAINTENANCE BONDS SHALL BE PROVIDED TO THE CITY ENGINEER PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES. A TABLE DIMENSIONING THE DISTANCE FROM THE NEAREST PROPERTY CORNER TO EACH SERVICE SHALL BE PROVIDED TO THE CITY ENGINEER PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
13. HANDICAP RAMPS, IF ANY, FOR DESIGNATED BIKE TRAILS SHALL HAVE BRICK RED TRUNCATED DOMES; ALL OTHER HANDICAP RAMPS SHALL HAVE CHARCOAL GRAY TRUNCATED DOMES FOR DETECTABLE WARNINGS.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR REIMBURSING THE CITY OF POLK CITY FOR MATERIALS COSTS FOR ALL STREET SIGNS WITHIN THIS PLAT.
15. THE DEVELOPER'S ENGINEER SHALL PROVIDE AS-BUILT MYLARS, CAD FILES IN ELECTRONIC FORMAT, AND PDF FILES OF THE FULL RECORD DRAWING SET TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. RECORD DRAWINGS SHALL INCLUDE FLOW LINE ELEVATIONS OF ALL SWALES AT EACH PROPERTY LINE AS PER CITY CODE.
16. THE DEVELOPER'S SURVEYOR SHALL PROVIDE A STATEMENT TO THE CITY ENGINEER CERTIFYING THAT ALL PROPERTY CORNERS HAVE BEEN SET PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
17. CONSTRUCTION OBSERVATION FEES WILL BE BASED ON THE FOLLOWING:
   - 3690 LF OF STORM SEWER
   - 2514 LF OF SANITARY SEWER
   - 3880 LF OF WATER MAIN
   - 8095 SY OF PAVING

GRADING/BACKFILL NOTES

1. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
2. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON DAMAGING ANY UTILITY LINE OR APPURTENANCE, OR IF THERE IS ANY INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTER THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED AND APPROVED BY CITY.
3. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
4. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD TO MINIMUM OF 4-INCHES ON UNPAVED AREAS, INCLUDING FRONT, REAR, AND SIDE YARDS OF ALL LOTS.
5. ALL AREAS TO RECEIVE FILL ARE TO BE BENCHED. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
6. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR DENSITY.
7. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL FALL WITHIN A RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE.
8. THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. ALL SLOPES WITHIN PUBLIC EASEMENTS, RIGHT-OF-WAY, PARKS, OR LAND TO BE PUBLICALLY OWNED SHALL BE GRADED TO A 4:1, MAXIMUM SLOPE.
13. ALL SLOPES ON PRIVATE PROPERTY SHALL BE 4:1 MAXIMUM, UNLESS THE SPECIFIC LOCATION(S) HAVE BEEN LABELED AS 3:1, MAXIMUM.
14. ALL EXISTING ROADSIDE DITCHES SHALL BE GRADED TO DRAIN.
15. ALL SWALES WITHIN DRAINAGE OR SURFACE WATER FLOWAGE EASEMENTS SHALL BE GRADED TO A 2% MINIMUM SLOPE, MEASURED ALONG THE FLOWLINE OF SAID SWALE. IF THE AS-BUILT CONDITION OF ANY SWALE HAS LESS THAN 2% MINIMUM SLOPE, A 6" SUBDRAIN WILL BE REQUIRED. THE SUBDRAIN SHALL HAVE CLEAR-OUTS LOCATED NEAR PROPERTY LINES WHERE POSSIBLE, BUT IN NO CASE HAVING A SPACING GREATER THAN 200 FEET.
16. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
17. EXISTING TREES SHALL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
18. EXISTING TREES SHALL BE REMOVED FROM EXISTING AND PROPOSED PUBLIC RIGHT-OF-WAY UNLESS THE PUBLIC WORKS DIRECTOR PROVIDES SPECIFIC APPROVAL TO MAINTAIN CERTAIN TREES WITHIN SAID RIGHT-OF-WAY.
19. CONTRACTOR SHALL OBTAIN A GRADING PERMIT PRIOR TO COMMENCING CONSTRUCTION.

SANITARY SEWER NOTES

1. ALL 8" SANITARY SEWER SHALL BE PVC TRUSS PIPE WITH CLASS "F-3" BEDDING UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. PROVIDE SANITARY SEWER SERVICE RISERS AS REQUIRED.
3. THE CONTRACTOR SHALL INSTALL SEWER TAPE AT THE END OF EACH SANITARY SEWER SERVICE.
4. ALL INVERTS LOCATED AT AN ELEVATION ABOVE THE CENTERLINE OF THE EXISTING THROUGH PIPE AND LESS THAN 2.0' ABOVE THE MANHOLE FLOOR SHALL HAVE A POURED-IN-PLACE SLOPED INVERT.
5. ALL MANHOLES WITHIN PAVEMENT SHALL HAVE TYPE 'B' ADJUSTABLE CASTINGS. ALL MANHOLES NOT WITHIN PAVEMENT SHALL HAVE TYPE 'A' NON-ADJUSTABLE CASTINGS.
6. ALL MANHOLES SHALL HAVE I/I BARRIERS.
7. CORE DRILL ALL CONNECTIONS TO EXISTING MANHOLES AN PROVIDE SLOPE INVERT.
8. ALL 4" AND 6" SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS. ALL SERVICE LINES SHALL BE EXTENDED 10' INSIDE LOT LINES UNLESS OTHERWISE NOTED ON PLANS.
9. ALL SERVICES AND 8-INCH STUB OUTS SHALL BE CAPPED.
10. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
11. MANHOLES COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.
12. THE CONTRACTOR SHALL JET CLEAN AND VACUUM ANY SECTION OF PIPE, FROM MANHOLE TO MANHOLE, WITH MUD OR DEBRIS MORE THAN 1" DEEP, ALONG WITH ANY DOWNSTREAM SEGMENTS AS REQUIRED DUE TO THIS CONSTRUCTION.
13. THE CONTRACTOR SHALL TELEVISE EVERY SANITARY SEWER LINE AND PROVIDE A COPY OF THE VIDEO TAPE AND FILE IN DIGITAL FORMAT TO SNYDER & ASSOCIATES. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE JUST PRIOR TO TELEVISING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY REPAIRS AND/OR CLEANING REQUIRED PRIOR TO COMMENCING PAVING. THE SEGMENTS SHALL THEN BE RE-TELEVISED TO DEMONSTRATE PIPES ARE CLEAN. REPAIRS, IF NECESSARY, AND RE-TELEVISING SHALL BE AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL SWEEP ALL JOINTS TO REMOVE ROCKS AND DEBRIS FROM THE ENDS OF PIPE PRIOR TO MAKING THE JOINT CONNECTION. REPAIRS, IF NECESSARY, DUE TO ROCKS AND/OR DEBRIS IN JOINT(S) SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. SAGS IN PIPE SHALL NOT EXCEED TOLERANCES AS SPECIFIED BY SUDAS. REPAIRS, IF NECESSARY, AND RE-TELEVISING SHALL BE AT THE CONTRACTOR'S EXPENSE.
16. EXISTING MAIN TO BE FLUSHED AFTER SANITARY SEWER SERVICE EXTENSION. IF NEW WYES NEED TO BE CUT IN, SANITARY MAIN WILL NE TO BE RE-TELEVISED AND MAY BE SUBJECT TO ADDITIONAL TESTING.

STORM SEWER NOTES

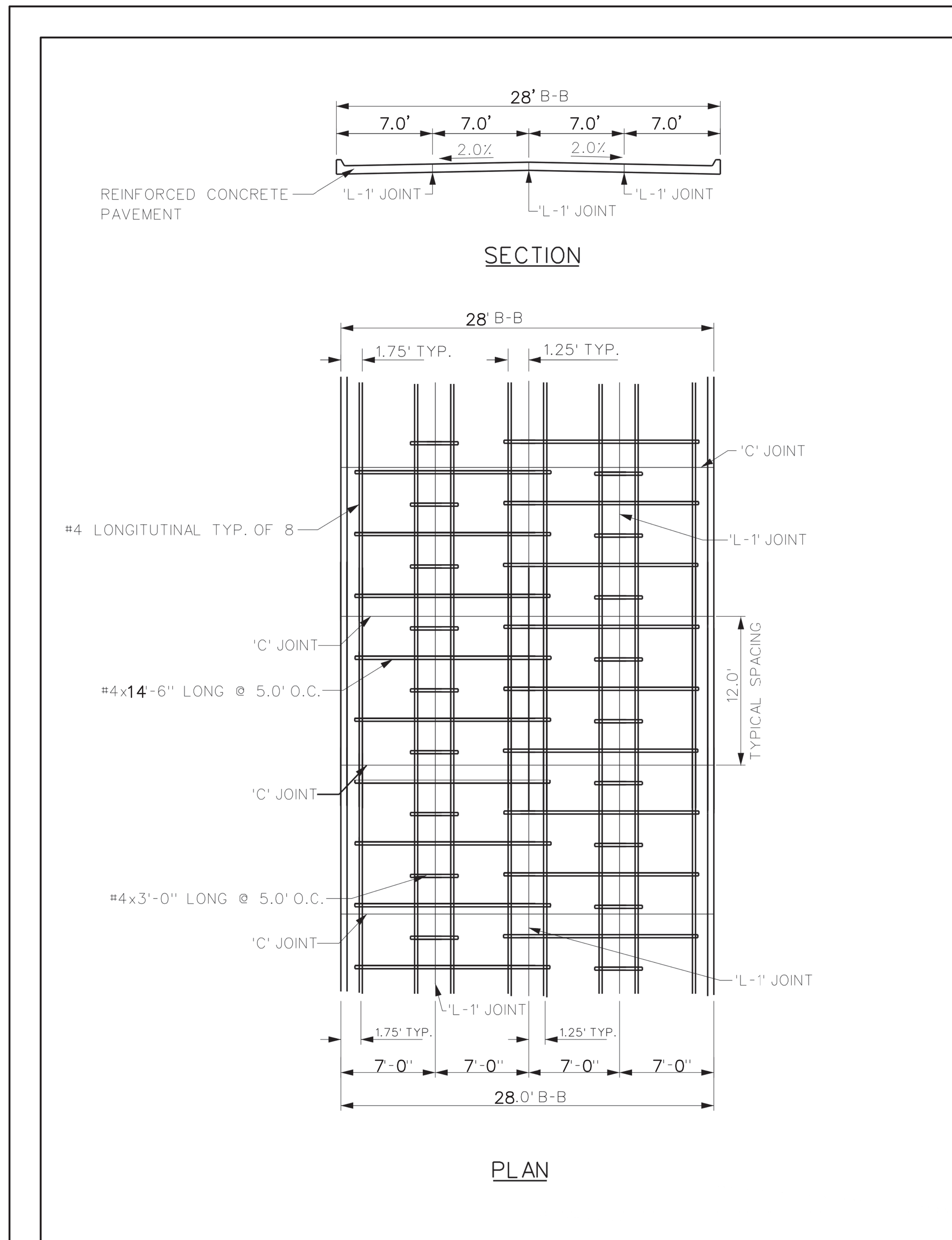
1. ADDITIONAL RIP-RAP MAY BE REQUIRED AT THE FES BASED UPON FIELD REVIEW BY CITY OF POLK CITY.
2. PROVIDE SUBDRAIN BEHIND BACK OF CURB ON PUBLIC STREETS AS REQUIRED BASED ON SUBSURFACE MOISTURE CONDITIONS. ANY SUBDRAIN CROSSING UNDER THE PAVEMENT SHALL BE RCP PIPE.
3. ALL CURB INTAKES SHALL HAVE TYPE "R" VANE GRATES.
4. ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE OR PRECAST CONCRETE.
5. ALL 12" AND LARGER STORM SEWERS SHALL BE RCP.
6. 8-INCH FOOTING DRAINS TO BE PVC, SDR 35.
7. FOOTING DRAIN SERVICES TO BE 4-INCH PVC, SDR 35. EXTEND SERVICES 10' INSIDE LOT UNLESS OTHERWISE NOTED.
8. ALL INTAKES SHALL BE LOCATED A MINIMUM OF 7.5 FEET FROM END OF RETURNS.
9. CORE DRILL ALL CONNECTIONS TO EXISTING STRUCTURES.
10. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWER, INCLUDING SUMP SERVICES.
11. INSTALL CONTINUOUS PERFORATED SUBDRAIN IN LOCATIONS SHOWN ON PLANS.
12. ALL SUBDRAIN, 6-INCHES OR SMALLER, SHALL HAVE CRITTER GUARDS.
13. ALL CLEAN-OUTS SHALL BE SET IN A 12" X 12" CONCRETE PAD.
14. FLARED END SECTIONS AND LAST 3 PIPE SECTIONS MUST BE TIED. ALL FLARED END SECTIONS SHALL HAVE 48-INCH FOOTINGS AND APRON GUARD.
15. THE CONTRACTOR SHALL TELEVISE EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE VIDEO IN DIGITAL FORMAT TO SNYDER & ASSOCIATES. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE JUST PRIOR TO TELEVISING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY REPAIRS AND/OR CLEANING REQUIRED PRIOR TO COMMENCING PAVING. THE SEGMENTS SHALL THEN BE RE-TELEVISED TO DEMONSTRATE PIPES ARE CLEAN. REPAIRS, IF NECESSARY, AND RE-TELEVISING SHALL BE AT THE CONTRACTOR'S EXPENSE.

PAVING NOTES

1. THE CONTRACTOR SHALL ATTEND A PRE-POUR MEETING WITH THE CITY AND SNYDER & ASSOCIATES PRIOR TO COMMENCING PAVING OPERATIONS. NO PAVING OPERATIONS SHALL BEGIN UNTIL CONTRACTOR HAS RECEIVED AUTHORIZATION FROM SNYDER & ASSOCIATES.
2. THE CONTRACTOR WILL NEED TO PROVIDE COPIES OF ALL TEST RESULTS REPORTING, INCLUDING BUT NOT LIMITED TO COMPACTION TESTS AND SANITARY SEWER TELEVISING, TO SNYDER & ASSOCIATES FOR REVIEW PRIOR TO REQUESTING THE PRE-POUR MEETING.
3. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF CURB UNLESS OTHERWISE NOTED.
4. PAVEMENTS SHALL BE 6" CONTINUOUSLY REINFORCED JOINTED PCC PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL STREETS SHALL HAVE 6" INTEGRAL CURBS.
6. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
7. CONSTRUCTION OF HANDICAP ACCESSIBLE RAMPS, WITH DETECTIBLE WARNINGS AND INCLUDING COMMON SQUARE, SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER UNLESS OTHERWISE NOTED ON THE PLANS.
8. ALL REINFORCING STEEL SHALL BE EPOXY-COATED REINFORCING STEEL.

WATER MAIN NOTES

1. PIPE MATERIALS SHALL BE AWWA C900, CLASS 150 PVC.
2. INSTALL NO. 10 THHN STANDARD COPPER TRACER WIRE UNDER PIPE, BRING TRACER WIRE TO SURFACE AT HYDRANTS, TERMINATING IN RECEPTACLE BOX.
3. CONNECT NEW TRACER TO EXISTING USING APPROVED SPLICE KIT AND PROVIDE A GROUND ROD AT END OF TRACER WIRE FOR LOCATION AND EXTENSION IN FUTURE. THE CITY WILL TEST THE TRACER WIRE PRIOR TO ACCEPTANCE OF PLAT AND REPAIRS, IF ANY, SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. HYDRANTS SHALL BE SET 3.5 FEET FROM THE WATER MAIN.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT FIRE HYDRANTS WILL NOT CONFLICT WITH SIDEWALK CONSTRUCTION.
6. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
7. HYDRANTS TO BE WATROUS PRODUCTS, OPEN LEFT, PAINTED YELLOW.
8. STOP BOXES FOR 1" THROUGH 2" WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN THE A STOP BOX HOUSING. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOW TO RAISE WITH THE FROST AND LOWER IF DRIVEN OVER WITH OUT DAMAGE TO CURB VALVE. FINISH GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE AND DOES NOT PRESENT A HAZARD TO THE PUBLIC.
9. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
10. SERVICES TO BE 1-INCH COPPER.
11. RISER RODS ARE REQUIRED AT ALL CURB STOPS.
12. WATER MAIN TO HAVE 5½ FEET BURY, TYPICAL EXCEPT AT CRITICAL CROSSINGS.
13. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
14. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
15. THE CONTRACTOR SHALL WORK WITH THE CITY OF POLK CITY WATER DEPARTMENT AND SNYDER & ASSOCIATES WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL OF THE CITY OF POLK CITY.
16. WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM THE CITY OF POLK CITY.
17. PROVIDE 2" BLOW-OFF AT THE TERMINAL END OF THE 8" WATER LINE UNLESS HYDRANT HAS BEEN PROVIDED.
18. WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED, WITH SNYDER & ASSOCIATES PRESENT. RESULTS OF TESTS SHALL BE PROVIDED TO PUBLIC WORKS. IF ANY TESTS DO NOT PASS, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR THE COST OF THE WATER ASSOCIATED WITH RE-TESTING.



28' B-B CONTINUOUSLY REINFORCED JOINTED PCC PAVEMENT

NOT TO SCALE

DATE	REVISIONS
04/21/20	FIFTH SUBMITTAL
04/13/20	FOURTH SUBMITTAL
04/07/20	THIRD SUBMITTAL
03/09/20	SECOND SUBMITTAL
02/14/20	FIRST SUBMITTAL

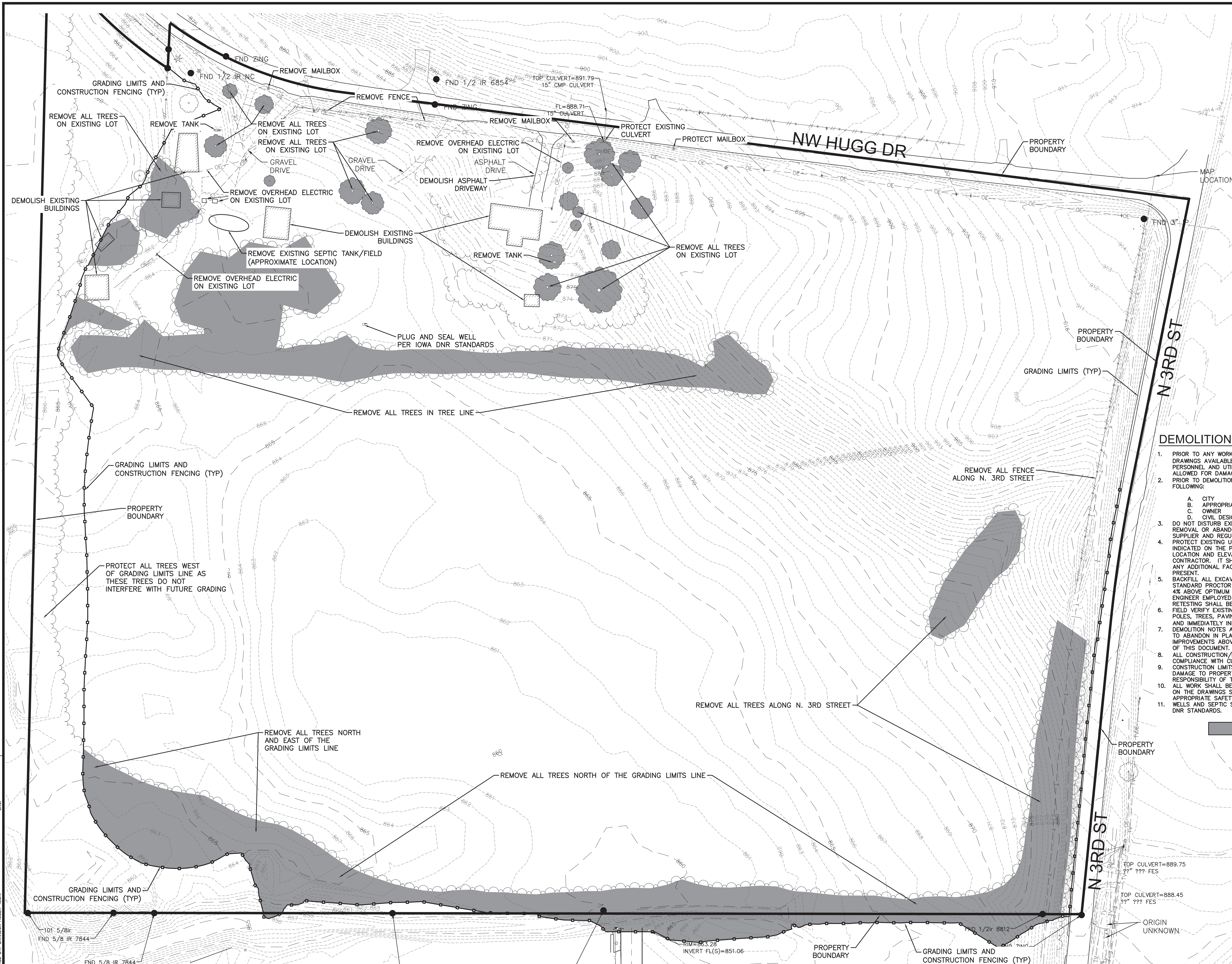
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

CREEKVIEW ESTATES - PLAT 1

QUANTITIES AND REFERENCE NOTES

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-COV-DET-TAB.DWG
FILE DATE: 4/21/20 DATE PLOTTED: 4/21/2020 11:52 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:



DEMOLITION NOTES

1. 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.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   - A. CITY
   - B. APPROPRIATE UTILITY COMPANIES
   - C. OWNER
   - D. CIVIL DESIGN ADVANTAGE
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. 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.
10. 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.
11. WELLS AND SEPTIC SYSTEMS WILL BE REMOVED AND ABANDONED ACCORDING TO IOWA DNR STANDARDS.

—TREE REMOVALS

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

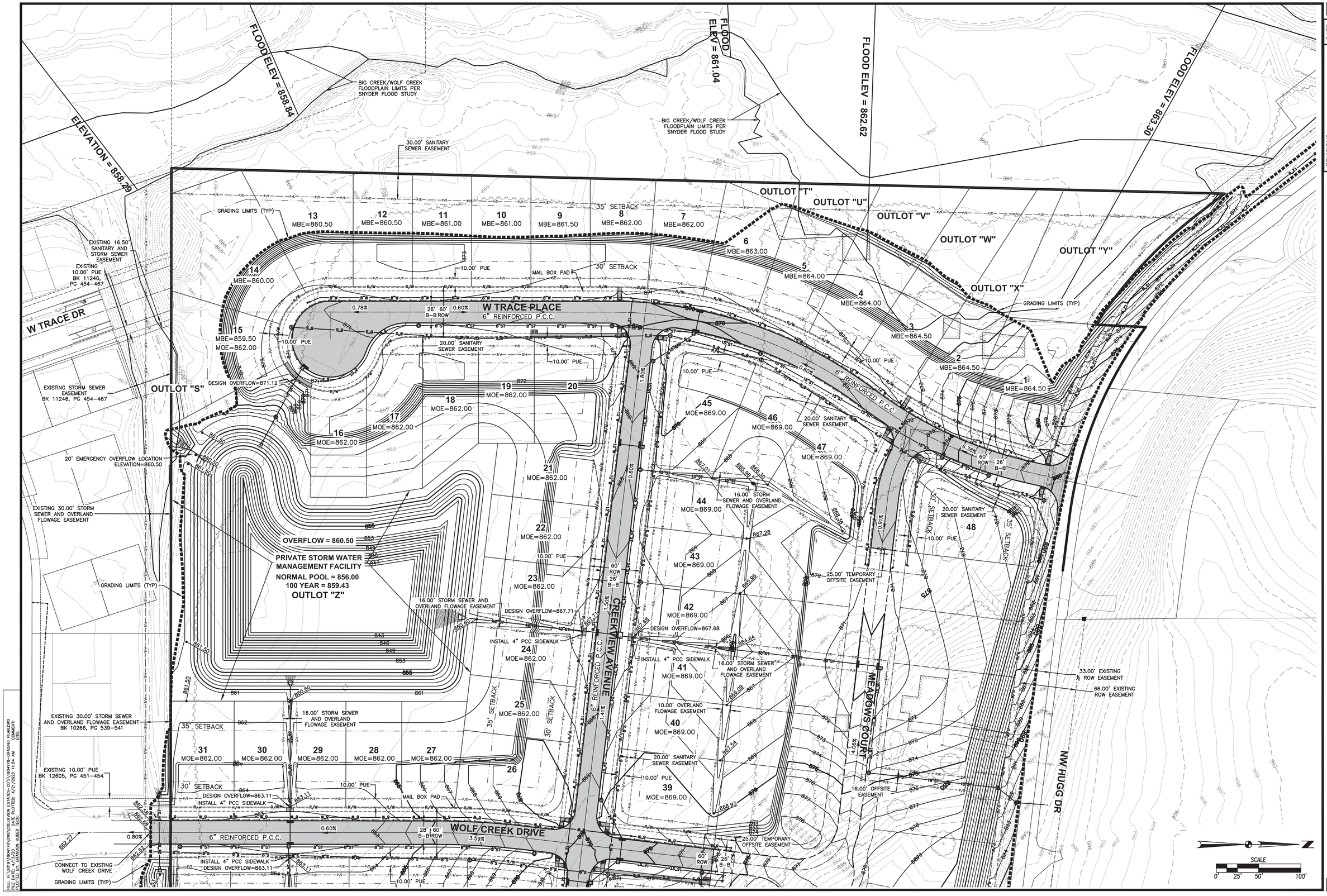
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: JAT TECH:

CREEKVIEW ESTATES - PLAT 1
EXISTING CONDITIONS/DEMOLITION PLAN

POLK CITY, IOWA

7/38

1904.178



REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

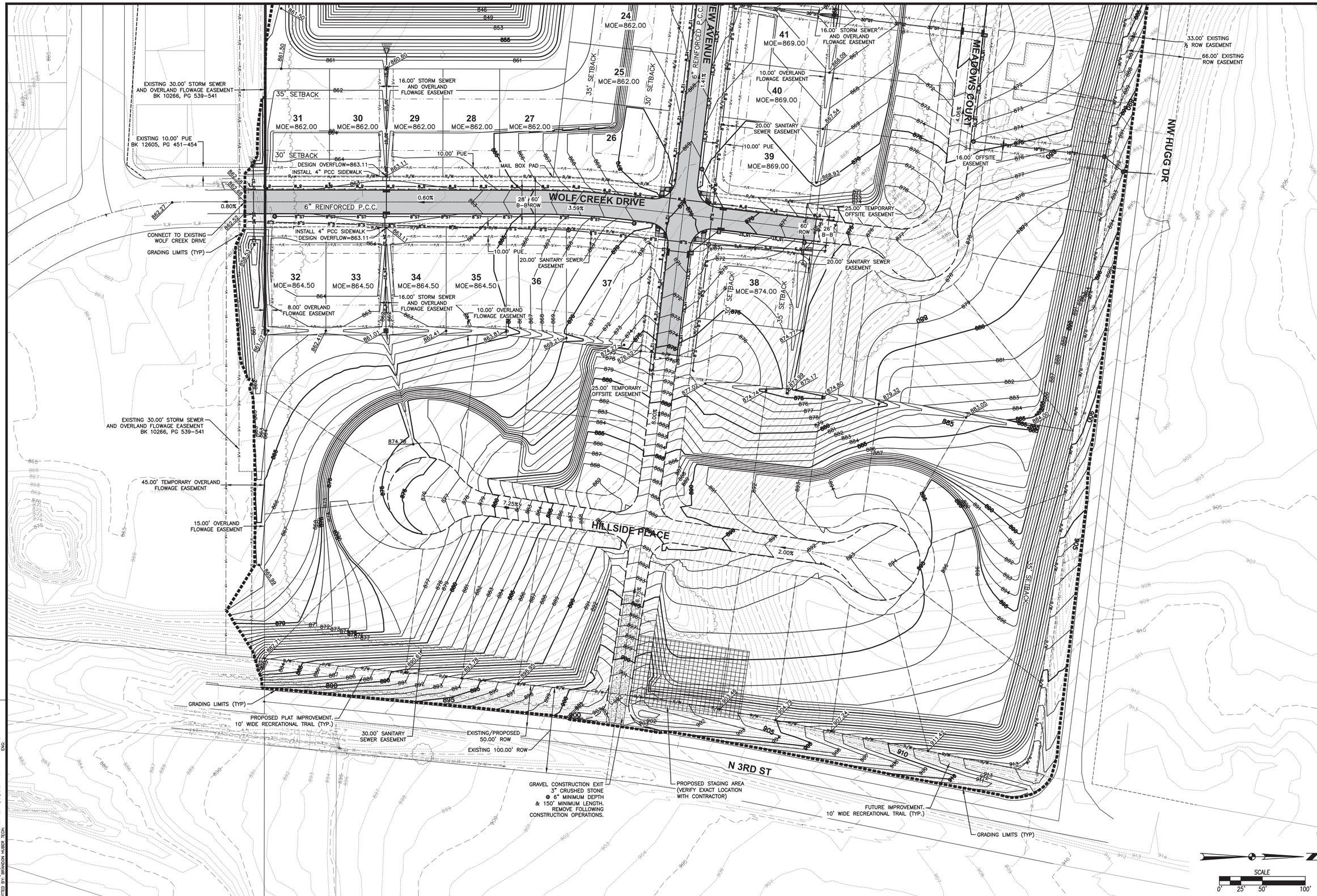
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1
GRADING PLAN

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-GRADING PLAN.DWG
PLOTTED BY: BRANDON HUBER PLOTTED: 4/21/2020 11:54 AM PLANNER:
ENG:



REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1
GRADING PLAN

POLK CITY, IOWA

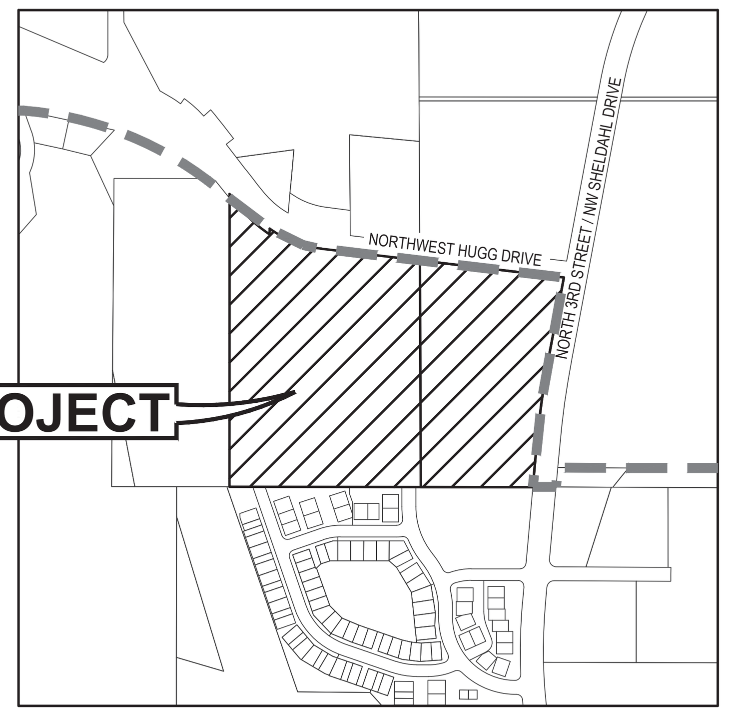
FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-GDS\1904178-GRADING PLAN.DWG
PLOT SCALE: 1:1 PLOT DATE: 7/27/2020 11:54 AM DWG: ENG:
PLOTTED BY: BRANDON HUBER TECH:

CREEKVIEW ESTATES

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. 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.
3. SEEDING
   A. OUTLOT Z WILL REQUIRE PERMANENT SEEDING. UNITED SEEDS SUPER TURF II LS SHALL BE USED FOR NORMAL POOL EDGE TO ELEVATION = 859.50 TO WITHSTAND PONDING. ALL GRASS AREAS WITHIN OUTLOT Z WILL NEED TO BE MOWED PER POLK CITY'S WEED ORDINANCE.
   B. THE PUBLIC RIGHT-OF-WAY FOR NW HUGG DRIVE AND NW 3RD STREET SHALL UTILIZED PERMANENT SEEDING (TYPE 1)
   C. TYPE TEMPORARY SEEDING (TYPE 4) IS ALLOWED IN ALL OTHER AREAS.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,802
2	FILTER SOCK	LF	215
3	SEEDING, FERTILIZING, AND MULCHING	AC	32.60
4	INLET PROTECTION DEVICES	EA	20
5	CONCRETE WASHOUT PIT	EA	1

UNITED SEEDS – SUPER TURF II LS

1. CONTAINS 93% FIRECRACKER SLS, SUMMER, SPYDER LS AND TITANIUM 2LS TURF TYPE TALL FESCUE. 7% KELLY KENTUCKY BLUEGRASS (VARIETIES ARE SUBJECT TO CHANGE).
2. APPLICATION RATE: 10 LB/1,000 SF.

TYPE 1 SEED MIXTURE

COMMON NAME	APPLICATION RATE (LB/ACRE)
CREEPING RED FESCUE	25
TURF-TYPE PERENNIAL RYEGRASS[2]	20
TURF-TYPE PERENNIAL RYEGRASS[2]	20
KENTUCKY BLUEGRASS CULTIVAR[3]	65
KENTUCKY BLUEGRASS CULTIVAR[3]	65
KENTUCKY BLUEGRASS CULTIVAR[3]	65

1. A COMMERCIAL MIXTURE MAY BE USED IF IT CONTAINS A HIGH PERCENTAGE OF SIMILAR BLUEGRASSES; IT MAY OR MAY NOT CONTAIN CREEPING RED FESCUE.
2. CHOOSE TWO DIFFERENT CULTIVARS OF TURF-TYPE PERENNIAL RYEGRASS, AT 20 LB/ACRE EACH.
3. CHOOSE THREE DIFFERENT CULTIVARS OF KENTUCKY BLUEGRASS, AT 65 LB/ACRE EACH.

TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE (LB/ACRE)
SPRING: MARCH 1–MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER: MAY 21–AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL: AUGUST 15–SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

DISCHARGE POINT SUMMARY

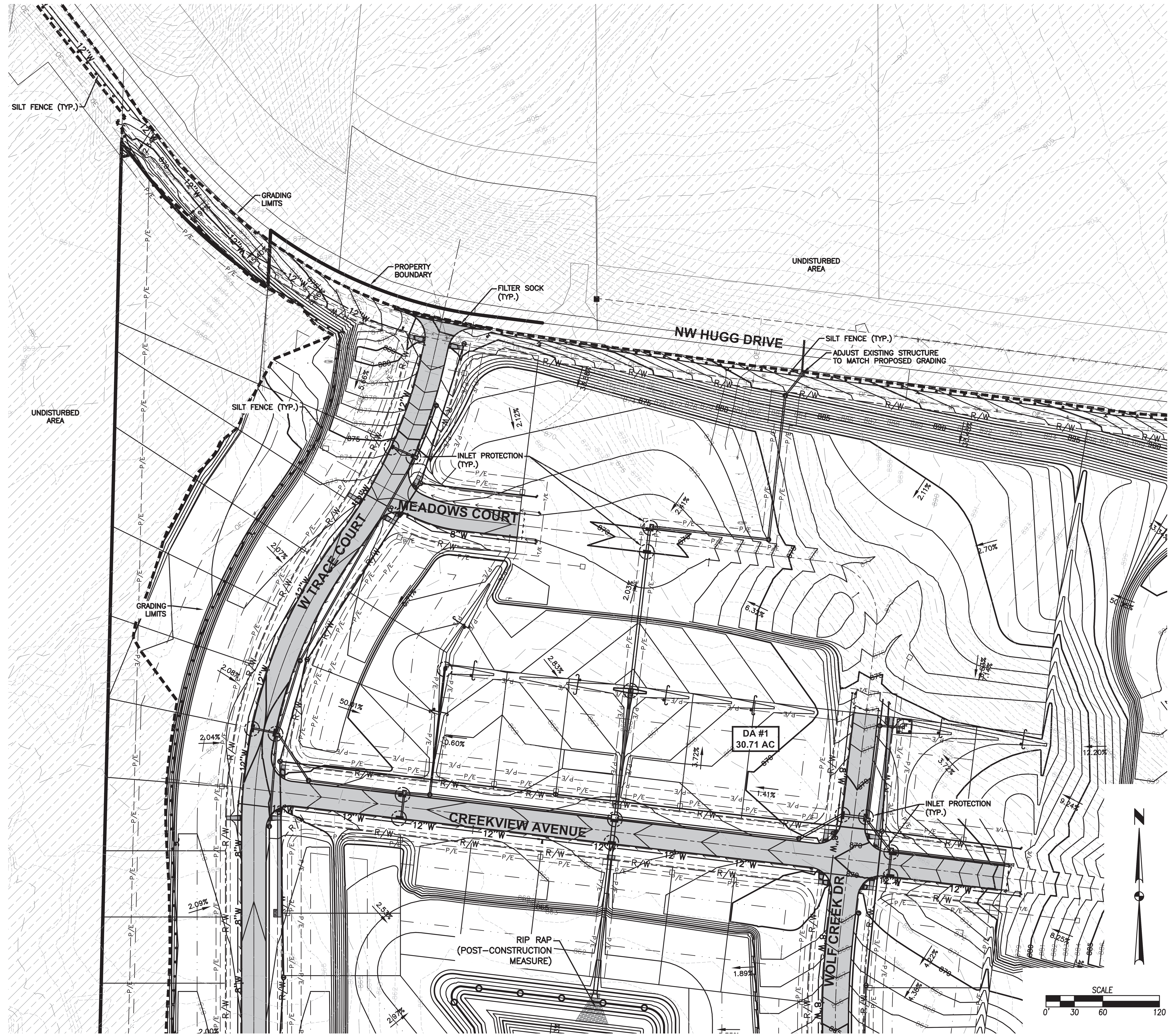
DISCHARGE POINT #1 TO WOLF CREEK ±500 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	30.71 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	110,556 CU FT
VOLUME PROVIDED IN FILTER SOCK (215 LF @ 2.0 CU FT/LF OF SOCK)	430 CU FT
VOLUME PROVIDED IN SILT FENCE (6416 LF @ 4.5 CU FT/LF OF FENCE)	28,872 CU FT
VOLUME PROVIDED IN SILT FENCE IN SWALE (386 LF @ 10 CU FT/LF OF FENCE)	3,860 CU FT
VOLUME PROVIDED IN TSB	408,552 CU FT
TOTAL VOLUME PROVIDED	441,714 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	TSB #
CONCRETE WASHOUT PIT			

FILE: H:\2019\1904178\DWG\1904178-SWPPP.DWG COMMENT:
FILE DATE: 4/21/20 DATE PLOTTED: 4/21/2020 11:54 AM ENG:
PLOTTED BY: BRANDON HUBER TECH:



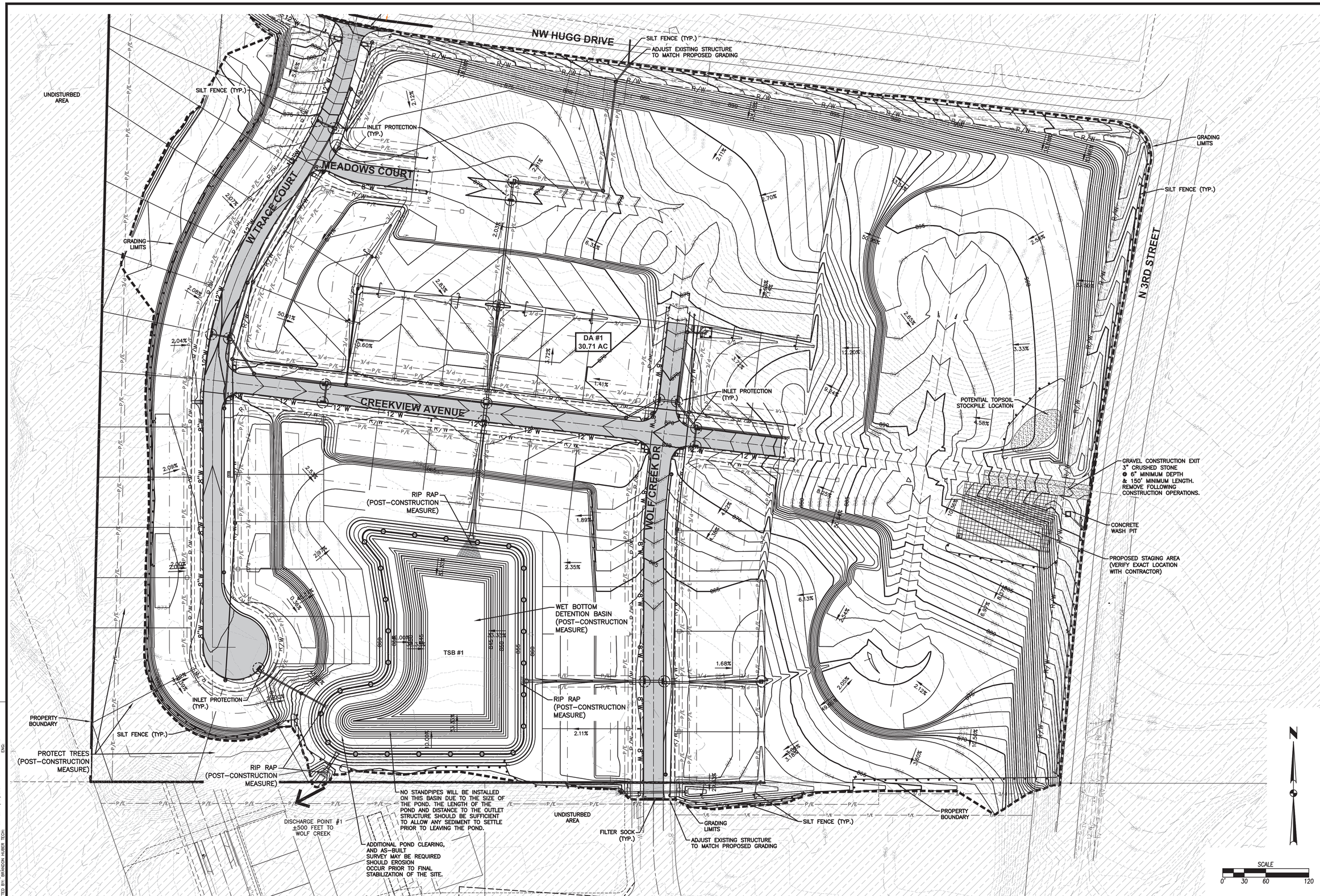
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE

ENGINEER: TECH:

REVISIONS	DATE
FIRST SWPPP SUBMITTAL	10/14/19

CREEKVIEW ESTATES
EROSION AND SEDIMENT CONTROL PLAN
POLK CITY, IOWA

1904.178



REVISIONS	DATE
FIRST SWPPP SUBMITTAL	10/14/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES

EROSION AND SEDIMENT CONTROL PLAN

POLK CITY, IOWA

1904.178

FILE: J:\1904178\DWG\1904178-SWPPP.DWG
PLOT DATE: 10/2/2020 DATE EDITED: 9/21/2020 11:54 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

FILE: H:\2019\1904178\DWG\1904178-SWPPP.DWG
FILE DATE: 4/21/20 DATE PLOTTED: 4/21/2020 11:54 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

CREEKVIEW ESTATES

EROSION AND SEDIMENT CONTROL PLAN

POLK CITY, IOWA

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH:

REVISIONS	DATE
FIRST SWPPP SUBMITTAL	10/14/19

12/38
1904.178

REFER TO SHEETS 24–33 FOR WATER MAIN PLAN AND PROFILE.

REFER TO SHEET 35 FOR INTERSECTION DETAILS.

REFER TO SHEET 19 FOR L–45, L–46 AND L–50 DETAILS.

LOT 38 MOE=874.00
LOT 37
LOT 36
LOT 35 MOE=864.50
LOT 34 MOE=864.50
LOT 33 MOE=864.50
LOT 39 MOE=869.00
LOT 26
LOT 27 MOE=862.00
LOT 28 MOE=862.00
LOT 29 MOE=862.00

18.00' OVERLAND FLOWAGE EASEMENT
20.00' SANITARY SEWER EASEMENT
10.00' P.U.E.
PLUG FOR FUTURE PLAT 2 CONNECTION
INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI–182)
4' SIDEWALK (PROPOSED)
4' SIDEWALK (FUTURE)
25.00' TEMPORARY OFFSITE EASEMENT
10.00' OVERLAND FLOWAGE EASEMENT
20.00' SANITARY SEWER EASEMENT
35' SETBACK
16.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT
30' SETBACK
WOLF CREEK DRIVE
CREEKVIEW AVENUE
PC 39+47.02
PT 40+51.97
3.59%
0.60%
0.34%
39+70 TG=869.20
39+72 TG=868.81
42+57 TG=863.69
42+59 TG=863.08
42+04 TG=863.01
40+61 TG=865.62
40+59 TG=866.01
41+34 TG=863.48
41+32 TG=863.85
42+03 TG=863.56
56+62 TG=870.26
TYPE 2 STREET LIGHT (TYP.) (BY OTHERS)
TRANSFORMER BOX (TYP.) (BY OTHERS)
INSTALL 4" PCC SIDEWALK
STA 38+79.21 (WOLF CREEK DRIVE)
STA 57+32.00 (CREEKVIEW DRIVE)
Δ = 6°40'52"
L = 104.95'
R = 900.00'
CH = 104.89'
CHB = S3°25'00"W
SCALE 0' 10' 20' 40'

SHEET INDEX

STA 37+09.24, 22.43' L
SW–203 CLEANOUT
RIM=874.32
FL 8" (S)=861.15

STA 38+33.19, 13.00' L
SW–506 INTK
TC=870.05
FL 15" (N)=865.36
FL 18" (SE)=865.26
FL 24" (W)=864.96

STA 38+45.21, 31.50' L
SW–301 48" MH
RIM=870.71
FL 8" (W)=854.16
FL 8" (E)=854.36
FL 8" (N)=854.36
FL 8" (S)=854.06

STA 39+34.21, 17.00' L
SW–401 48" MH
RIM=869.65
FL 8" (S)=863.72

STA 40+11.42, 31.50' L
SW–301 48" MH
RIM=867.58
FL 8" (N)=853.24
FL 8" (S)=853.14

STA 37+33.66, 40.71' L
SW–512 24" DIA. INTK
TC=871.63
FL 15" (W)=869.70

STA 37+34.82, 16.00' L
SW–401 48" MH
RIM=872.62
FL 8" (N)=869.35
FL 15" (E)=869.12

STA 42+25.00, 14.00' L
SW–506 INTK
TC=862.57
FL 24" (E)=857.30
FL 8" (N)=857.98
FL 8" (S)=857.98
FL 30" (W)=857.10

VPT STA = 37+05
VPT ELEV = 873.95
VPC STA = 37+45
VPC ELEV = 873.35
0.00%
LP STA = 38+33.19
LP ELEV = 869.80
VPI STA = 37+80
VPI ELEV = 869.44
VC = 130'
K=20
VPT STA = 38+45
VPT ELEV = 869.83
0.60%
2.00%
–2.00%
–1.29%
VPC STA = 39+10
VPC ELEV = 869.73
VPI STA = 39+40
VPI ELEV = 869.34
VC = 60'
K=26
VPT STA = 39+70
VPT ELEV = 868.26
–3.59%
VPC STA = 40+90
VPC ELEV = 863.96
VPI STA = 41+20
VPI ELEV = 862.88
VC = 60'
K=20
VPT STA = 41+50
VPT ELEV = 862.70
–0.60%
VPC STA = 41+95
VPC ELEV = 862.43
LP STA = 42+25.00
LP ELEV = 862.34
VPI STA = 42+25
VPI ELEV = 862.25
VC = 60'
K=50
VPT STA = 42+55
VPT ELEV = 862.43

CREEKVIEW AVENUE CENTERLINE
PROFILE GRADE
EXISTING GROUND
PROPOSED GROUND
PLUG FOR FUTURE PLAT 2 CONNECTION
30 LF OF 8" HDPE @ 2.50%
97 LF OF 15" RCP @ 3.88%
137 LF OF 8" PVC @ 4.96%
164 LF OF 8" PVC @ 0.50%
375 LF OF 8" PVC @ 0.50%
287 LF OF 8" HDPE @ 2.00%
23 LF OF 15" RCP @ 2.50%
125 LF OF 8" HDPE @ 1.00%

880 875 870 865 860 855 850

872.87 874.24 | 869.48 871.55 | 867.42 870.08 | 866.33 869.86 | 865.11 869.86 | 863.95 868.90 | 863.16 867.19 | 862.66 865.39 | 862.23 863.62 | 861.16 862.70 | 860.59 862.40 | 860.08 862.40

37+00 38+00 39+00 40+00 41+00 42+00

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

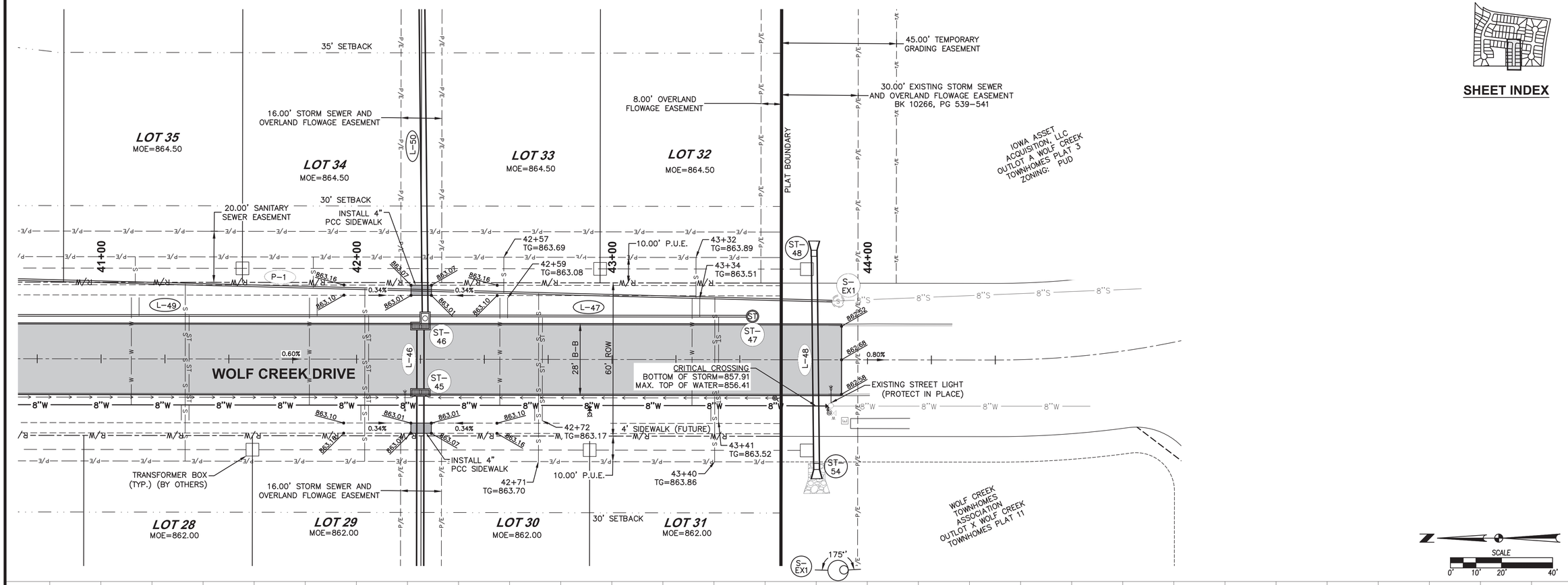
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1

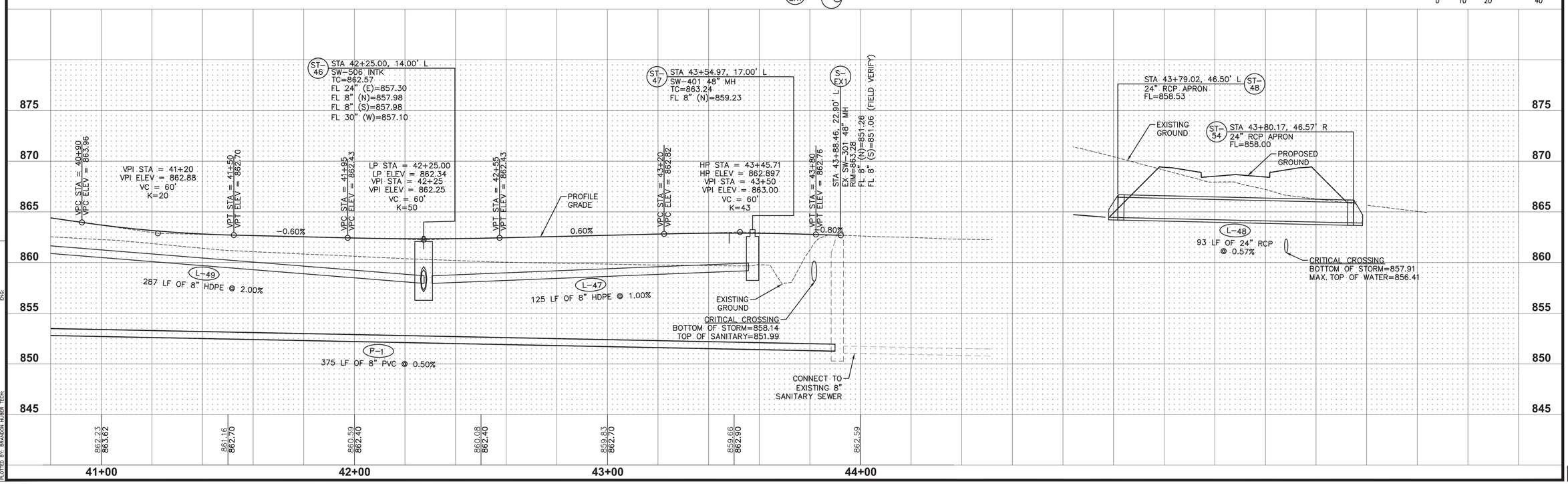
ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD3\1904178-PNP-STORMSANITARY.DWG
PLOT SCALE: 1:1 DATE PLOTTED: 4/21/2020 11:36 AM
PLOTTED BY: BRANDON HUBER TECH: ENG:



SHEET INDEX



REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1

ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PHP-STORMSANITARY.DWG
FILE DATE: 4/21/2020 LAYOUT: 14 PLOTTED: 4/21/2020 11:05 AM ENG:
PLOTTED BY: BRANDON HUBER TECH:

REFER TO SHEET 35 FOR INTERSECTION DETAILS.

REFER TO SHEET 23 FOR L-4 AND L-5 DETAILS.

SHEET INDEX

W TRACE PLACE

CREEKVIEW AVENUE

LOT 13 MBE=860.50 | LOT 12 MBE=860.50 | LOT 11 MBE=861.00 | LOT 10 MBE=861.00 | LOT 9 MBE=861.50 | LOT 8 MBE=862.00 | LOT 7 MBE=862.00

LOT 14 MBE=860.00 | LOT 15 MBE=859.50 MOE=862.00 | LOT 16 MOE=862.00 | LOT 17 MOE=862.00 | LOT 18 MOE=862.00 | LOT 19 MOE=862.00 | LOT 20 | LOT 45 MOE=869.00

OUTLOT 'Z'

30' SETBACK

35' SETBACK

10.00' PUE

20.00' SANITARY SEWER EASEMENT

4' SIDEWALK (FUTURE)

4' SIDEWALK (PROPOSED)

TYPE 2 STREET LIGHT (TYP.) (BY OTHERS)

TRANSFORMER BOX (TYP.) (BY OTHERS)

STA 14+72.14 (WEST TRACE COURT)
STA 51+00.00 (CREEKVIEW DRIVE)

PC 14+32.89

CRITICAL CROSSING
BOTTOM OF STORM=866.83
TOP OF SANITARY=860.01

CRITICAL CROSSING
BOTTOM OF STORM=865.90
MAX. TOP OF WATER=864.40

INSTALL 4" PCC SIDEWALK

Δ = 36°58'29"
L = 322.66'
R = 500.00'
CH = 317.09'
CHB = N18°30'20"E

SCALE 0' 10' 20' 40'

STA 10+54.08, 18.03' R
SW-301 48" MH
RIM=871.06
FL 8" (N)=859.88

STA 10+70.12, 65.65' R
SW-506 INTK
RIM=870.53
FL 8" (NE)=865.42
FL 15" (SE)=863.50

STA 12+04.41, 16.00' R
SW-401 48" MH
RIM=872.19
FL 8" (S)=867.50
FL 8" (N)=867.72

VPC STA = 11+70
VPC ELEV = 871.69

HP STA = 12+03.91
HP ELEV = 871.818
VPI STA = 12+00
VPI ELEV = 871.92
VC = 60'
K=43

VPT STA = 12+30
VPT ELEV = 871.74

STA 12+73.08, 31.50' R
SW-301 48" MH
RIM=872.34
FL 8" (S)=858.79
FL 8" (N)=858.69

STA 15+35.00, 13.00' L
SW-505 INTK
TC=870.25
FL 15" (E)=865.70

STA 15+35.00, 13.00' R
SW-506 INTK
TC=870.25
FL 15" (W)=865.44
FL 15" (S)=865.54
FL 15" (N)=865.54
FL 15" (SE)=865.34

STA 14+32.89, 16.33' R
SW-401 48" MH
RIM=870.60
FL 8" (S)=866.58
FL 15" (N)=866.48

STA 15+05.09, 22.50' R
SW-301 48" MH
RIM=870.19
FL 8" (S)=857.55
FL 8" (N)=857.55
FL 8" (E)=857.45

STA 15+35.00, 13.00' R
SW-506 INTK
TC=870.25
FL 15" (W)=865.44
FL 15" (S)=865.54
FL 15" (N)=865.54
FL 15" (SE)=865.34

LP STA = 15+35.00
LP ELEV = 870.00
VPI STA = 15+35
VPI ELEV = 869.91
VC = 60'
K=50

VPC STA = 15+05
VPC ELEV = 870.09

VPT STA = 15+65
VPT ELEV = 870.09

PROPOSED GROUND | EXISTING GROUND | PROFILE GRADE

0.78% | 0.60% | -0.60%

L-6: 166 LF OF 8" HDPE @ 1.25%

P-6: 218 LF OF 8" PVC @ 0.50%

L-15: 227 LF OF 8" HDPE @ 0.50%

L-16: 26 LF OF 15" RCP @ 1.00%

P-5: 228 LF OF 8" PVC @ 0.50%

L-14-1: 94 LF OF 15" RCP @ 1.00%

L-17: 79 LF OF 15" RCP @ 1.00%

P-7: 111 LF OF 8" PVC @ 0.70%

Station	Elevation
11+00	865.66 / 871.14
11+50	866.47 / 871.53
12+00	866.09 / 871.82
12+50	867.87 / 871.62
13+00	869.31 / 871.32
13+50	868.91 / 871.02
14+00	868.20 / 870.72
14+50	867.67 / 870.42
15+00	866.61 / 870.12

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1

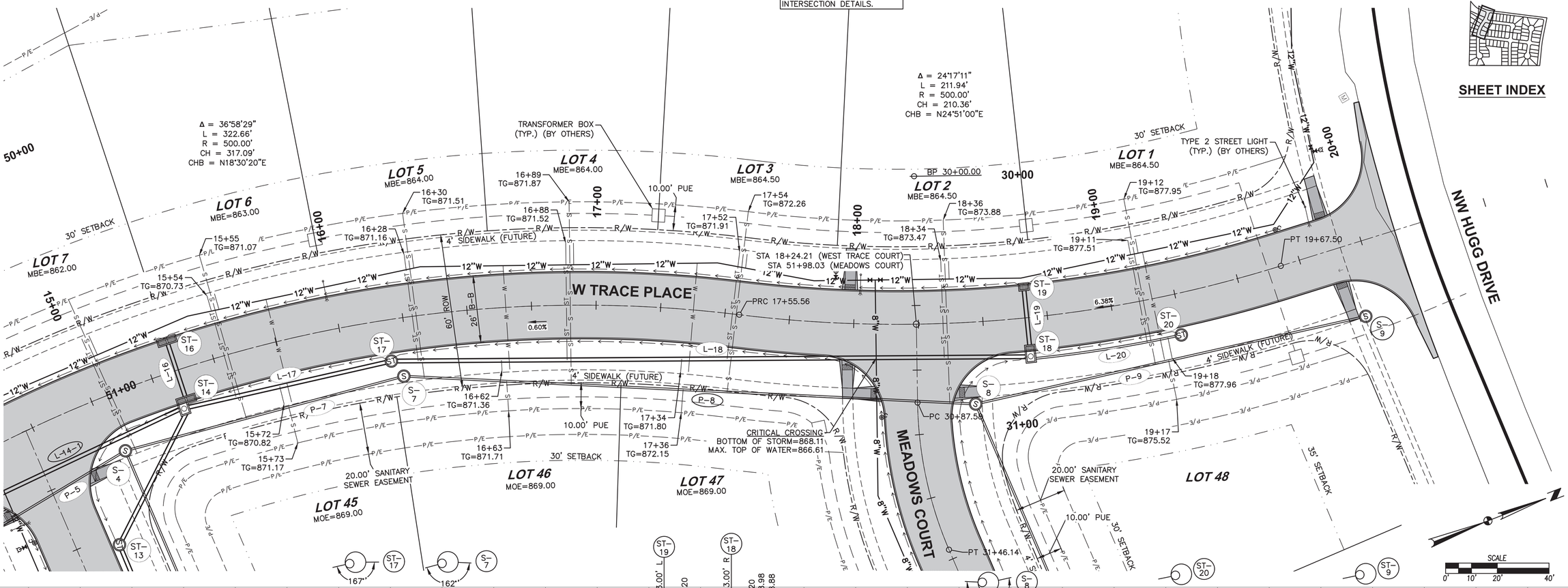
ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

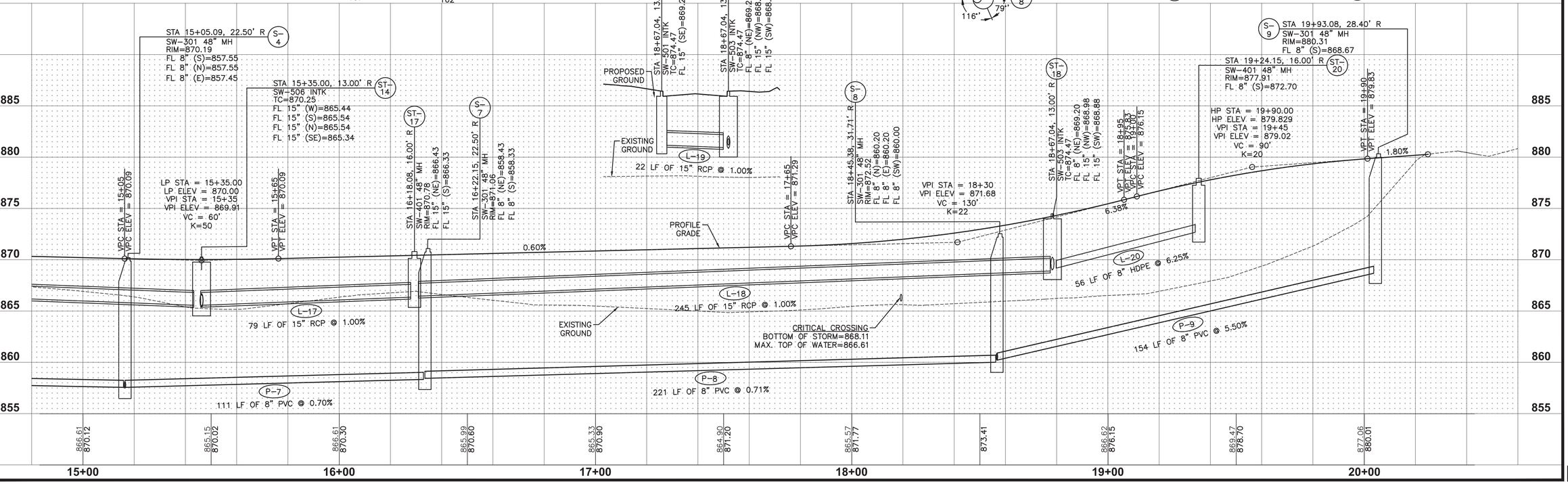
POLK CITY, IOWA

1904.178

FILE: N:\2019\1904178\DWG\CREEKVIEW ESTATES-05"3\1904178-PHP-STORMSANITARY.DWG
PLOT SCALE: 1:40 DATE: 7/27/2020 11:29 AM DWG SIZE: ANSI D
PLOTTED BY: BRANDON HUBER TECH: ENG:

REFER TO SHEET 34 FOR INTERSECTION DETAILS.





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1

ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD3\1904178-PHP-STORMANDSANITARY.DWG
REFERENCE: 1904178-XREF-TITLEBLOCK; 1904178-XREF-BORDER
PLOTTED BY: BRANDON HUBER LAST PLOTTED: 4/21/2020 11:37 AM
PAGE: ENG:
TECH:

REFER TO SHEET 35 FOR INTERSECTION DETAILS.

REFER TO SHEET 20 FOR L-7, L-8, L-10 AND L-21 DETAILS.

SHEET INDEX

LOT 45 MOE=869.00 | LOT 44 MOE=869.00 | LOT 43 MOE=869.00 | LOT 42 MOE=869.00 | LOT 41 MOE=869.00 | LOT 40 MOE=869.00 | LOT 39 MOE=869.00

16.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

20.00' SANITARY SEWER EASEMENT

35' SETBACK

30' SETBACK

CRITICAL CROSSING BOTTOM OF STORM=862.58 TOP OF SANITARY=857.46

CRITICAL CROSSING BOTTOM OF STORM=858.86 TOP OF SANITARY=856.29

INSTALL 4" PCC SIDEWALK

4' SIDEWALK (FUTURE)

WEST TRACE PLACE

CREEKVIEW AVENUE

60' ROW

26' B-B

TYPE 2 STREET LIGHT (TYP.) (BY OTHERS)

STA 14+72.14 (WEST TRACE COURT)
STA 51+00.00 (CREEKVIEW DRIVE)

PC 14+32.89

TRANSFORMER BOX (TYP.) (BY OTHERS)

10.00' PUE

4' SIDEWALK (PROPOSED)

LOT 20 | LOT 21 MOE=862.00 | LOT 22 MOE=862.00 | LOT 23 MOE=862.00 | LOT 24 MOE=862.00 | LOT 25 MOE=862.00

SCALE 0' 10' 20' 40'

STA 51+22.29, 32.34' L
SW-301 48" MH
RIM=870.19
FL 8" (S)=857.55
FL 8" (N)=857.55
FL 8" (E)=857.45

STA 51+54.80, 15.89' L
SW-401 48" MH
RIM=869.64
FL 15" (NW)=864.77
FL 15" (E)=864.67

STA 51+14.44, 61.67' L
SW-506 INTK
TC=870.25
FL 15" (W)=865.44
FL 15" (S)=865.54
FL 15" (N)=865.54
FL 15" (SE)=865.34

STA 52+55.00, 13.00' L
SW-505 INTK
TC=868.13
FL 15" (W)=863.65
FL 15" (S)=863.65
FL 15" (E)=863.55

STA 52+83.91, 15.97' L
SW-401 48" MH
TC=868.38
FL 15" (W)=863.07
FL 15" (N)=862.65
FL 24" (E)=862.05

LP STA = 52+55.00
LP ELEV = 867.88
VPI STA = 52+40
VPI ELEV = 867.75
VC = 60'
K=25

VPC STA = 52+10
VPC ELEV = 868.29

VPT STA = 52+70
VPT ELEV = 867.93

VPC STA = 53+30
VPC ELEV = 868.29

HP STA = 53+47.14
HP ELEV = 868.337
VPI STA = 53+60
VPI ELEV = 868.47
VC = 60'
K=29

VPT STA = 53+90
VPT ELEV = 868.02

STA 54+16.00, 32.00' L
SW-301 48" MH
RIM=868.50
FL 8" (W)=855.99
FL 8" (E)=855.89

VPC STA = 54+50
VPC ELEV = 867.12

LP STA = 54+80.95
LP ELEV = 866.88
VPI STA = 54+80
VPI ELEV = 866.67
VC = 60'
K=21

STA 54+80.95, 13.00' L
SW-505 MOD. INTK
TC=867.13
FL 30" (N)=858.98
FL 24" (W)=859.76
FL 24" (E)=859.76
FL 42" (S)=858.18

VPT STA = 55+10
VPT ELEV = 867.09

STA 52+55.00, 13.00' L
SW-506 INTK
TC=868.13
FL 15" (W)=863.65
FL 15" (S)=863.65
FL 15" (E)=863.55

STA 52+55.00, 13.00' R
SW-505 INTK
TC=868.13
FL 15" (N)=863.87

PROPOSED GROUND

EXISTING GROUND

PROFILE GRADE

-1.97% | -1.80% | 0.60% | 1.50% | 1.41%

L-14 57 LF OF 15" RCP @ 1.00%

L-13 100 LF OF 15" RCP @ 1.02%

L-11 24 LF OF 15" RCP @ 2.00%

L-9 192 LF OF 24" RCP @ 1.19%

P-4 291 LF OF 8" PVC @ 0.50%

L-29 191 LF OF 24" RCP @ 2.00%

P-3 345 LF OF 8" PVC @ 0.50%

L-12 22 LF OF 15" RCP @ 1.00%

880 | 875 | 870 | 865 | 860 | 855 | 850

867.26 870.29 | 866.47 869.37 | 864.60 868.47 | 862.89 867.89 | 862.26 868.11 | 862.30 868.34 | 862.58 867.87 | 863.00 867.12 | 863.25 866.97 | 863.47 867.65 | 863.93 868.35 | 864.67 869.06

51+00 | 52+00 | 53+00 | 54+00 | 55+00 | 56+00

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT | TECH:

CIVIL DESIGN ADVANTAGE

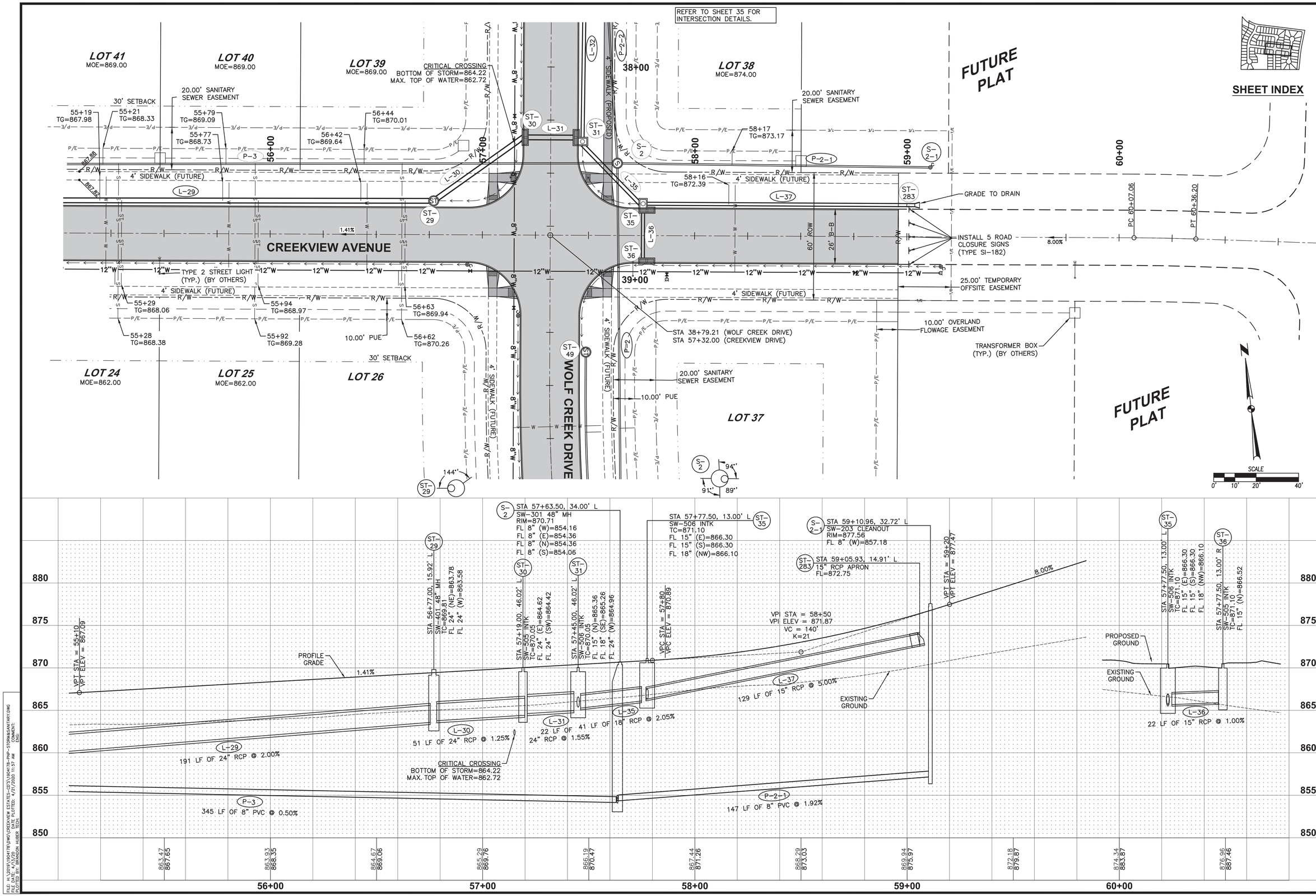
CREEKVIEW ESTATES - PLAT 1

ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

POLK CITY, IOWA

1904.178

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PNP-STORMSANITARY.DWG
LAST REVISED: 4/21/2020 11:52 AM
PLOTTED BY: BRANDON HUBER
TECH:
ENG:



REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

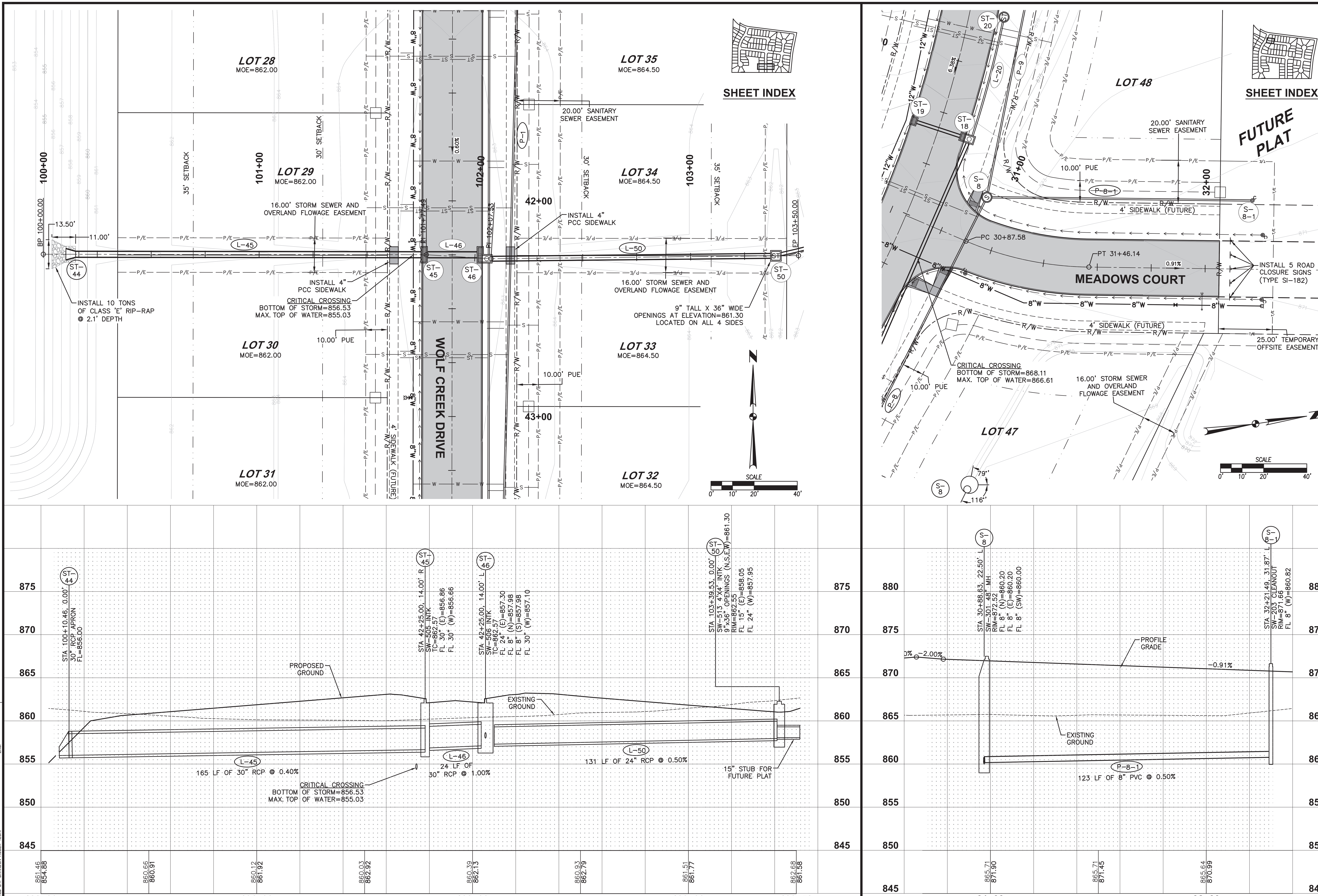
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1

ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PHP-STORMSANITARY.DWG
PLOTTED: 4/21/2020 11:57 AM
PLOTTED BY: BRANDON HUBER
TECH:
ENG:



REVISIONS | DATE
FIFTH SUBMITTAL 04/21/20
FOURTH SUBMITTAL 04/13/20
THIRD SUBMITTAL 04/07/20
SECOND SUBMITTAL 03/09/20
FIRST SUBMITTAL 02/14/20

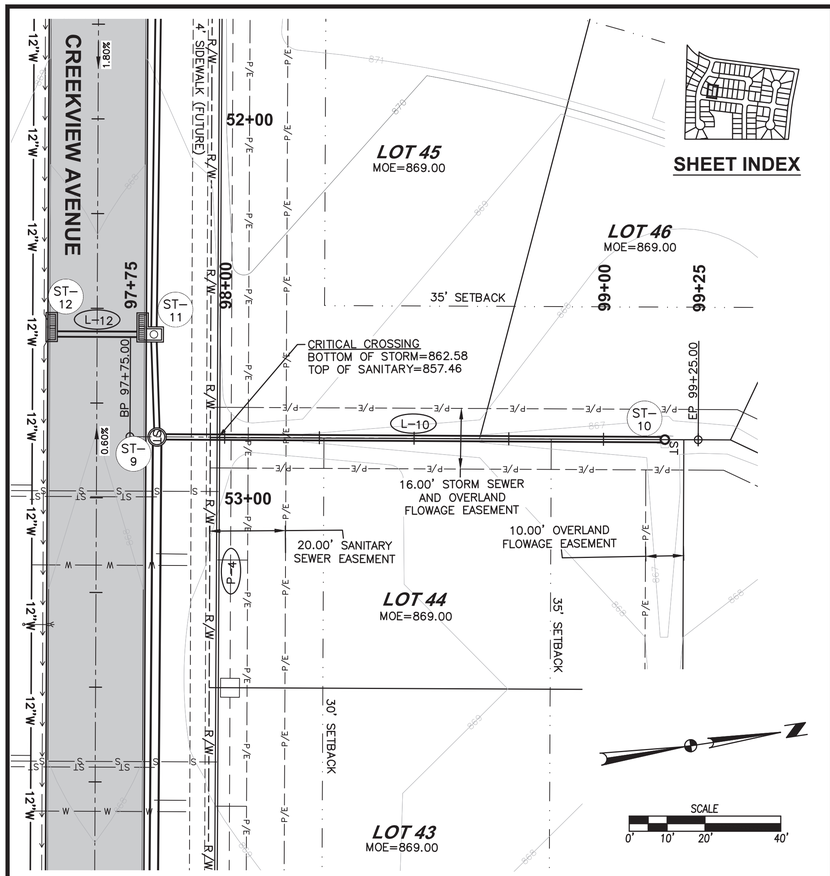
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

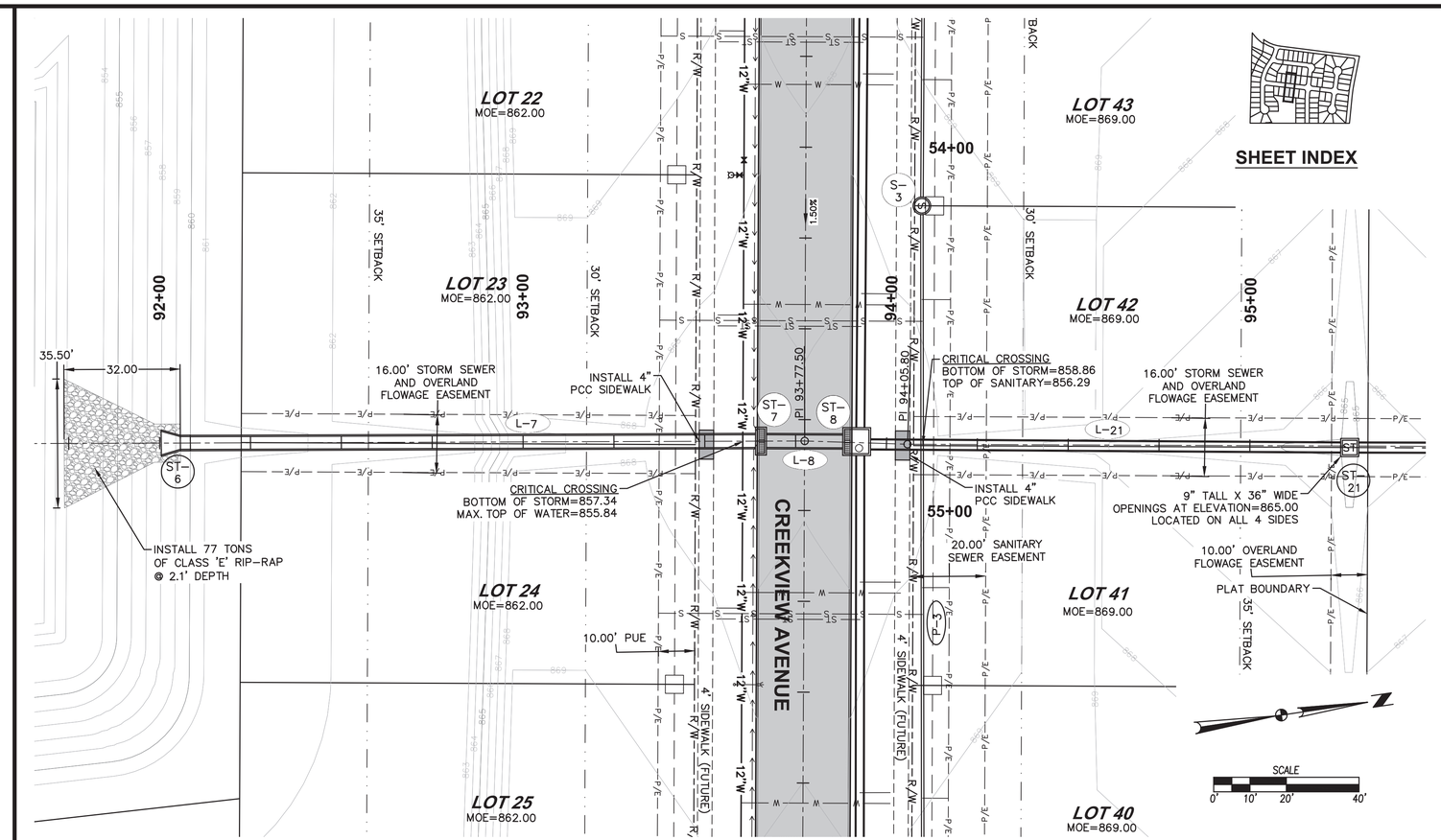
CREEKVIEW ESTATES - PLAT 1

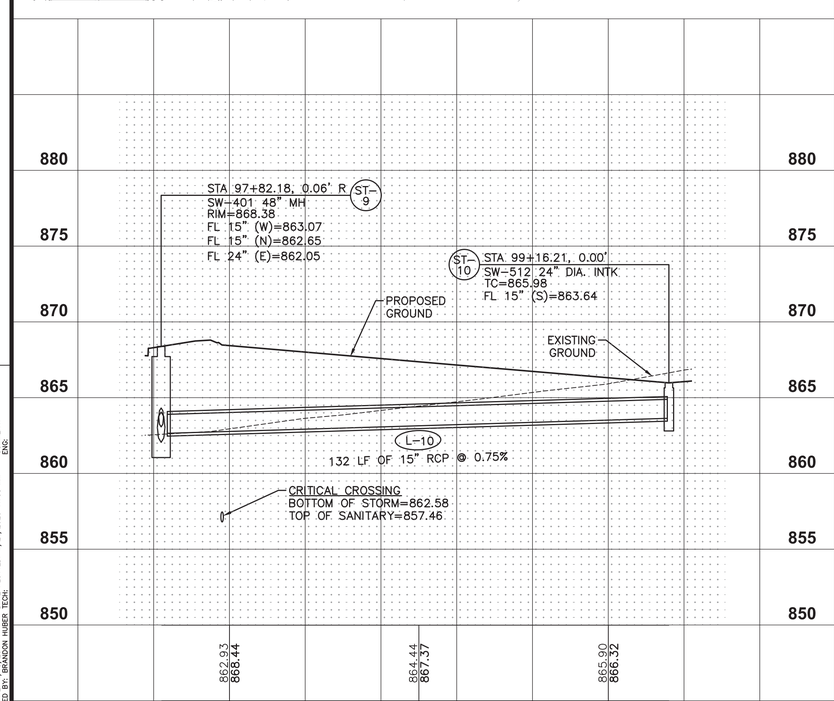
ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

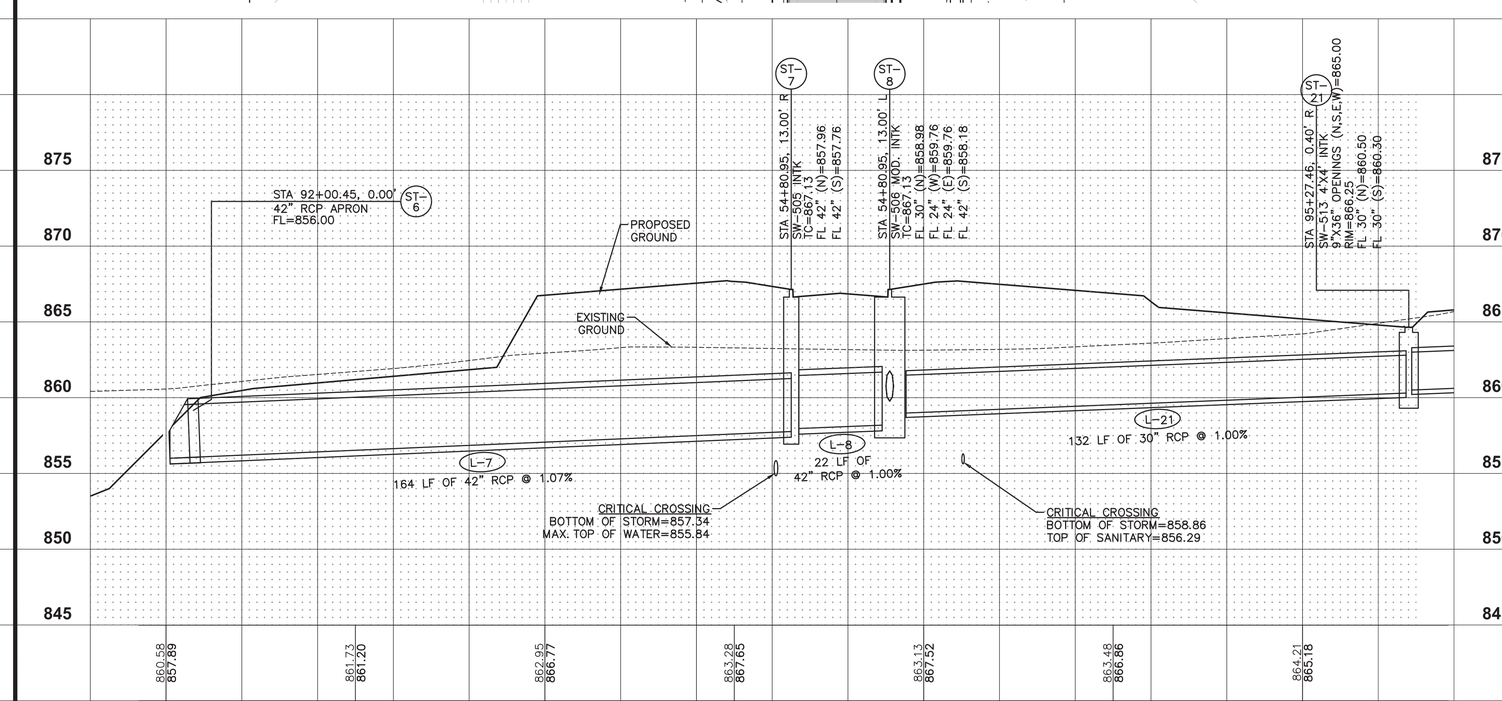
POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C2\S\1904178-PNP-STORM&SANITARY.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 11:57 AM
PLOTTED BY: BRANDON HUBER TECH: COMMENT: ENG:









REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

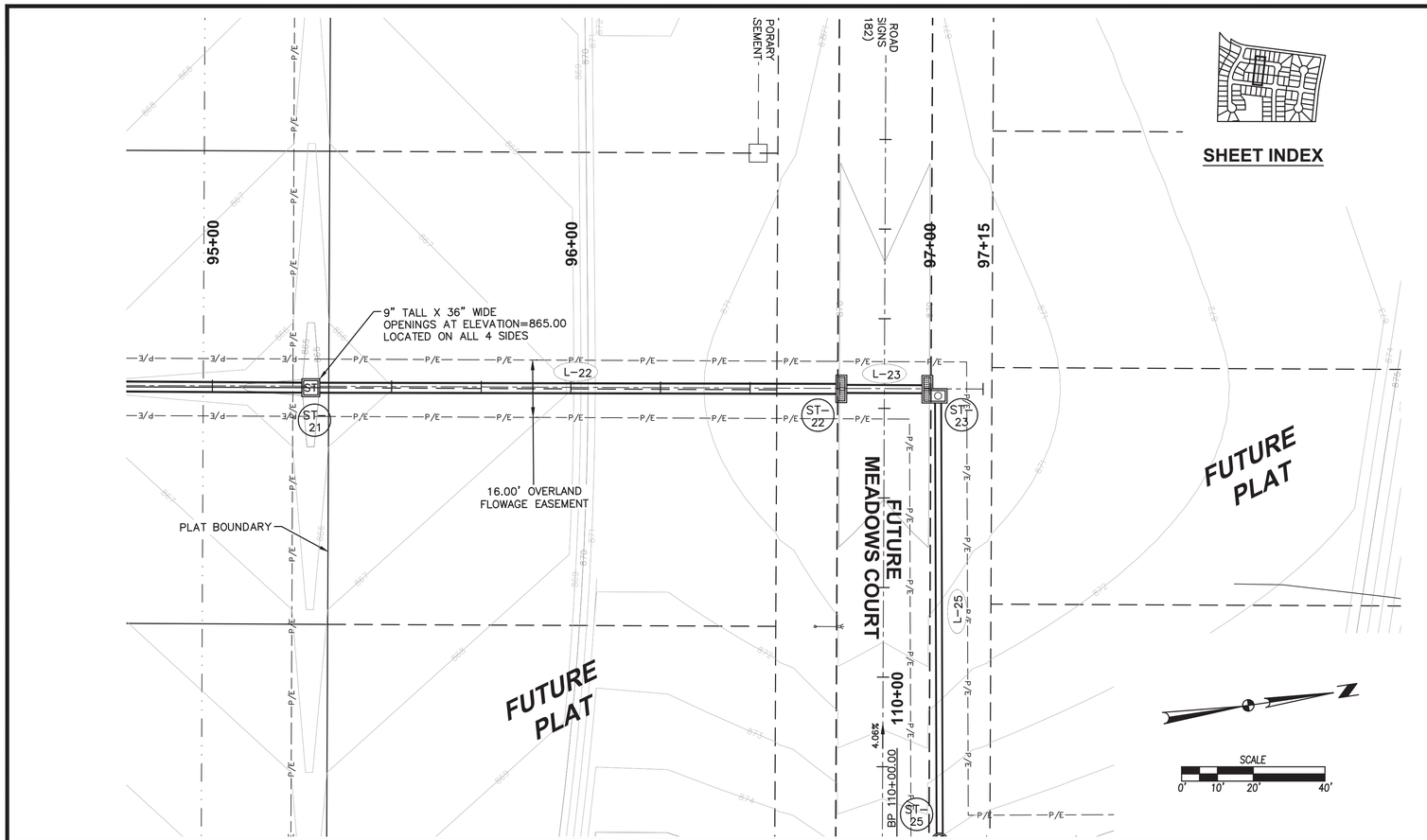
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

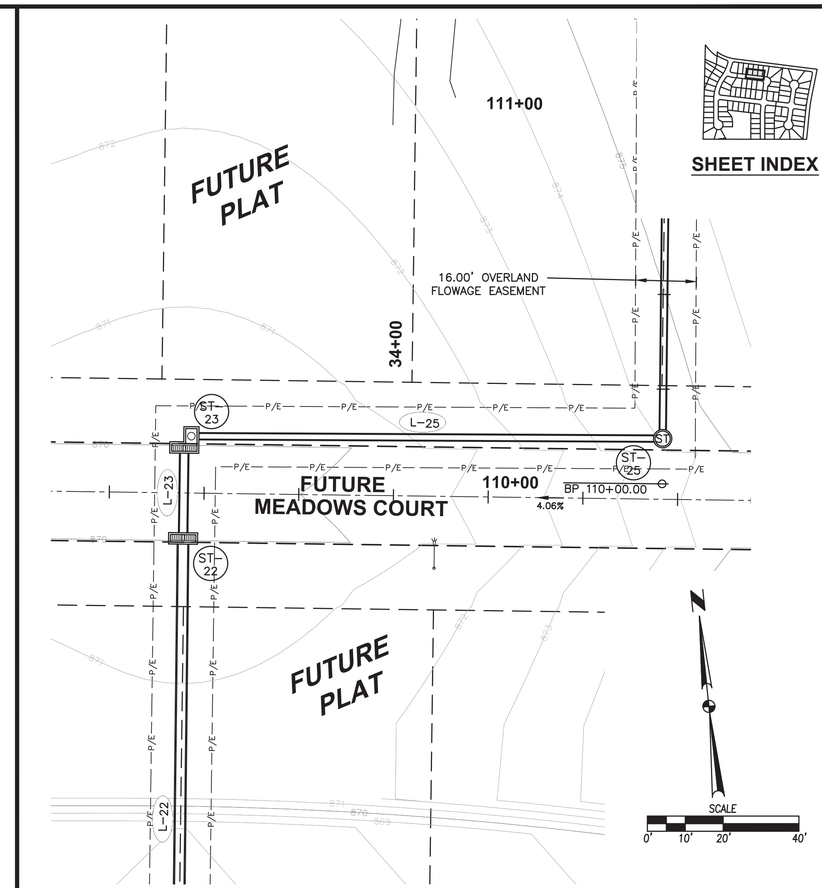
CREEKVIEW ESTATES - PLAT 1

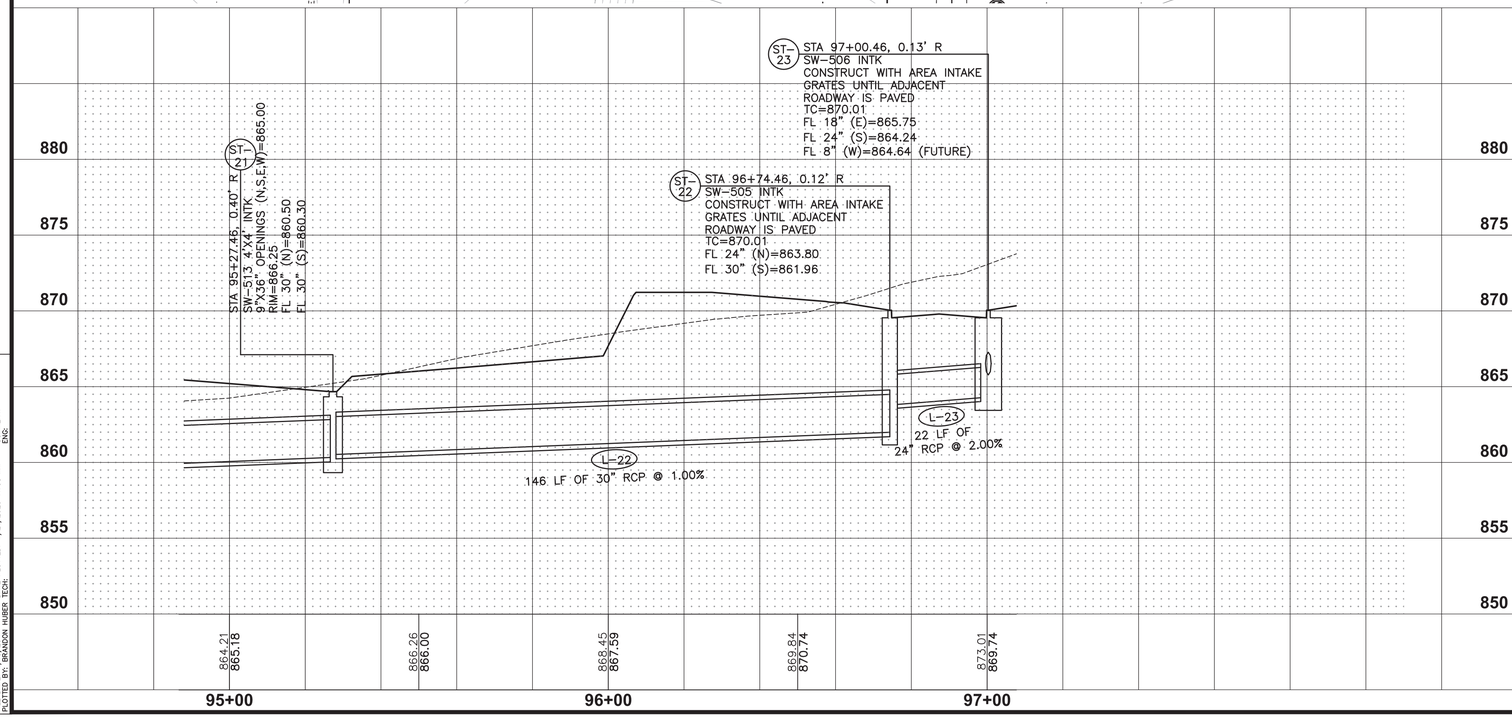
ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

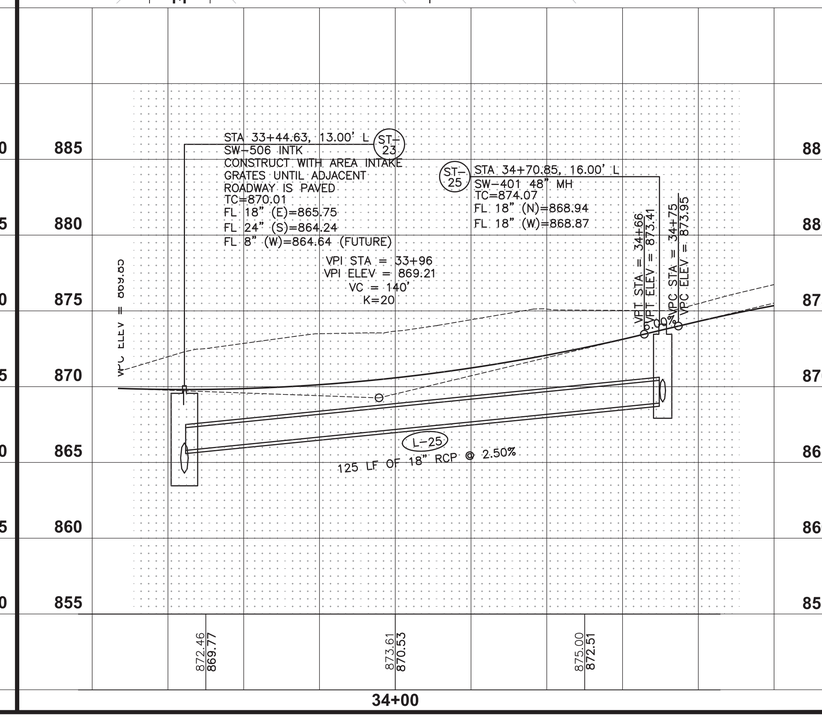
POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PNP-STORMSANITARY.DWG
LAST PLOTTED: 4/27/2020 11:58 AM
PLOTTED BY: BRANDON HUBER
ENG:
TECH:









REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

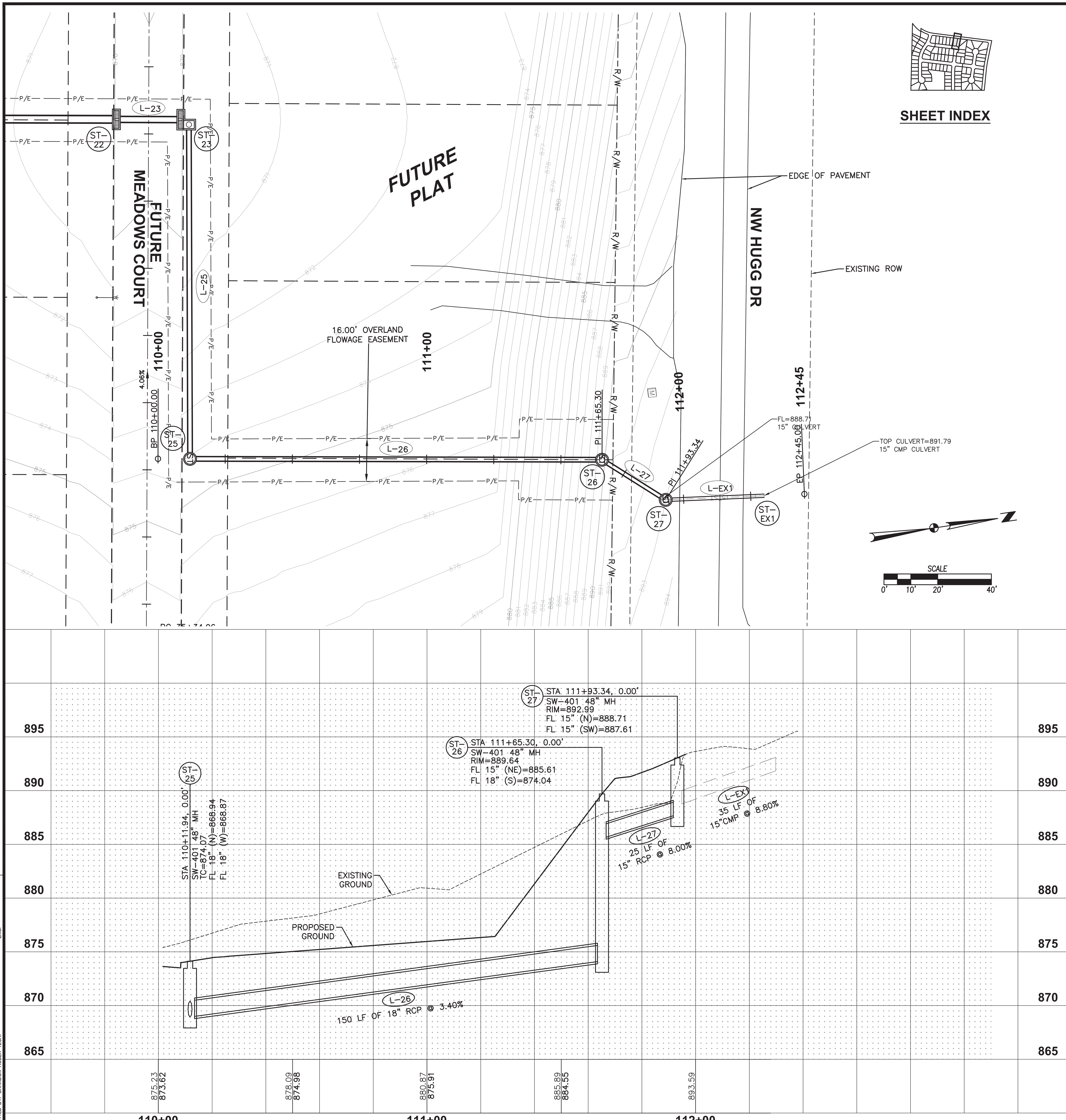
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

CREEKVIEW ESTATES - PLAT 1

ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-03'S\1904178-PNP-STORMSANITARY.DWG
LAYOUT: PLAT 1 DATE PLOTTED: 4/27/2020 11:28 AM
PLOTTED BY: BRANDON HUBER TECH:
ENG:



FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PNP-STORM&SANITARY.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 11:58 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

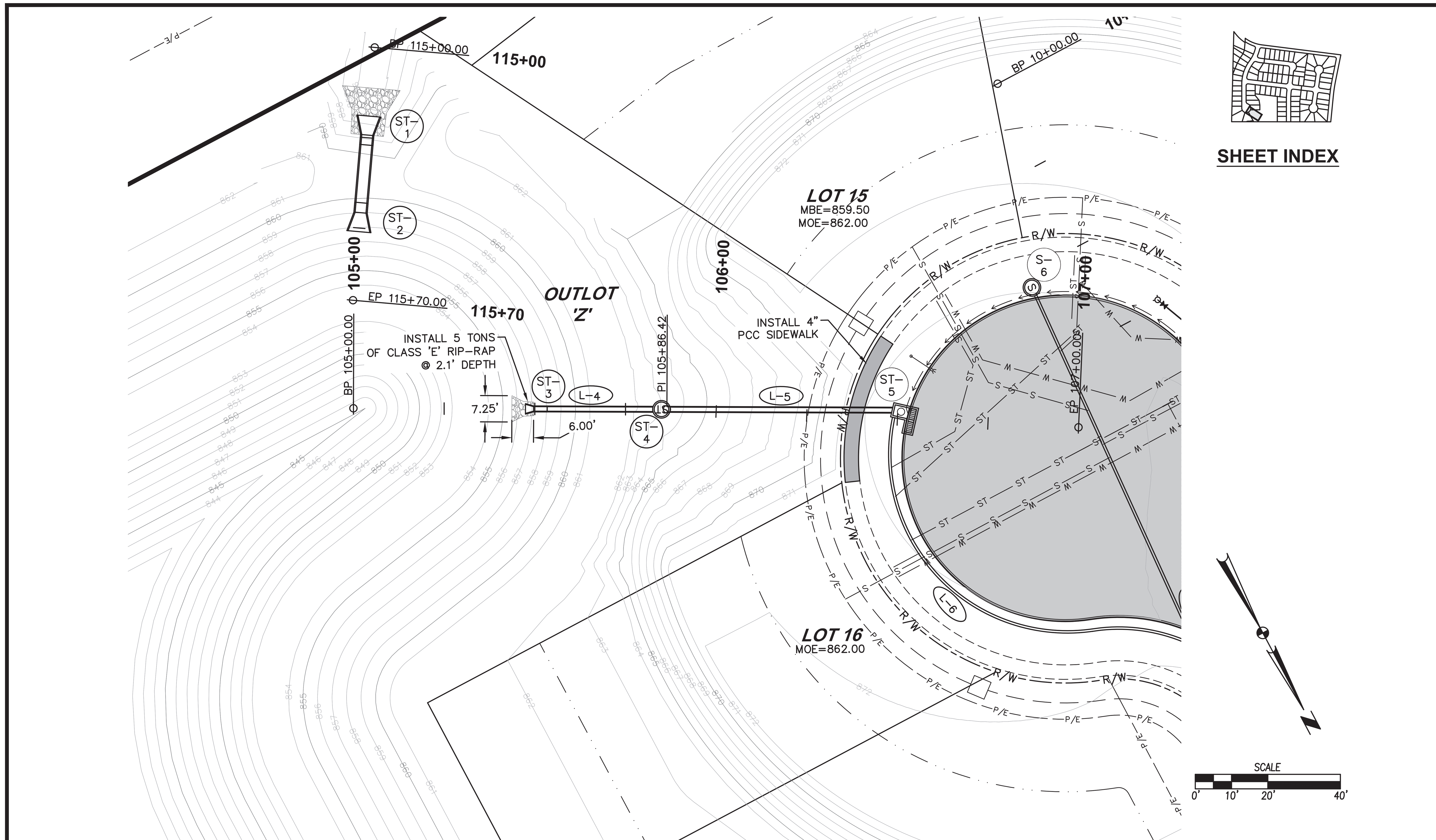
ENGINEER: JAT
TECH:

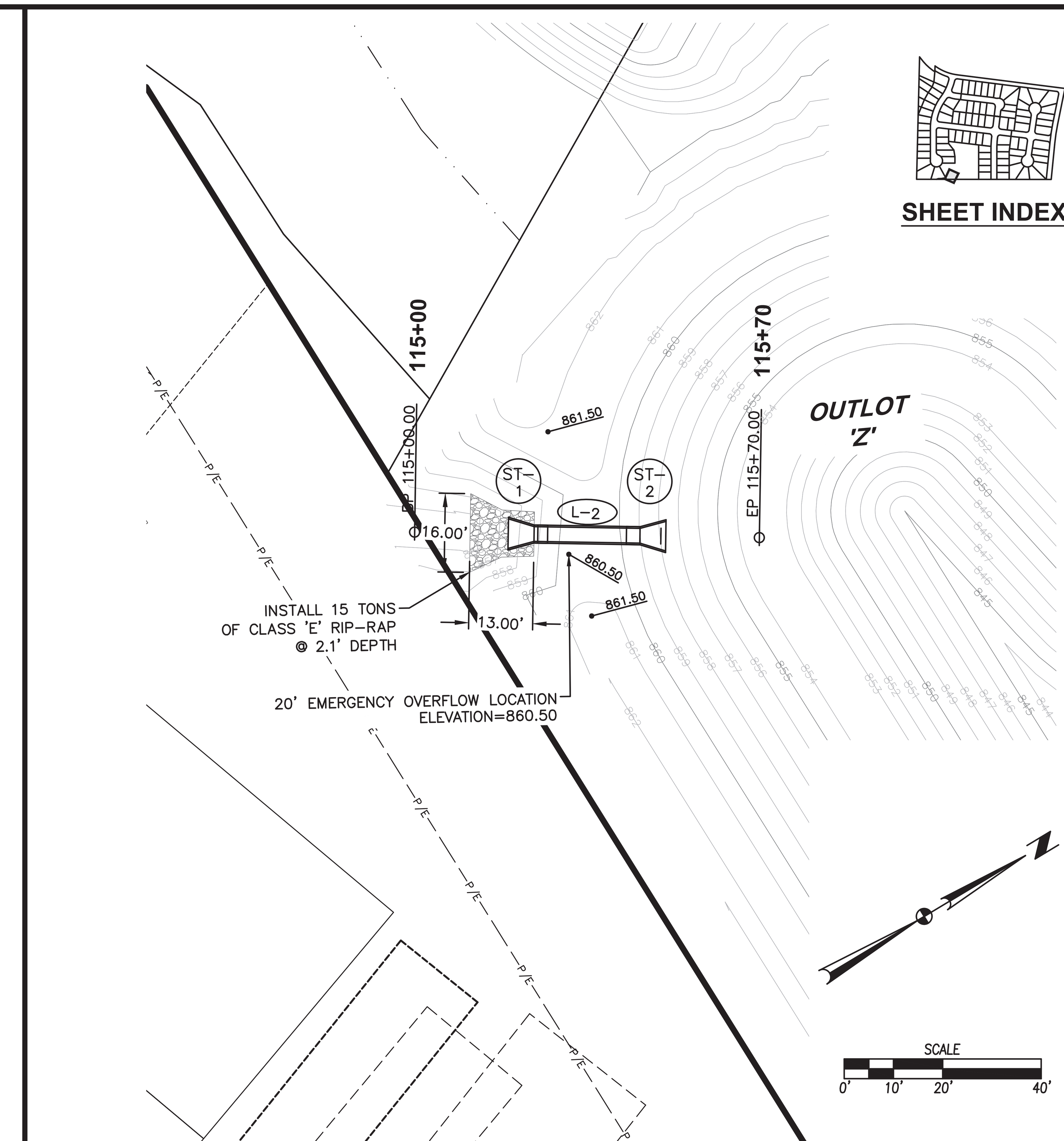
CREEKVIEW ESTATES - PLAT 1

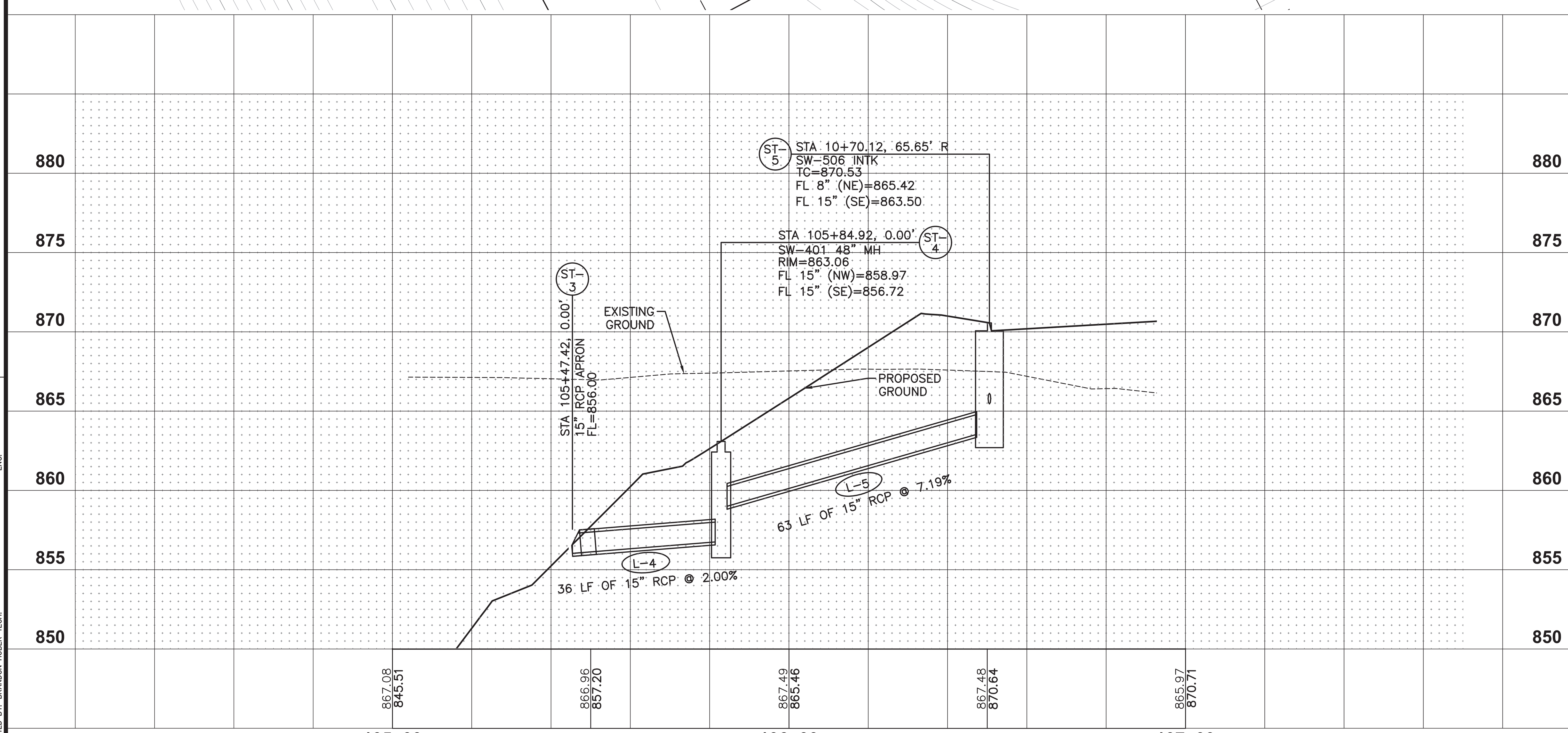
ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

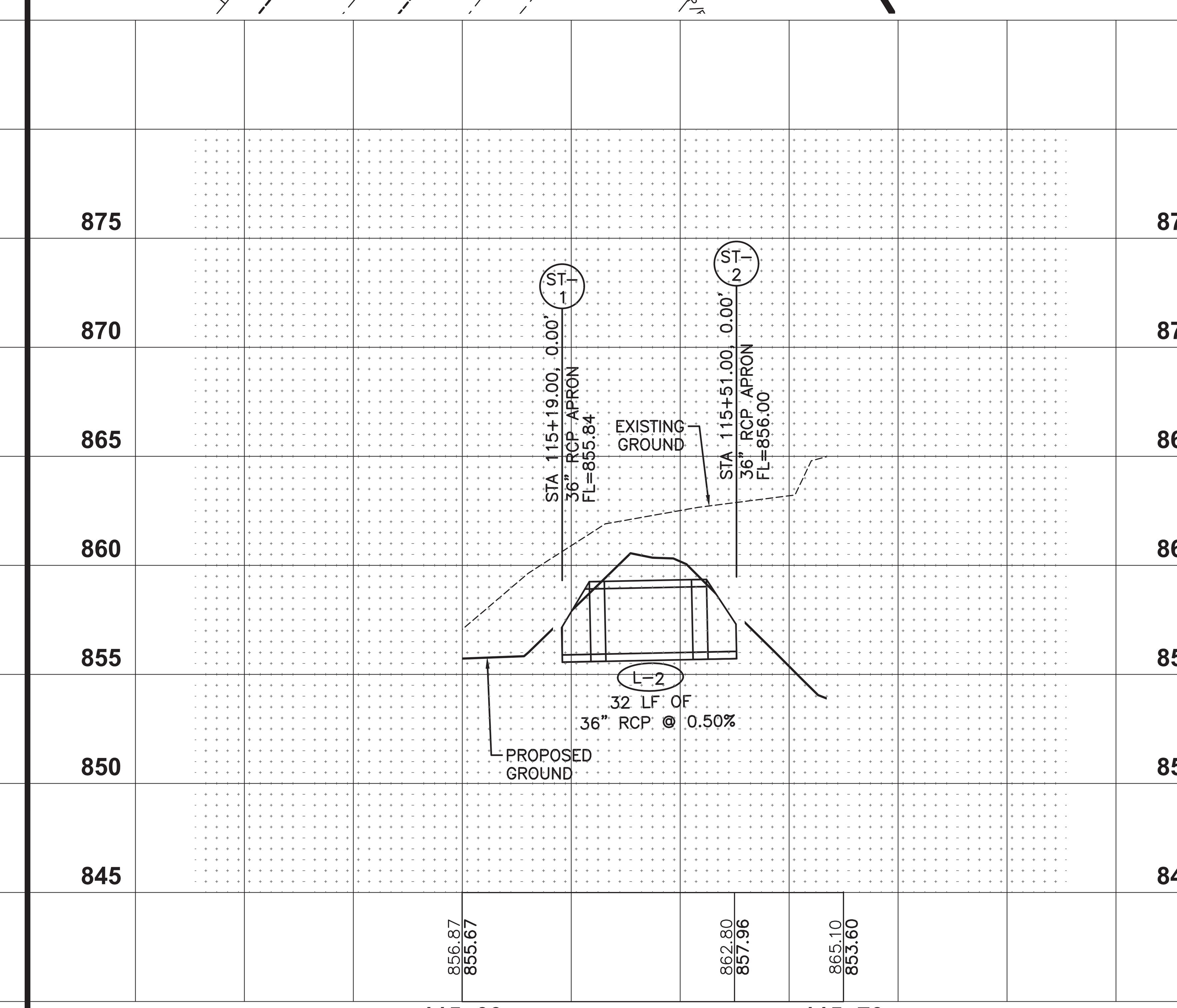
POLK CITY, IOWA

1904.178









REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

CREEKVIEW ESTATES - PLAT 1

ROADWAY, STORM AND SANITARY SEWER PLAN AND PROFILE

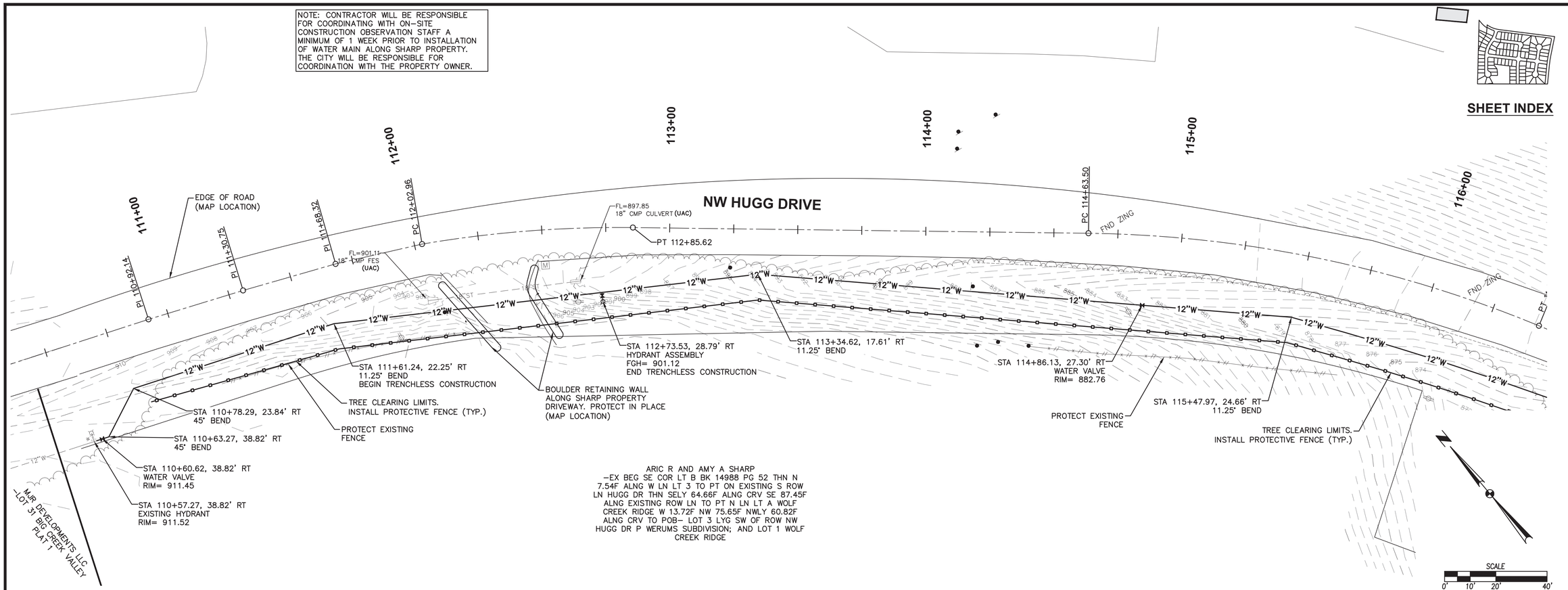
POLK CITY, IOWA

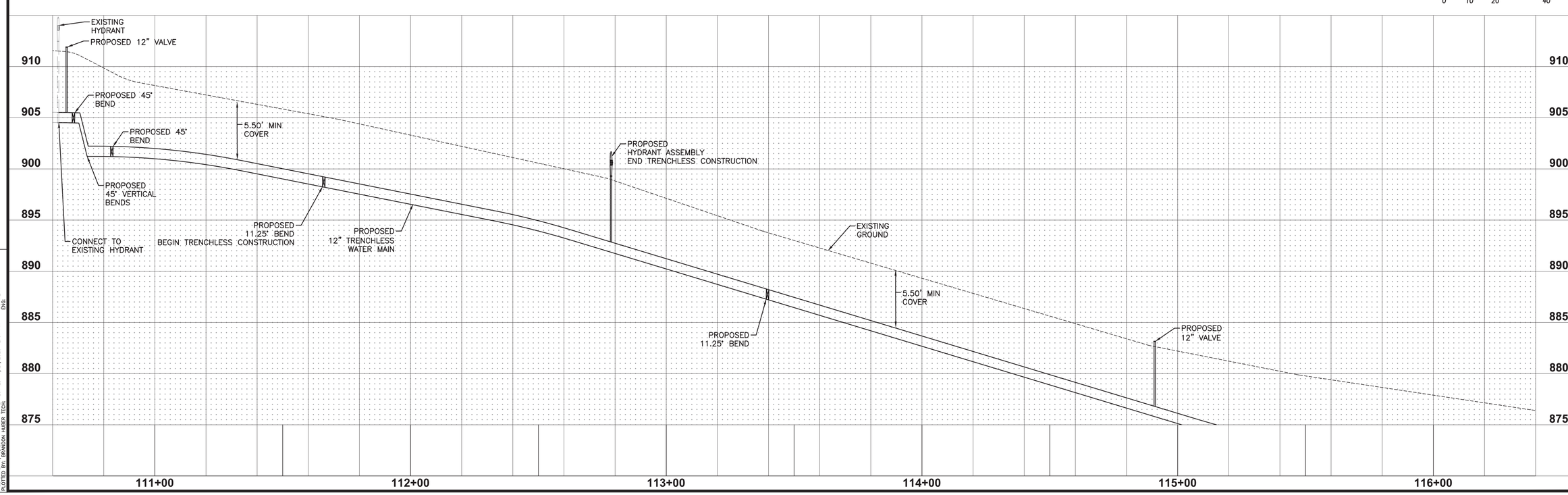
23/38

1904.178

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PNP-STORM&SANITARY.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 11:58 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

NOTE: CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ON-SITE CONSTRUCTION OBSERVATION STAFF A MINIMUM OF 1 WEEK PRIOR TO INSTALLATION OF WATER MAIN ALONG SHARP PROPERTY. THE CITY WILL BE RESPONSIBLE FOR COORDINATION WITH THE PROPERTY OWNER.





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

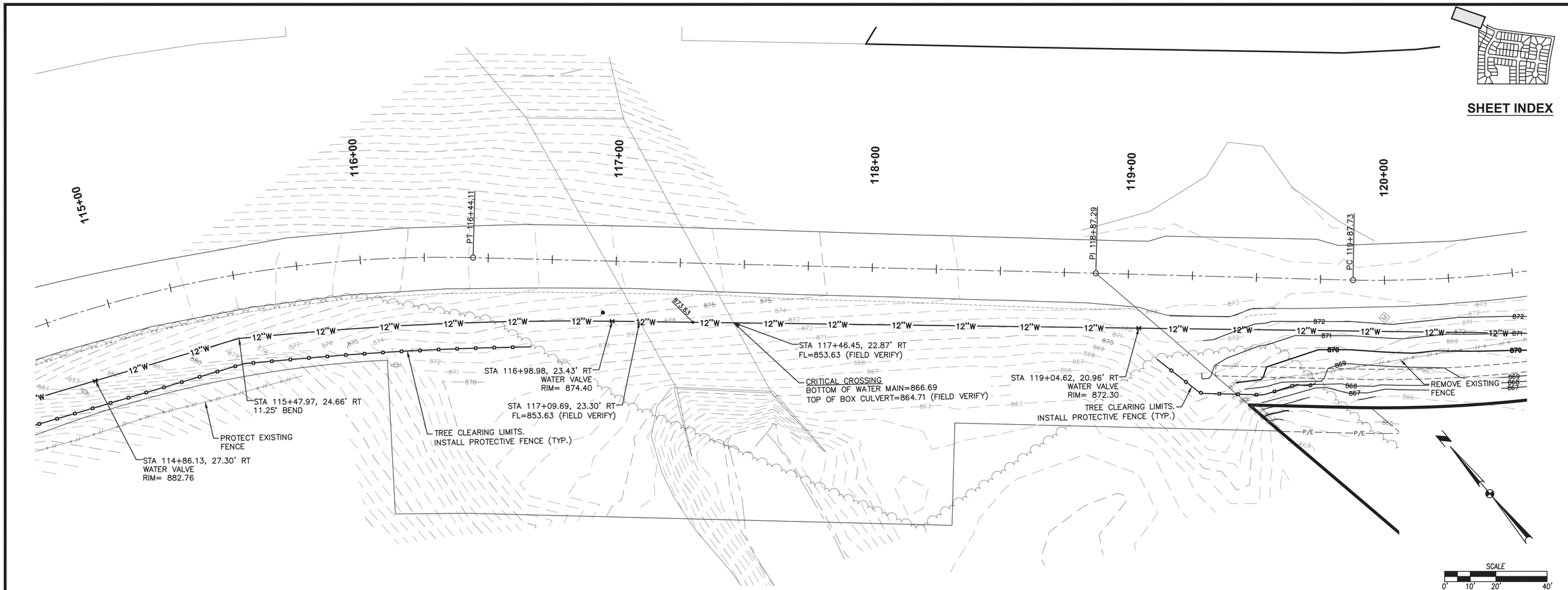
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

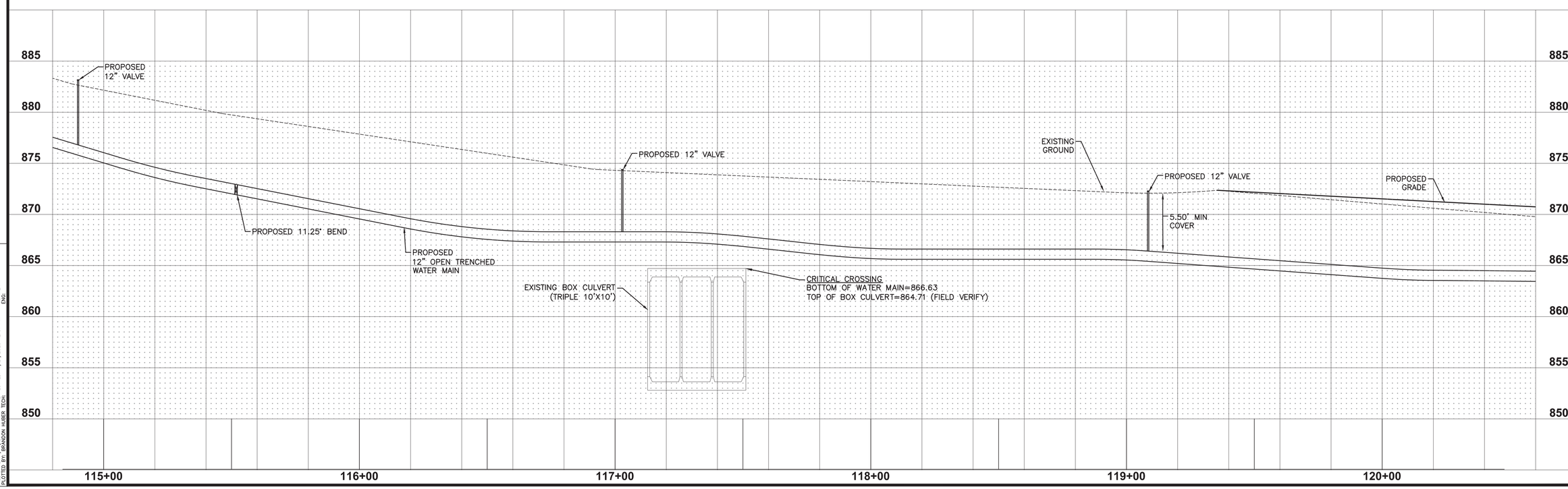
POLK CITY, IOWA

CREEKVIEW ESTATES - PLAT 1

WATERMAIN PLAN AND PROFILE

FILE: J:\1904\178\DWG\CREEKVIEW ESTATES-OPS\190478-PP-WATERMAIN.DWG
PLOT DATE: 4/21/2020 DATE ELECTRIC: 7/27/2003 12:01 PM DRAWN: ENG:
PLOTTED BY: BRANDON HUBER TECH:





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

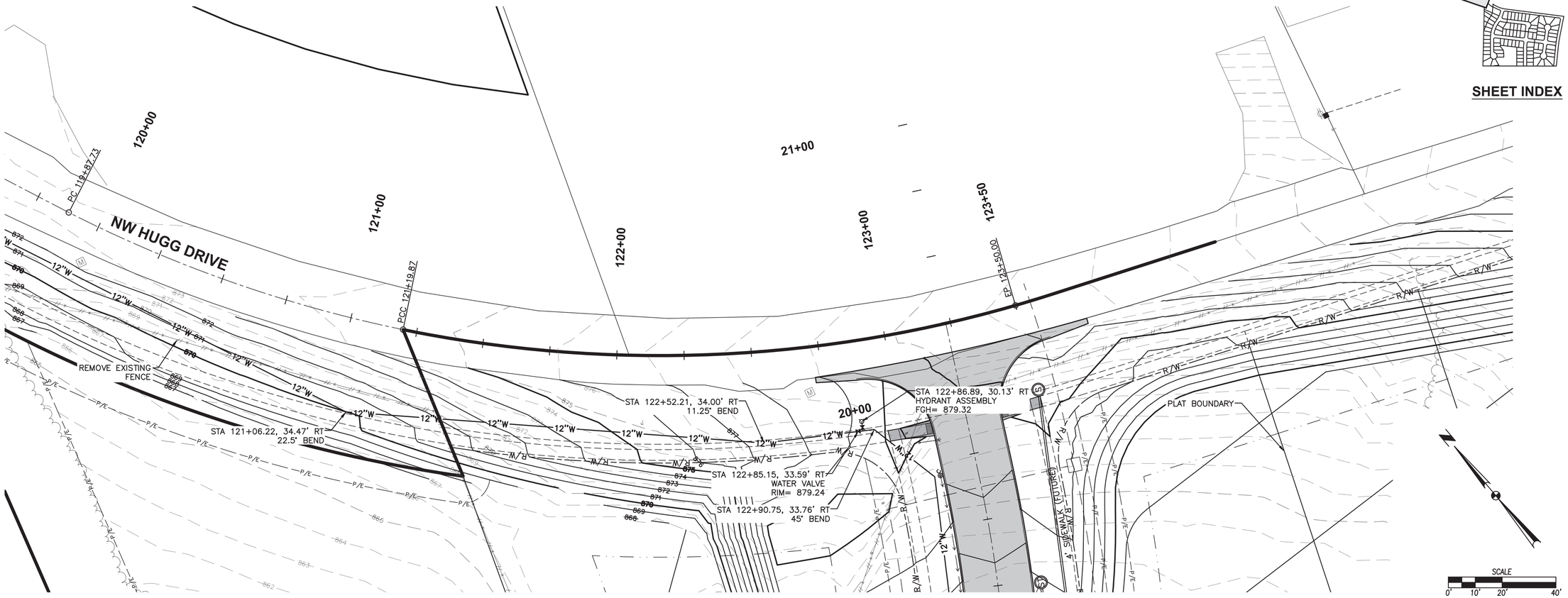
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

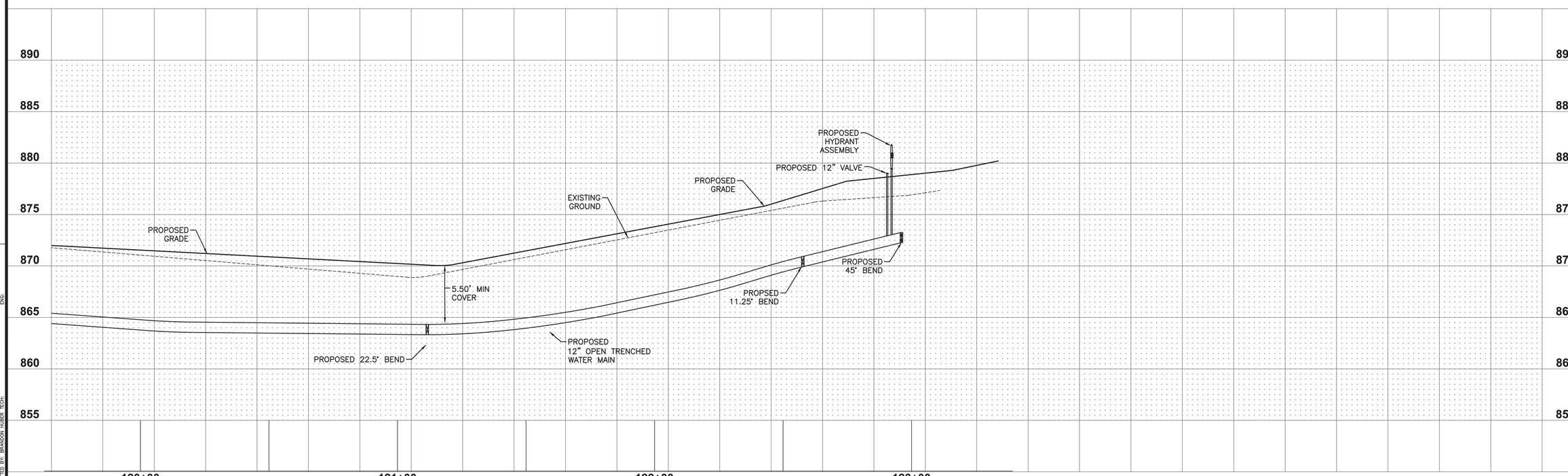
CREEKVIEW ESTATES - PLAT 1

WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

FILE: J:\2019\1904178\DWG\CREEKVIEW ESTATES-05"X10"\1904178-PHP-WATERMAIN.DWG
PLOT DATE: 4/20/2020 DATE: 5/27/2020 10:01 PM DRAWN:
PLOTTED BY: BRANDON HUBER TECH: ENG:





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

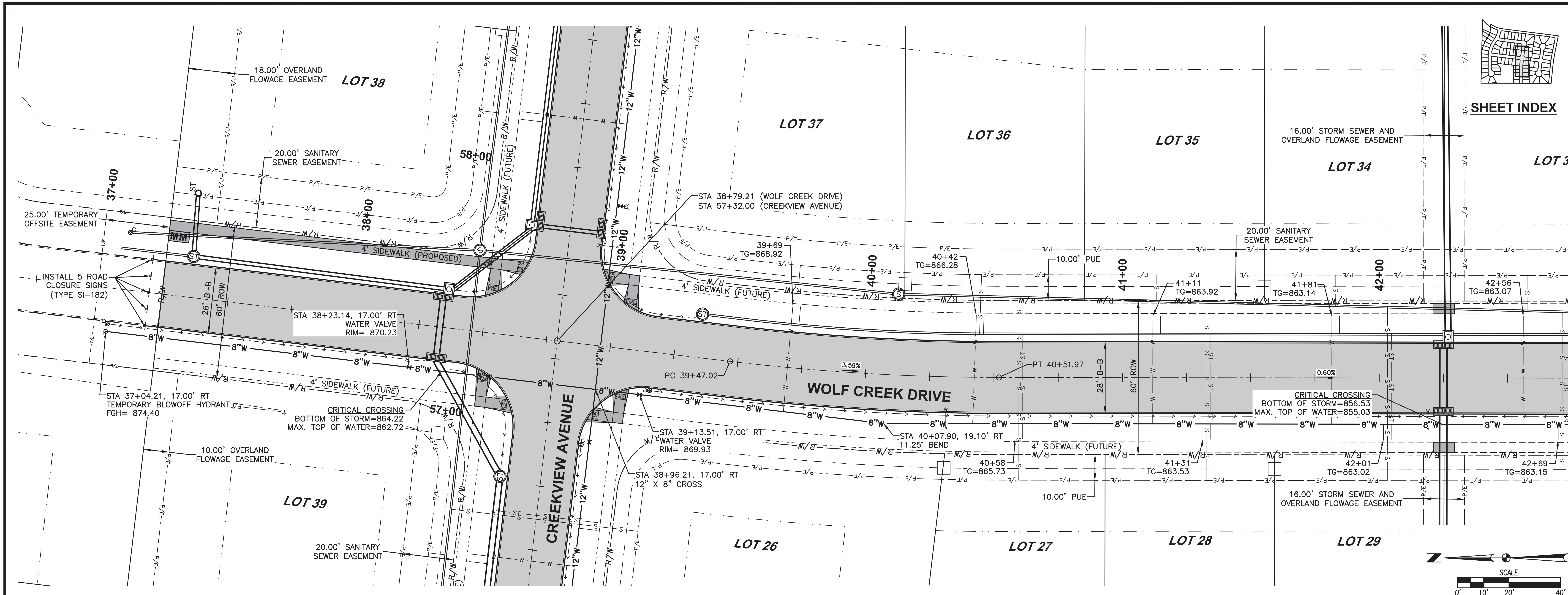
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

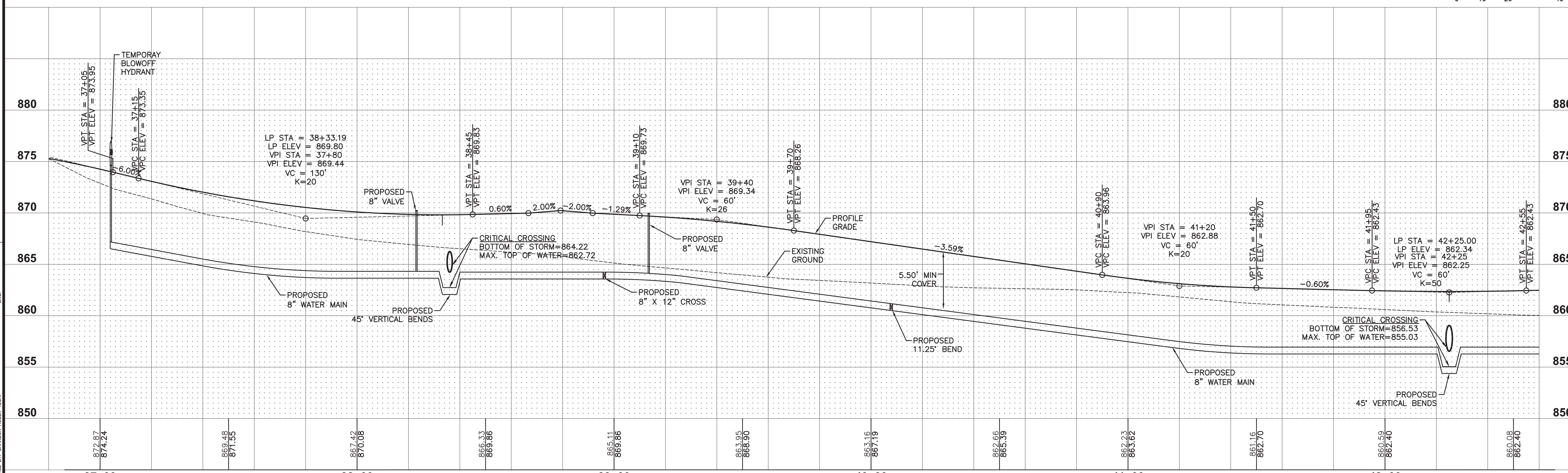
CREEKVIEW ESTATES - PLAT 1

WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-25'S\1904178-PNP-WATERMAIN.DWG
LAYOUT: 1904178-PNP-WATERMAIN LAST MODIFIED: 4/27/2020 12:31 PM XREFS:
PLOTTED BY: BRANDON HUBER TEOR: ENG:





CREEKVIEW ESTATES - PLAT 1

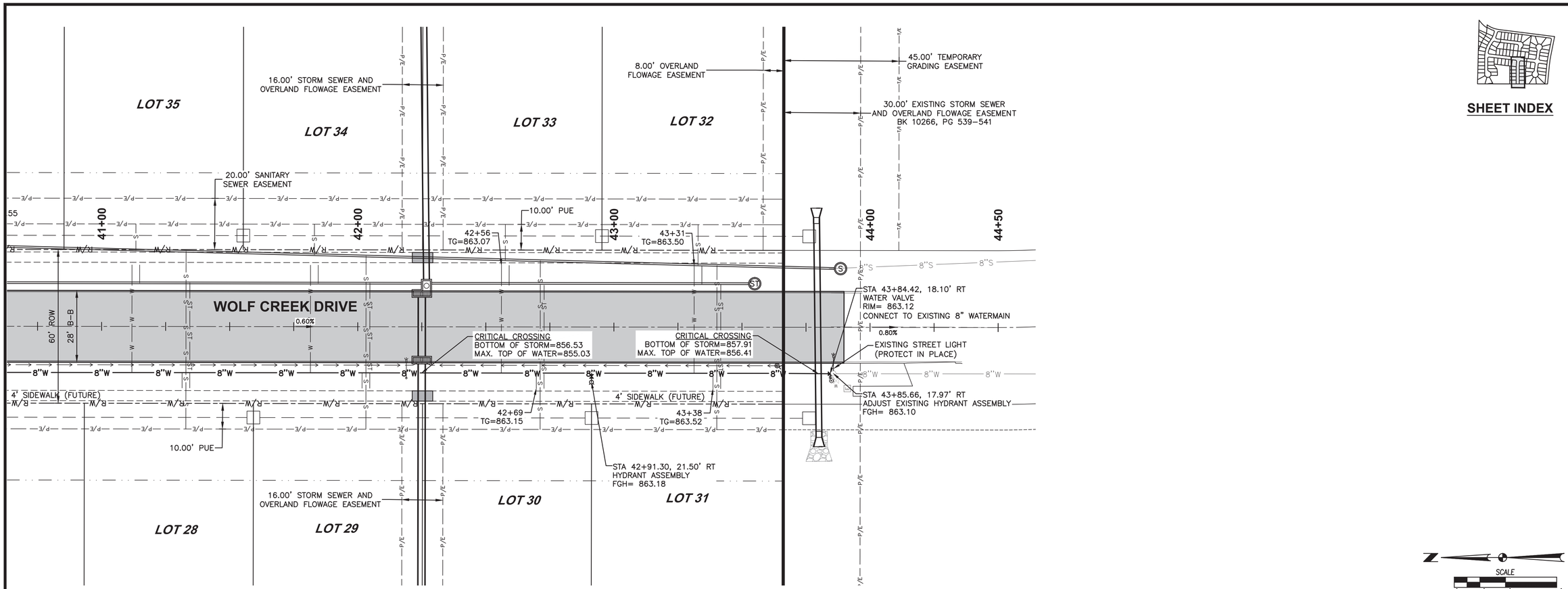
WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

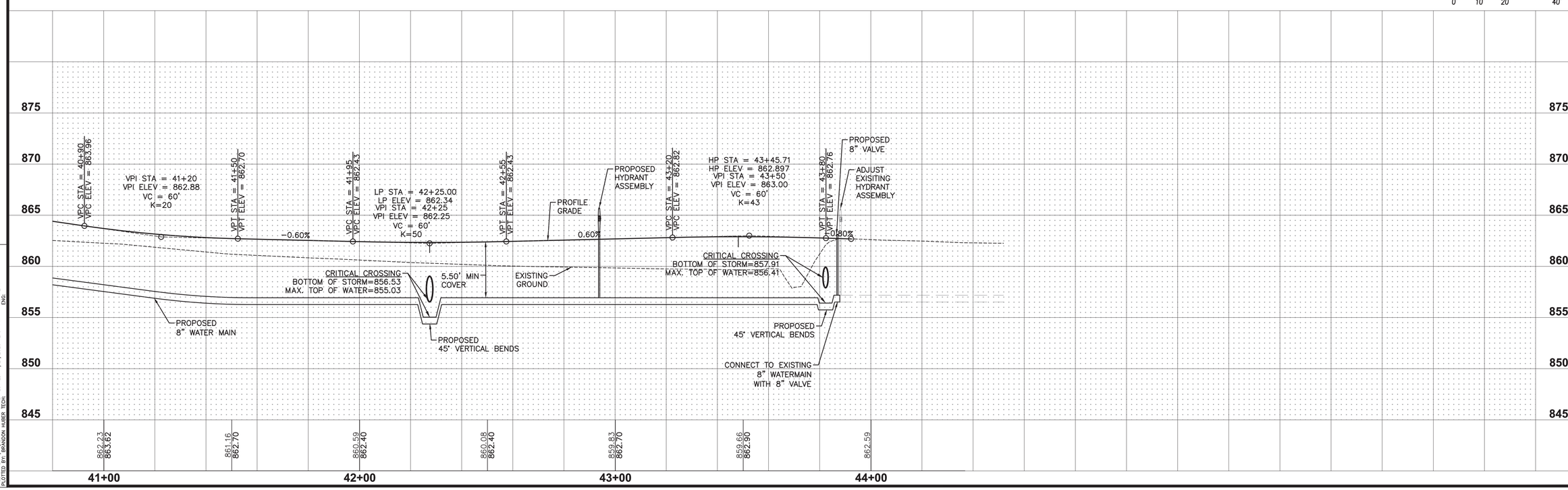
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C0'S\1904178-PNP-WATERMAIN.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:01 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:



SHEET INDEX



REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | TECH:

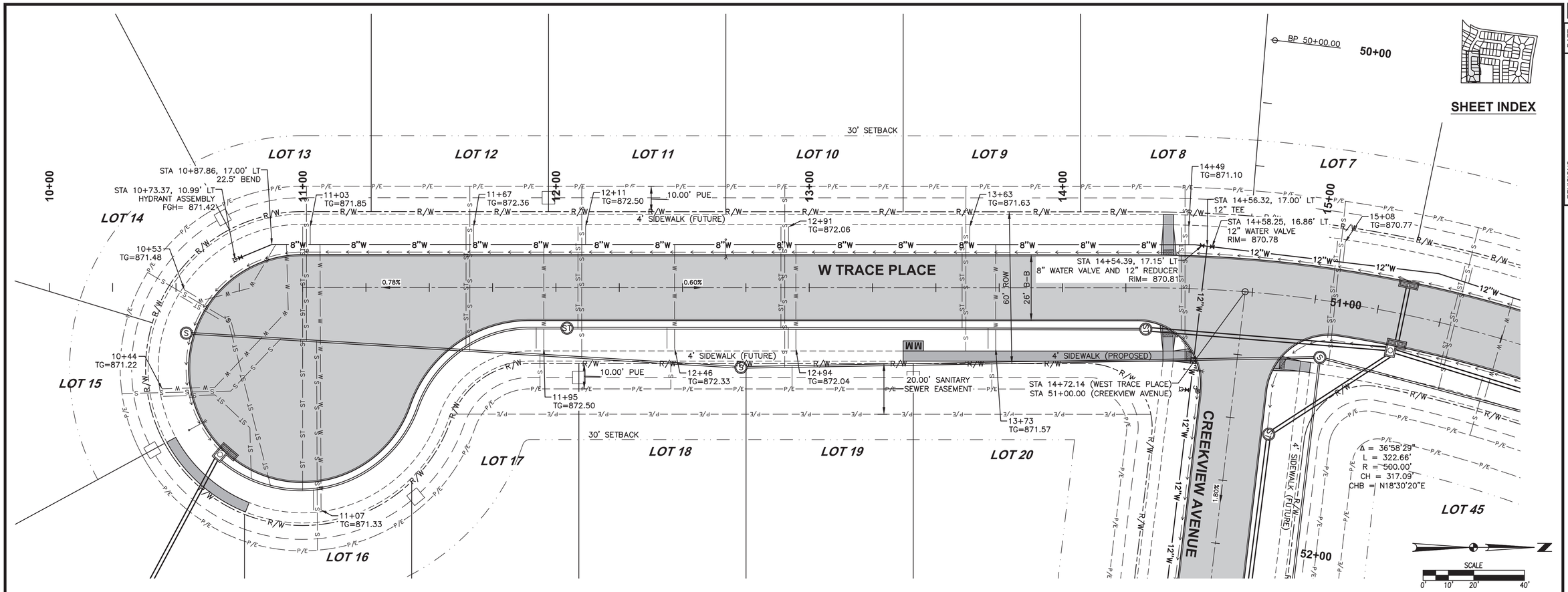
CIVIL DESIGN ADVANTAGE

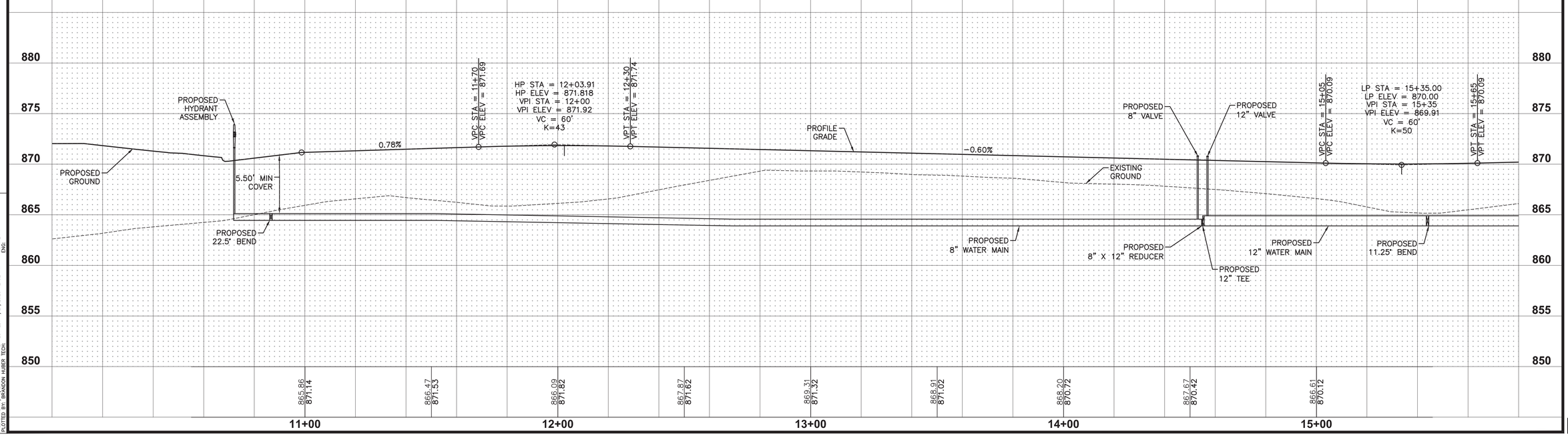
CREEKVIEW ESTATES - PLAT 1

WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-PHP-WATERMAIN.DWG
REF FILES: 1904178-XREF-PROPOSED-PROFILE
LAST PLOTTED: 4/21/2020 12:01 PM
PLOTTED BY: BRANDON HUBER
TECH:
ENG:





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

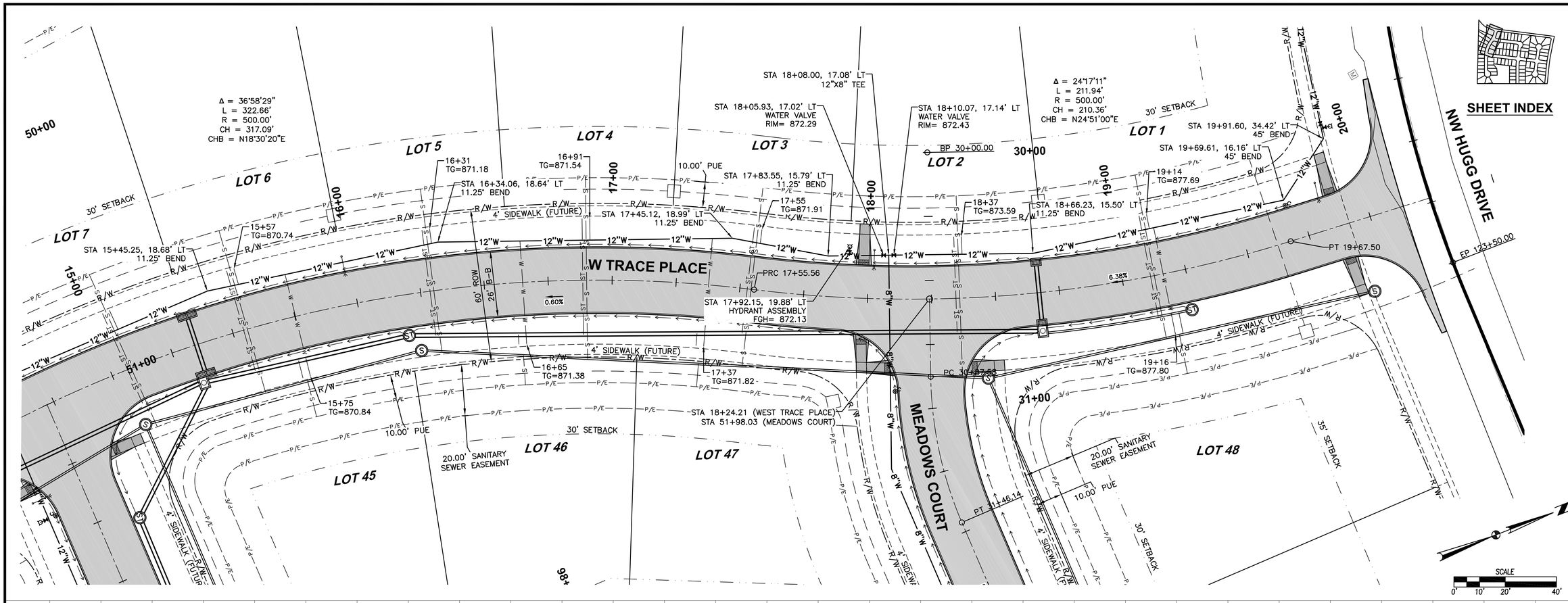
CREEKVIEW ESTATES - PLAT 1

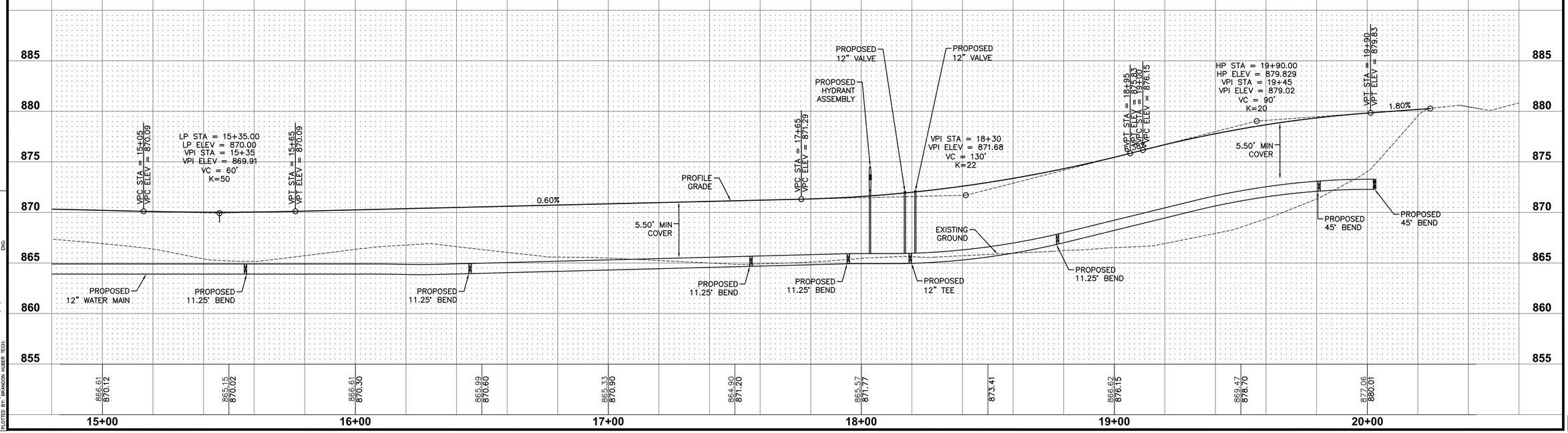
WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

1904.178

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-03'S\1904178-PNP-WATERMAIN.DWG
DATE PLOTTED: 4/27/2020 12:32 PM DWG NAME:
PLOTTED BY: BRANDON HUBER TEAM: ENG:





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

CIVIL DESIGN ADVANTAGE

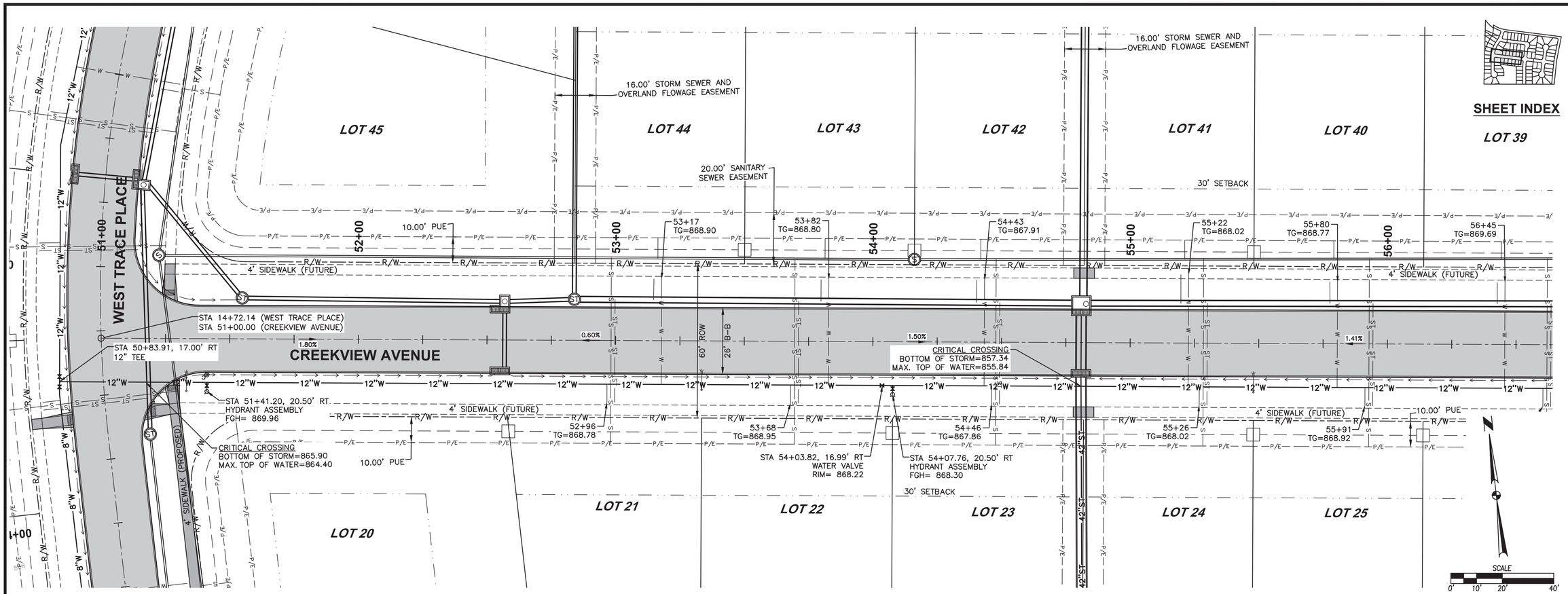
CREEKVIEW ESTATES - PLAT 1

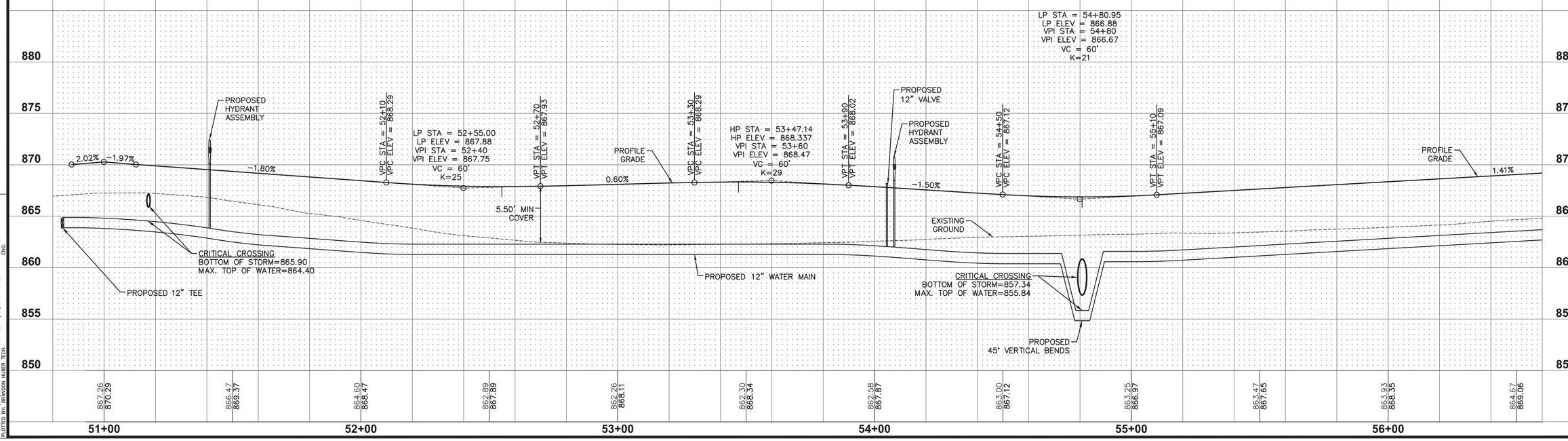
WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

1904.178

FILE: J:\1904\178\DWG\CREEKVIEW ESTATES-07S\1904178-PNP-WATERMAIN.DWG
FILE SAVED: 4/21/2020 10:03 AM
PLOTTED: 4/21/2020 10:03 AM
PLOTTED BY: BRANDON HUBER
TECH:
ENGINEER:





REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

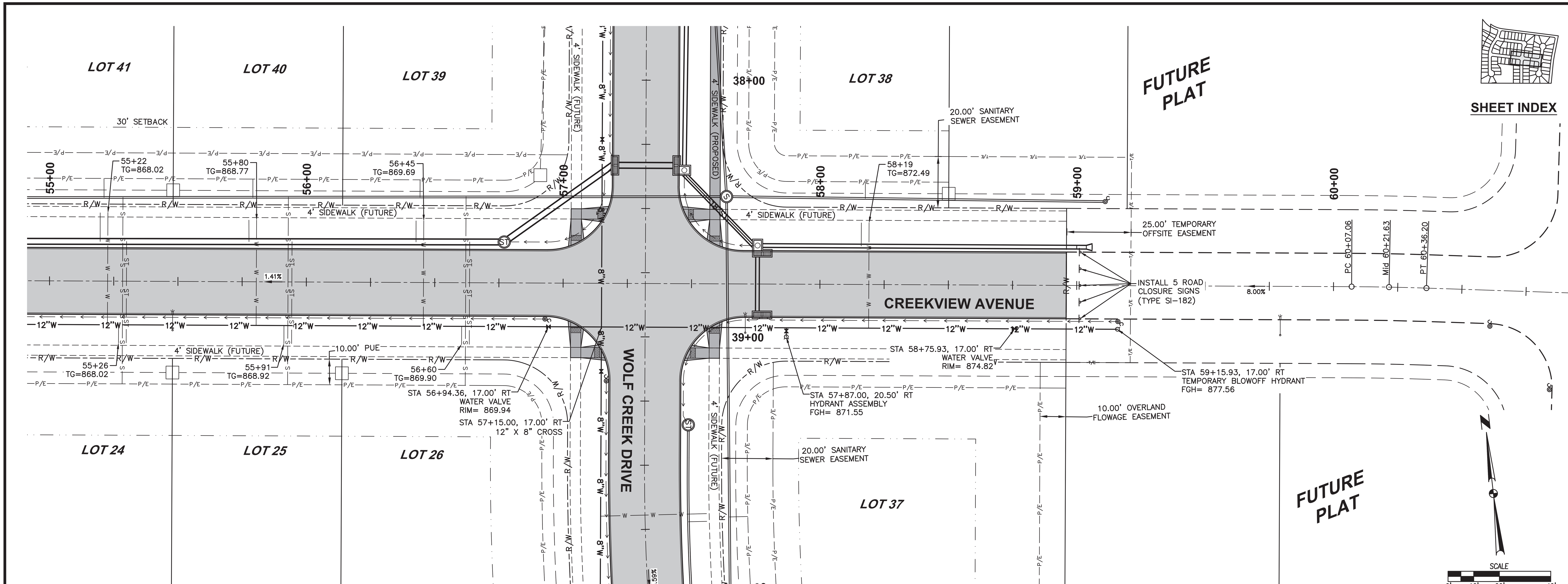
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:
CIVIL DESIGN ADVANTAGE

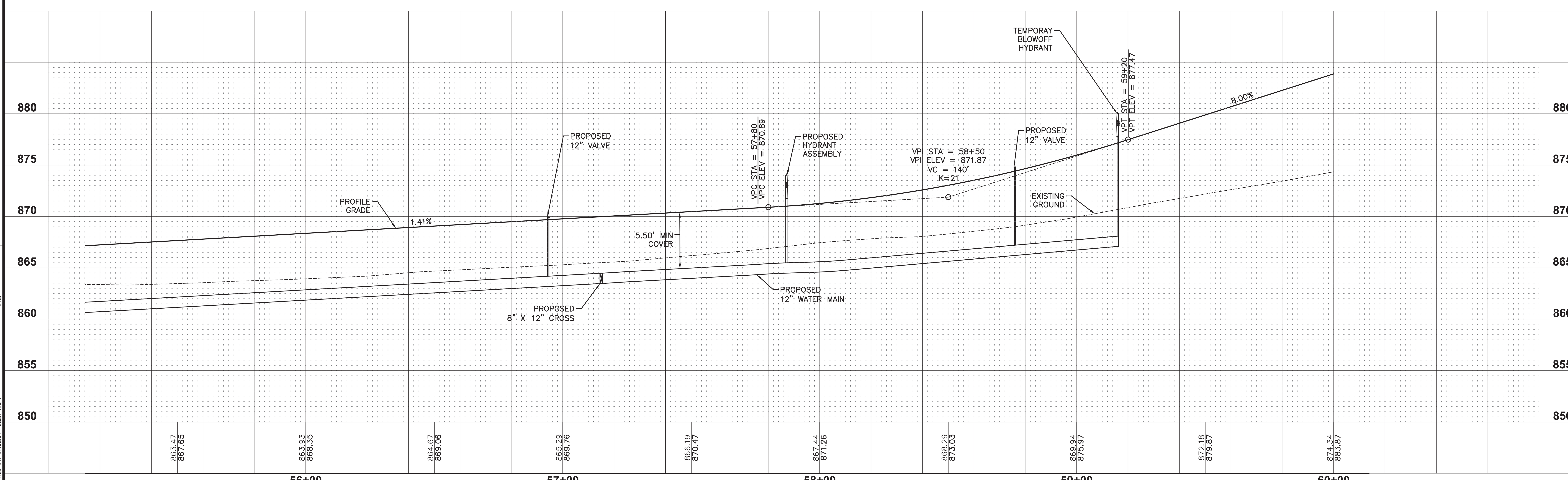
CREEKVIEW ESTATES - PLAT 1

WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-2019\1904178-PNP-WATERMAIN.DWG
LAYOUT: 31 LAST SAVED: 4/21/2020 12:22 PM LAST PLOTTED: 4/21/2020 12:22 PM
PLOTTED BY: BRANDON HUBER TECH: ENG:





FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C3D\S\1904178-PNP-WATERMAIN.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:02 PM
PLOTTED BY: BRANDON HUBER TECH: COMMENT: ENG:

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

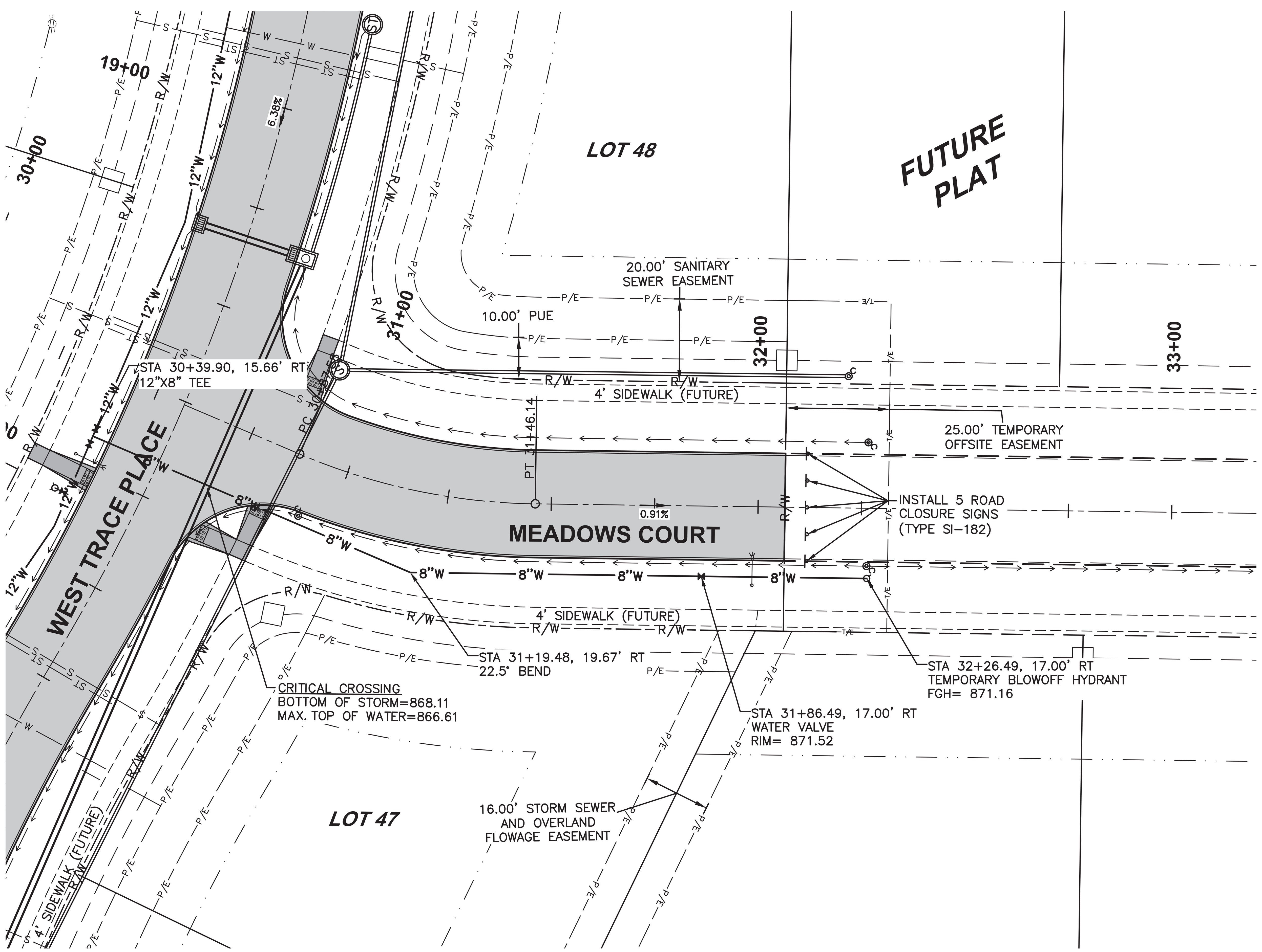
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
TECH:

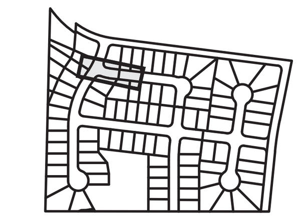
CREEKVIEW ESTATES - PLAT 1

WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

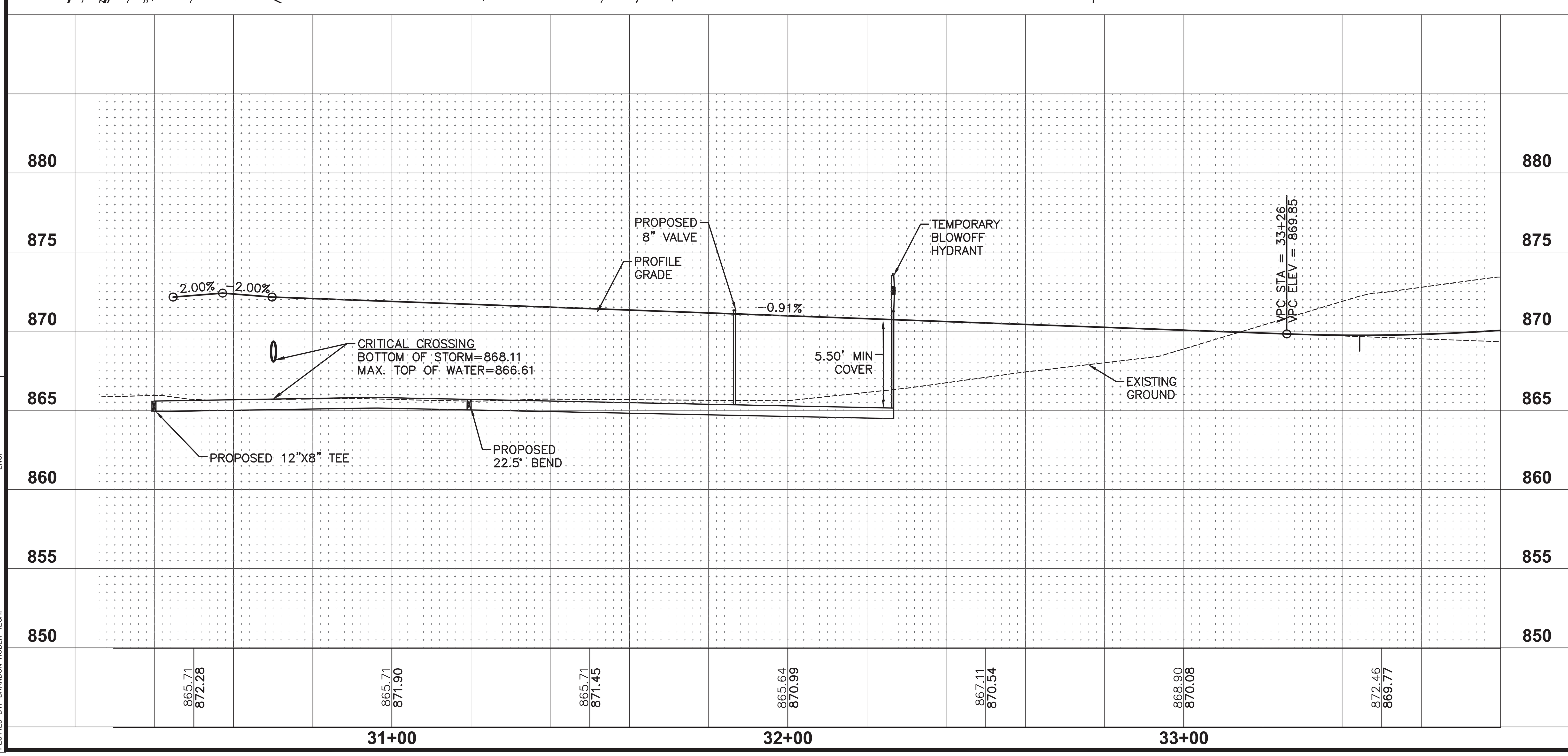
1904.178





SHEET INDEX

SCALE 0' 10' 20' 40'



FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C0'S\1904178-PNP-WATERMAIN.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:02 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: JAT TECH:

CREEKVIEW ESTATES - PLAT 1

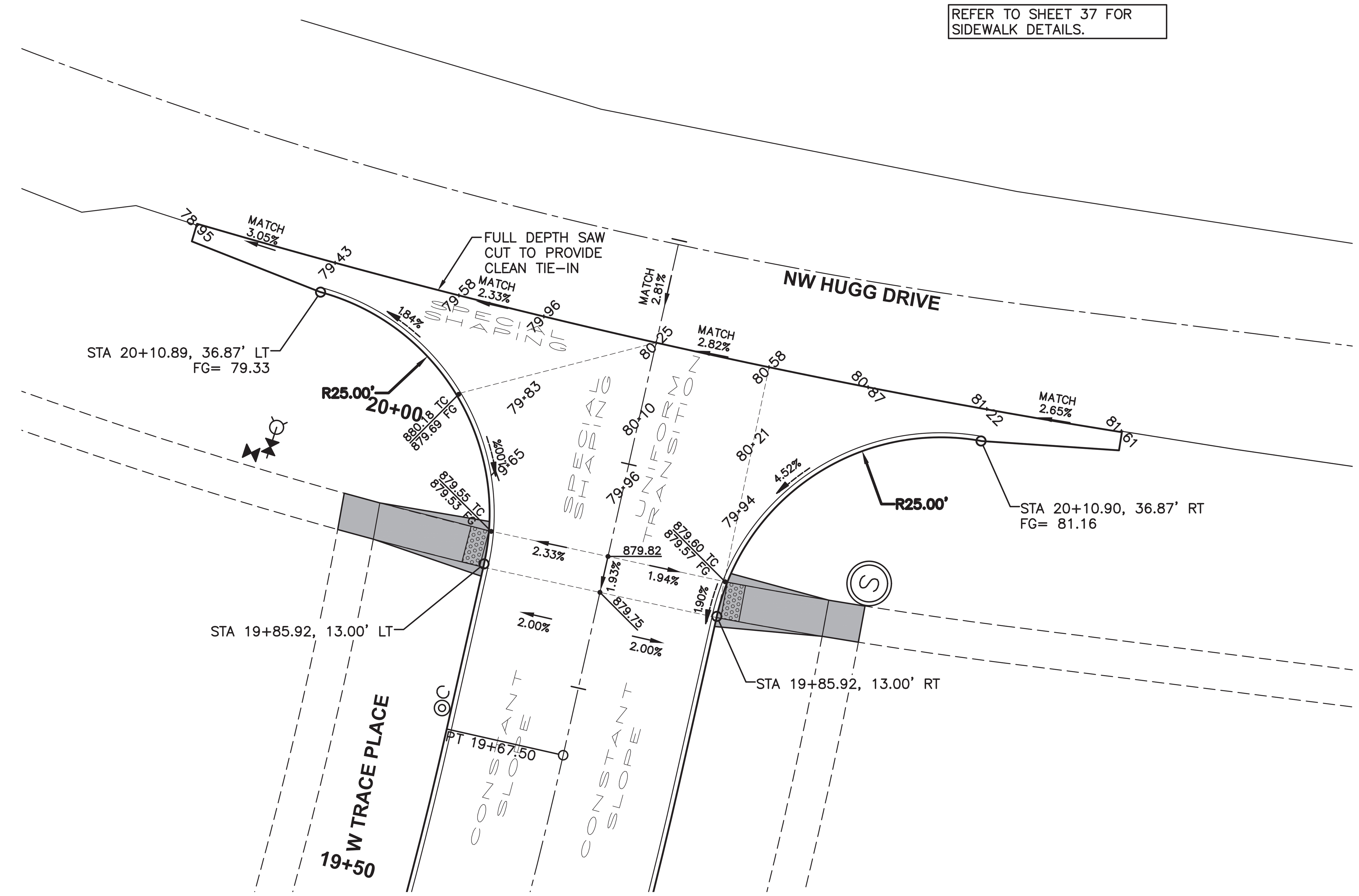
WATERMAIN PLAN AND PROFILE

POLK CITY, IOWA

33/38

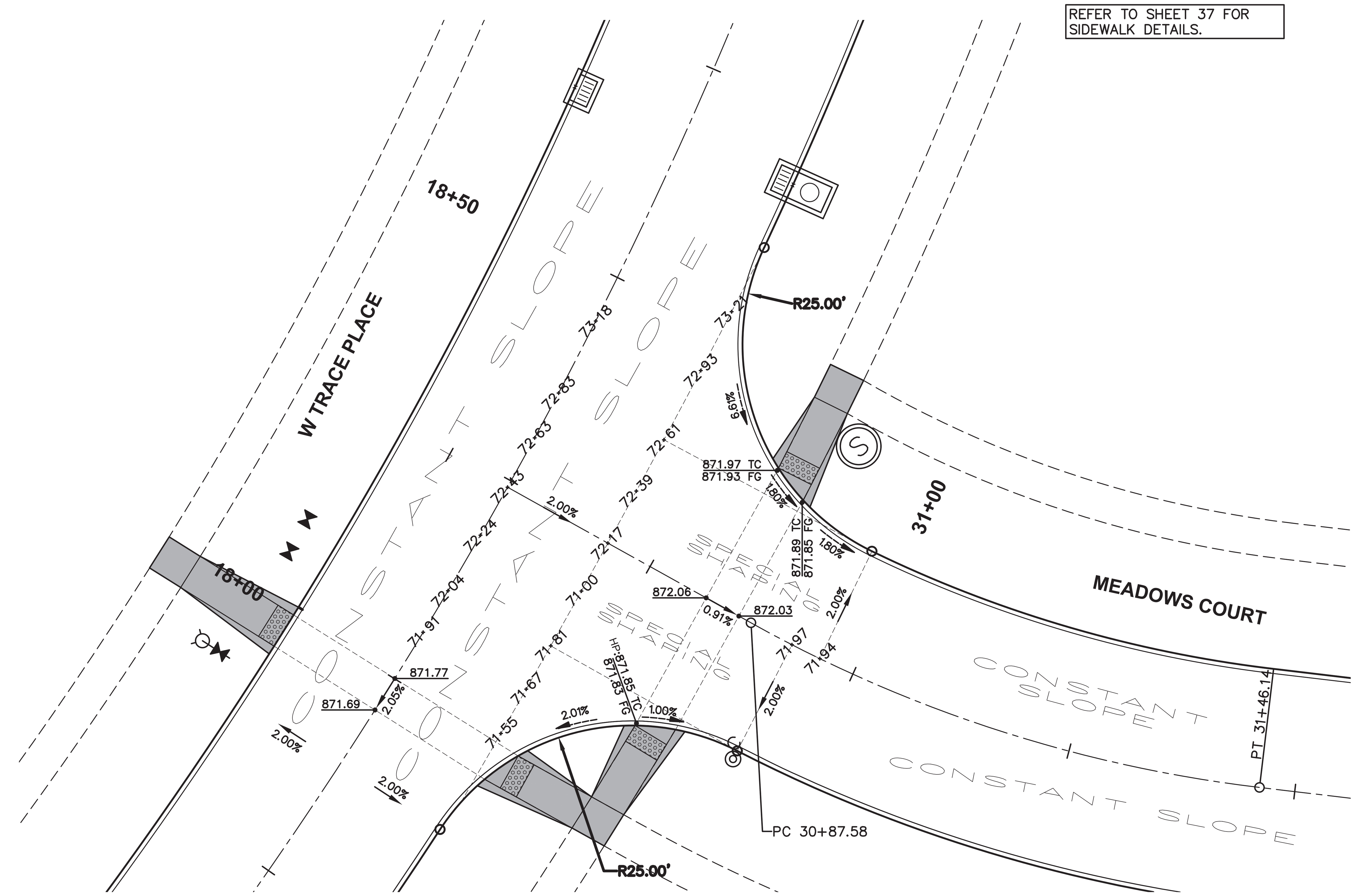
1904.178

REFER TO SHEET 37 FOR SIDEWALK DETAILS.

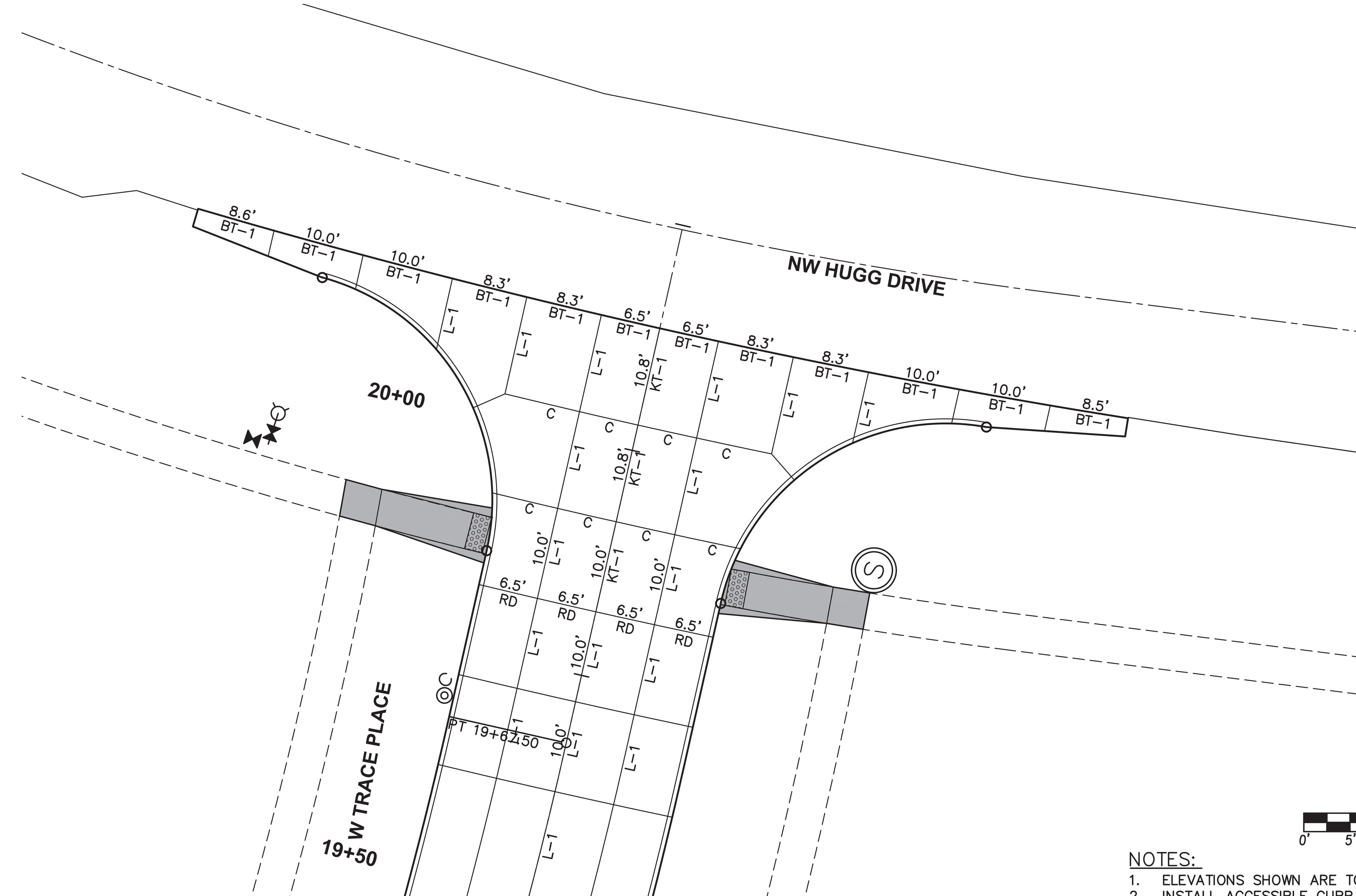


GEOMETRICS AND STAKING LAYOUT

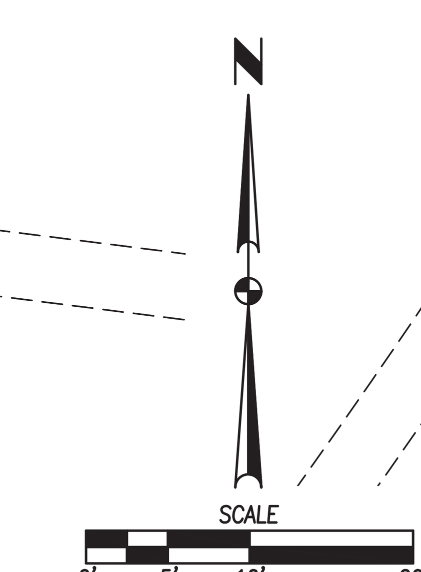
REFER TO SHEET 37 FOR SIDEWALK DETAILS.

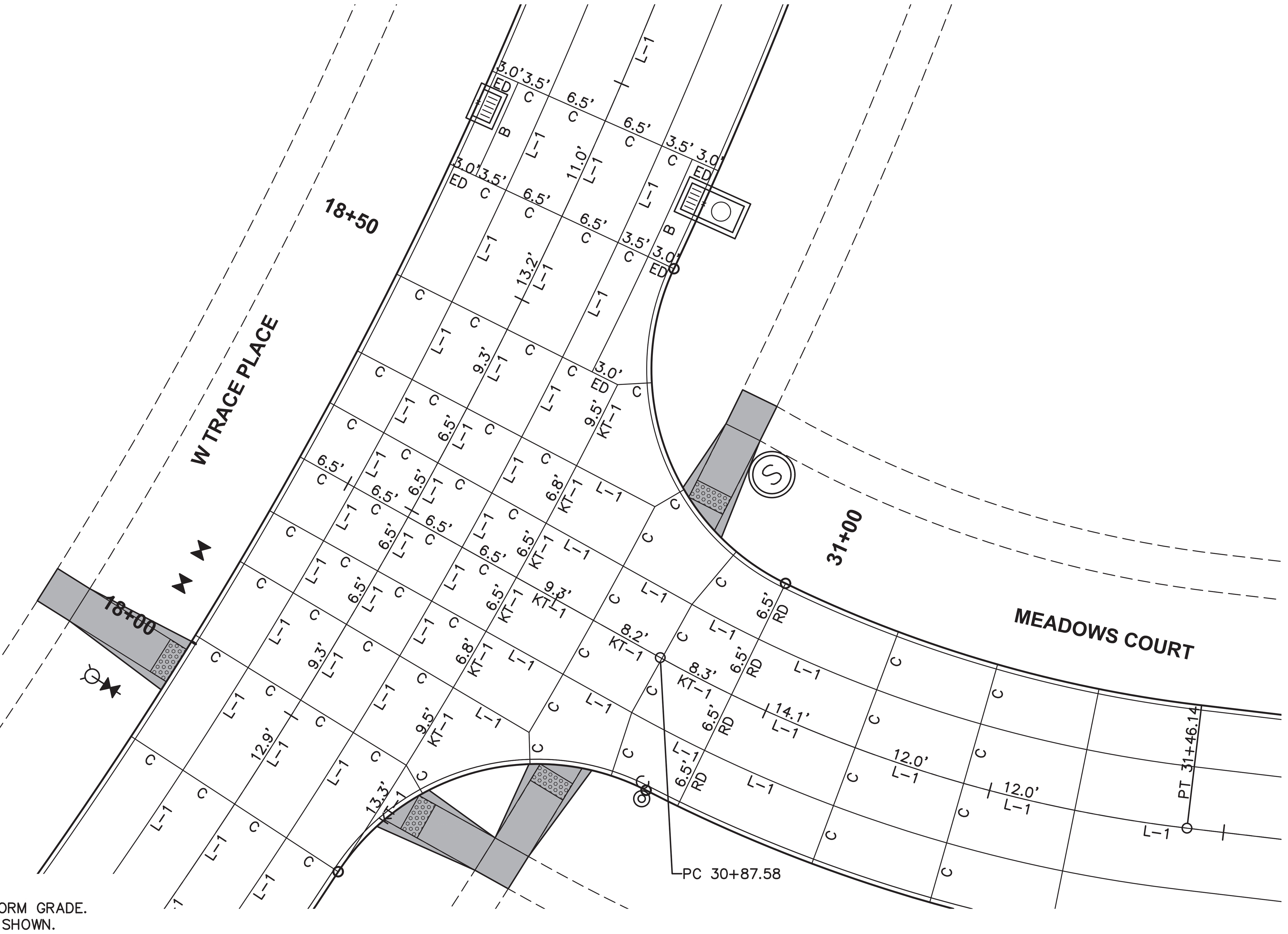


GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT





JOINTING LAYOUT

NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. CONTRACTOR TO SAW CUT A CLEAN EDGE ON EXISTING PAVEMENT AT ALL TIE-IN POINTS.
5. ROLLED HEADER JOINTS REQUIRED AT ALL PAVEMENT STUBS.

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-INTERSECTIONS.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:04 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT
TECH:

CIVIL DESIGN ADVANTAGE

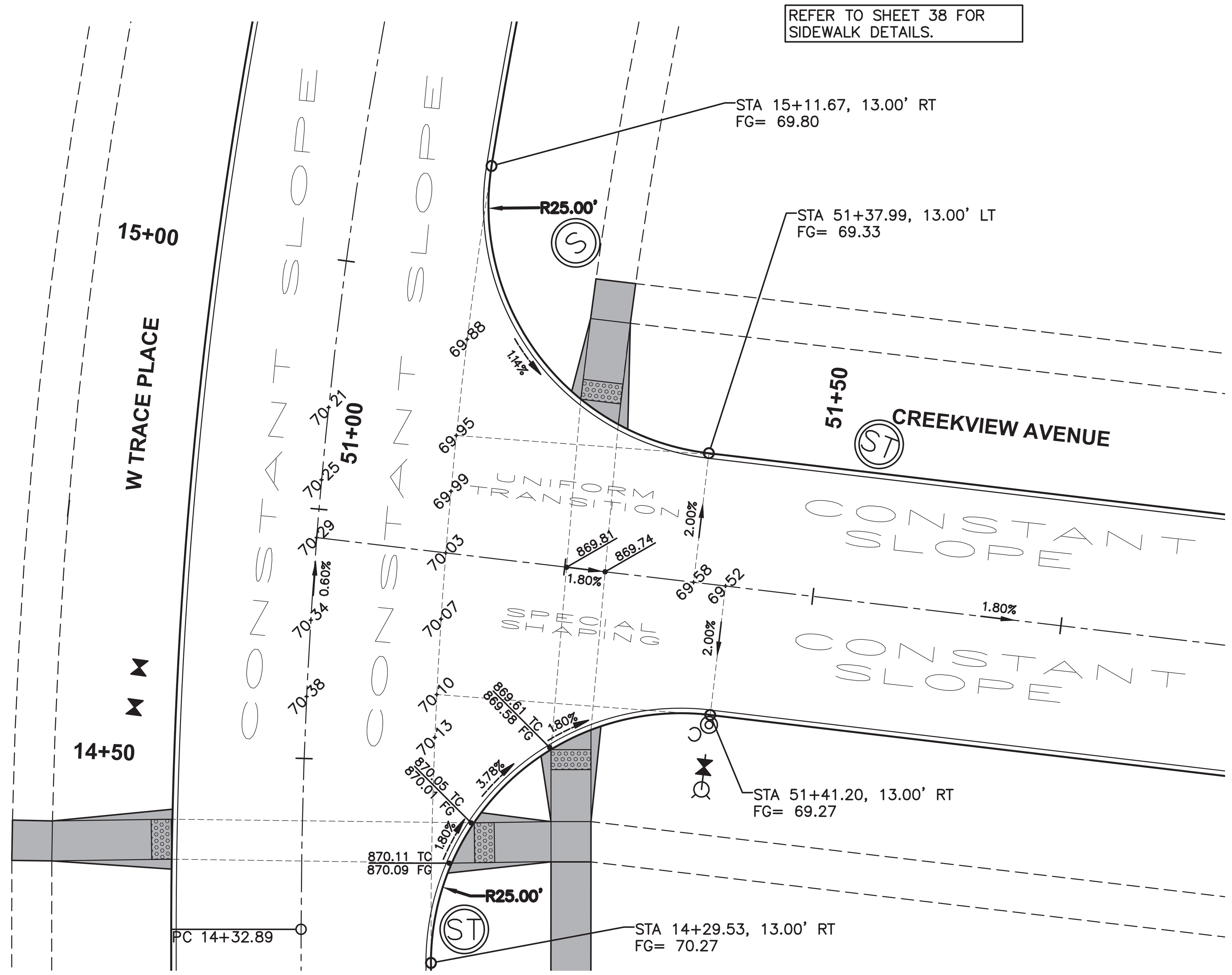
CREEKVIEW ESTATES - PLAT 1

INTERSECTION DETAILS

POLK CITY, IOWA

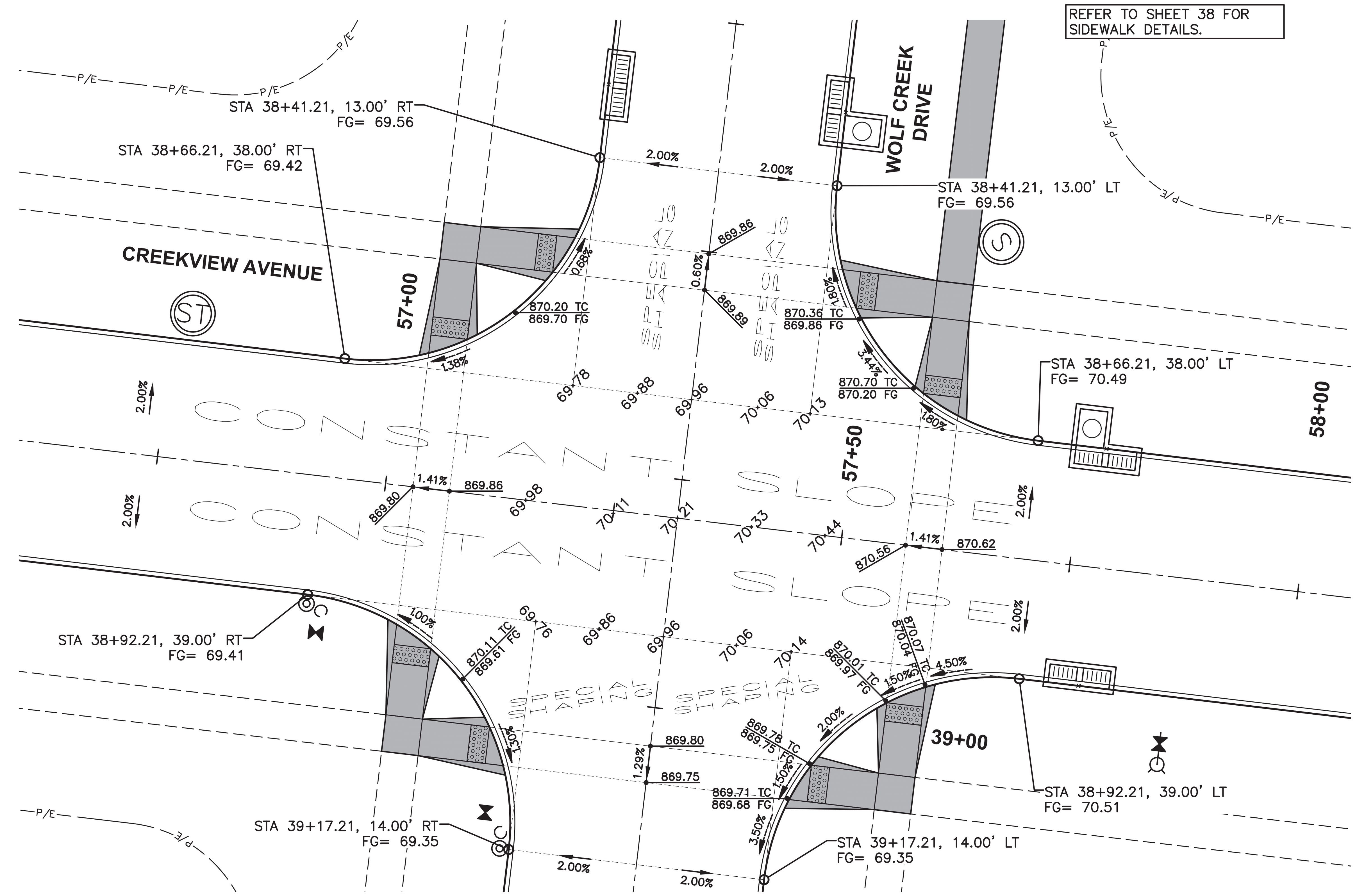
1904.178

REFER TO SHEET 38 FOR SIDEWALK DETAILS.

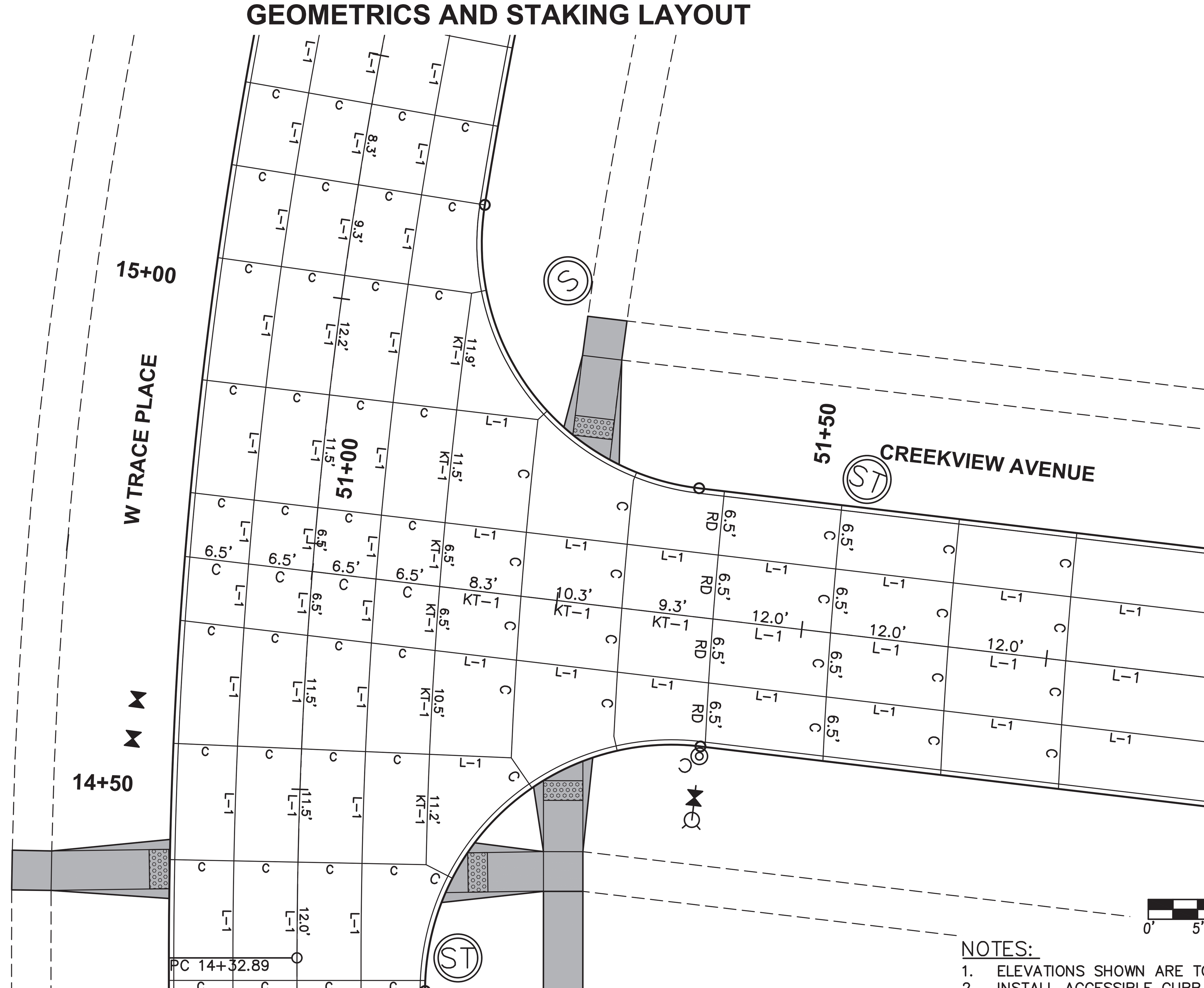


GEOMETRICS AND STAKING LAYOUT

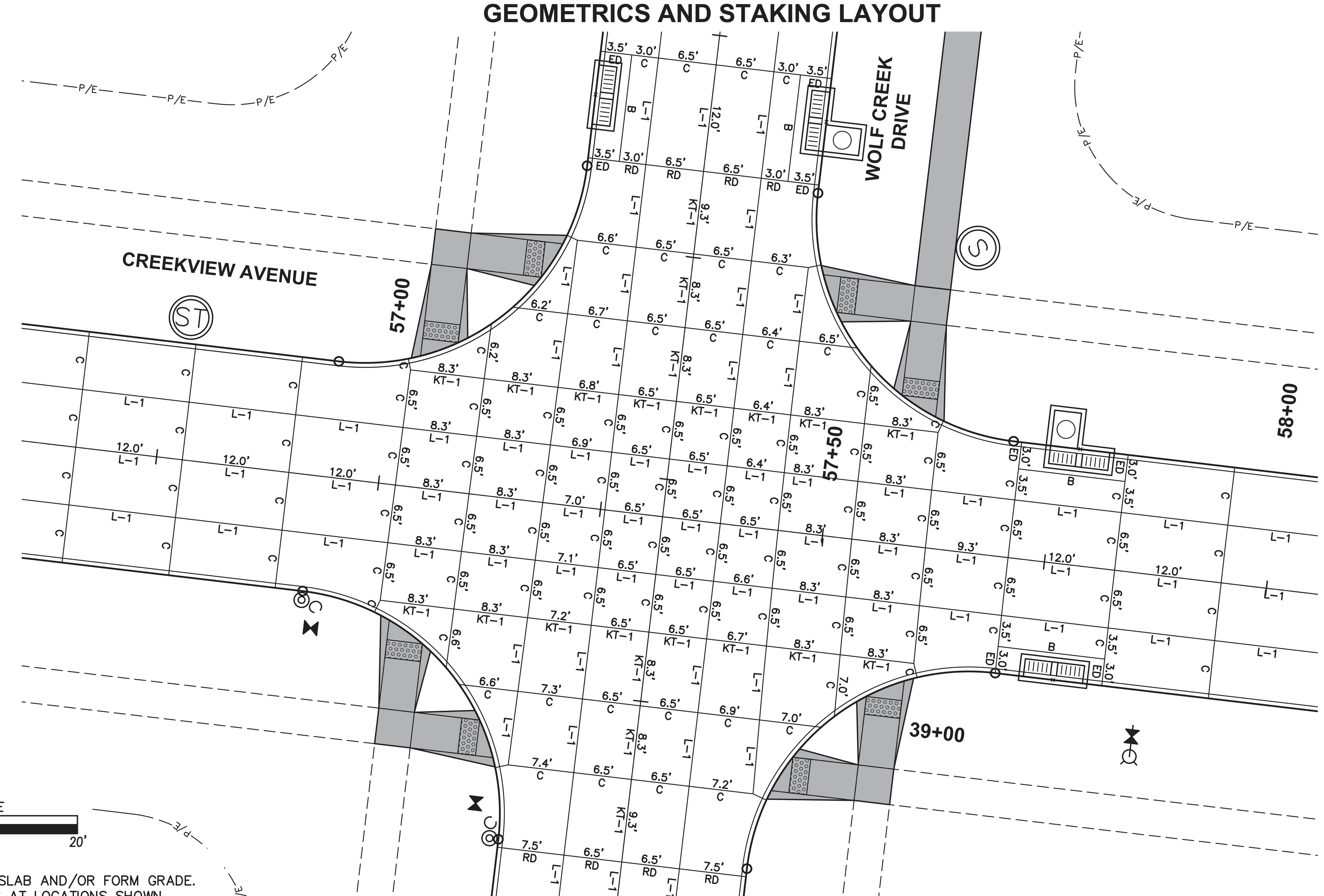
REFER TO SHEET 38 FOR SIDEWALK DETAILS.



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



JOINTING LAYOUT

SCALE 0' 5' 10' 20'

NOTES:
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. CONTRACTOR TO SAW CUT A CLEAN EDGE ON EXISTING PAVEMENT AT ALL TIE-IN POINTS.
5. ROLLED HEADER JOINTS REQUIRED AT ALL PAVEMENT STUBS.

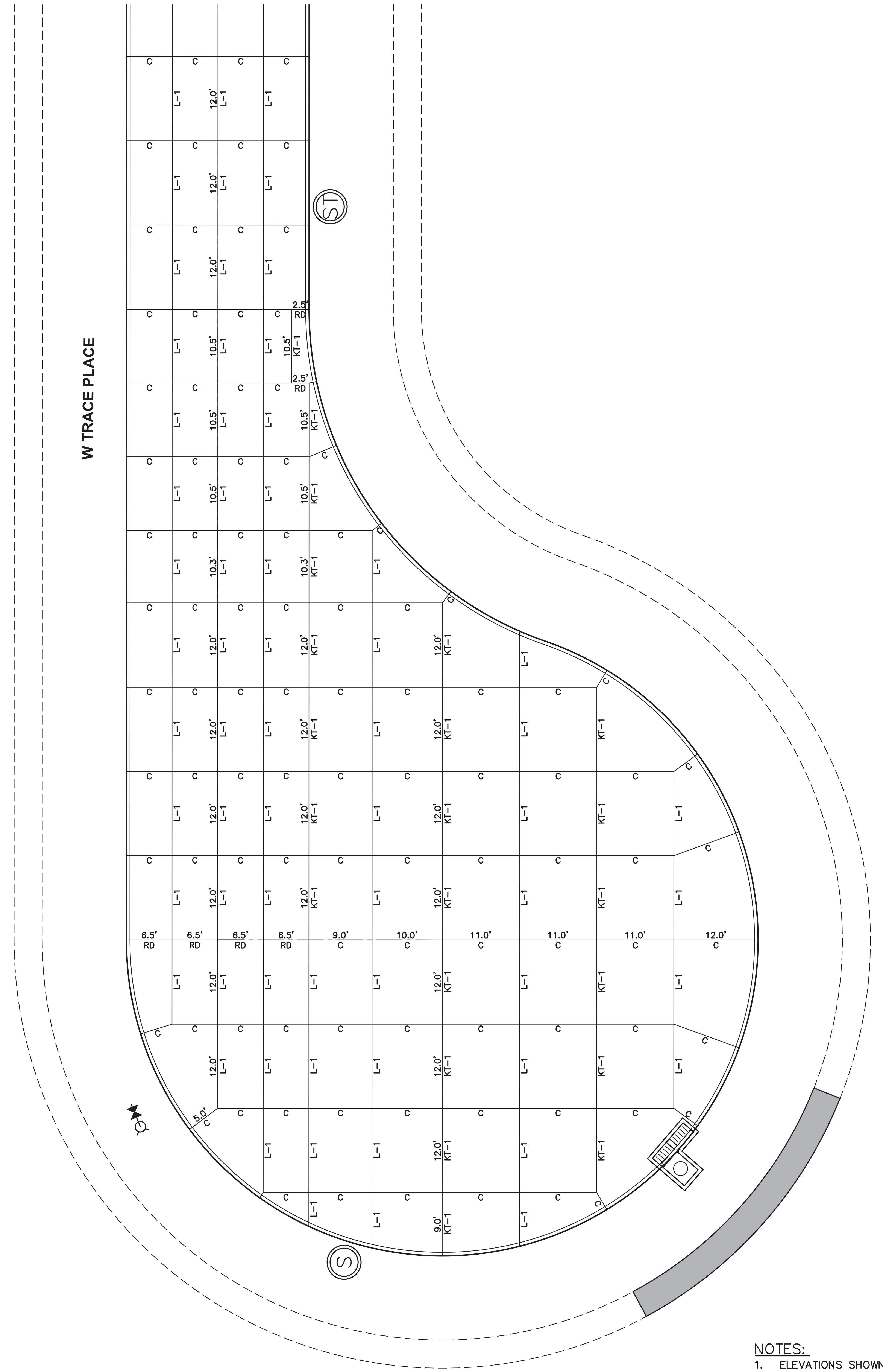
REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: JAT TECH:

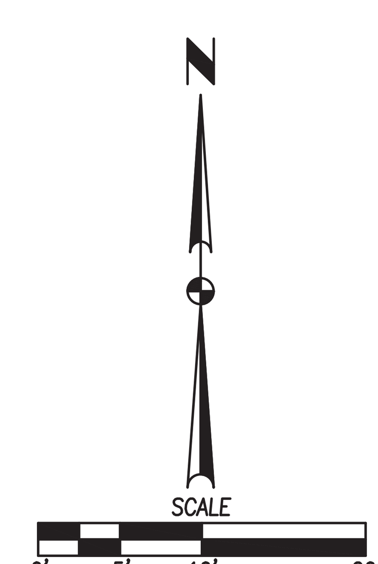
CREEKVIEW ESTATES - PLAT 1
INTERSECTION DETAILS

POLK CITY, IOWA

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C0'S\1904178-INTERSECTIONS.DWG FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:04 PM PLOTTED BY: BRANDON HUBER COMMENT: TECH: ENG:

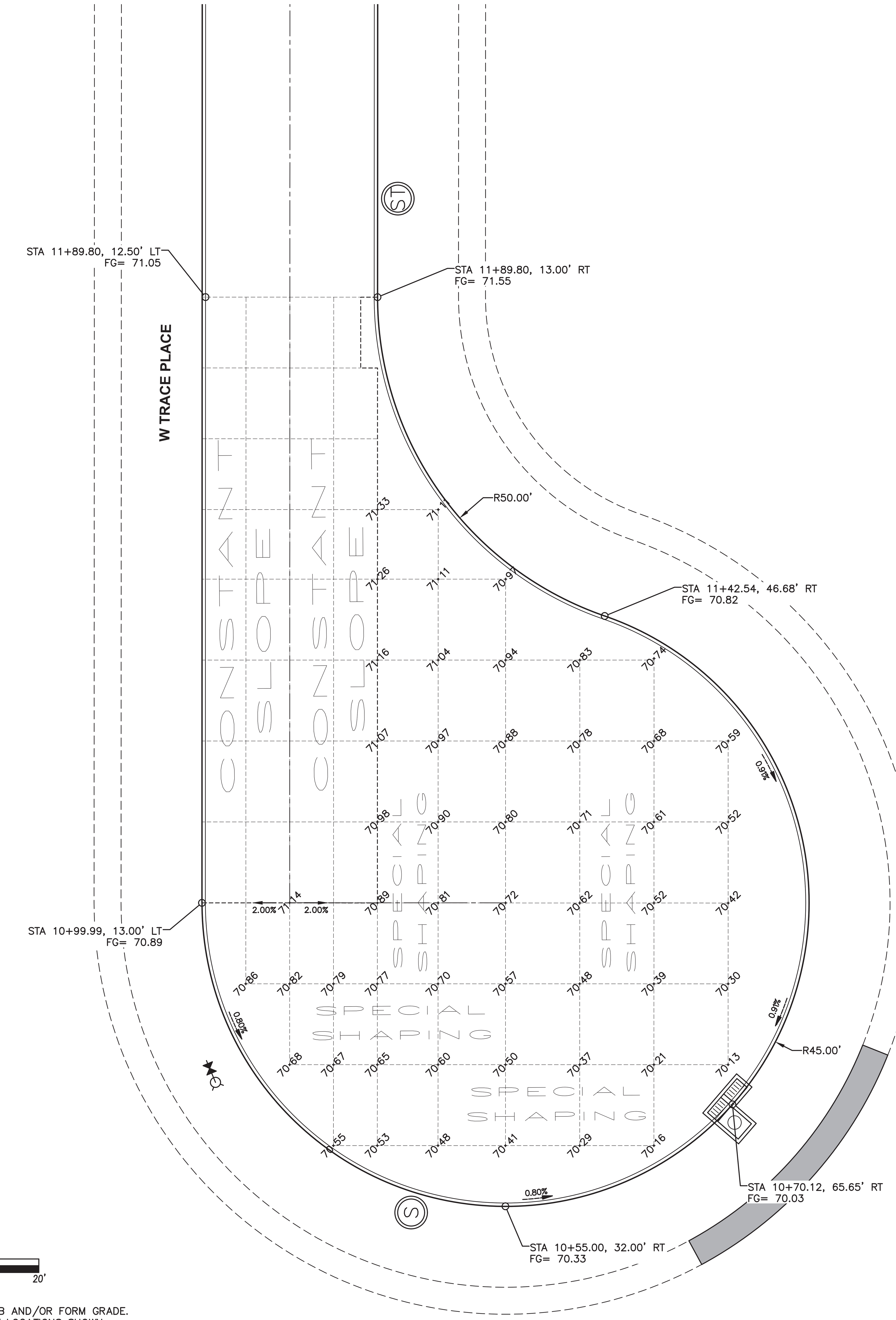


JOINTING LAYOUT



NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. CONTRACTOR TO SAW CUT A CLEAN EDGE ON EXISTING PAVEMENT AT ALL TIE-IN POINTS.
5. ROLLED HEADER JOINTS REQUIRED AT ALL PAVEMENT STUBS.



GEOMETRICS AND STAKING LAYOUT

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: JAT
TECH:

CREEKVIEW ESTATES - PLAT 1

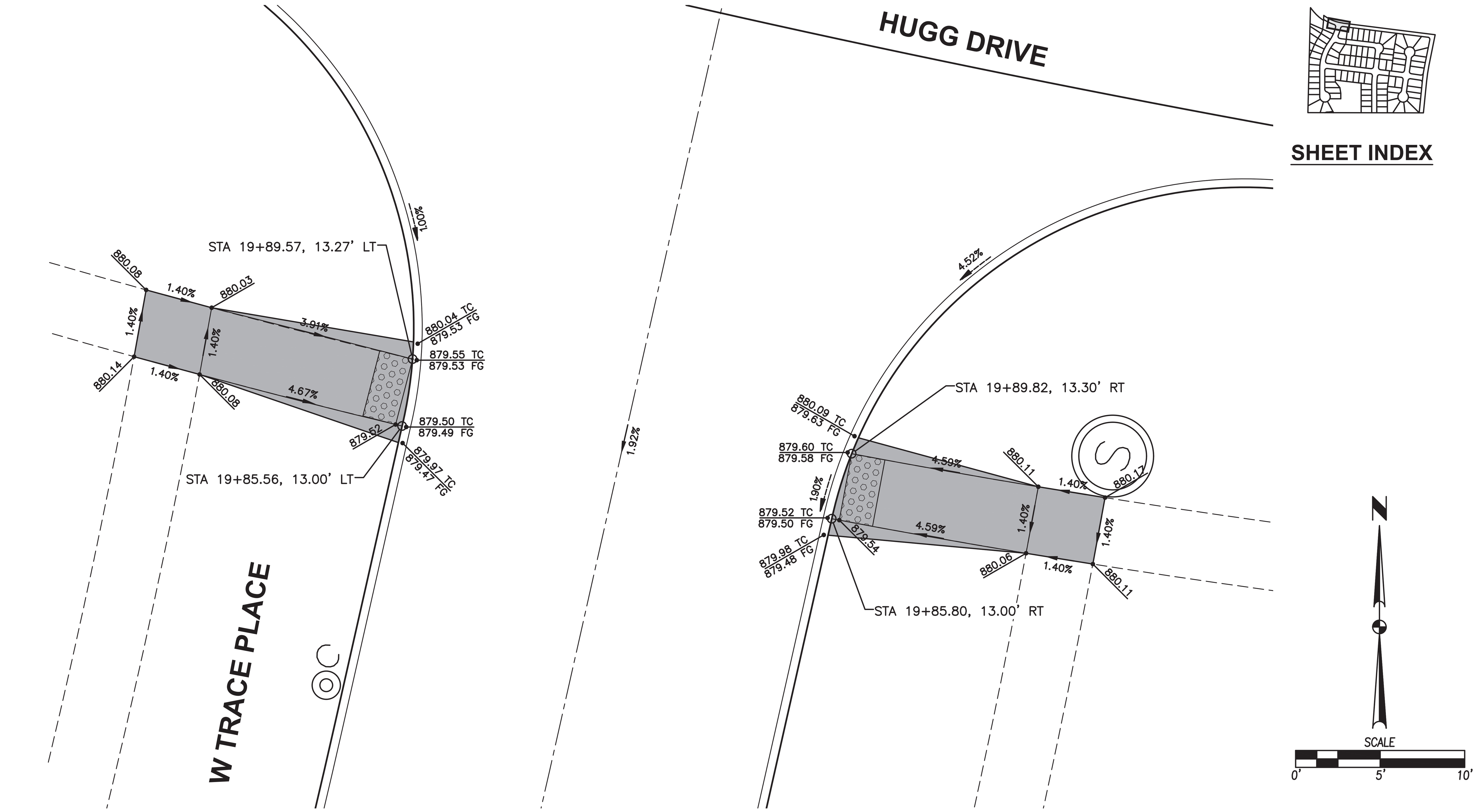
INTERSECTION DETAILS

POLK CITY, IOWA

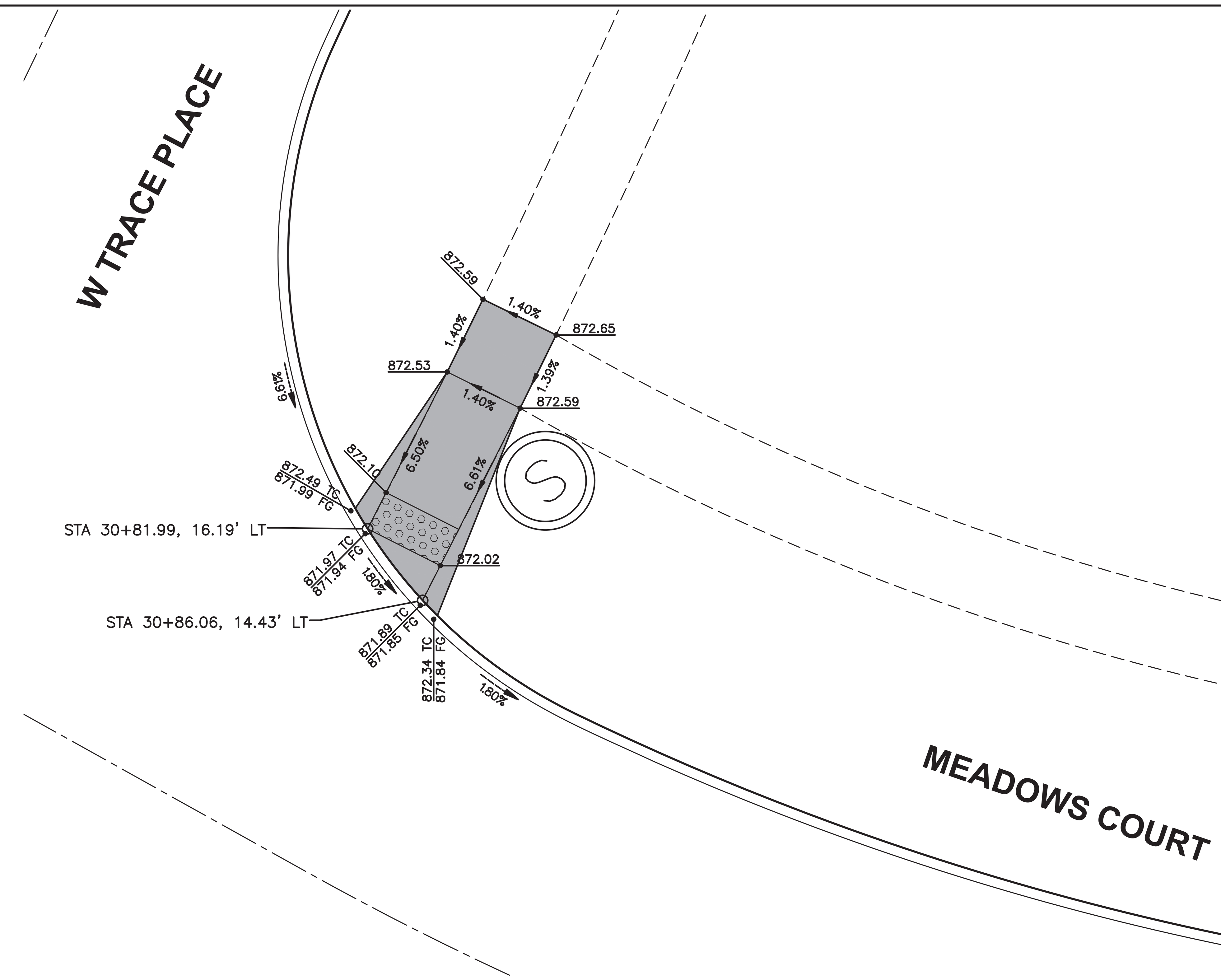
36/38

1904.178

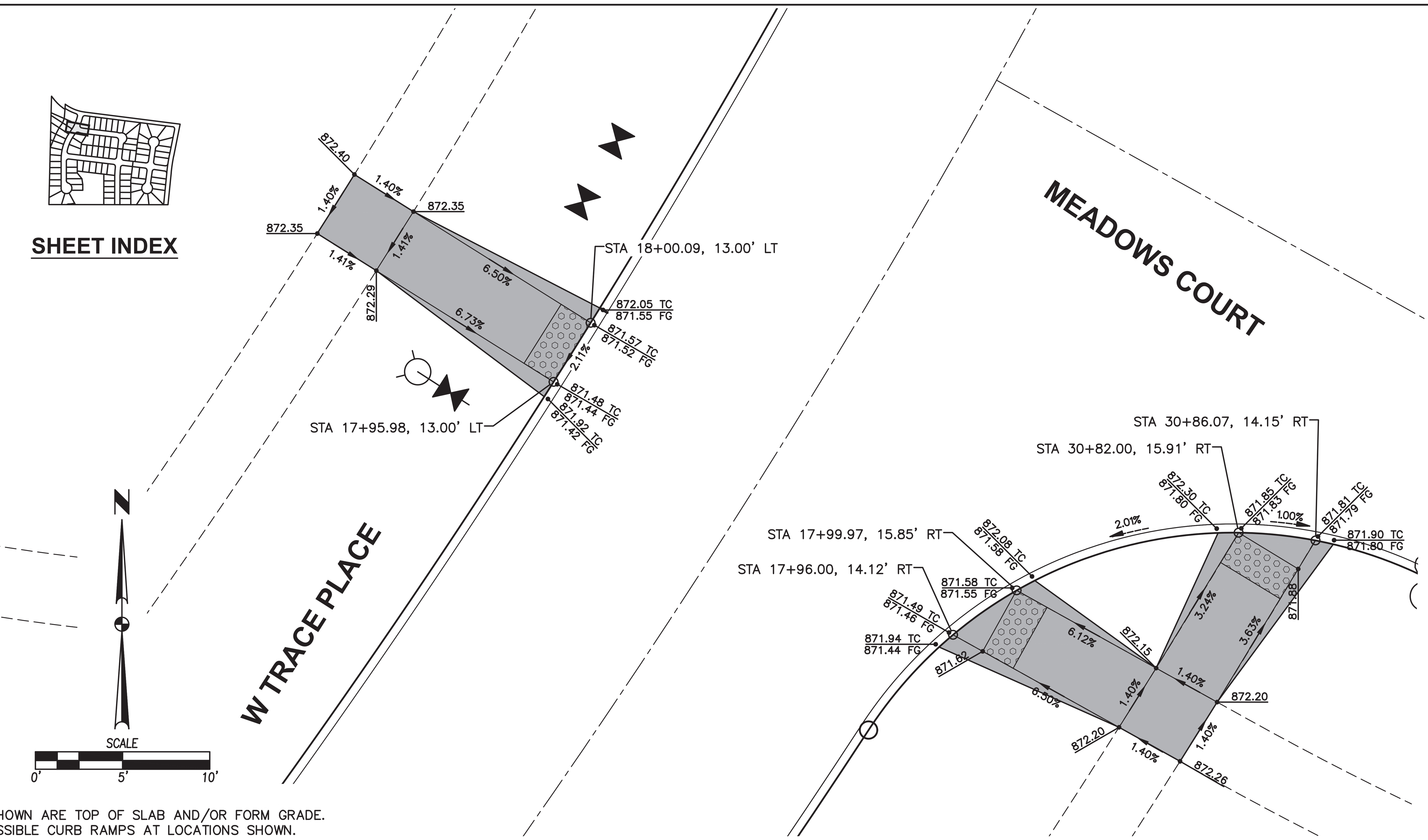
FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-CD'S\1904178-INTERSECTIONS.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:04 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:



SIDEWALK DETAILS



SIDEWALK DETAILS



NOTES:

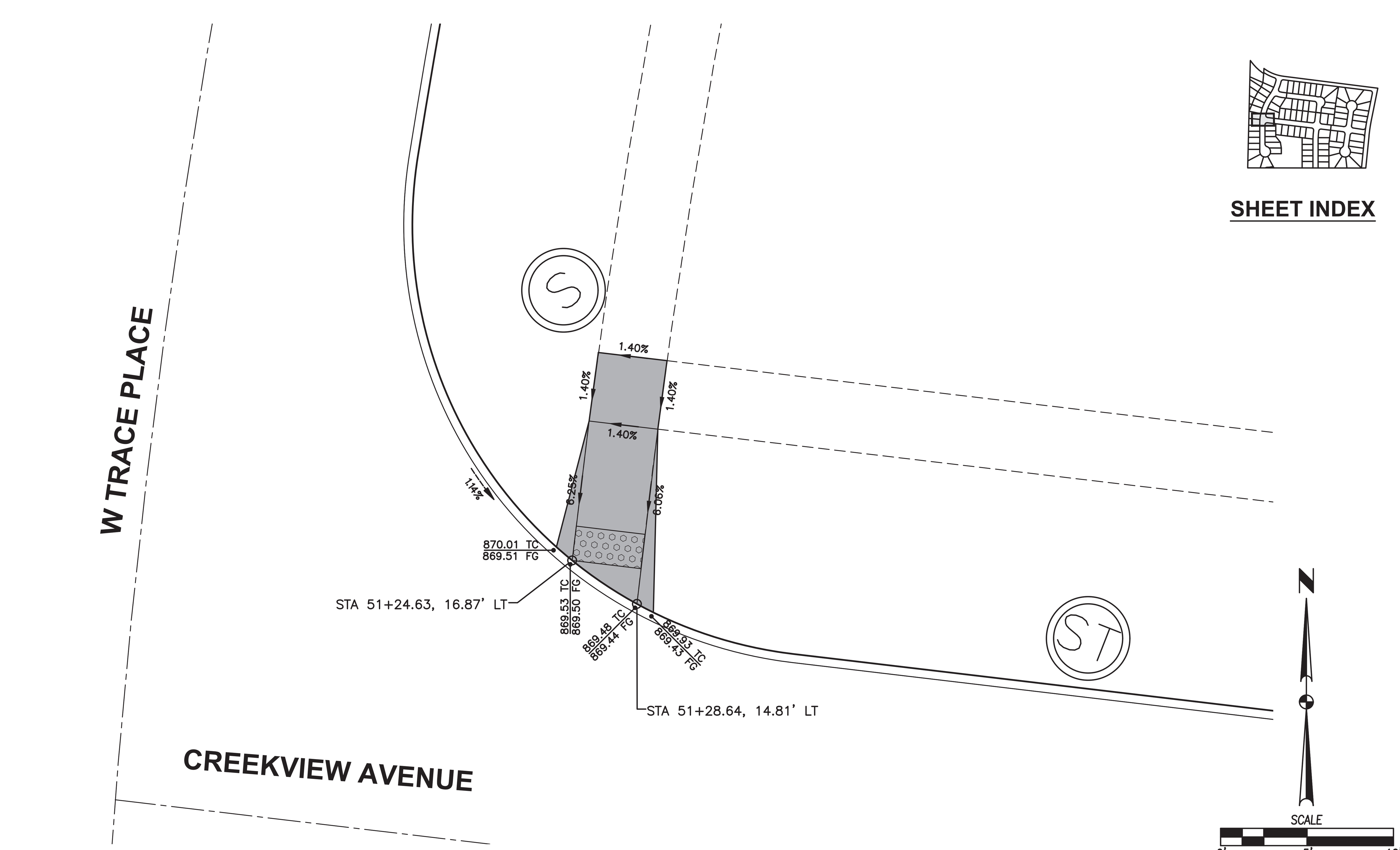
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. CONTRACTOR TO SAW CUT A CLEAN EDGE ON EXISTING PAVEMENT AT ALL TIE-IN POINTS.
5. ROLLED HEADER JOINTS REQUIRED AT ALL PAVEMENT STUBS.

SIDEWALK DETAILS

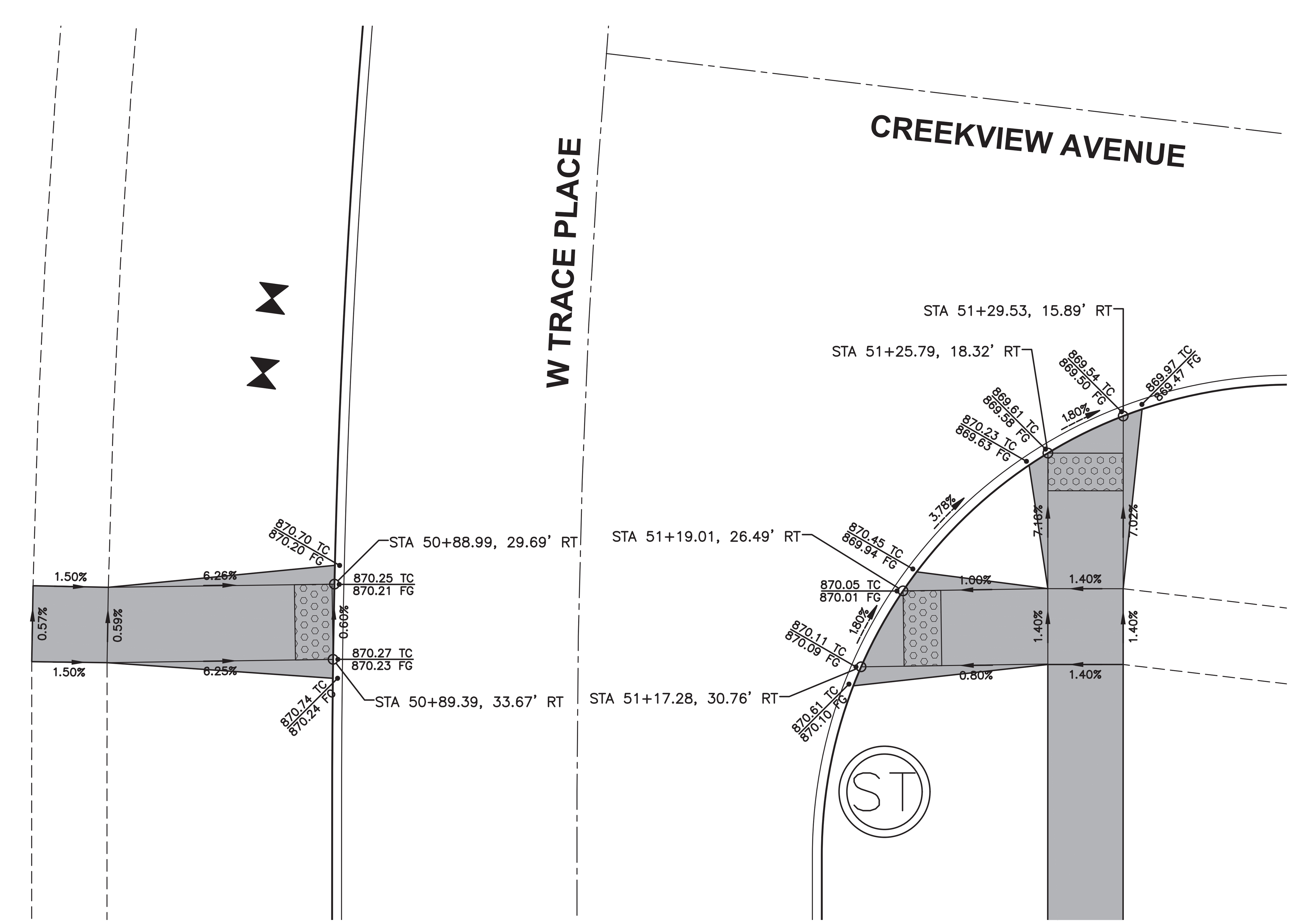
REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: JAT
TECH:

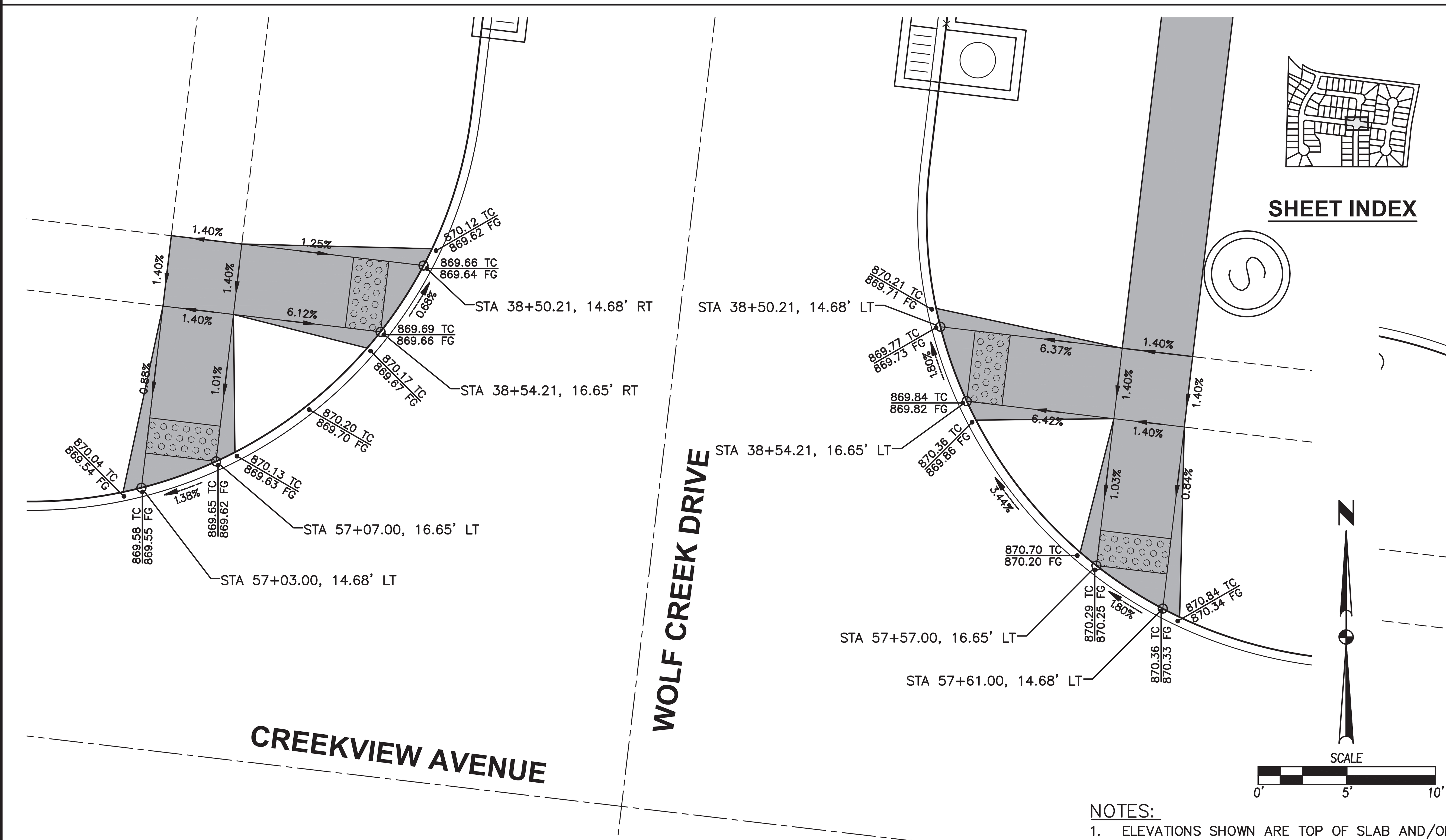
CREEKVIEW ESTATES - PLAT 1
INTERSECTION DETAILS
POLK CITY, IOWA

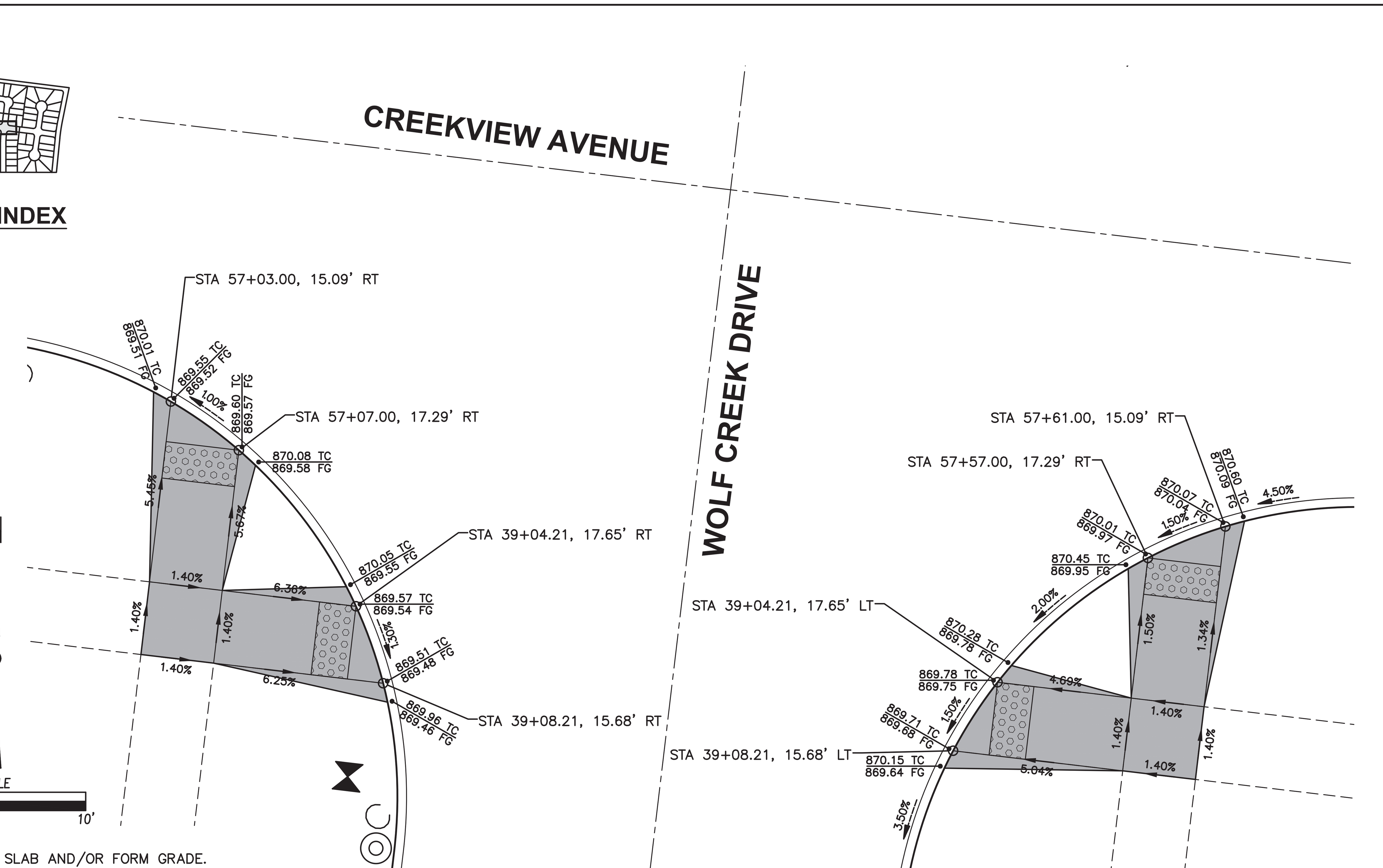


SIDEWALK DETAILS



SIDEWALK DETAILS





SIDEWALK DETAILS

SIDEWALK DETAILS

NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. CONTRACTOR TO SAW CUT A CLEAN EDGE ON EXISTING PAVEMENT AT ALL TIE-IN POINTS.
5. ROLLED HEADER JOINTS REQUIRED AT ALL PAVEMENT STUBS.

REVISIONS	DATE
FIFTH SUBMITTAL	04/21/20
FOURTH SUBMITTAL	04/13/20
THIRD SUBMITTAL	04/07/20
SECOND SUBMITTAL	03/09/20
FIRST SUBMITTAL	02/14/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: JAT
TECH:

CREEKVIEW ESTATES - PLAT 1
INTERSECTION DETAILS

POLK CITY, IOWA

38/38

1904.178

FILE: H:\2019\1904178\DWG\CREEKVIEW ESTATES-C0'S\1904178-INTERSECTIONS.DWG
FILE DATE: 4/13/20 DATE PLOTTED: 4/21/2020 12:05 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

RESOLUTION NO. 2020-40

A RESOLUTION APPROVING THE CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS FOR BIG CREEK VALLEY PLAT 2

WHEREAS, Shive-Hattery, on behalf of Jarrod Ruckle and MJR Development, has submitted the Construction Drawings for Public Improvements associated with Big Creek Valley Plat 2, including but not limited to grading, street paving, assessable sidewalk ramps along with associated storm sewers, sanitary sewers, water main and services; and

WHEREAS, said Construction Drawings appear to be in general conformance with Polk City's Subdivision Regulations, SUDAS and the approved Preliminary Plat for Big Creek Valley; and

WHEREAS, it shall be the Developer's responsibility to obtain approval for all necessary permits including the Iowa DNR permits for water main and sanitary sewer construction, and the NPDES Storm Water Discharge permit; and

WHEREAS, the Developer's Engineer remains solely responsible for their design and ensuring it is fully compliant with all applicable code requirements and permits; and

WHEREAS, the Developer's Engineer is also responsible for construction staking and ensuring all locations, grades and slopes are in conformance with said standards; and

WHEREAS, the City Engineer and City Manager have reviewed said Construction Drawings for Public Improvements and recommended approval of same subject to all outstanding engineering review comments being addressed prior to Council action, off-site easements being signed by the property owner and recorded by Developer prior to the start of construction, and the developer's provision of a change order to add cluster mailbox pads.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the City Engineer and do hereby approve the Construction Drawings for Public Improvements for Big Creek Valley Plat 2 subject to all off-site easements being signed by the property owner and recorded by Developer prior to the start of construction and the developer's provision of a change order to add cluster mailbox pads following coordination with the United States Postal Service and approval by the Public Works Director.

PASSED AND APPROVED the 27th day April 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

April 22, 2020

Honorable Mayor and City Council
City of Polk City
112 3rd Street
Polk City, Iowa 50226

RE: BIG CREEK VALLEY PLAT 2
APPROVAL OF CONSTRUCTION DRAWINGS

Dear Honorable Mayor and City Council:

On behalf of MJR Developments, LLC, Shive-Hattery, Inc. has submitted the construction drawings for the above referenced plat. These plans represent the second phase of construction for this subdivision. At this time, the developer plans to subdivide 30 single family lots and one outlot. Of these lots, 22 lots will front onto Timber Valley Drive. The remaining lots will front onto Oak Valley Circle. The plans cover the construction of the remainder of Timber Valley Drive and Oak Valley Circle, along with the associated sanitary sewers, storm sewers, water main and services. The plans also include grading of one wet-bottom detention basin.

The revised construction drawings appear to be in general conformance to SUDAS and the approved Preliminary Plat.

Based on all outstanding comments in our April 21, 2020 review memo being satisfactorily addressed, we recommend approval of the construction drawings for Big Creek Valley Plat 2. This recommendation is also subject to a provision requiring the developer to obtain signed documents for all off-site easements prior to the start of construction; and a provision for a change order to add cluster mailboxes following coordination with the United States Postal Service. It shall be the developer's responsibility to obtain approval for all necessary permits prior to the start of applicable construction items. These permits include, but are not limited to, the Iowa DNR permits for water main and sanitary sewer construction and the NPDES Storm Water Discharge permit.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.

John W. Haldeman

John W. Haldeman, P.E.

CC: Chelsea Huisman, City of Polk City
Mike Schulte, City of Polk City
Kathleen Connor, Snyder & Associates, Inc.
Jarrod Ruckle, MJR Developments, LLC

CONSTRUCTION DRAWINGS REVIEW

Date:	April 21, 2020	Prepared by:	John Haldeman, P.E. Travis Thornburgh, E.I.
Project:	Big Creek Valley Plat 2	Project No.:	120.0340.01

REVIEW COMMENTS:

Pursuant to our review of Submittal #2, based on the Construction Drawings and Storm Water Management Plan, we offer the following preliminary comments. Snyder & Associates reserves the right to add review comments following provision of revised construction drawings.

General Comments:

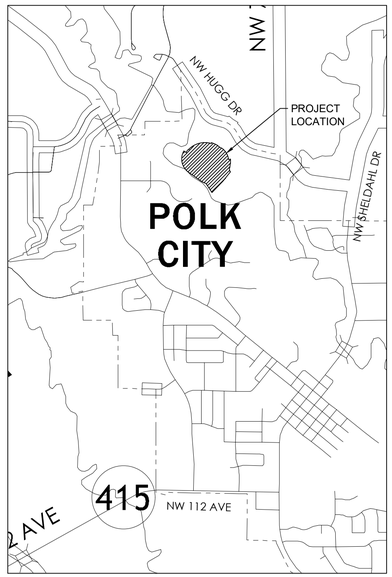
1. Once approved by the Iowa DNR, provide a signed copy of those permits for the City's files. Construction of the sanitary sewer or water main shall not commence until the respective Iowa DNR permit has been approved.
2. Show orange safety fence at grading limits to protect existing trees to remain in place.
3. Revise the note specifying the seeding mixture(s) to be used for detention basin stabilization. Type 1 seeding mixture does not adequately withstand ponding. A seed mixture shall be specified that withstands ponding. The United Floodplain Mixture by United Seeds, Inc. is one example of an acceptable seeding mixture.
4. Provide an Overland Flowage Easement granted to the City of Polk City, on a form approved by the City Attorney and signed by Tournament Club of Iowa, LLC, for the off-site drainage easement. This document will need to be executed by the City of Polk City prior to commencing construction.
5. Provide a Temporary Construction Easement granted to MJR Developments LLC and signed by Tournament Club of Iowa, LLC, for all clearing, grading, and construction on the golf course property. A copy of this document will need to be provided to the Public Works Director and City Engineer prior to commencing construction.
6. We question the seeding mixture that will be utilized to restore the overland flowage area proposed on the adjacent property. If the easement area is to be restored with a Type 1 Urban Seed mixture, the developer shall provide a signed agreement outlining who will be responsible for mowing. Alternatively, a note shall be added to the plans specifying a native seed mixture within the easement area.
7. The developer should be aware the streetlight design shall be submitted for approval prior to acceptance of public improvements or acceptance of final plat, whichever occurs first.
8. Revise the Executive Summary to include a table summarizing the existing outflows and proposed outflows, illustrating that proposed outflows do not exceed existing conditions.

9. Provide dimensions for all rip rap to be installed, including length, width, and depth. Provide typical section for each drainage swale, including dimensions for swale width and depth and easement width. These typical sections must be included in construction drawings.

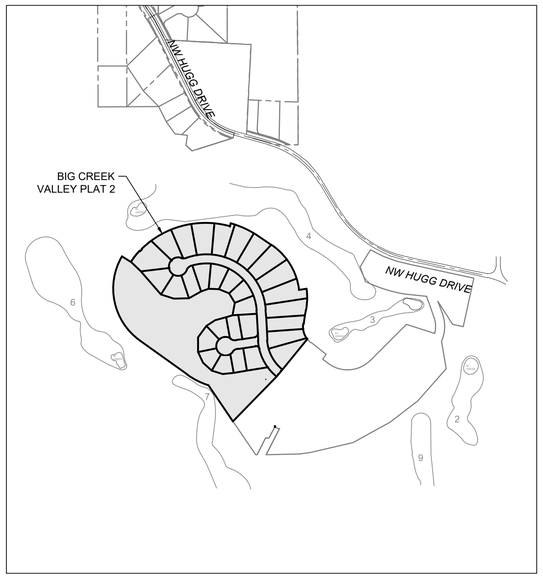
NOTE:
Review of the construction drawings and storm water management plan by Snyder & Associates as the City Engineer is for general conformance with Polk City's Subdivision Ordinance and SUDAS only. The developer's engineer is solely responsible for their design and ensuring its full compliance with all applicable code requirements and permits.

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE, POLK CITY, IOWA



VICINITY MAP
1" = 2000'



PROJECT MAP
1" = 500'

PROPERTY OWNER

MJR DEVELOPMENT. LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IOWA 50226

ENGINEER

SHIVE-HATTERY, INC.
ATTN: KELSEY SCALLON
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

BENCHMARKS

HORIZONTAL - NAD83, IOWA STATE PLANES, SOUTH ZONE, US FOOT

VERTICAL - NAV88

BIG CREEK VALLEY - ½" I.R. W/YELLOW CAP #882 LYING 289 FEET NORTHWEST OF THE EAST CORNER OF LOT 43 OF BIG CREEK VALLEY PLAT 1

ELEVATION = 859.89

CONTROL POINTS

CP-6: CP
NORTHING = 651919.562
EASTING = 1581249.308
ELEVATION = 901.964

CP-21: CP
NORTHING = 650715.088
EASTING = 1578836.409
ELEVATION = 954.453

CP-24: IR
NORTHING = 650874.562
EASTING = 1579716.361
ELEVATION = 860.137

NOTE:
ALL REQUIRED TEMPORARY CONSTRUCTION EASEMENTS, AND PERMANENT UTILITY EASEMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE CONSTRUCTION OF SAID PUBLIC IMPROVEMENTS.

LEGEND:

EXISTING	DESCRIPTION	PROPOSED
	STORM STRUCTURES	
	FLARED END SECTION	
	STORM SEWER	
	STORM SERVICE	
	SANITARY MANHOLE	
	SANITARY SEWER	
	SANITARY SERVICE	
	WATER MAIN	
	WATER SERVICE	
	WATER VALVE	
	FIRE HYDRANT ASSEMBLY	
	OVERHEAD ELECTRIC	
	PROPERTY LINE	
	EASEMENT LINE	
850	MAJOR CONTOUR	850
849	MINOR CONTOUR	849
	BASE FLOOD ELEVATION	BFE
	MINIMUM OPENING ELEVATION	MOE

NO.	REVISION	DATE
1	CITY SUBMITTAL #1	03/25/2020
2	CITY SUBMITTAL #2	04/17/2020

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL INFORMATION
C002	TYPICAL SECTIONS
C100	OVERALL PLAN
C101	ROADWAY PLAN AND PROFILE
C102	ROADWAY PLAN AND PROFILE
C103	ROADWAY PLAN AND PROFILE
C104	ROADWAY PLAN AND PROFILE
C121	JOINTING PLAN
C122	JOINTING PLAN
C123	JOINTING PLAN
C124	JOINTING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C251	EROSION CONTROL PLAN
C301	SANITARY SEWER PLAN & PROFILE
C302	SANITARY SEWER PLAN & PROFILE
C303	SANITARY SEWER PLAN & PROFILE
C304	SANITARY SEWER PLAN & PROFILE
C305	SANITARY SEWER PLAN & PROFILE
C306	WATER MAIN PLAN & PROFILE
C307	WATER MAIN PLAN & PROFILE
C308	WATER MAIN PLAN & PROFILE
C309	WATER MAIN PLAN & PROFILE
C310	STORM SEWER PLAN & PROFILE
C311	STORM SEWER PLAN & PROFILE
C312	STORM SEWER PLAN & PROFILE
C313	STORM SEWER PLAN & PROFILE
C314	STORM SEWER PLAN & PROFILE
C315	STORM SEWER PLAN & PROFILE
C316	STORM SEWER PLAN & PROFILE
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS

THE 2020 EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CITY APPROVAL

CIVIL ENGINEER

LICENSED PROFESSIONAL ENGINEER
KELSEY A SCALLON
25081
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW 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.

Signature: Date

Printed or typed name: KELSEY A SCALLON
License Number: 25081
My License Renewal Date is: DECEMBER 31, 2021
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
-

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

2020-04-17
SUBMITTAL
PROJECT NO: 4181381
CLIENT NO: --

C000

P:\Projects\DM\4181381\Deliverables\Drawings\1_Civil\C000 COVER SHEET.dwg
Printed: 4/17/2020 10:25:03 AM

GENERAL NOTES:

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   1.1. SNYDER & ASSOCIATES
   1.2. DEVELOPER
   1.3. ENGINEER
   1.4. IOWA ONE-CALL

2. THE CONTRACTOR SHALL NOTIFY THE POLK CITY PUBLIC WORKS DIRECTOR AND SNYDER & ASSOCIATES PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO UTILITY CONSTRUCTION, SUBGRADE PREPARATION, MAIN LINE PAVING AND BOX-OUT PAVING.

3. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AS REQUIRED WITH THE CITY AND SNYDER & ASSOCIATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5. ALL IOWA DNR AND IOWA DOT PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE NECESSARY NPDES STORM WATER DISCHARGE PERMIT AND FOR MAINTAINING EROSION CONTROL MEASURES IN CONFORMANCE WITH THE SWPPP.

6. THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS AND MATERIALS SUBMITTALS TO THE DEVELOPER'S ENGINEER FOR REVIEW, APPROVAL AND THEN PROVISION TO SNYDER & ASSOCIATES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE. MATERIALS SUBMITTED SHALL INCLUDE MANUFACTURER'S CUT SHEETS OR SIMILAR FOR PIPE MATERIALS FOR ALL UTILITIES AND UTILITY SERVICE LINES, FIRE HYDRANTS, VALVES, CURB STOPS, SUBDRAIN PIPE MATERIALS, CLEAN-OUTS, APRON GUARDS, CONCRETE MIX, MATURITY CURVES OR OTHER ACCEPTABLE TESTING. SHOP DRAWINGS SHALL INCLUDE MANHOLES, INTAKES, BOX CULVERTS, FENCING/GUARD RAILS AND OTHER SPECIALTY CONSTRUCTION ITEMS.

7. THE DEVELOPER'S ENGINEER SHALL IMMEDIATELY NOTIFY SNYDER & ASSOCIATES IF FIELD CONDITIONS DO NOT MATCH THE APPROVED CONSTRUCTION DRAWINGS. THESE CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, STAKING DISCREPANCIES OF MORE THAN 0.2' VERTICAL OR 1.0' HORIZONTAL, DISCOVERY OF PIPES AND/OR FIELD TILES NOT SHOWN ON PLANS, ELEMENTS SHOWN ON PLANS THAT ARE MISSING IN THE FIELD, OR OTHER DISCREPANCIES BETWEEN THE APPROVED PLANS AND FIELD CONDITIONS.

8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.

9. THE CONTRACTOR SHALL CONDUCT CLEAN-UP OPERATIONS ON EXISTING STREETS AND ADJACENT PRIVATE PROPERTY AT THE END OF EACH WORKING DAY AND MORE OFTEN AS DIRECTED BY THE CITY.

10. THE CONTRACTOR SHALL PROVIDE 4-YEAR MAINTENANCE BONDS, IN AN AMOUNT EQUAL TO THE COST OF CONSTRUCTION, FOR THE PAVING AND FOR WATER MAINS, SANITARY SEWERS, STORM SEWERS, INCLUDING ALL UTILITY SERVICES. THE MAINTENANCE BONDS SHALL BE PROVIDED TO THE CITY ENGINEER PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES. A TABLE DIMENSIONING THE DISTANCE FROM THE NEAREST PROPERTY CORNER TO EACH SERVICE SHALL BE PROVIDED TO THE CITY ENGINEER PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.

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

13. THE DEVELOPER'S ENGINEER SHALL PROVIDE AS-BUILT CAD FILES IN ELECTRONIC FORMAT, AND PDF FILES OF THE FULL RECORD DRAWING SET TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. RECORD DRAWINGS SHALL INCLUDE FLOW LINE ELEVATIONS OF ALL SWALES AT EACH PROPERTY LINE PER CITY CODE.

14. THE DEVELOPER'S SURVEYOR SHALL PROVIDE A STATEMENT TO THE CITY ENGINEER CERTIFYING THAT ALL PROPERTY CORNERS HAVE BEEN SET PRIOR TO COUNCIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.

15. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

16. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

17. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.

18. HANDICAP RAMPS, IF ANY, FOR DESIGNATED BIKE TRAILS SHALL HAVE BRICK RED TRUNCATED DOMES; ALL OTHER HANDICAP RAMPS SHALL BE CHARCOAL GRAY TRUNCATED DOMES FOR DETECTABLE WARNINGS.

19. THE DEVELOPER SHALL BE RESPONSIBLE FOR REIMBURSING THE CITY OF POLK CITY FOR MATERIAL COSTS FOR ALL STREET SIGNS WITHIN THIS PLAT.

20. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.

21. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.

22. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.

23. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.

24. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.

25. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SODDED OR SEEDED. REFER TO PLANS.

26. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.

27. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.

28. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.

29. THE GENERAL CONTRACTOR SHALL MAINTAIN ACCESS TO THE LIFT STATION AS REQUIRED BY POLK CITY PUBLIC WORKS.

30. CONTRACTOR SHALL BE HELD TO THE GRADING PERMIT STIPULATIONS AT ALL TIMES.

STANDARD DETAILS

STATEWIDE URBAN DESIGN AND SPECIFICATIONS

FIGURE	DATE	TITLE
3010.101	04-21-09	TRENCH BEDDING AND BACKFILL ZONES
3010.102	04-18-17	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	10-18-16	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
3010.104	04-21-09	PRESSURE PIPE TRENCH BEDDING
4030.222	10-18-16	CIRCULAR CONCRETE APRONS
4030.224	10-18-16	CONCRETE PIPE APRON GUARD
5010.101	10-18-16	THRUST BLOCKS
5010.102	10-18-16	TRACER SYSTEM
5020.201	04-18-17	FIRE HYDRANT ASSEMBLY
6010.301	10-21-14	CIRCULAR SANITARY SEWER MANHOLE
6010.401	04-21-09	CIRCULAR STORM SEWER MANHOLE
6010.501	04-21-20	SINGLE GRATE INTAKE
6010.503	10-16-12	SINGLE GRATE INTAKE WITH MANHOLE
6010.505	10-16-12	DOUBLE GRATE INTAKE
6010.601	04-21-15	CASTINGS FOR SANITARY SEWER MANHOLES
6010.602	04-15-14	CASTINGS FOR STORM SEWER MANHOLES
6010.603	10-15-13	CASTINGS FOR GRATE INTAKES
6010.604	10-20-09	CASTINGS FOR AREA INTAKES
7010.905	10-19-10	PCC CUL-DE-SAC JOINTING LOCATIONS
9040.110	10-21-14	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.119	10-21-14	SILT FENCE

GRADING/BACKFILL NOTES:

1. RECONNECT ANY FIELD FILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.

2. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON DAMAGING ANY UTILITY LINE OR APPURTENANCE, OR IF THERE IS ANY INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED AND APPROVED BY CITY.

3. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.

4. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD TO MINIMUM OF 4-INCHES ON UNPAVED AREAS, INCLUDING FRONT, REAR, AND SIDE YARDS OF ALL LOTS.

5. ALL AREAS TO RECEIVE FILL ARE TO BE BENCHED. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.

6. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR DENSITY WITHIN THE RIGHT-OF-WAY AND 90% OUTSIDE OF THE RIGHT-OF-WAY.

7. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL FALL WITH IN A RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE.

8. THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.

9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.

11. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.

12. ALL SLOPES WITHIN PUBLIC EASEMENTS, RIGHT-OF-WAY, PARKS, OR LAND TO BE PUBLICLY OWNED SHALL BE GRADED TO A 4:1 MAXIMUM SLOPE.

13. ALL SLOPES ON PRIVATE PROPERTY SHALL BE 4:1 MAXIMUM, UNLESS THE SPECIFIC LOCATION(S) HAVE BEEN LABELED AS 3:1 MAXIMUM.

14. ALL EXISTING ROADSIDE DITCHES SHALL BE GRADED TO DRAIN.

15. ALL SWALES WITHIN DRAINAGE OR SURFACE WATER FLOWAGE EASEMENTS SHALL BE GRADED TO A 2% MINIMUM SLOPE, MEASURED ALONG THE FLOWLINE OF SAID SWALE. IF THE AS-BUILT CONDITION OF ANY SWALE HAS LESS THAN 2% MINIMUM SLOPE, A 6" SUBDRAIN WILL BE REQUIRED. THE SUBDRAIN SHALL HAVE CLEAN-OUTS LOCATED NEAR PROPERTY LINES WHERE POSSIBLE, BUT IN NO CASE HAVING A SPACING GREATER THAN 200 FEET.

16. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

17. EXISTING TREES SHALL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.

18. EXISTING TREES SHALL BE REMOVED FROM EXISTING AND PROPOSED PUBLIC RIGHT-OF-WAY UNLESS THE PUBLIC WORKS DIRECTOR PROVIDES SPECIFIC APPROVAL TO MAINTAIN CERTAIN TREES WITHIN SAID RIGHT-OF-WAY.

19. CONTRACTOR SHALL OBTAIN A GRADING PERMIT PRIOR TO COMMENCING CONSTRUCTION.

PAVING NOTES:

1. THE CONTRACTOR SHALL ATTEND A PRE-POUR MEETING WITH THE CITY AND SNYDER & ASSOCIATES PRIOR TO COMMENCING PAVING OPERATIONS. NO PAVING OPERATIONS SHALL BEGIN UNTIL CONTRACTOR HAS RECEIVED AUTHORIZATION FROM SNYDER & ASSOCIATES.

2. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TEST RESULTS, INCLUDING BUT NOT LIMITED TO COMPACTION TESTS AND STORM SEWER AND SANITARY SEWER TELEVISING, TO SNYDER & ASSOCIATES FOR REVIEW PRIOR TO REQUESTING THE PRE-POUR MEETING.

3. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF CURB UNLESS OTHERWISE NOTED.

4. PAVEMENTS SHALL BE 6" CONTINUOUSLY-REINFORCED PCC PAVEMENT.

5. ALL REINFORCING SHALL BE EPOXY-COATED REINFORCING STEEL.

6. ALL STREETS SHALL HAVE 6" INTEGRAL CURBS.

7. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.

8. CONSTRUCTION OF HANDICAPPED ACCESSIBLE RAMPS, WITH DETECTIBLE WARNINGS AND INCLUDING COMMON SQUARE, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

9. CONSTRUCTION OF 4-FT SIDEWALK SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED IN THE PLANS.

STORM SEWER NOTES:

1. PROVIDE SUBDRAIN BEHIND BACK OF CURB ON BOTH SIDES FOR ALL PUBLIC STREETS. ANY SUBDRAIN CROSSING UNDER THE PAVEMENT SHALL BE RCP PIPE.

2. ADDITIONAL RIP-RAP MAY BE REQUIRED AT ANY FES BASED UPON FIELD REVIEW BY THE CITY OF POLK CITY.

3. ALL CURB INTAKES SHALL HAVE TYPE "R" VANE GRATES.

4. ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE OR PRECAST CONCRETE.

5. 12" AND LARGER STORM SEWERS SHALL BE RCP. WRAP PIPE JOINTS WITH ENGINEERING FABRIC.

6. 8-INCH FOOTING DRAINS TO BE PVC, SDR 35.

7. FOOTING DRAIN SERVICES TO BE 4-INCH PVC, SDR 35. EXTEND SERVICES 10' INSIDE LOT UNLESS OTHERWISE NOTED.

8. ALL INTAKES SHALL BE LOCATED A MINIMUM OF 7.5 FEET FROM END OF RETURNS.

9. CORE DRILL ALL CONNECTIONS TO EXISTING STRUCTURES.

10. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3'-6" COVER ON ALL STORM SEWER, INCLUDING SUMP SERVICES.

11. INSTALL CONTINUOUS PERFORATED SUBDRAIN IN LOCATIONS SHOWN ON ALL PLANS.

12. ALL SUBDRAIN, 6-INCHES OR SMALLER, SHALL HAVE CRITTER GUARDS.

13. ALL CLEAN-OUTS SHALL BE SET IN A 12" X 12" CONCRETE PAD.

14. FLARED END SECTIONS AND LAST 3 PIPE SECTIONS MUST BE TIED. ALL FLARED END SECTIONS SHALL HAVE 48-INCH FOOTINGS AND APRON GUARD.

15. THE CONTRACTOR SHALL TELEVISE EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE VIDEO IN DIGITAL FORMAT TO SNYDER & ASSOCIATES. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE JUST PRIOR TO TELEVISING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY REPAIRS AND/OR CLEANING REQUIRED PRIOR TO COMMENCING PAVING. THE SEGMENTS SHALL THEN BE RE-TELEVISED TO DEMONSTRATE PIPES ARE CLEAN. REPAIRS, IF NECESSARY, AND RE-TELEVISING SHALL BE AT THE CONTRACTORS EXPENSE.

16. ALL RCP STORM SEWER SHALL BE CLASS 3 (2000D) WITH R-2 BEDDING.

17. ALL LOTS WILL HAVE SUMP CONNECTIONS TO STORM SEWER MAIN AS SHOWN IN PLAN VIEW.

SANITARY SEWER NOTES:

1. ALL 8" SANITARY SEWER SHALL BE PVC TRUSS PIPE WITH CLASS 'F-3' BEDDING UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2. PROVIDE SANITARY SEWER SERVICE RISES AS REQUIRED.

3. THE CONTRACTOR SHALL INSTALL SEWER TAPE AT THE END OF EACH SANITARY SEWER SERVICE.

4. ALL INVERTS LOCATED AT AN ELEVATION ABOVE THE CENTERLINE OF THE EXISTING THROUGH PIPE AND LESS THAN 2.0' ABOVE THE MANHOLE FLOOR SHALL HAVE A POURED-IN-PLACE SLOPED INVERT.

5. ALL MANHOLES WITHIN PAVEMENT SHALL HAVE TYPE 'B' ADJUSTABLE CASTINGS. ALL MANHOLES NOT WITHIN PAVEMENT SHALL HAVE TYPE 'A' NON-ADJUSTABLE CASTINGS.

6. ALL MANHOLES SHALL HAVE I/I BARRIERS.

7. CORE DRILL ALL CONNECTIONS TO EXISTING MANHOLES AND PROVIDE SLOPE INVERT. THE INVERT OF NEW PIPE CONNECTIONS MUST BE AT LEAST 0.1' ABOVE THE EXISTING MANHOLE SHELF. EXISTING MANHOLES SHALL BE RE-TESTED.

8. ALL 4" AND 6" SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS. ALL SERVICE LINES SHALL BE EXTENDED 10' INSIDE LOT LINES UNLESS OTHERWISE NOTED ON PLANS.

9. ALL SERVICES AND 8-INCH STUB OUTS SHALL BE CAPPED.

10. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.

11. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.

12. THE CONTRACTOR SHALL JET CLEAN AND VACUUM ANY SECTION OF PIPE, FROM MANHOLE TO MANHOLE, WITH MUD OR DEBRIS MORE THAN 1" DEEP, ALONG WITH ANY DOWNSTREAM SEGMENTS AS REQUIRED DUE TO THIS CONSTRUCTION.

13. THE CONTRACTOR SHALL TELEVISE EVERY SANITARY SEWER LINE AND PROVIDE A COPY OF THE VIDEO FILE IN DIGITAL FORMAT TO SNYDER & ASSOCIATES. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE JUST PRIOR TO TELEVISING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY REPAIRS AND/OR CLEANING REQUIRED PRIOR TO COMMENCING PAVING. THE SEGMENTS SHALL THEN BE RE-TELEVISED TO DEMONSTRATE PIPES ARE CLEAN. REPAIRS, IF NECESSARY, AND RE-TELEVISING SHALL BE AT THE CONTRACTOR'S EXPENSE.

14. CONTRACTOR SHALL SWEEP ALL JOINTS TO REMOVE ROCKS AND DEBRIS FROM THE ENDS OF PIPE PRIOR TO MAKING THE JOINT CONNECTION. REPAIRS, IF NECESSARY, DUE TO ROCKS AND/OR DEBRIS IN JOINT(S) SHALL BE AT THE CONTRACTOR'S EXPENSE.

15. SAGS IN PIPE SHALL NOT EXCEED TOLERANCES AS SPECIFIED BY SUDAS. REPAIRS, IF NECESSARY, AND RE-TELEVISING SHALL BE AT THE CONTRACTOR'S EXPENSE.

16. THE CONTRACTOR SHALL INSTALL $\frac{1}{2}$" X 12" REBAR 6" BELOW FINISHED GROUND TO LOCATE SERVICES. A TEMPORARY STEEL POST SHALL BE PLACED AT EACH LOCATION FOR AS-BUILTS.

17. THE CONTRACTOR IS RESPONSIBLE FOR RETESTING EXISTING SANITARY SEWER TO THE CLOSEST DOWNSTREAM STRUCTURE FOR ALL LINES THAT HAVE ADDED SERVICES.

WATER MAIN NOTES:

1. PIPE MATERIALS SHALL BE AWWA C900, CLASS 150 PVC.

2. INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE UNDER PIPE, BRING TRACER WIRE TO SURFACE AT HYDRANTS, TERMINATING IN RECEPTACLE BOX.

3. CONNECT NEW TRACER TO EXISTING USING APPROVED SPLICE KIT AND PROVIDE A GROUND ROD AT END OF TRACER WIRE FOR LOCATION AND EXTENSION IN FUTURE. THE CITY WILL TEST THE TRACER WIRE PRIOR TO ACCEPTANCE OF PLAT AND REPAIRS, IF ANY, SHALL BE AT THE CONTRACTOR'S EXPENSE.

4. HYDRANTS SHALL BE SET 3.5 FEET FROM THE WATER MAIN.

5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT FIRE HYDRANTS WILL NOT CONFLICT WITH SIDEWALK CONSTRUCTION.

6. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

7. HYDRANTS TO BE WATROUS PRODUCTS, OPEN LEFT, PAINTED YELLOW.

8. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

9. SERVICES TO BE 1-INCH COPPER.

10. RISER RODS ARE REQUIRED AT ALL CURB STOPS.

11. STOP BOXES FOR 1" THROUGH 2" WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN A STOP BOX HOUSING. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOWED TO RAISE WITH THE FROST AND LOWER IF DRIVEN OVER WITHOUT DAMAGE TO CURB VALVE. FINISH GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE AND DOES NOT PRESENT A HAZARD TO THE PUBLIC.

12. WATER MAIN TO HAVE 5 $\frac{1}{2}$ FEET BURY, TYPICAL EXCEPT AT CRITICAL CROSSINGS.

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

14. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.

15. THE CONTRACTOR SHALL WORK WITH THE CITY OF POLK CITY WATER DEPARTMENT AND SNYDER & ASSOCIATES WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL OF THE CITY OF POLK CITY.

16. WATER CANNOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM THE CITY OF POLK CITY.

17. PROVIDE 2" BLOW-OFF AT THE TERMINAL END OF THE 8" WATER LINE UNLESS HYDRANT HAS BEEN PROVIDED.

18. WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED WITH SNYDER & ASSOCIATED PRESENT. RESULTS OF THE TEST SHALL BE PROVIDED TO PUBLIC WORKS. IF ANY TESTS DO NOT PASS, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR THE COST OF THE WATER ASSOCIATED WITH RE-TESTING.

19. THE CONTRACTOR SHALL INSTALL $\frac{1}{2}$" X 12" REBAR 6" BELOW FINISHED GROUND TO LOCATE SERVICES. A TEMPORARY STEEL POST SHALL BE PLACED AT EACH LOCATION FOR AS-BUILTS.

20. WATER SERVICES SHALL BE BORED UNDER NW HUGG DRIVE.

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

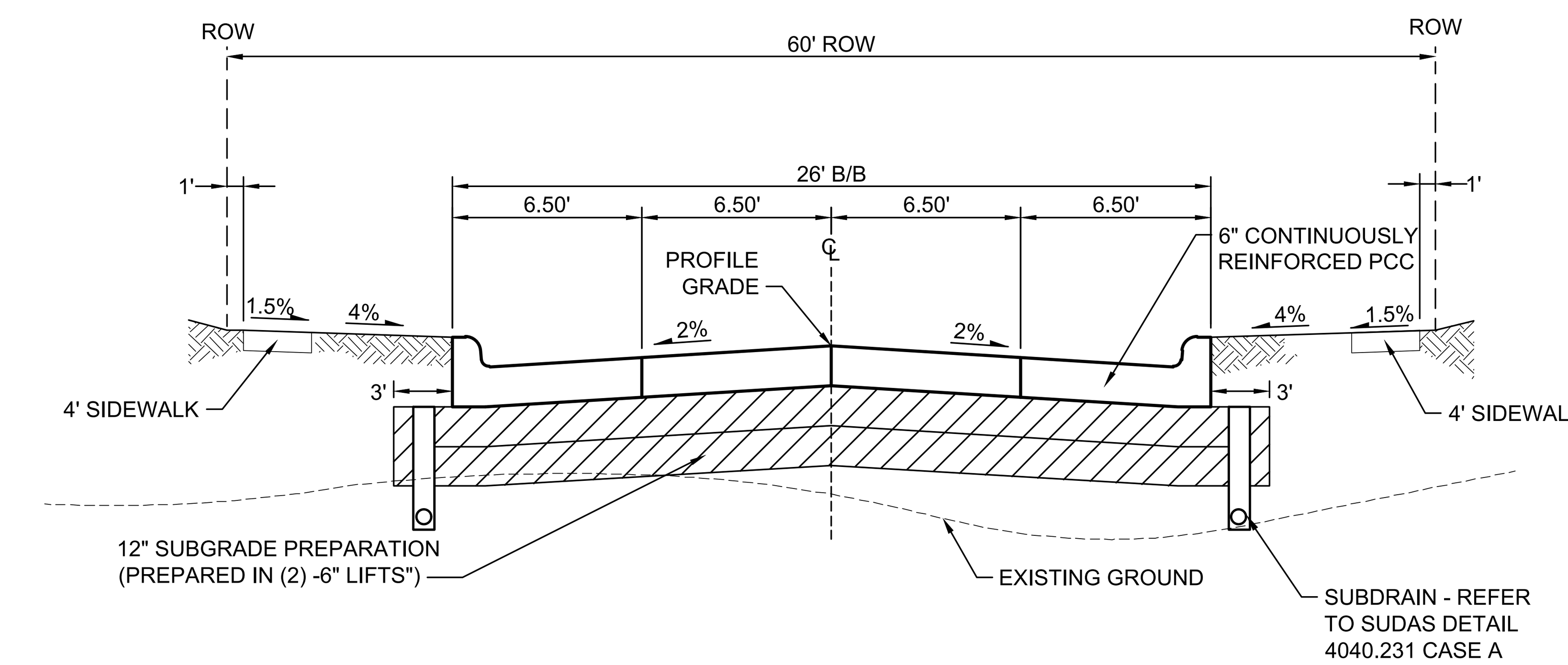
GENERAL INFORMATION

C001

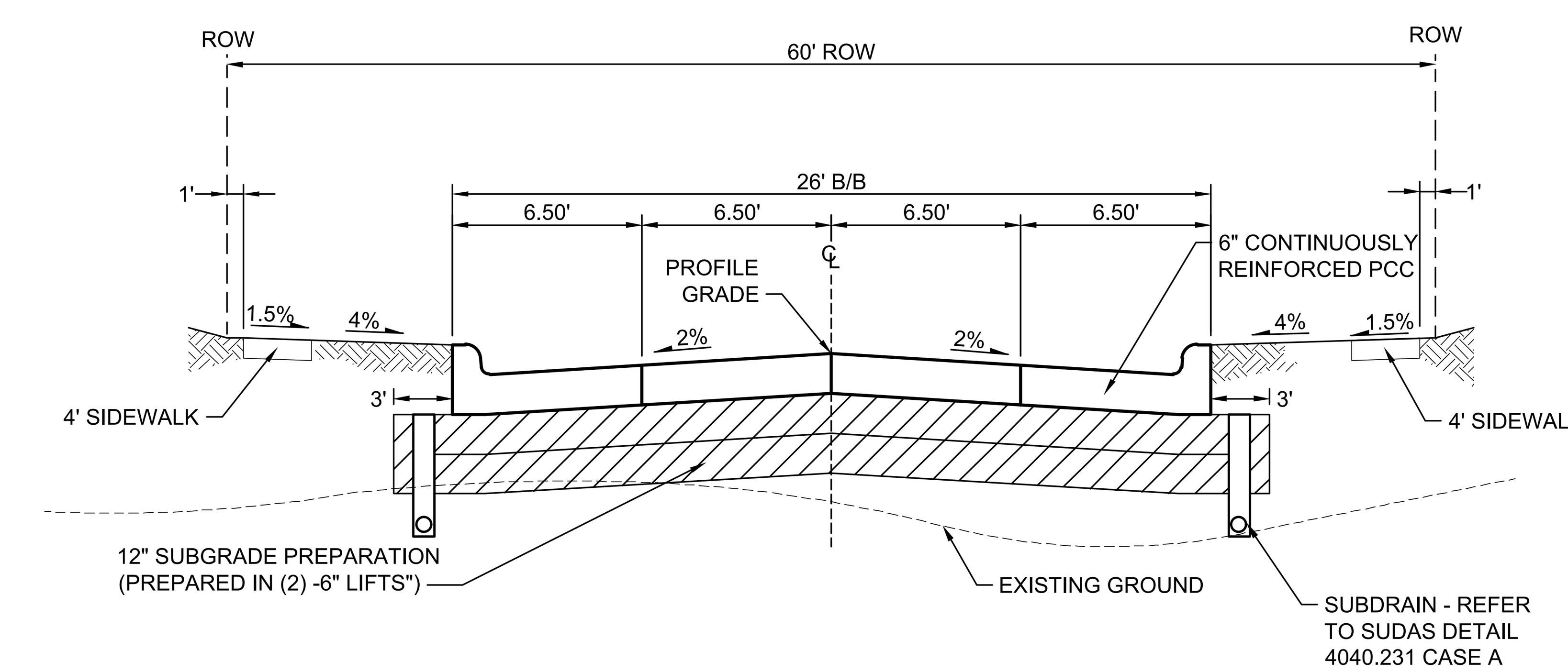
P:\Projects\DM\4181381\Deliverables\Drawings\1_Civil\C001 GENERAL INFORMATION.dwg
Printed: 4/17/2020 10:25:12 AM

ESTIMATED PROJECT QUANTITIES

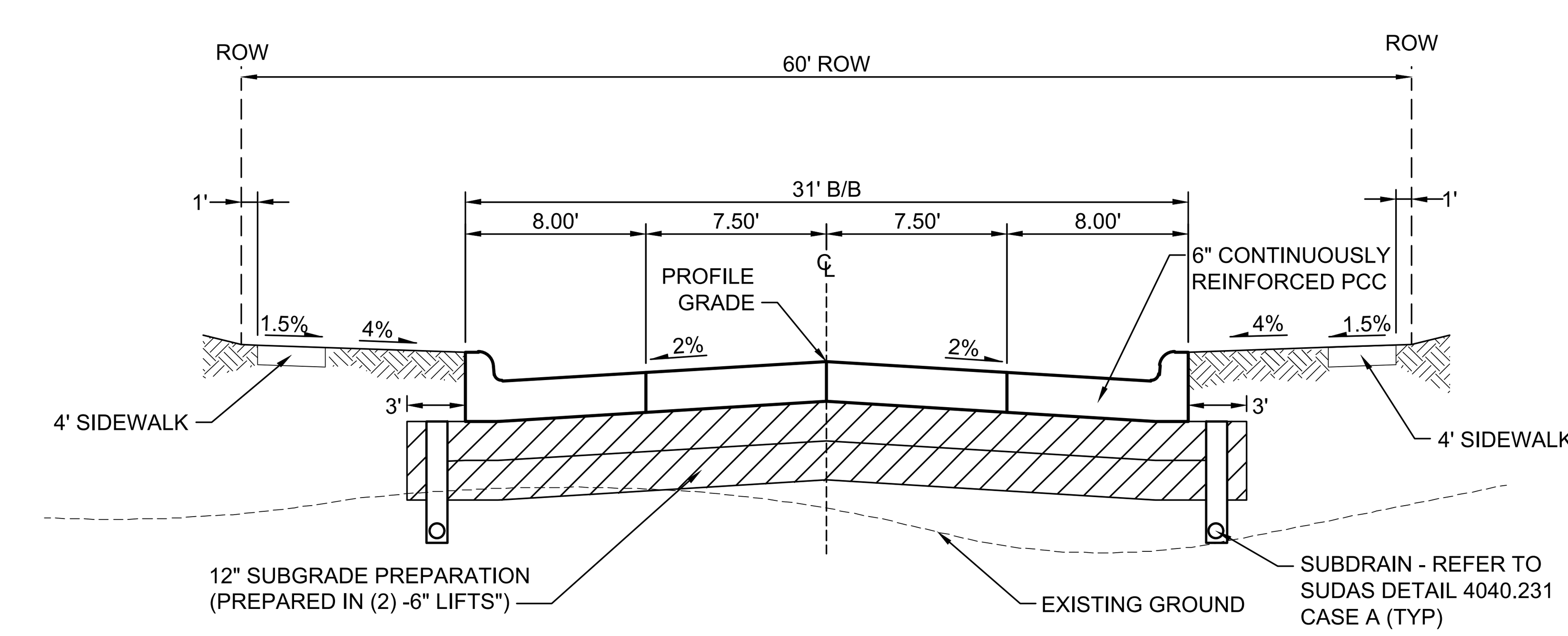
ITEM	UNIT	TOTAL
Earthwork & Paving		
Topsoil Strip, Salvage, & Respread	CY	10900
Excavation, Class 10	CY	104000
Subgrade Preparation	SY	6463
Reinforced Pavement, PCC, 6 IN.	SY	5440
Sidewalk, PCC, 5 IN.	SY	25
Detectable Warning	SF	32
Storm Sewer		
Storm Sewer, Trenched, RCP, 15 IN.	LF	663
Storm Sewer, Trenched, RCP, 18 IN.	LF	379
Storm Sewer, Trenched, RCP, 24 IN.	LF	417
Storm Sewer, Trenched, RCP, 36 IN.	LF	491
Storm Sewer, Trenched, PVC, 8 IN.	LF	184
Pipe Apron, RCP, 18 IN.	EA	1
Pipe Apron, RCP, 24 IN.	EA	3
Pipe Apron, RCP, 36 IN.	EA	2
Footing For Concrete Pipe Apron	EA	6
Pipe Apron Guard	EA	6
Subdrain, Longitudinal, 6 IN.	LF	2765
Footing Drain Collector, 4 IN.	LF	1756
Subdrain Cleanout, Type A-2	EA	8
Subdrain Outlets and Connections	EA	18
Footing Drain Connections, Insert-A-Tee	EA	30
Manhole, SW-401, 48 IN.	EA	2
Manhole, SW-401, 60 IN.	EA	2
Intake, SW-501	EA	3
Intake, SW-503	EA	3
Intake, SW-505	EA	4
Rip Rap, Class 'D'	TON	75
Sanitary Sewer		
Connection to Existing Manhole	EA	2
Sanitary Sewer, Gravity Main, Trenched, 8 IN.	LF	415
Sanitary Sewer Manhole, SW-301, 48"	EA	2
Sanitary Sewer Service Stub, PVC, 4 IN.	LF	1821
Sanitary Sewer Service Wye, PVC	EA	17
Existing Manhole Adjustments	EA	4
Water Main		
Water Main, Trenched, PVC, 8 IN.	LF	1566
Water Main Fittings, PVC	EA	6
Fire Hydrant Assembly	EA	5
8" Gate Valve	EA	3
Water Main Service Stub, Copper, 1 In.	EA	30



3 TYPICAL ROADWAY SECTION - OAK VALLEY CIRCLE (STA: 101+21.11 TO 102+57.88)
NOT TO SCALE



2 TYPICAL ROADWAY SECTION - TIMBER VALLEY DRIVE (STA: 101+39.44 TO 107+39.44)
NOT TO SCALE



1 TYPICAL ROADWAY SECTION - TIMBER VALLEY DRIVE (STA: 107+98.75 TO 112+02.00)
NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

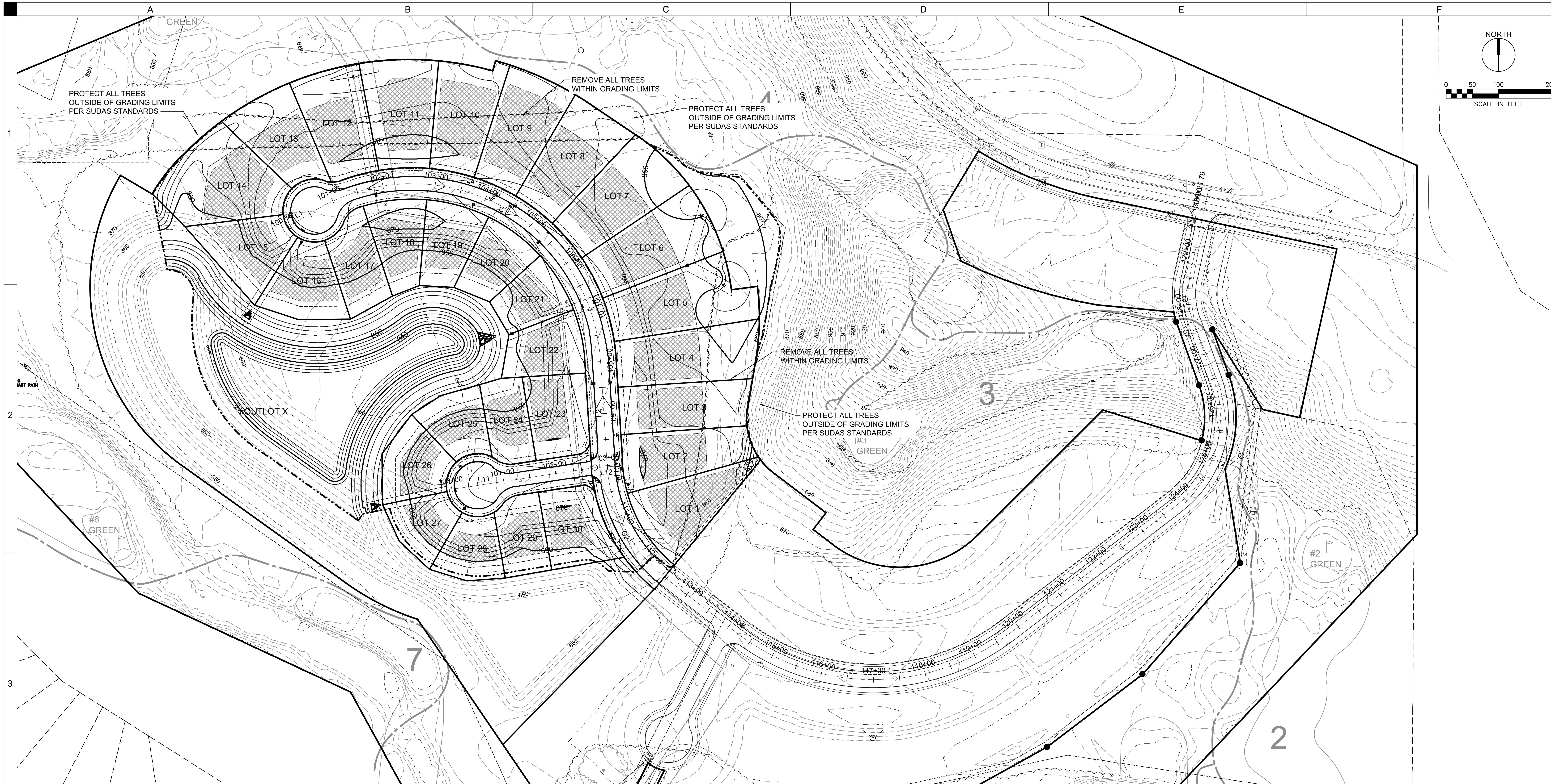
BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

TYPICAL SECTIONS

C002



ALIGNMENT SEGMENT TABLE								
SEGMENT #	LENGTH	RADIUS	LINE/CHORD DIRECTION	DELTA (Δ)	START POINT	END POINT	BEGIN STATION	END STATION
L1	61.00'		N58° 58' 52.85"E		N = 651945.70 E = 1579056.27	N = 651977.13 E = 1579108.55	100+00.00	100+61.00
C1	737.75'	360.00'	S62° 18' 37.25"E	117° 24' 59.80"	N = 651977.13 E = 1579108.55	N = 651691.23 E = 1579653.35	100+61.00	107+98.75
L2	200.28'		S03° 36' 07.35"E		N = 651691.23 E = 1579653.35	N = 651491.35 E = 1579665.93	107+98.75	109+99.03
C2	255.11'	300.00'	S27° 57' 49.02"E	48° 43' 23.34"	N = 651491.35 E = 1579665.93	N = 651272.75 E = 1579781.99	109+99.03	112+54.14

ALIGNMENT SEGMENT TABLE								
SEGMENT #	LENGTH	RADIUS	LINE/CHORD DIRECTION	DELTA (Δ)	START POINT	END POINT	BEGIN STATION	END STATION
L11	275.53'		N81° 23' 14.32"E		N = 651445.58 E = 1579370.17	N = 651486.85 E = 1579642.59	100+00.00	102+75.53
L12	47.18'		N85° 51' 44.60"E		N = 651486.85 E = 1579642.59	N = 651490.25 E = 1579689.65	102+75.53	103+22.72

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

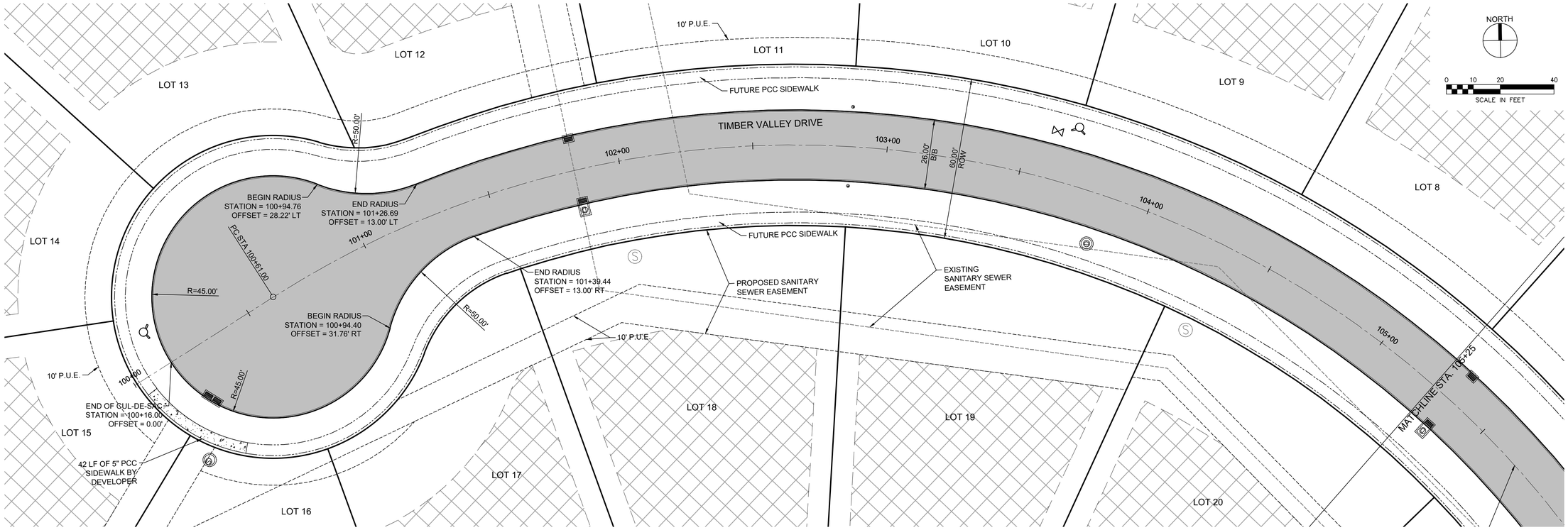
BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

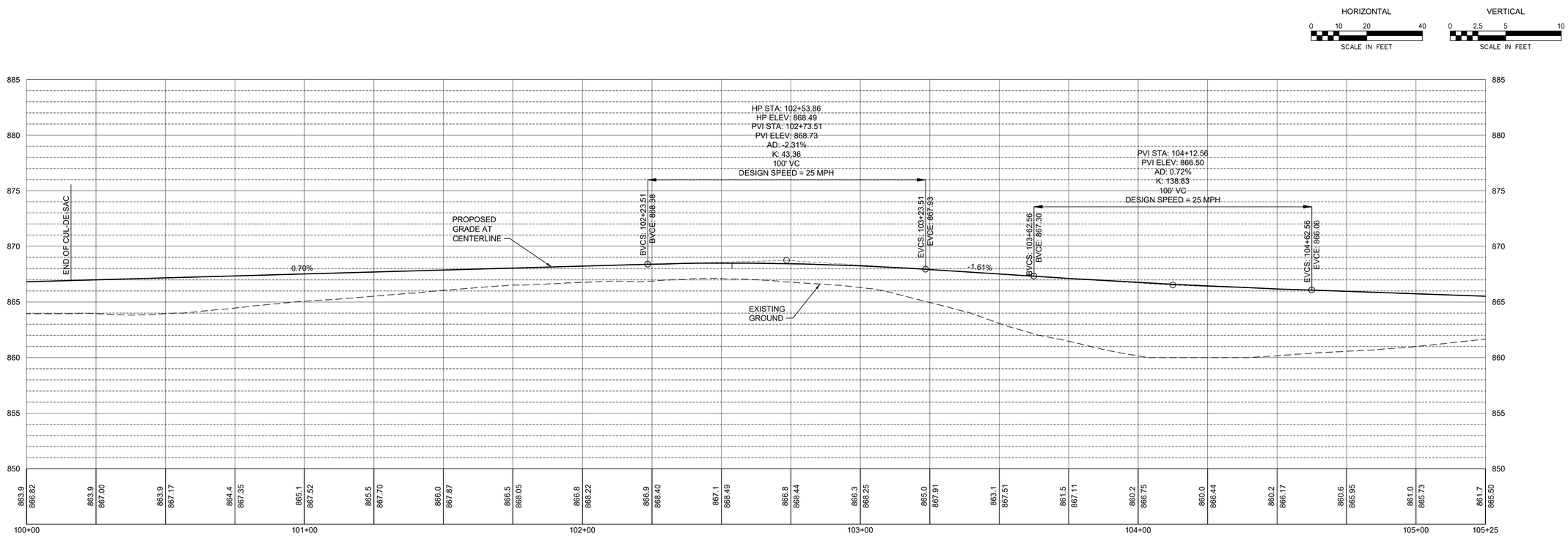
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

OVERALL PLAN

C100





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

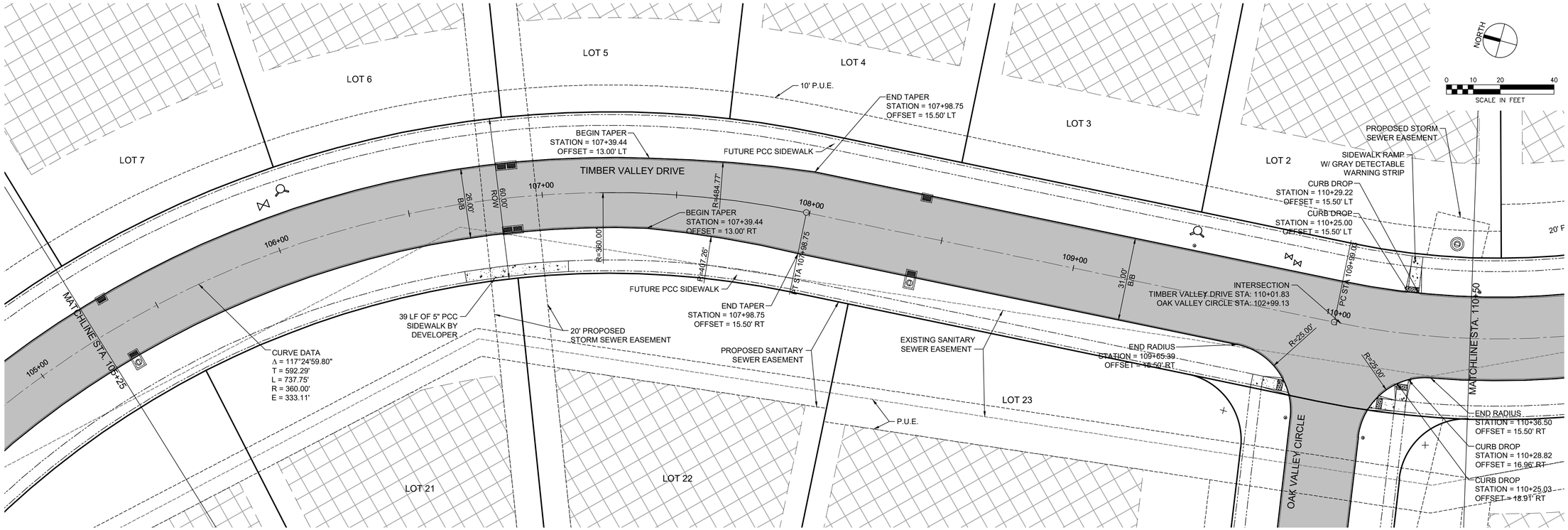
NW HUGG DRIVE | POLK CITY, IOWA

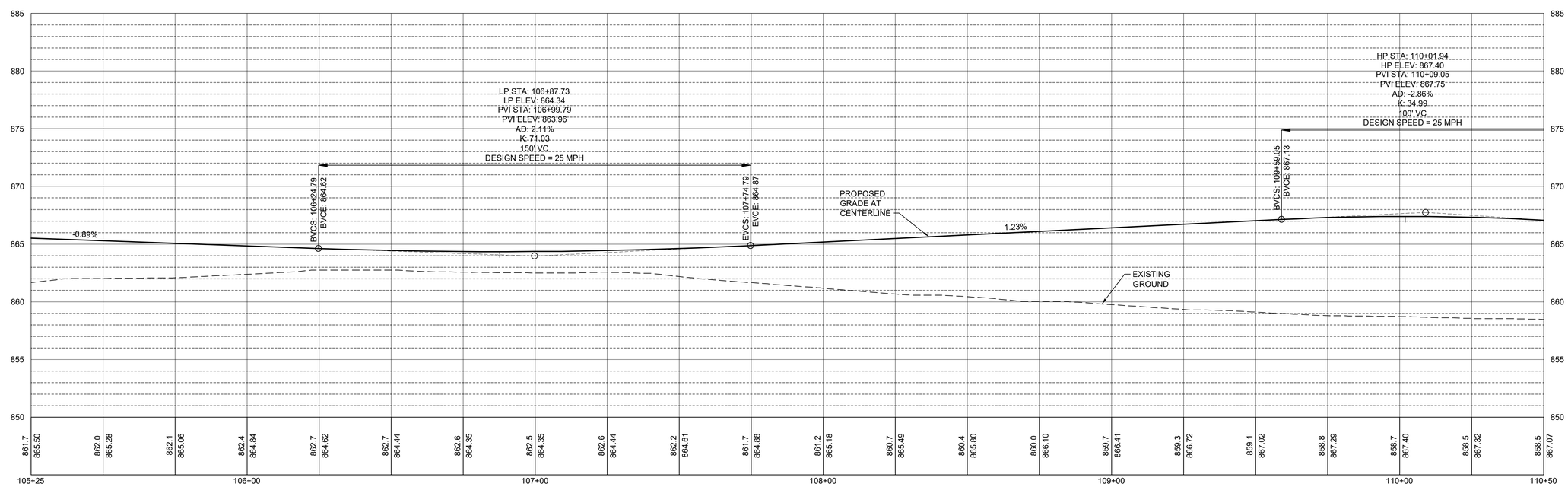
DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

ROADWAY PLAN AND PROFILE

C101

P:\Projects\0M4181381\Deliver\Dwgs\01_Civil\C101 ROADWAY PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:26:28 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

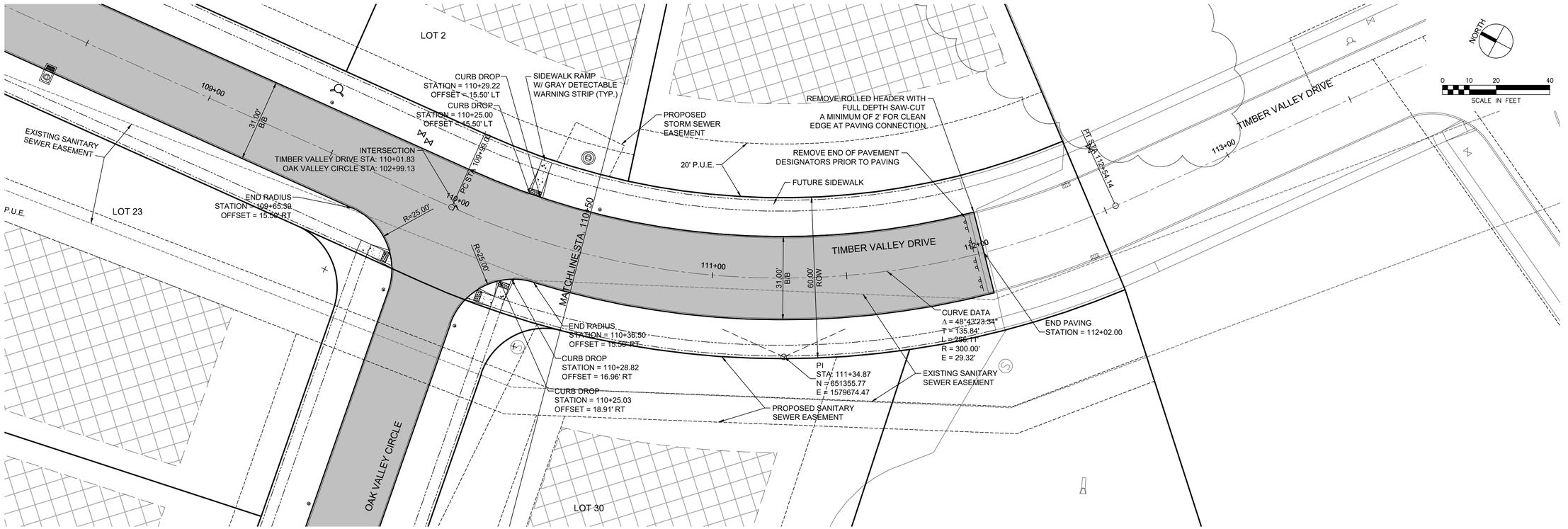
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

ROADWAY PLAN AND PROFILE

C102

P:\Projects\DM\4181381\Network\Drawings_Civil\C101 ROADWAY PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:26:34 AM



HORIZONTAL

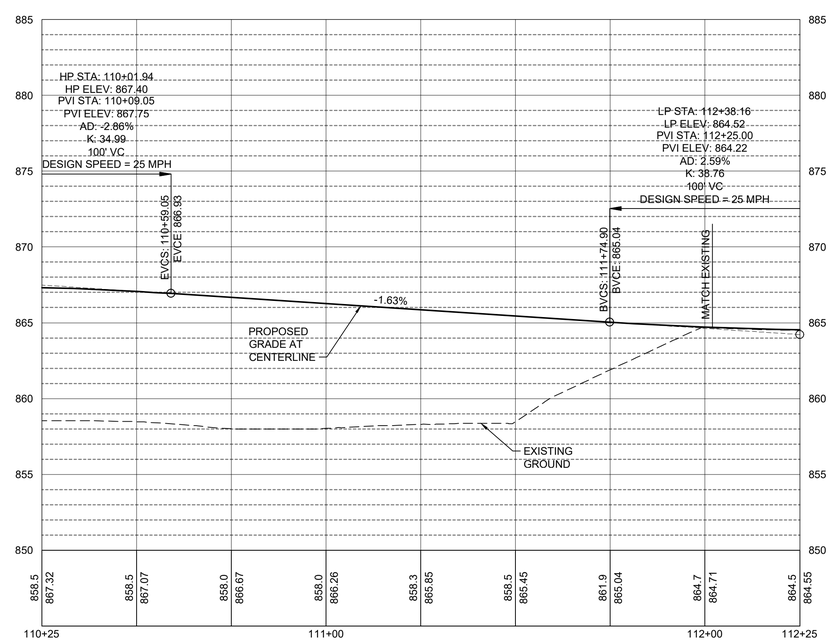
0 10 20 40

SCALE IN FEET

VERTICAL

0 2.5 5 10

SCALE IN FEET



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

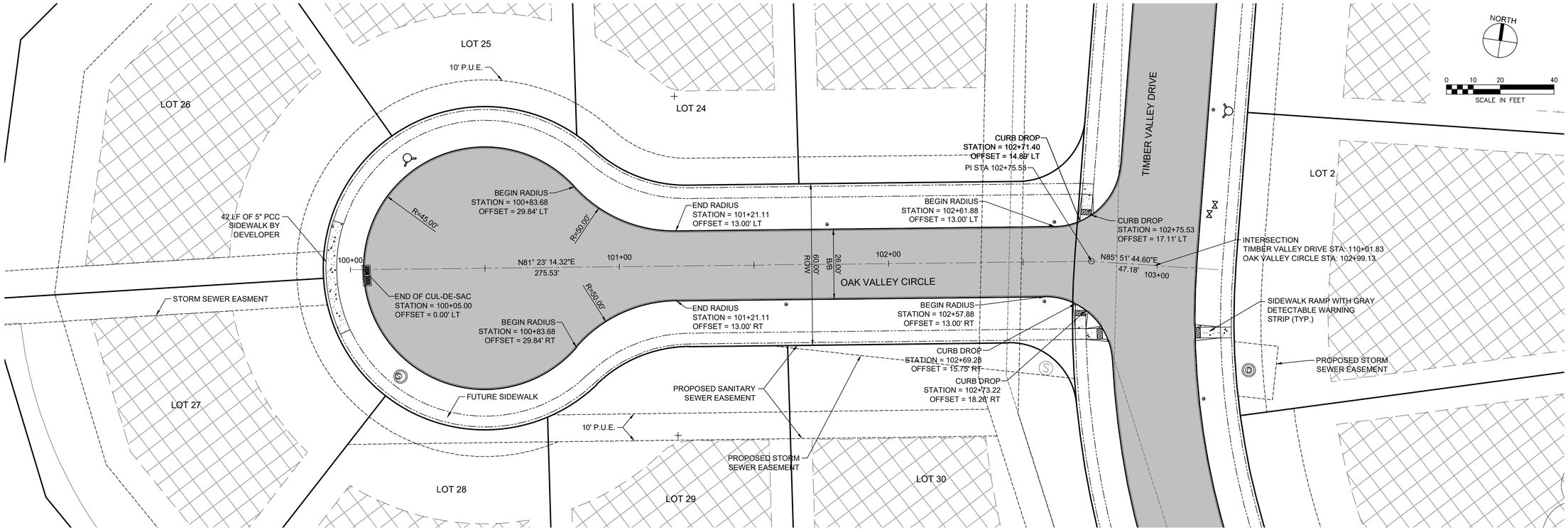
NW HUGG DRIVE | POLK CITY, IOWA

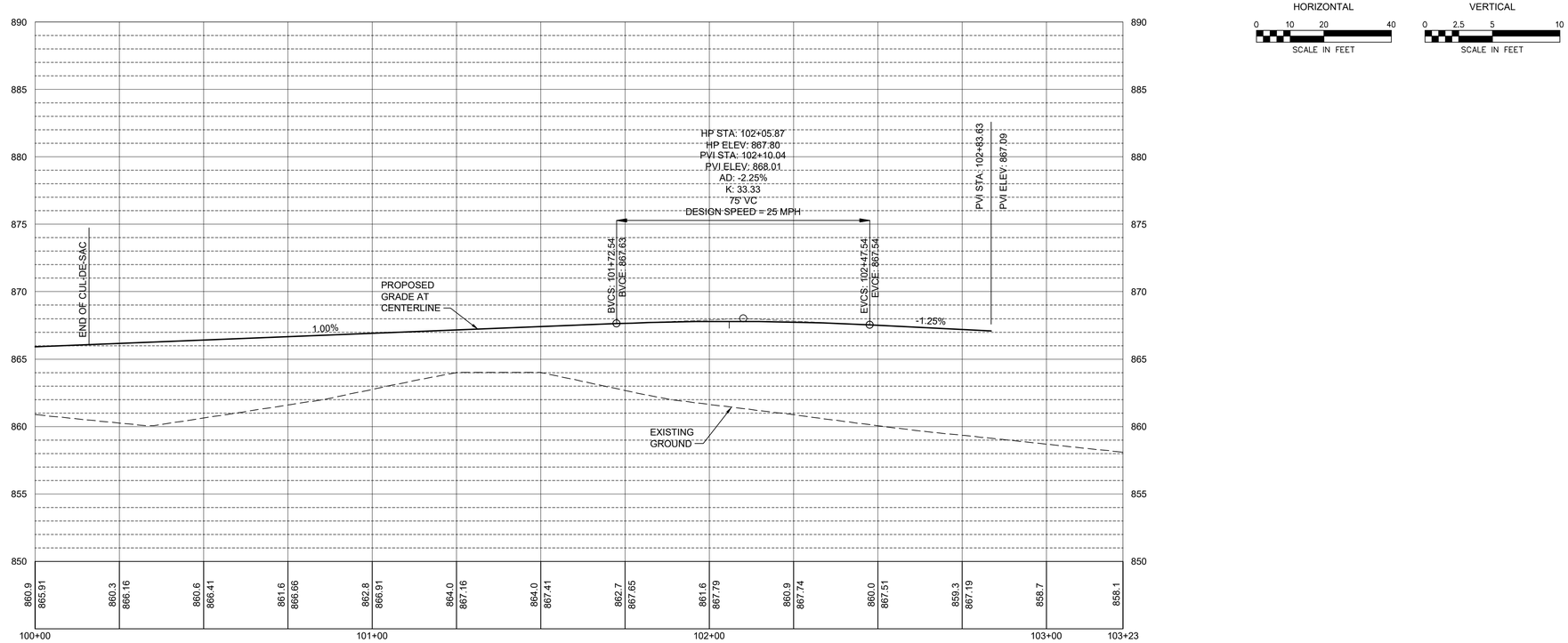
DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

ROADWAY PLAN AND PROFILE

C103

P:\Projects\2004\181381\Develop\ENG\Drawings\1_Civil\C101 ROADWAY PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:26:43 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

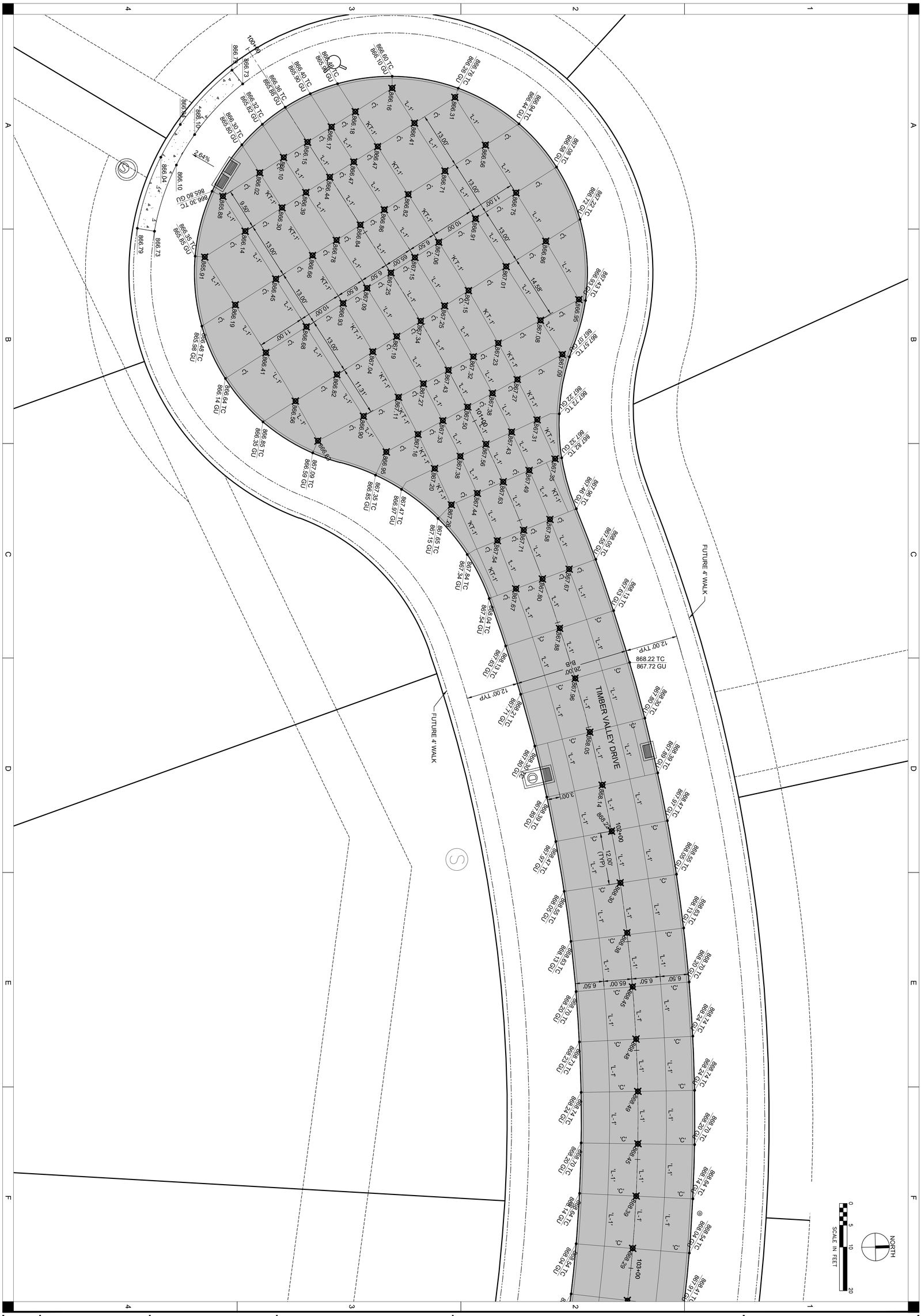
DRAWN: TLS
APPROVED: KAS
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

ROADWAY PLAN AND PROFILE

C104

P:\Projects\0044181381\Deliverables\Drawings_Civil\C101 ROADWAY PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:26:47 AM

P:\Projects\OM\4181381\Deliverables\Drawings\1_Civil\C121 JOINTING PLAN.dwg
Printed: 4/17/2020 10:27:21 AM



C121

JOINTING PLAN

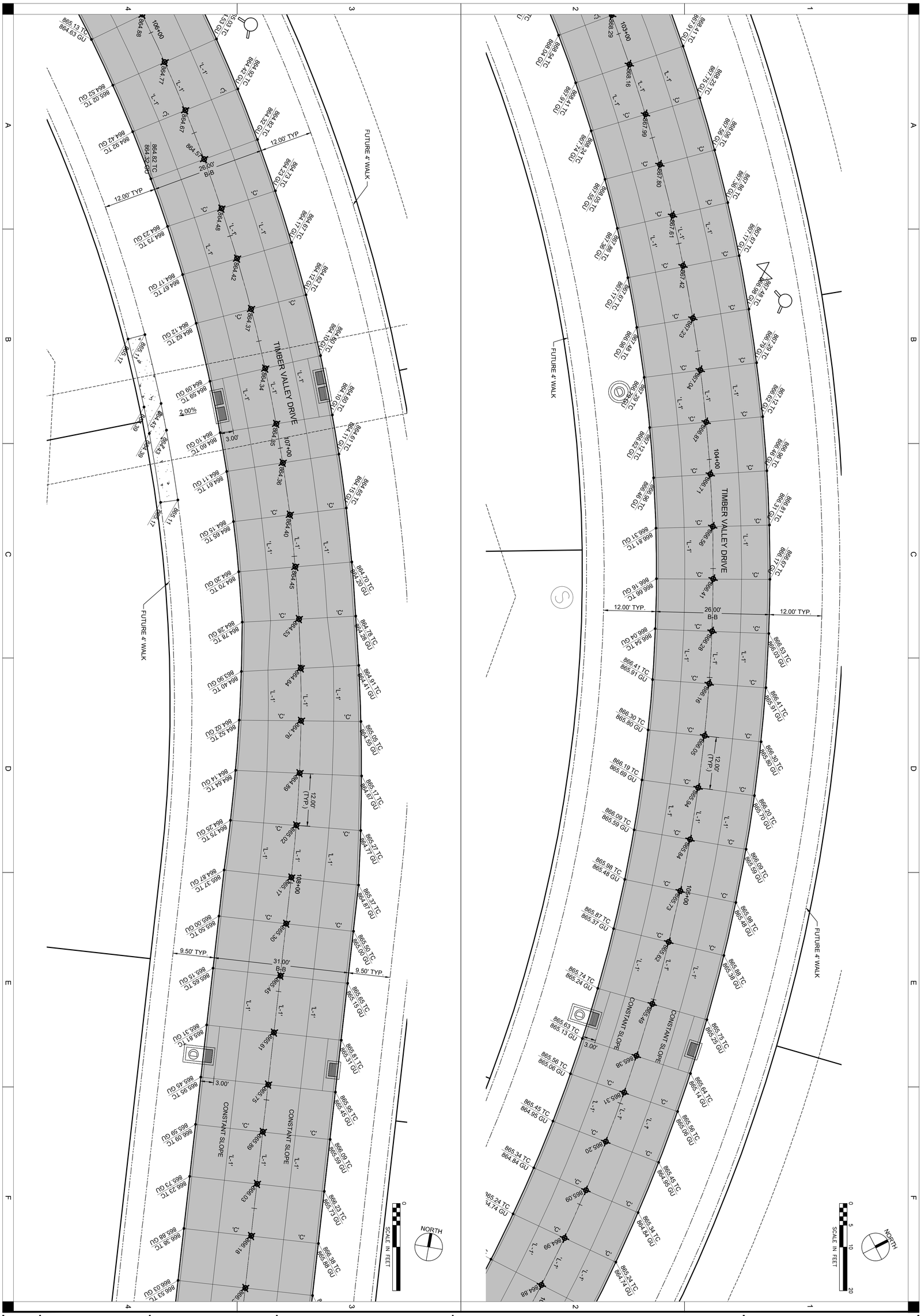
DRAWN:	TLS
APPROVED:	---
ISSUED FOR:	SUBMITTAL
DATE:	2020-04-17
PROJECT NO:	4181381
FIELD BOOK:	---
CLIENT NO:	---

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

P:\Projects\OM\4181381\Deliverables\Drawings\1_Civil\C121 JOINTING PLAN.dwg
Printed: 4/17/2020 10:27:31 AM



C122

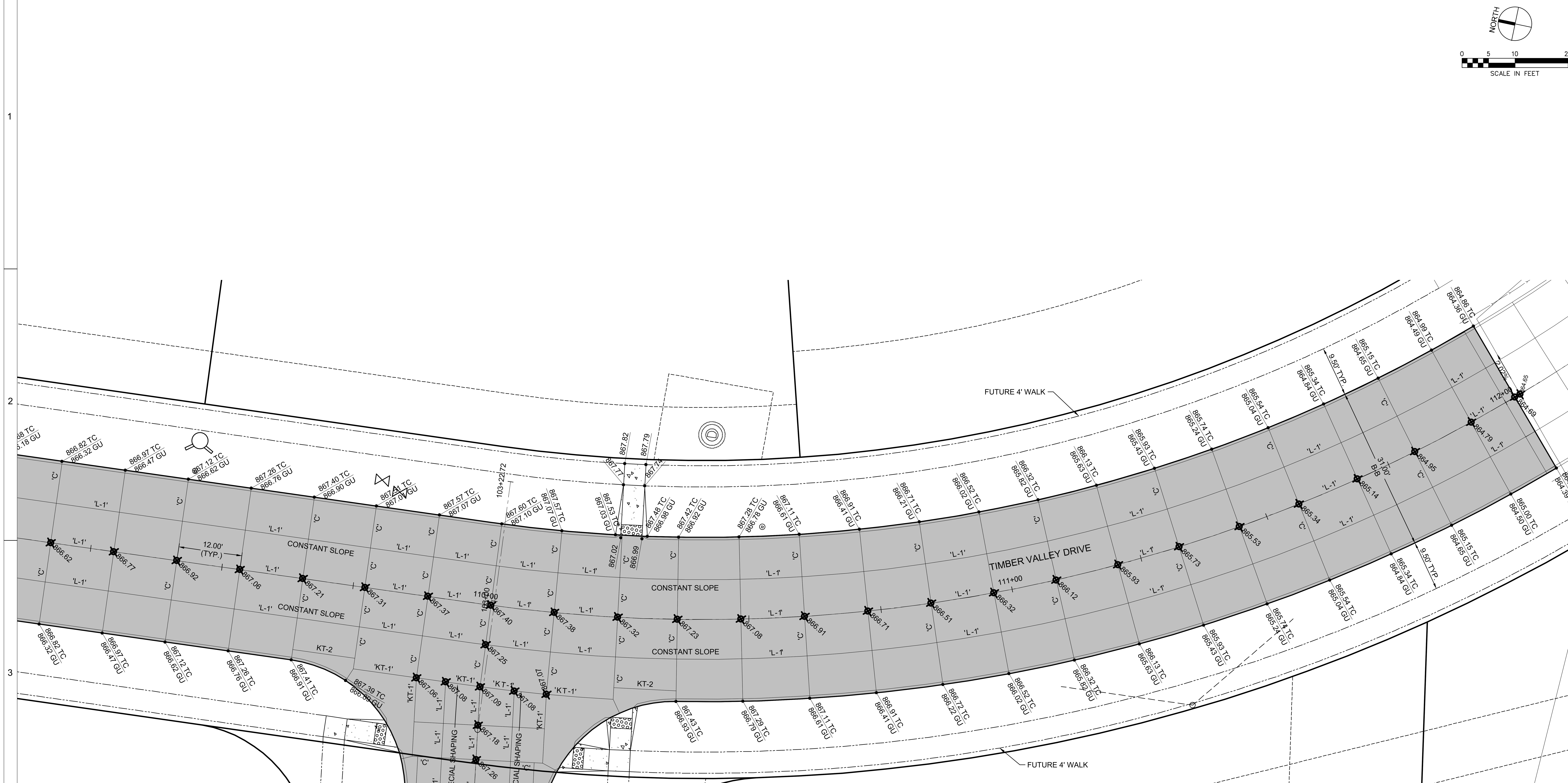
JOINTING PLAN

DRAWN:	TLS
APPROVED:	---
ISSUED FOR:	SUBMITTAL
DATE:	2020-04-17
PROJECT NO:	4181381
FIELD BOOK:	---
CLIENT NO:	---

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana



SHIVEHATTERY

ARCHITECTURE + ENGINEERING

4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

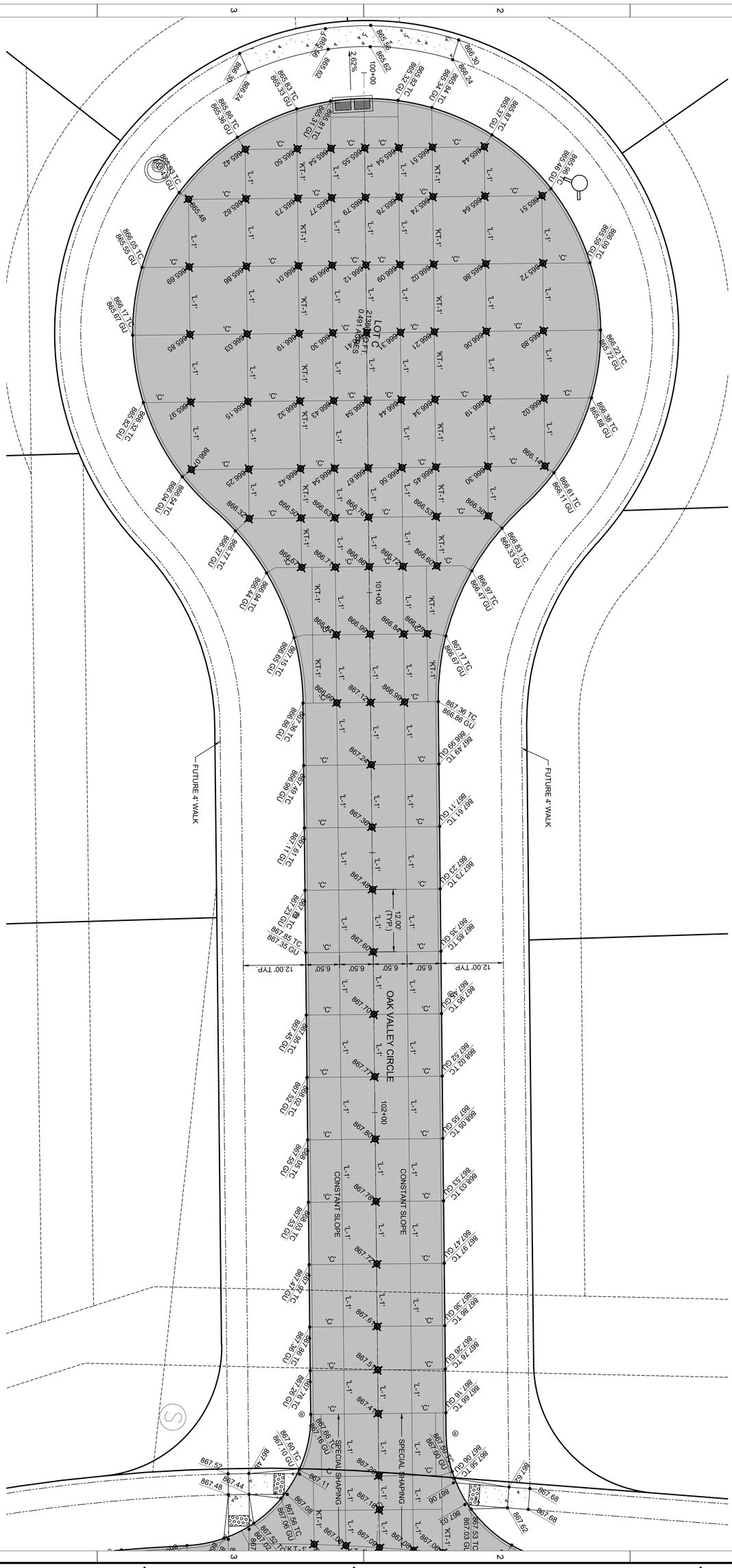
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

JOINTING PLAN

C123

P:\Projects\OM\4181381\Deliverables\Drawings\1_Civil\C121 JOINTING PLAN.dwg
Printed: 4/17/2020 10:27:46 AM



C124

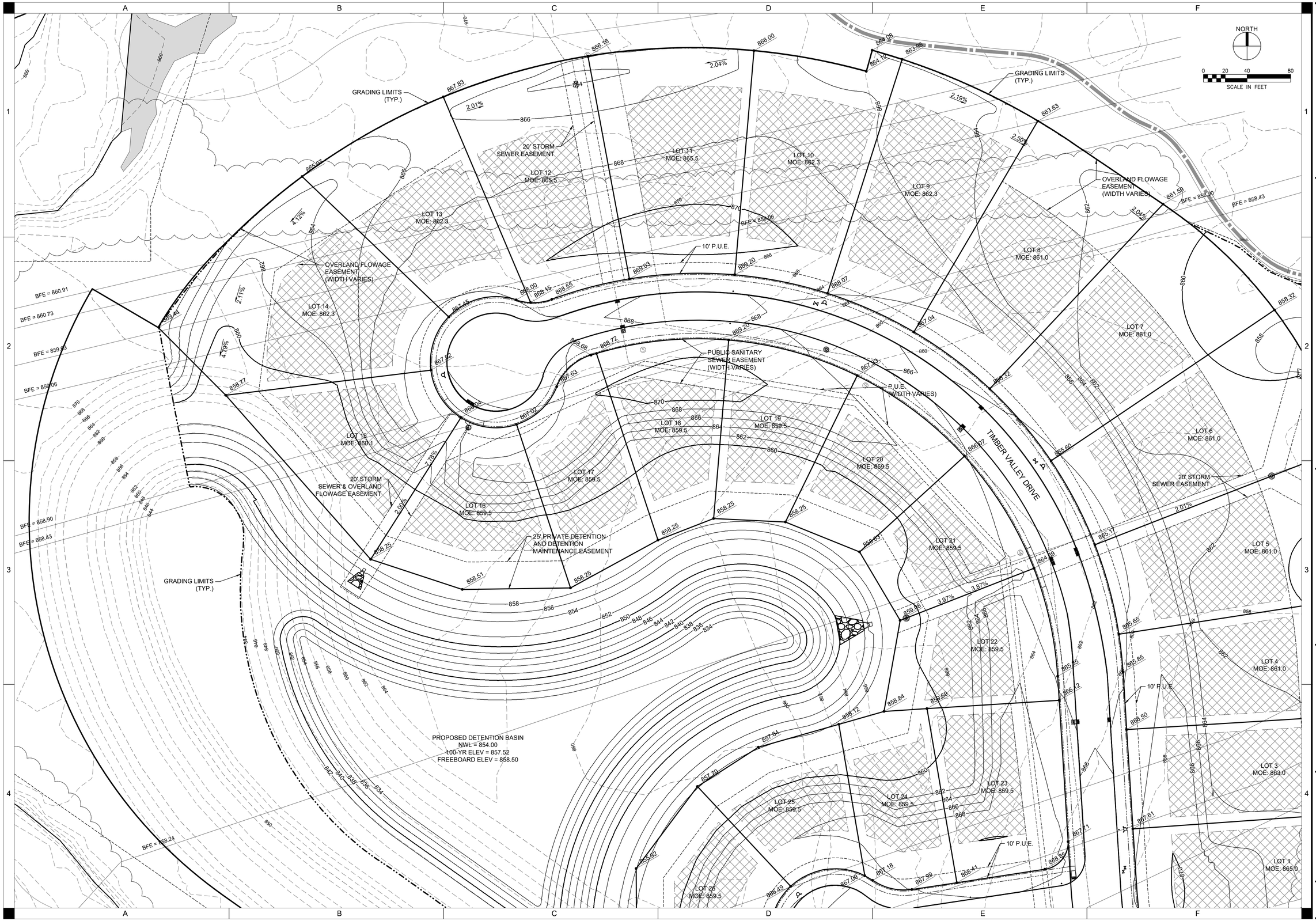
JOINTING PLAN

DRAWN:	TLS
APPROVED:	---
ISSUED FOR:	SUBMITTAL
DATE:	2020-04-17
PROJECT NO:	4181381
FIELD BOOK:	---
CLIENT NO:	---

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

GRADING PLAN

C201

P:\Projects\0R4181381\Deliverables\Drawings_Civil\C201 GRADING PLAN.dwg
Printed: 4/17/2020 10:28:23 AM

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

GRADING PLAN

C202

P:\Projects\2041815\1\Deliverables\Drawings_Civil\C201 GRADING PLAN.dwg
Printed: 4/17/2020 10:28:31 AM

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

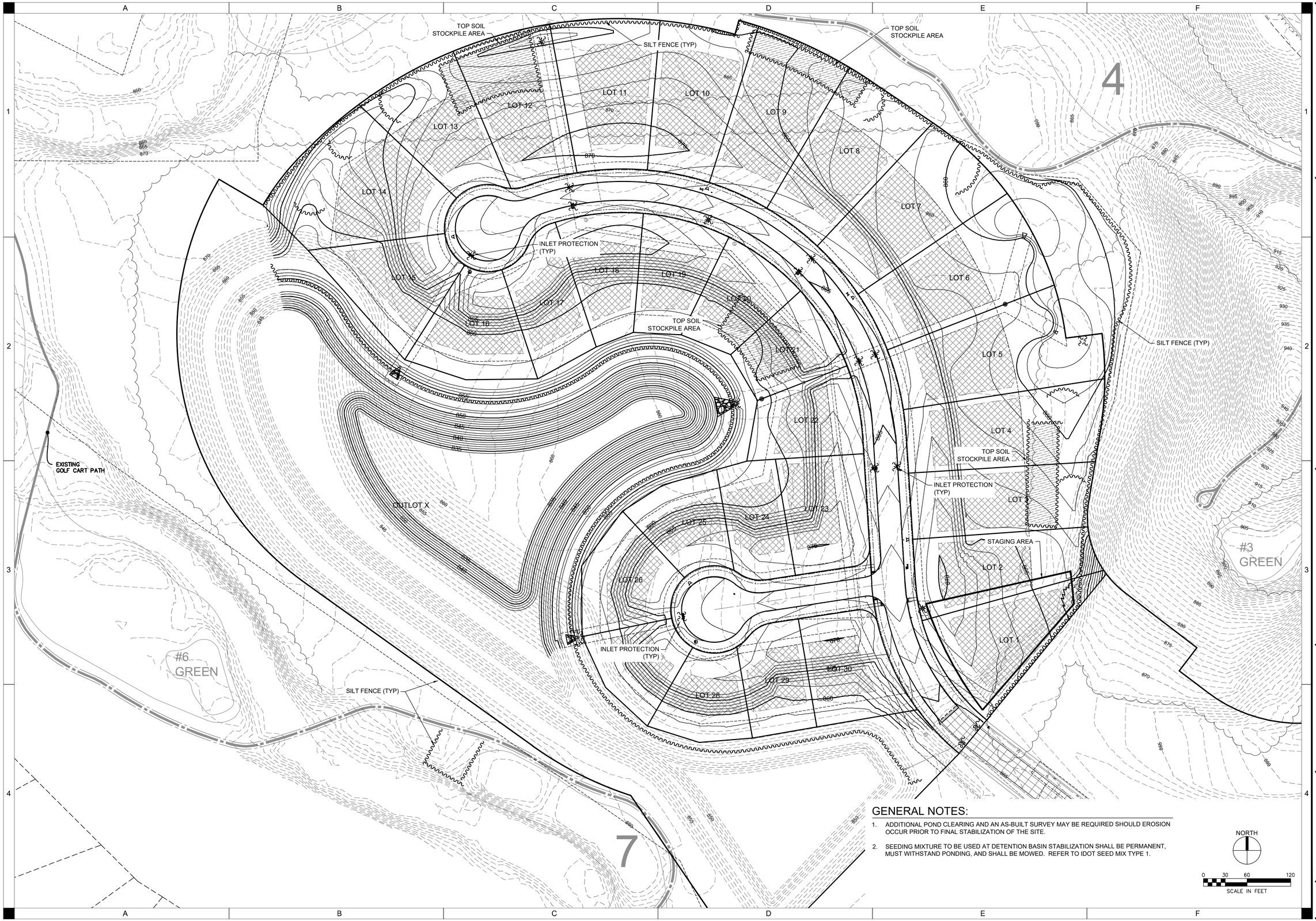
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

GRADING PLAN

C203

P:\Projects\DM\4181381\Develop\Civil\Drawings_Civil\C201 GRADING PLAN.dwg
Printed: 4/17/2020 10:28:39 AM



GENERAL NOTES:

1. ADDITIONAL POND CLEARING AND AN AS-BUILT SURVEY MAY BE REQUIRED SHOULD EROSION OCCUR PRIOR TO FINAL STABILIZATION OF THE SITE.
2. SEEDING MIXTURE TO BE USED AT DETENTION BASIN STABILIZATION SHALL BE PERMANENT, MUST WITHSTAND PONDING, AND SHALL BE MOWED. REFER TO IDOT SEED MIX TYPE 1.

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

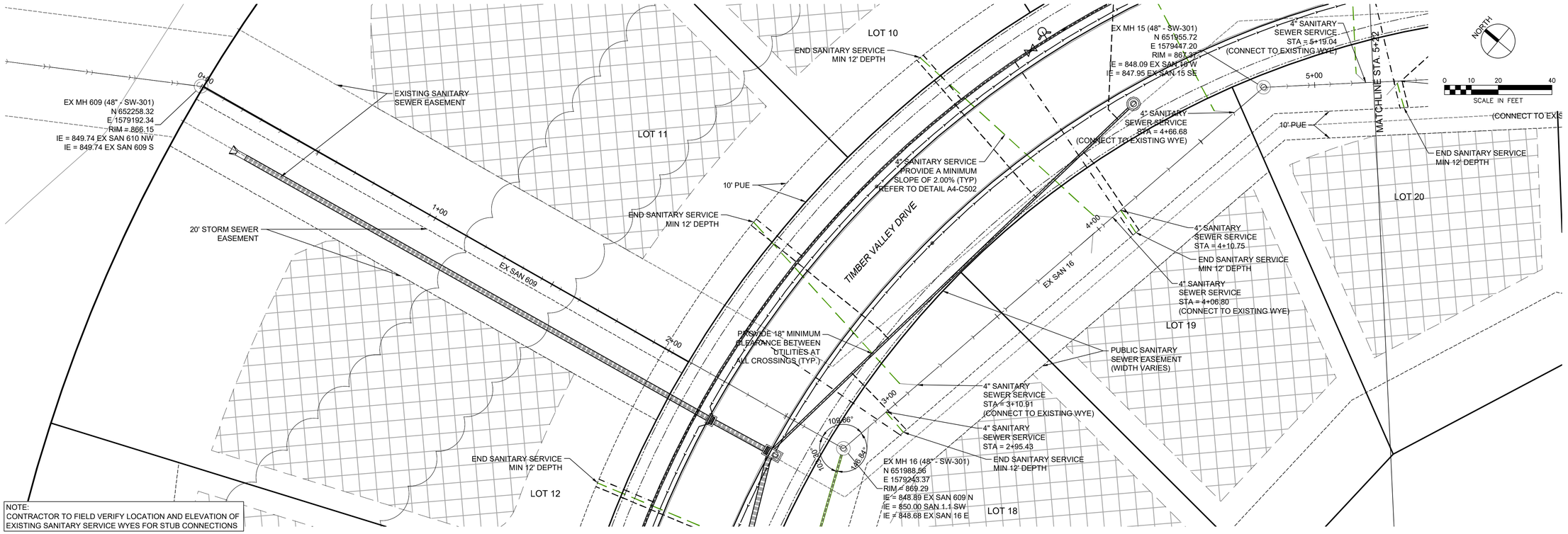
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO.:4181381
FIELD BOOK: ---
CLIENT NO.: ---

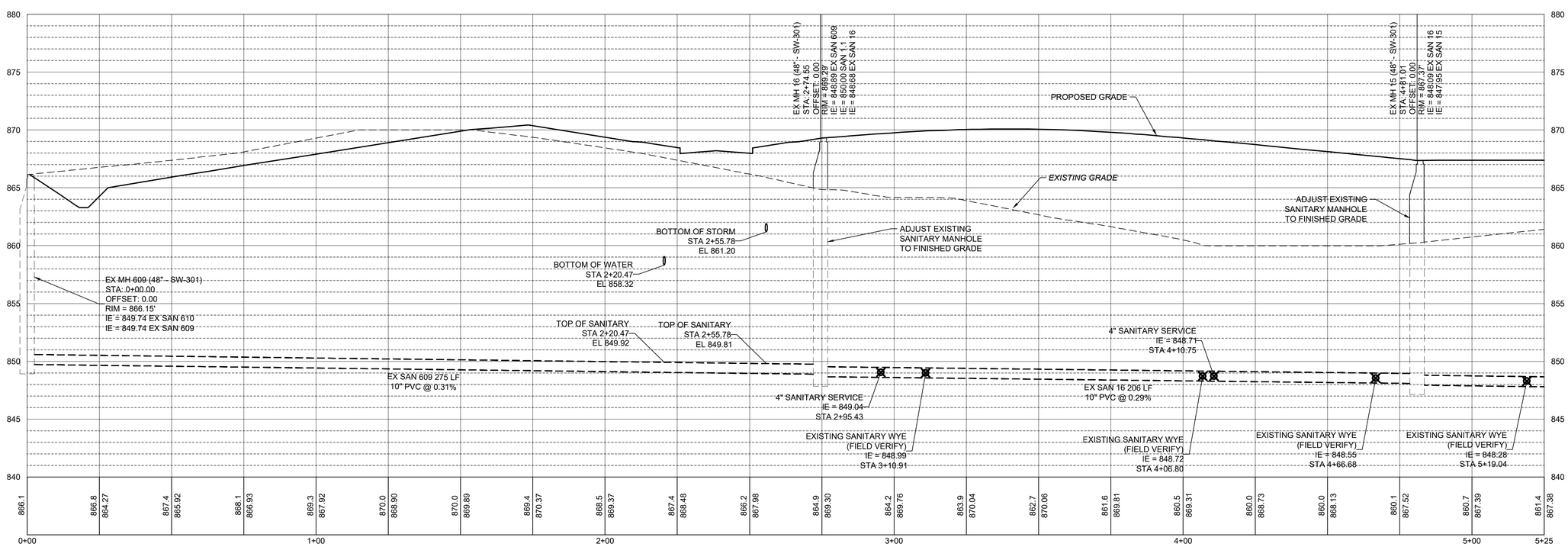
EROSION CONTROL PLAN

C251

P:\Projects\2004181381\Deliverables\Drawings_Civil\C251 EROSION CONTROL PLAN.dwg
Printed: 4/17/2020 10:29:08 AM



NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SERVICE WYES FOR STUB CONNECTIONS



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

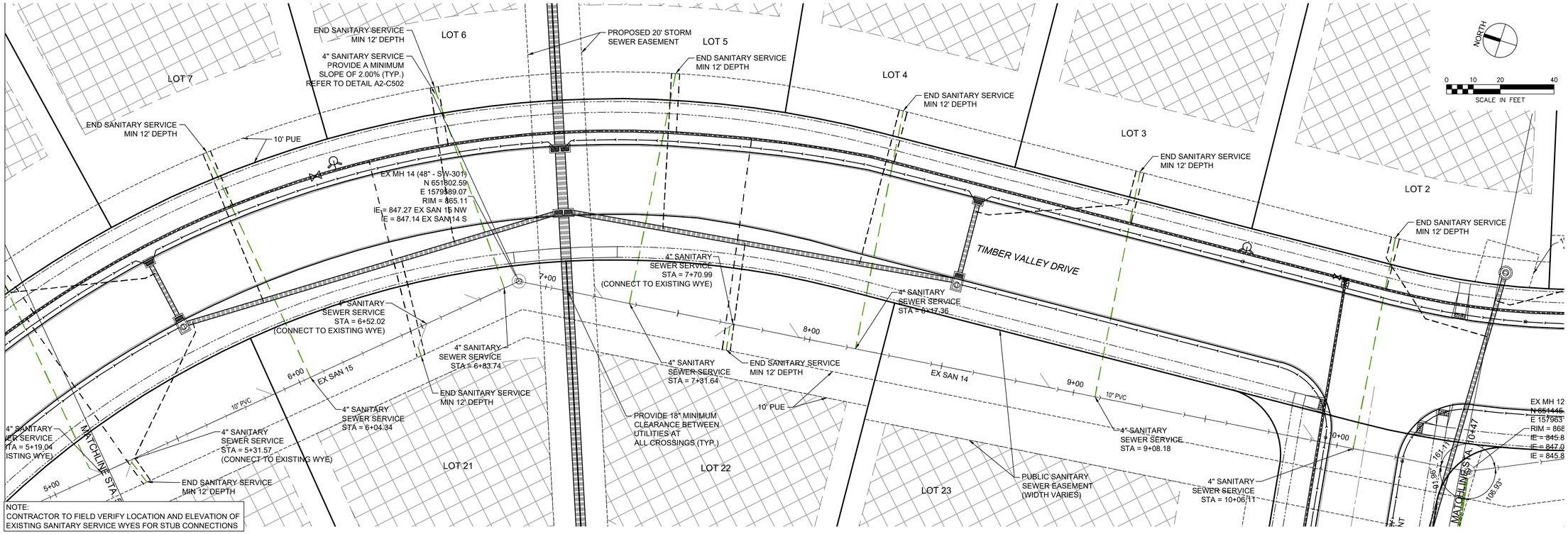
NW HUGG DRIVE | POLK CITY, IOWA

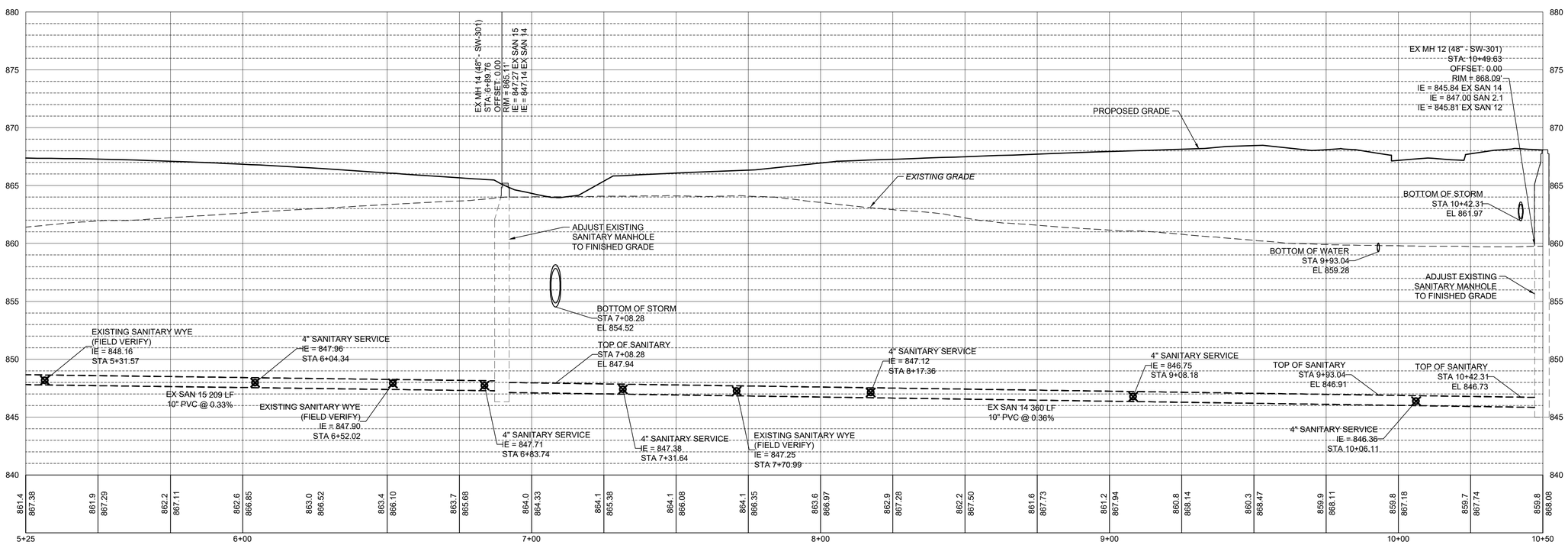
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

SANITARY SEWER PLAN & PROFILE

C301

P:\Projects\DM\4181381\Delivered\Drawings_Civil\C301 SANITARY SEWER PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:29:37 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

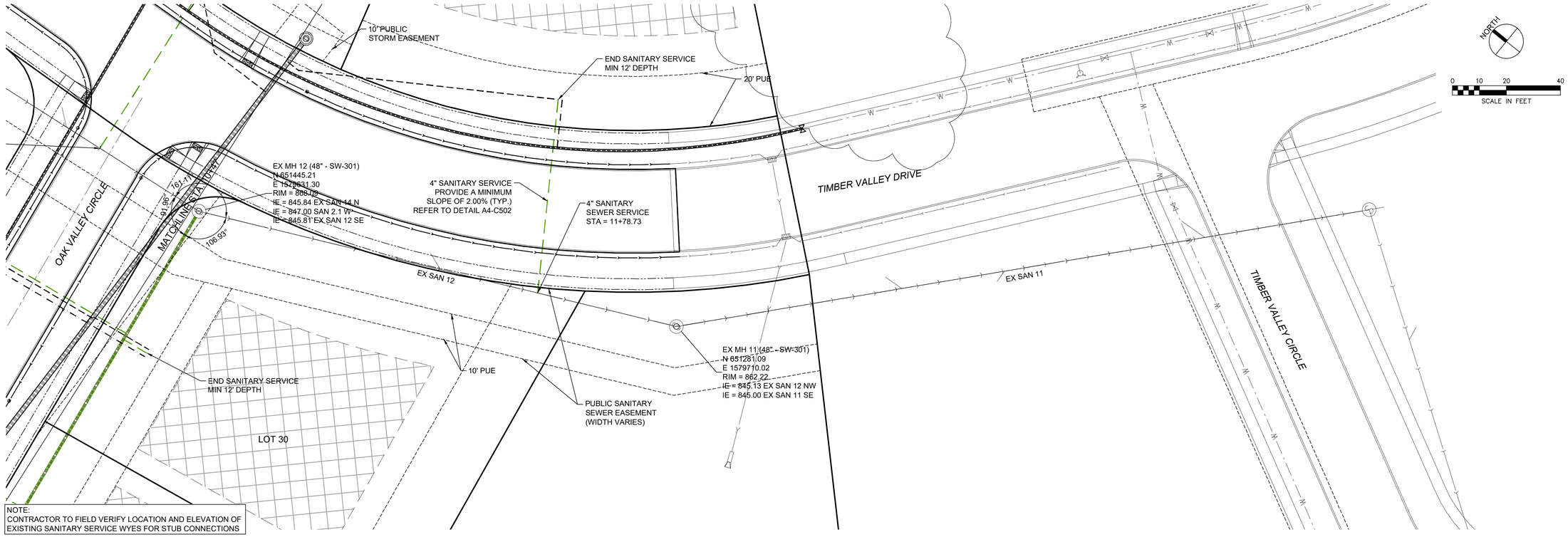
NW HUGGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

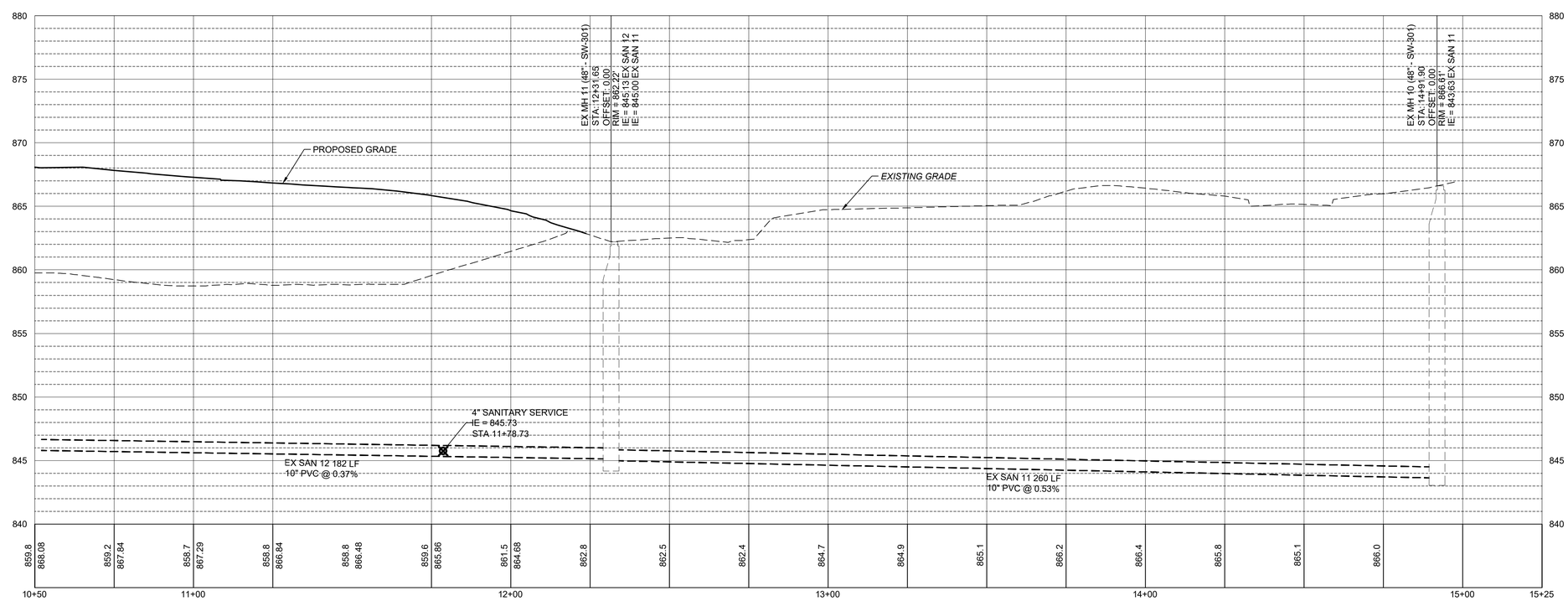
SANITARY SEWER PLAN & PROFILE

C302

P:\Projects\DM\4181381\Network\Drawings_Civil\C301 SANITARY SEWER PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:29:43 AM



NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SERVICE WYES FOR STUB CONNECTIONS



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

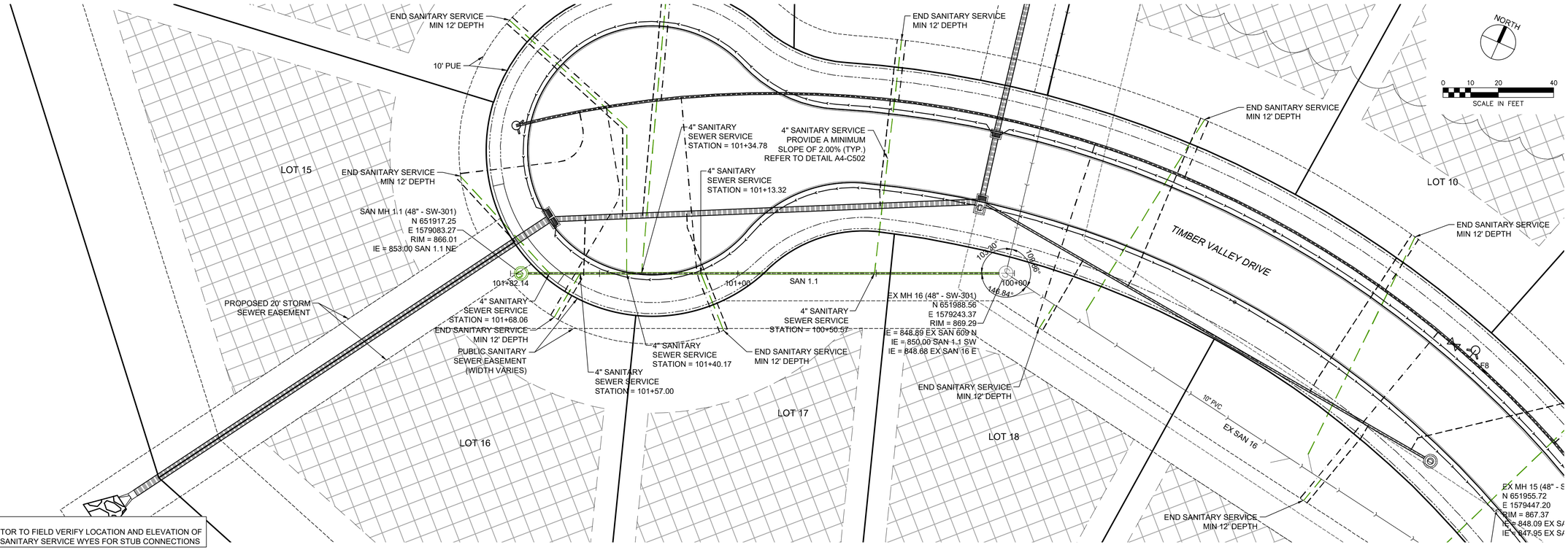
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

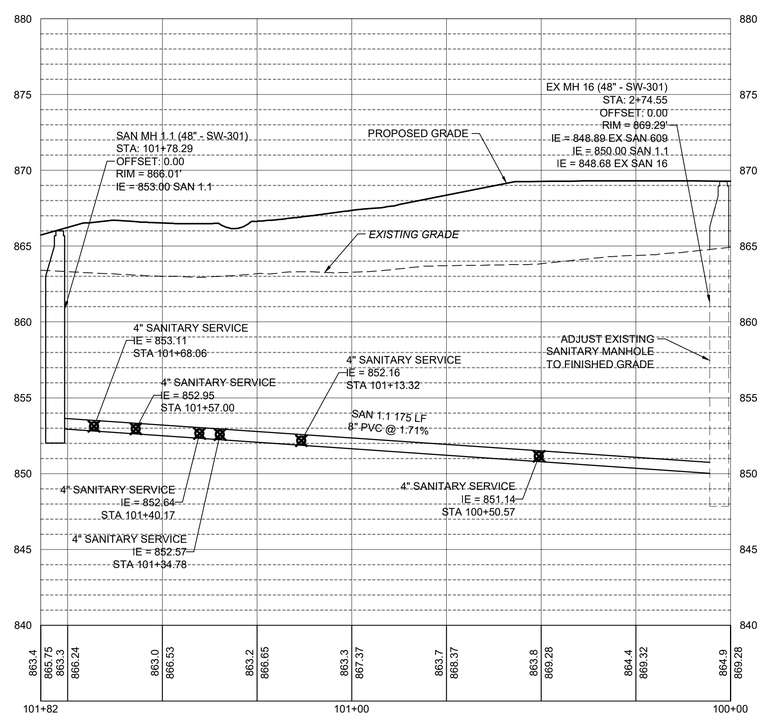
SANITARY SEWER PLAN & PROFILE

C303

P:\Projects\DM\4181381\Network\Drawings_Civil\C301 SANITARY SEWER PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:29:48 AM



NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SERVICE WYES FOR STUB CONNECTIONS



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

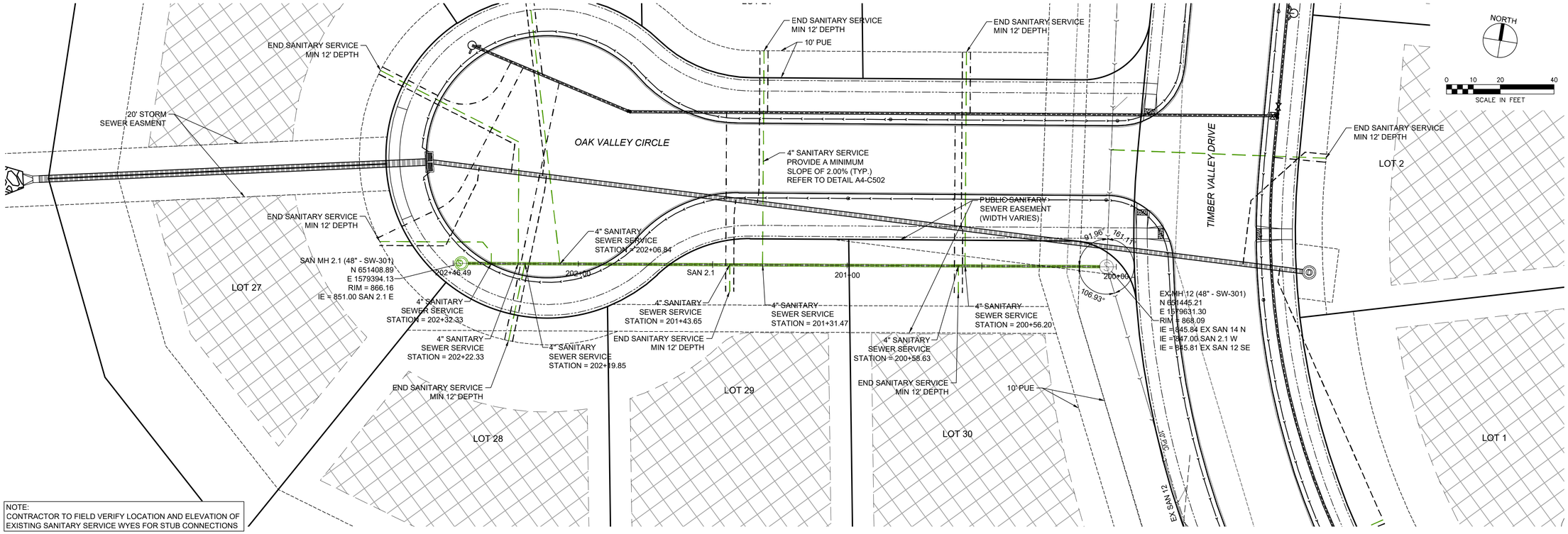
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

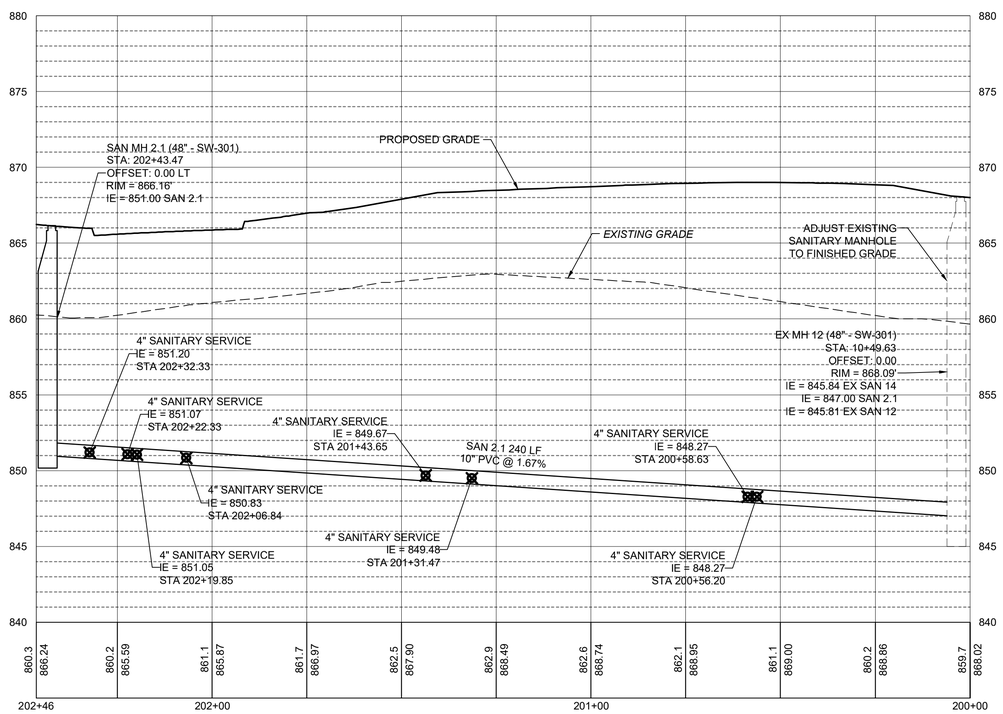
SANITARY SEWER PLAN & PROFILE

C304

P:\Projects\DM\4181381\Deliverables\Drawings_Civil\C301 SANITARY SEWER PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:29:53 AM



NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SERVICE WYES FOR STUB CONNECTIONS



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

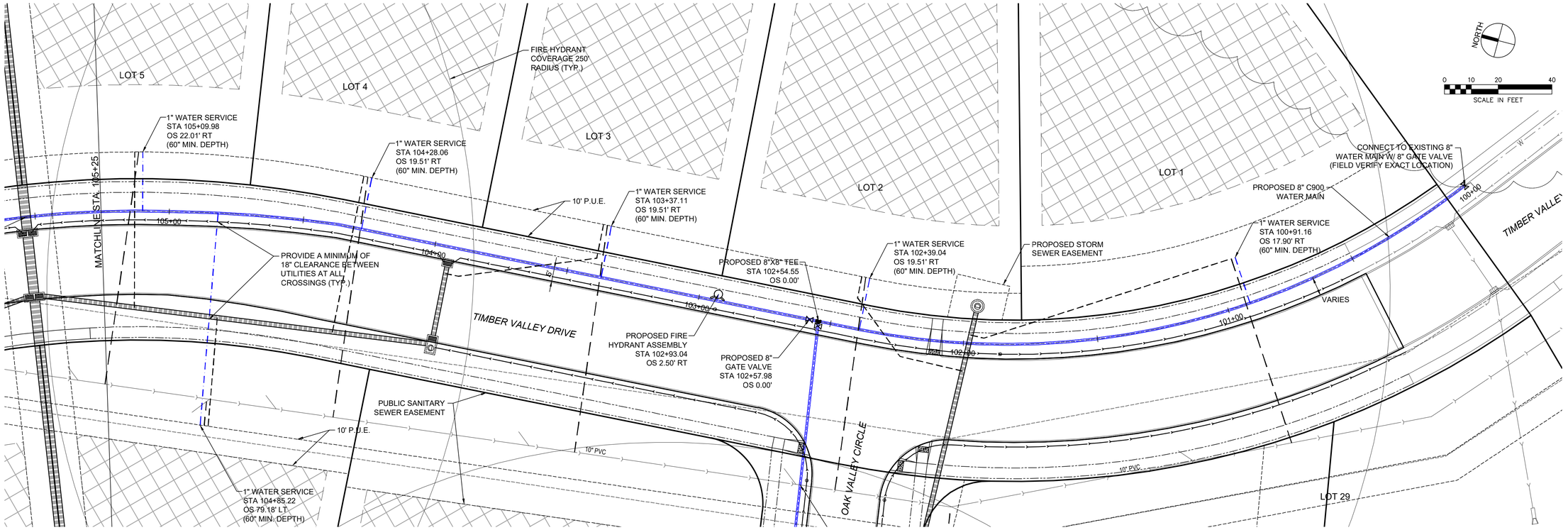
NW HUGG DRIVE | POLK CITY, IOWA

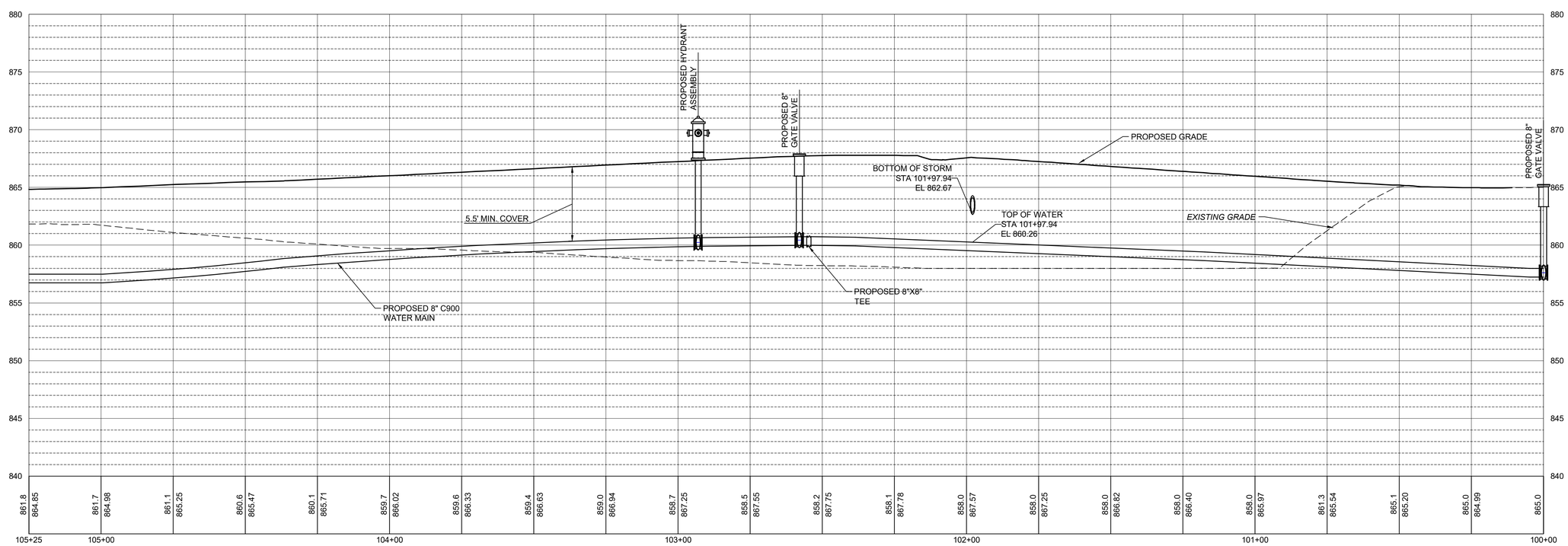
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

SANITARY SEWER PLAN & PROFILE

C305

P:\Projects\DM\4181381\Network\Drawings_Civil\C301 SANITARY SEWER PLAN AND PROFILE.dwg
Printed: 4/17/2020 10:29:59 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

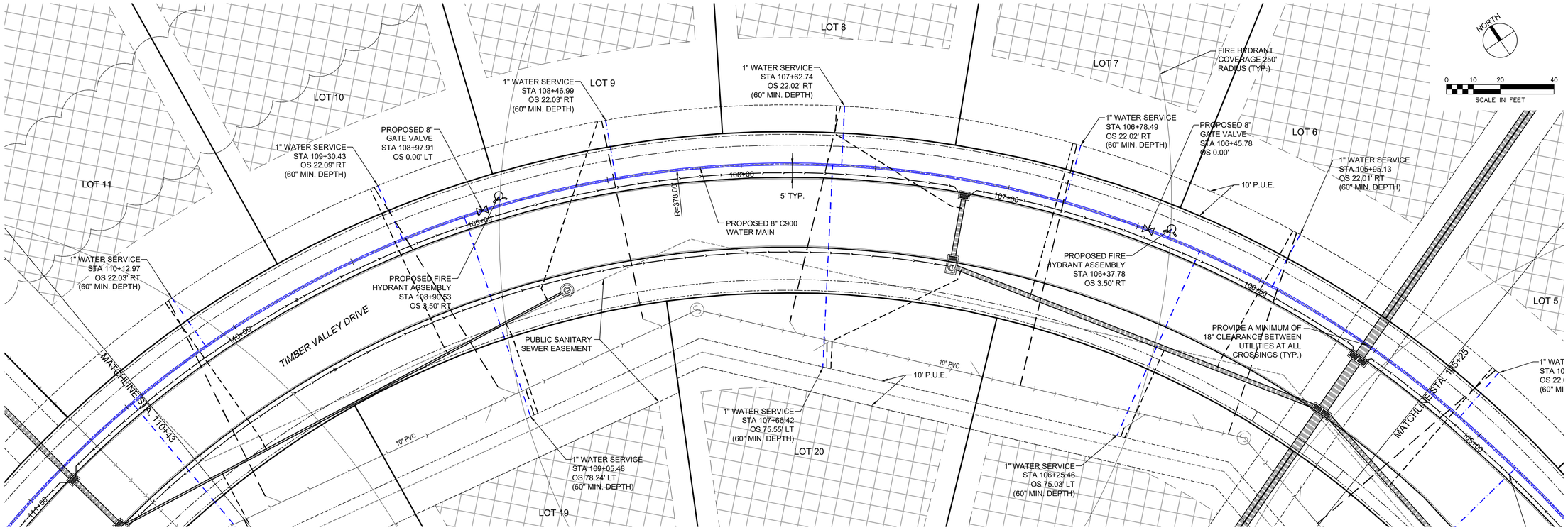
NW HUGG DRIVE | POLK CITY, IOWA

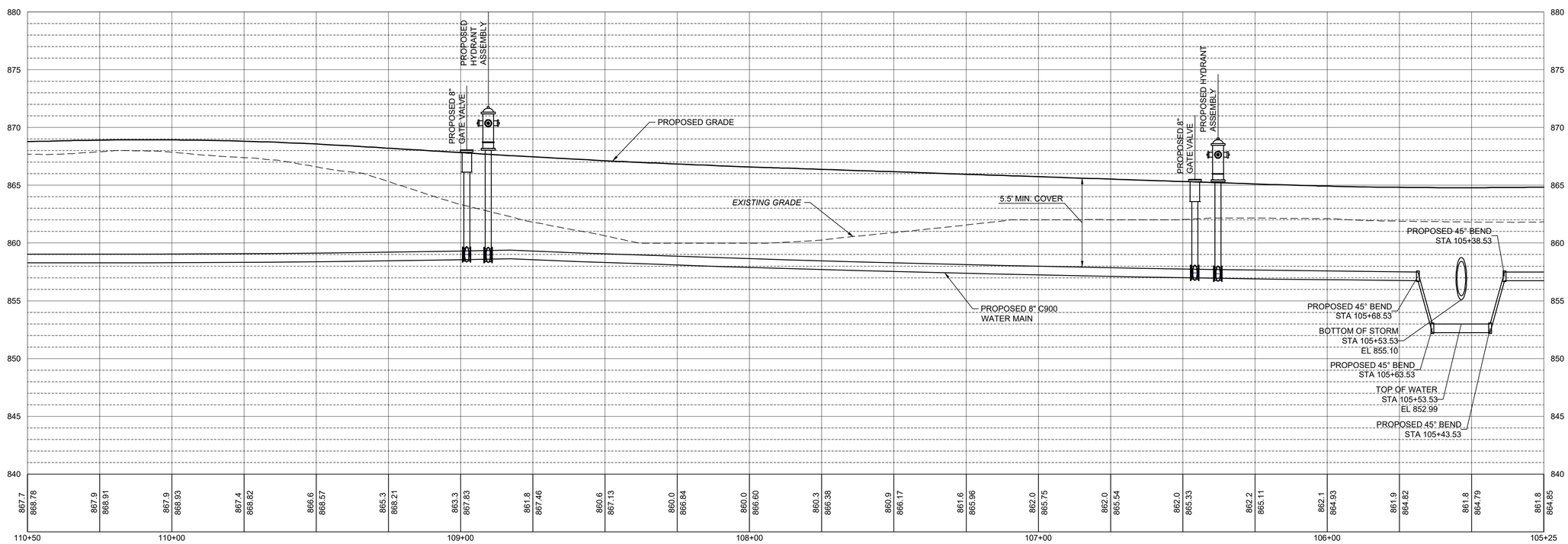
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

WATER MAIN PLAN & PROFILE

C306

P:\Projects\DM\4181381\Deliver\Civil\Drawings_Civil\C306 WATER MAIN PLAN & PROFILE.dwg
Printed: 4/17/2020 10:30:29 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

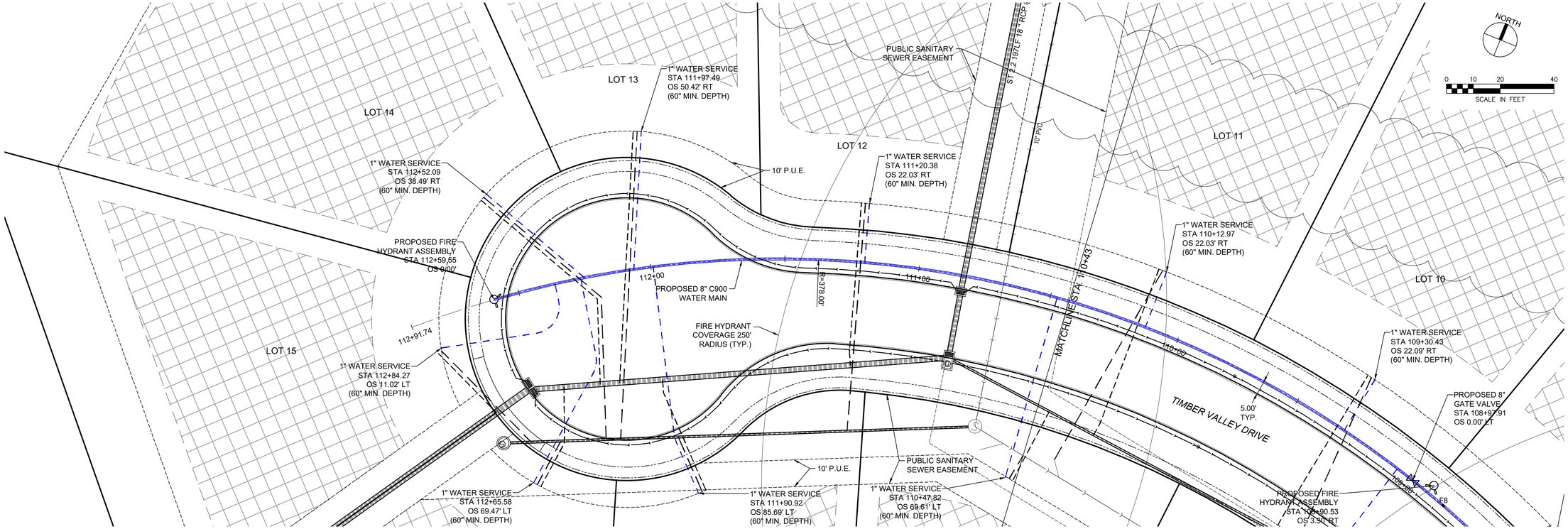
NW HUGG DRIVE | POLK CITY, IOWA

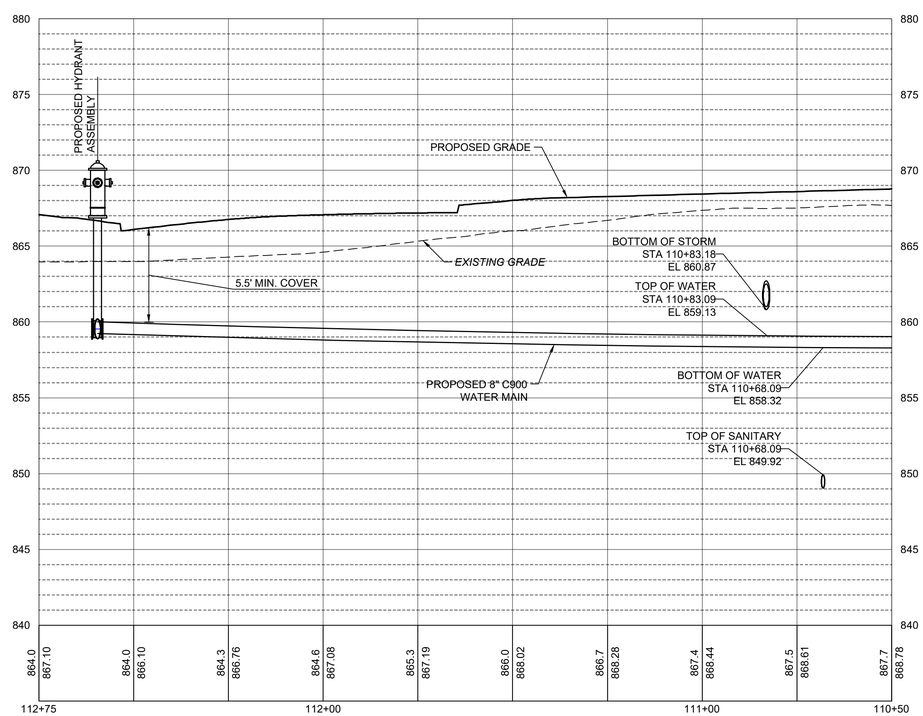
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

WATER MAIN PLAN & PROFILE

C307

P:\Projects\DM\4181381\Network\Drawings_Civil\C306 WATER MAIN PLAN & PROFILE.dwg
Printed: 4/17/2020 10:30:34 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

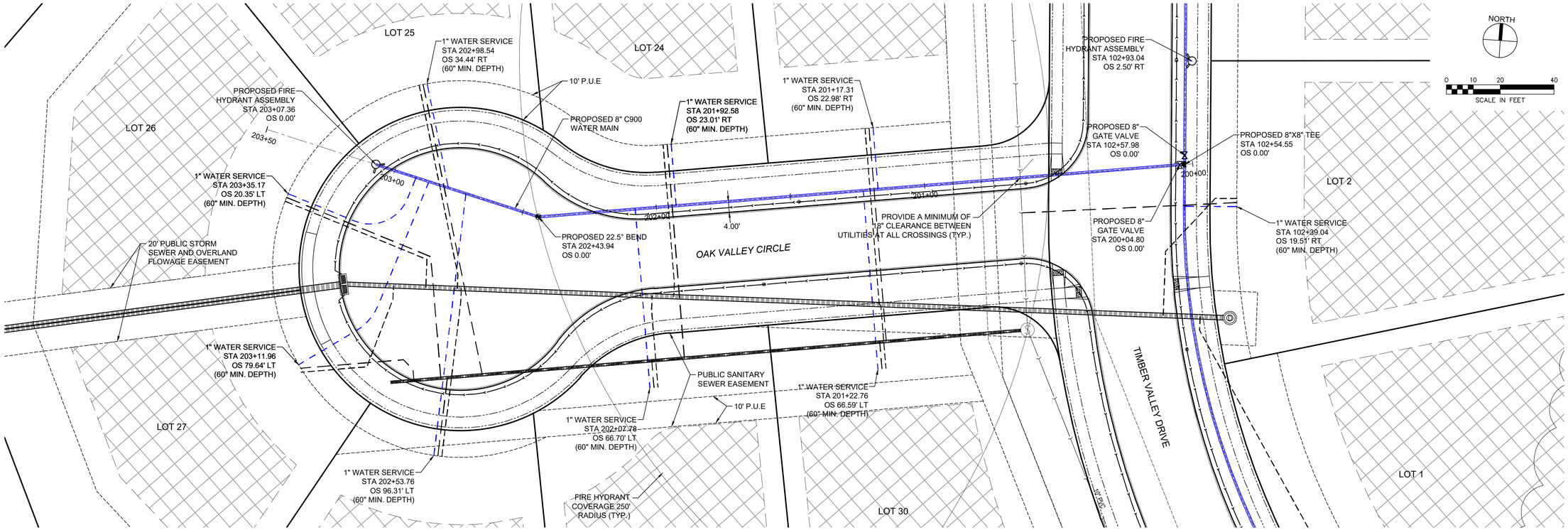
NW HUGG DRIVE | POLK CITY, IOWA

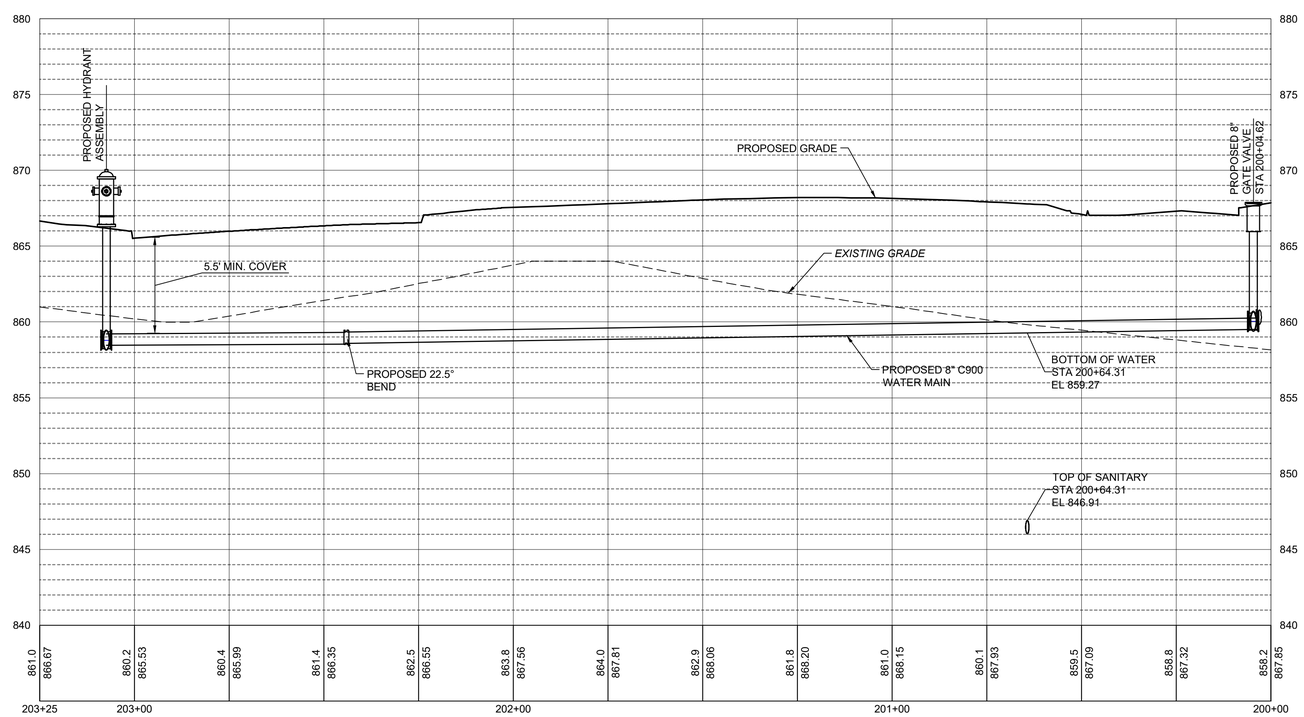
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

WATER MAIN PLAN & PROFILE

C308

P:\Projects\DM\4181381\Deliverables\Drawings_Civil\C306 WATER MAIN PLAN & PROFILE.dwg
Printed: 4/17/2020 10:30:39 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

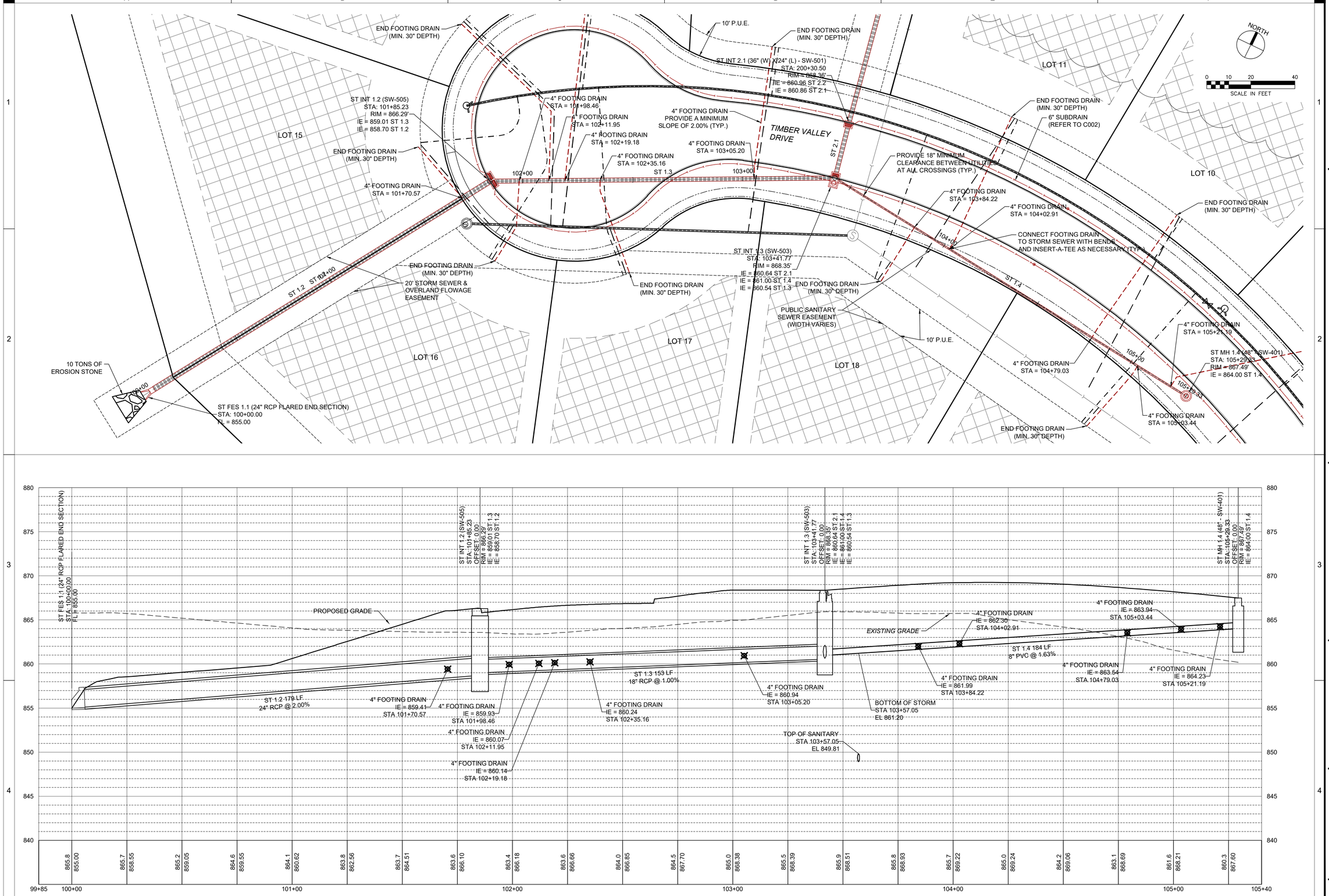
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

WATER MAIN PLAN & PROFILE

C309

P:\Projects\DM\4181381\Network\Drawings_Civil\C306 WATER MAIN PLAN & PROFILE.dwg
Printed: 4/17/2020 10:30:45 AM



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

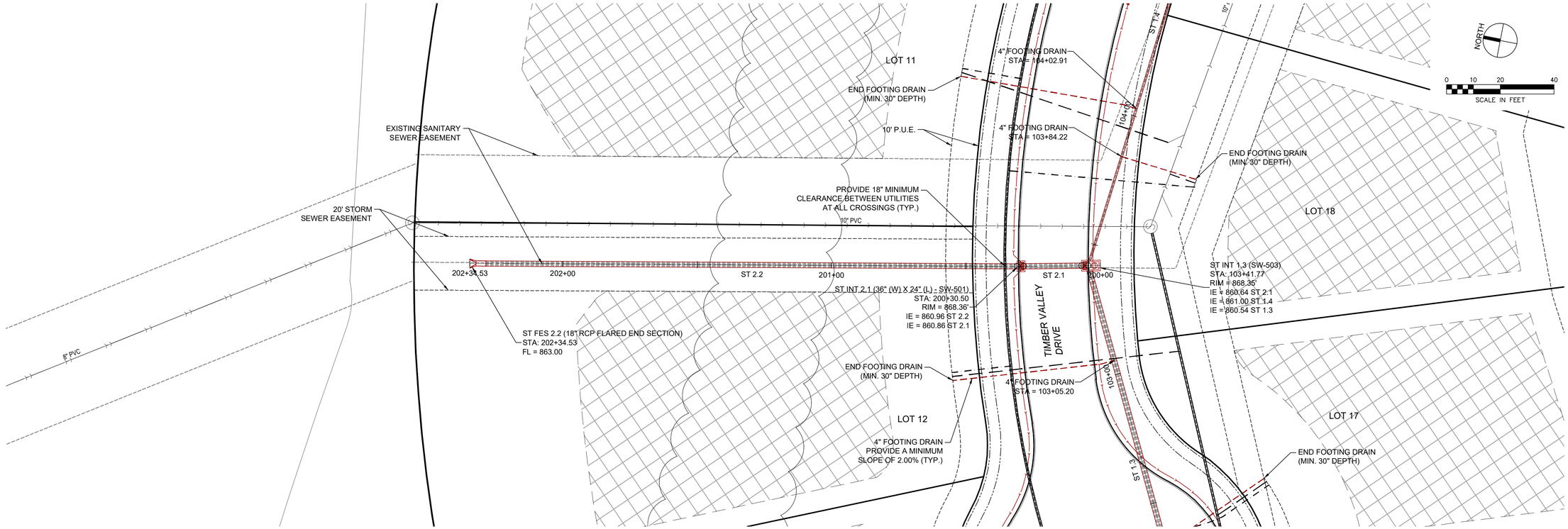
NW HUGG DRIVE | POLK CITY, IOWA

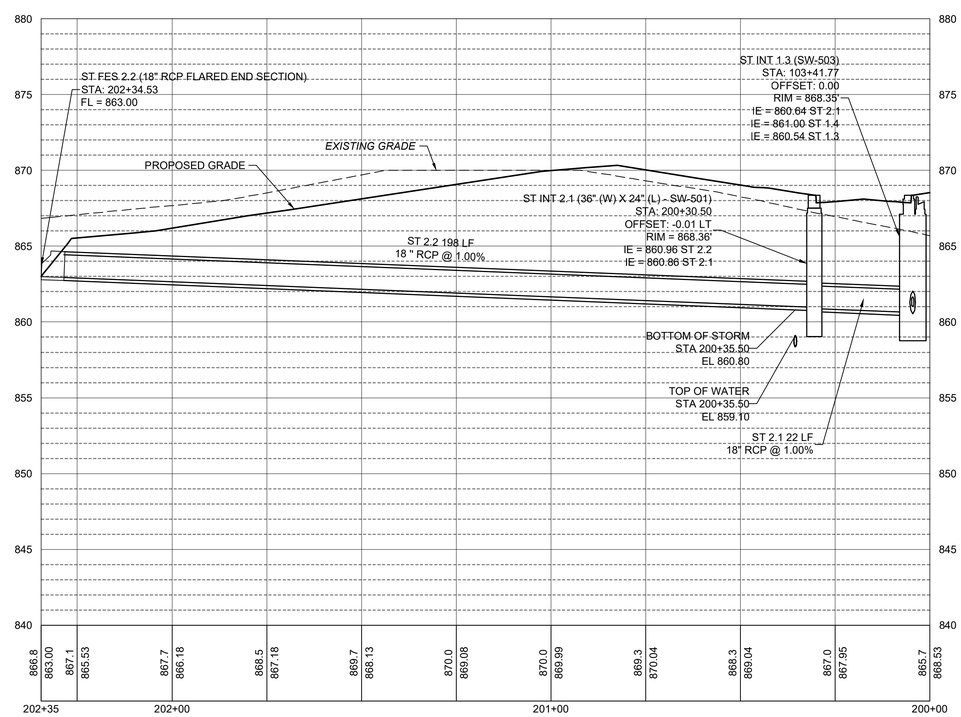
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

STORM SEWER PLAN & PROFILE

C310

P:\Projects\DM\4181381\Network\Drawings_Civil\C310 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:16 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

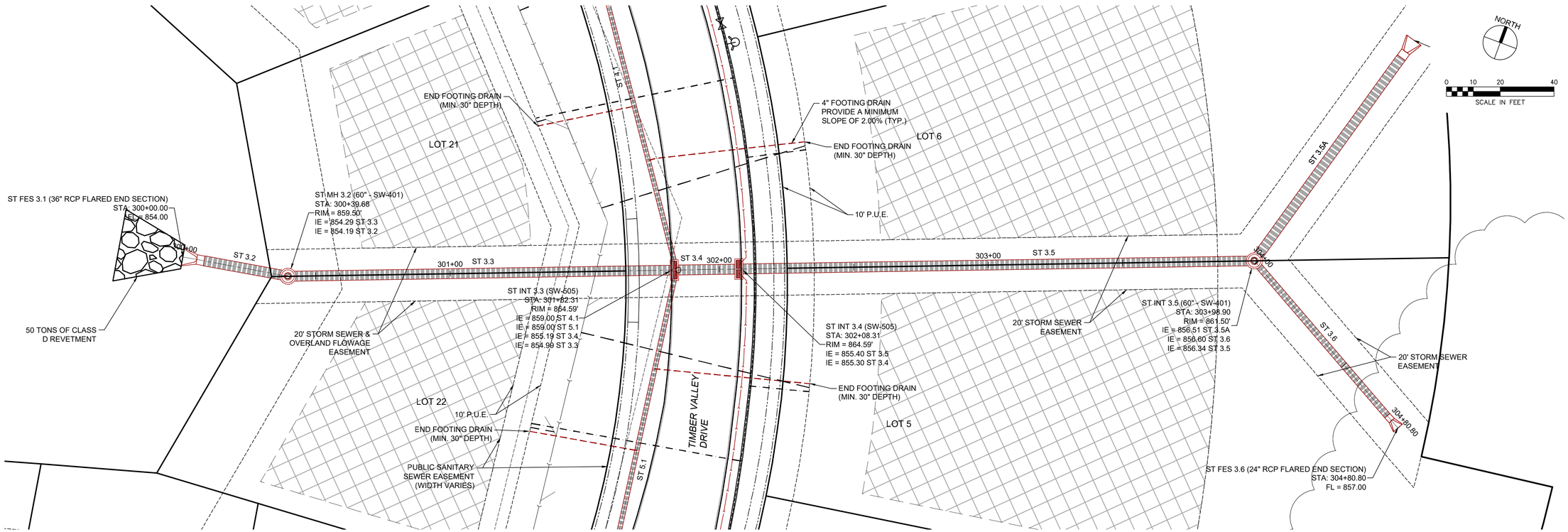
NW HUGG DRIVE | POLK CITY, IOWA

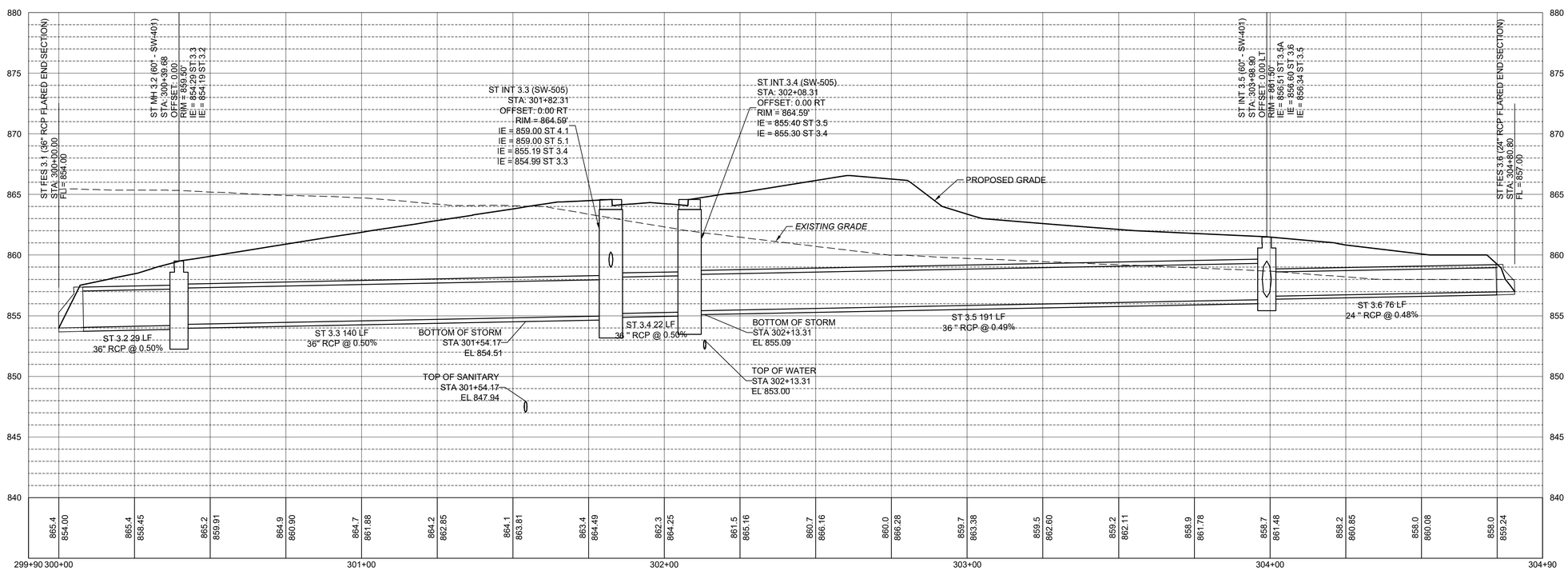
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

STORM SEWER PLAN & PROFILE

C311

P:\Projects\DM\4181381\Network\Drawings\1_Civil\C311 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:22 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2
PUBLIC IMPROVEMENTS

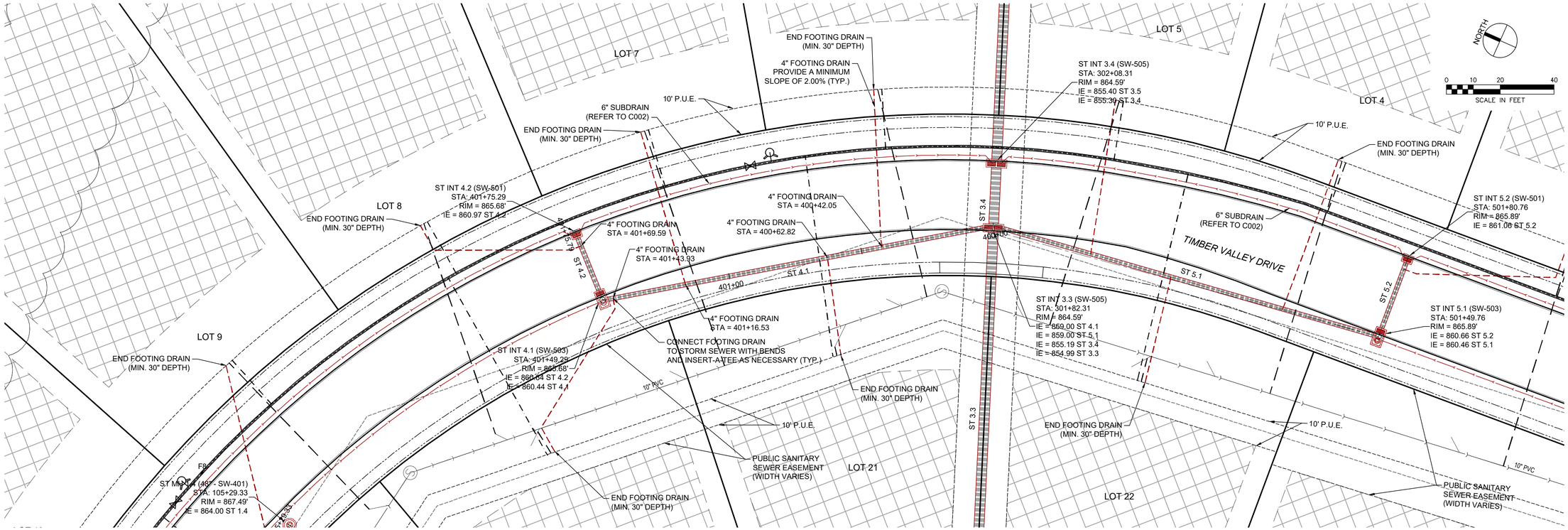
NW HUGG DRIVE | POLK CITY, IOWA

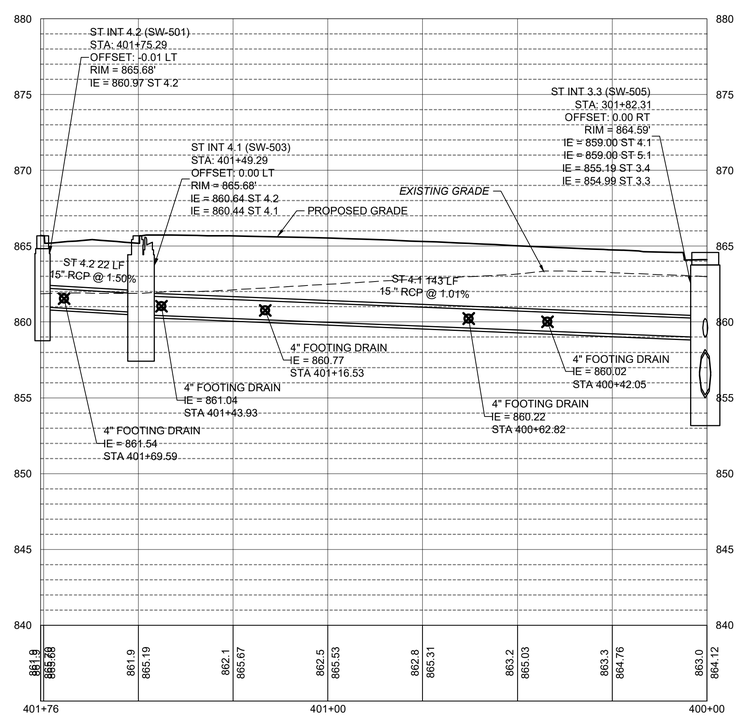
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

STORM SEWER PLAN & PROFILE

C312

P:\Projects\DM\4181381\Network\Drawings_Civil\C312 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:27 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

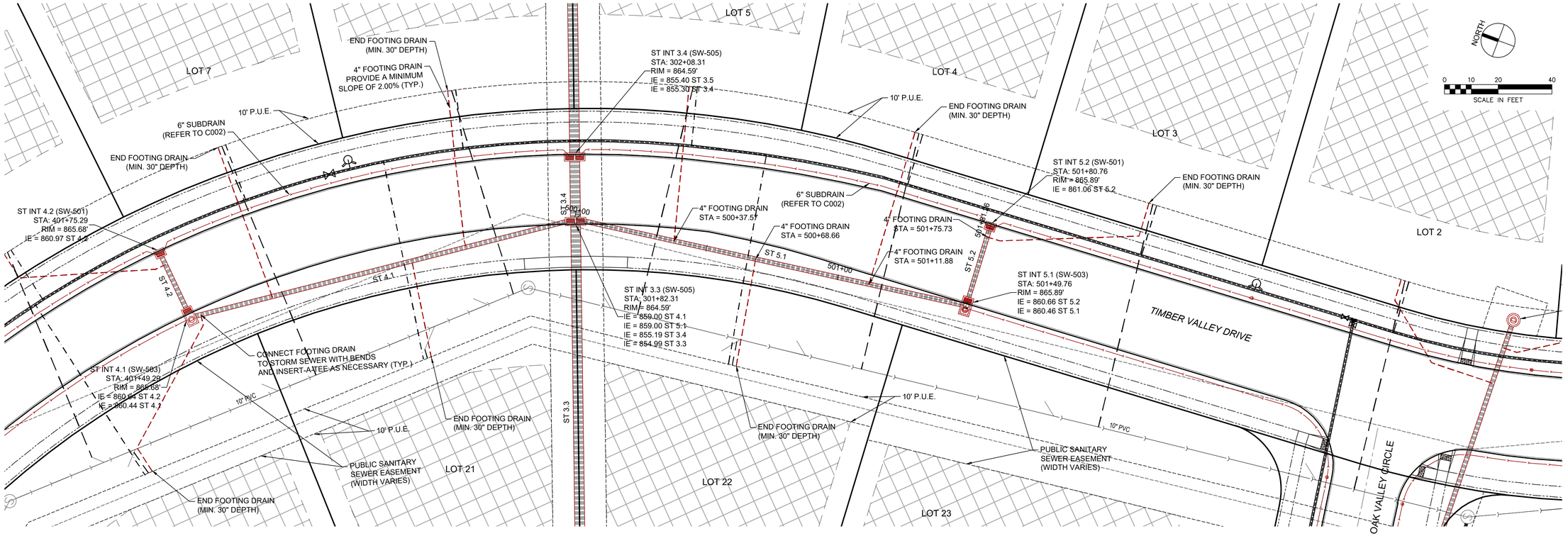
NW HUGG DRIVE | POLK CITY, IOWA

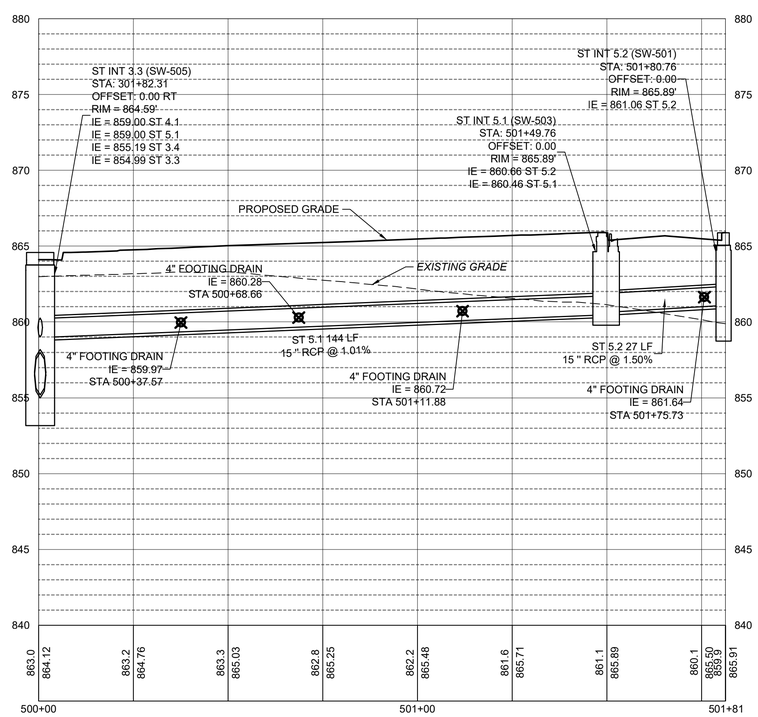
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO.: ---

STORM SEWER PLAN & PROFILE

C313

P:\Projects\DM\4181381\Network\Drawings_Civil\C313 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:34 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

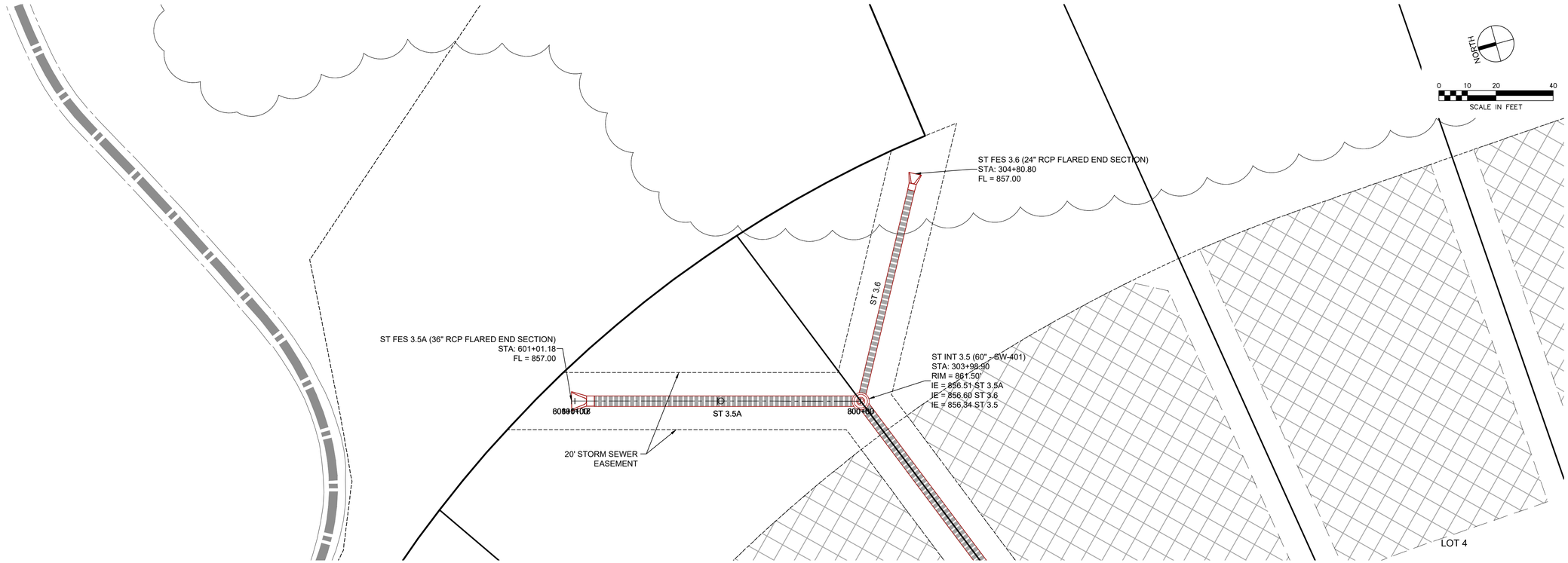
NW HUGG DRIVE | POLK CITY, IOWA

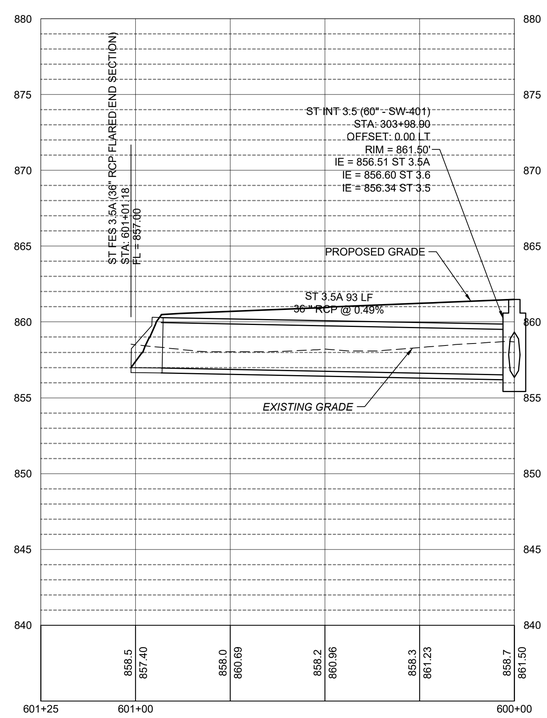
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

STORM SEWER PLAN & PROFILE

C314

P:\Projects\2004\4181381\Network\Drawings_Civil\C300 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:39 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

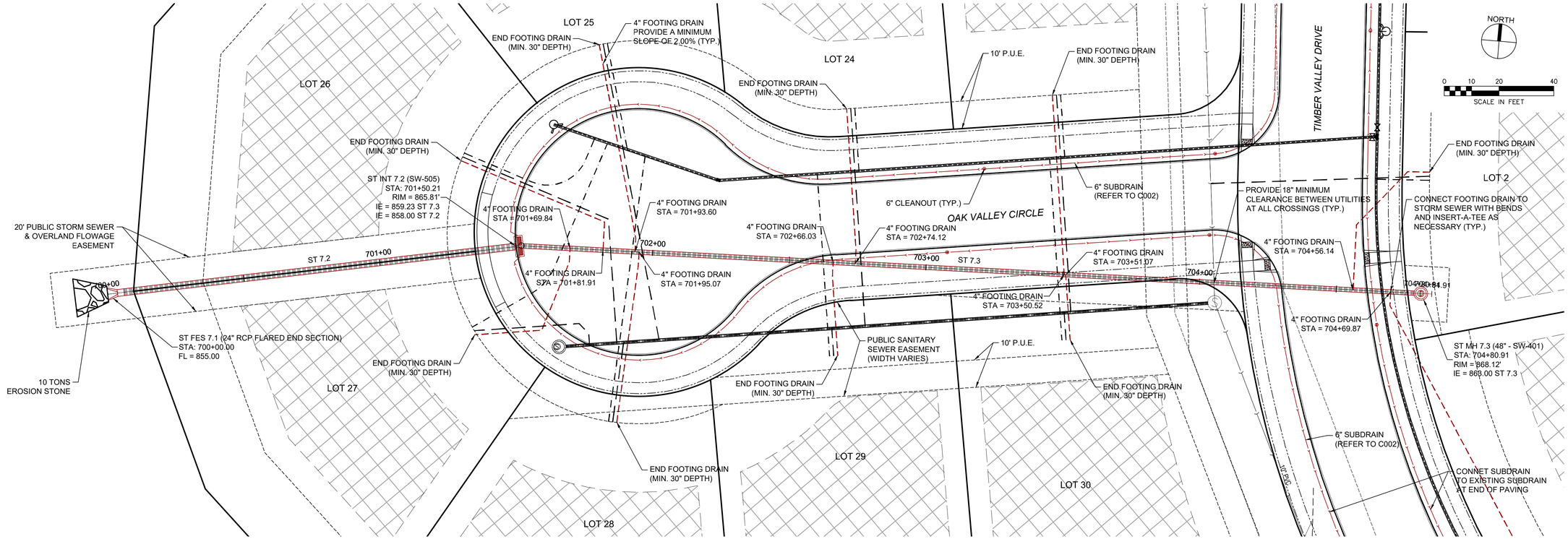
NW HUGG DRIVE | POLK CITY, IOWA

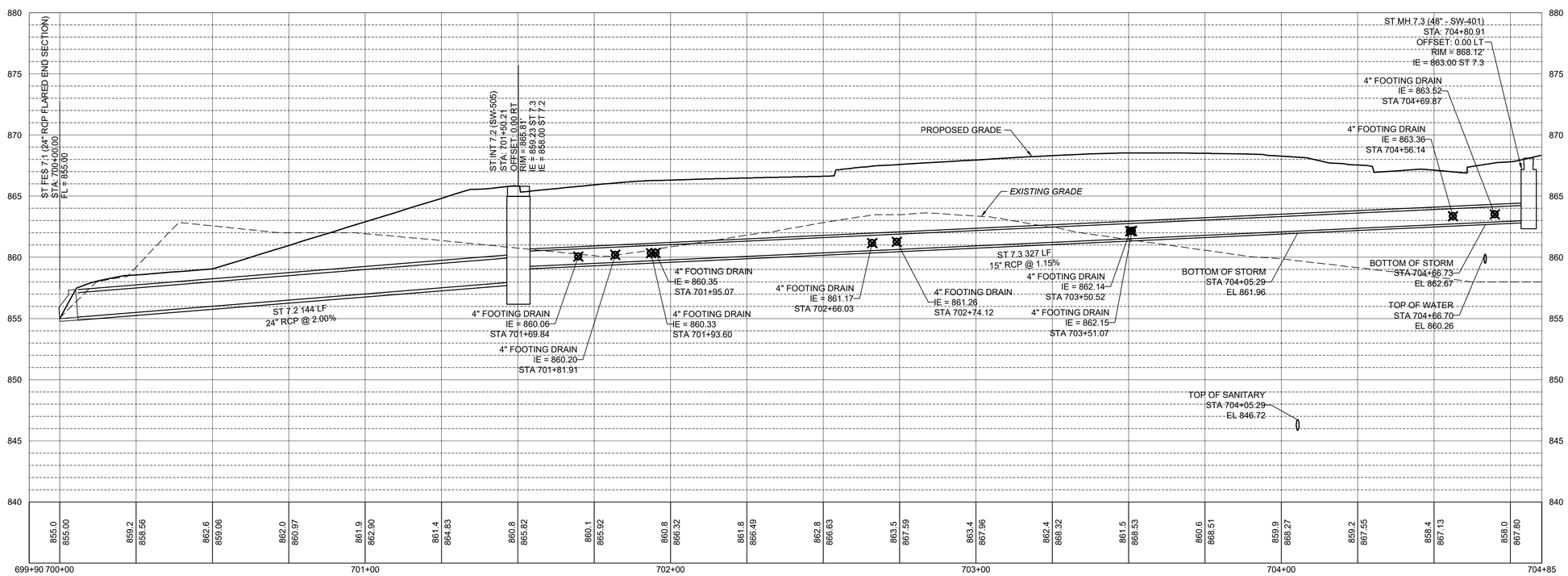
DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

STORM SEWER PLAN & PROFILE

C315

P:\Projects\DM\4181381\Deliver\Dwgs\1_Civil\C315 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:46 AM





SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

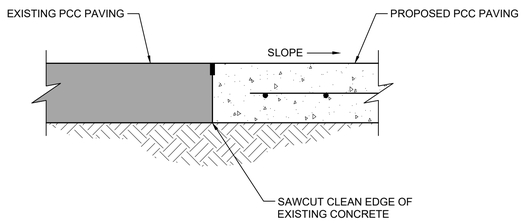
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO. 4181381
FIELD BOOK: ---
CLIENT NO: ---

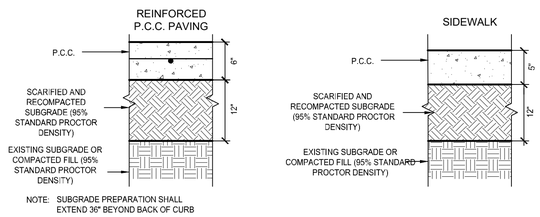
STORM SEWER PLAN & PROFILE

C316

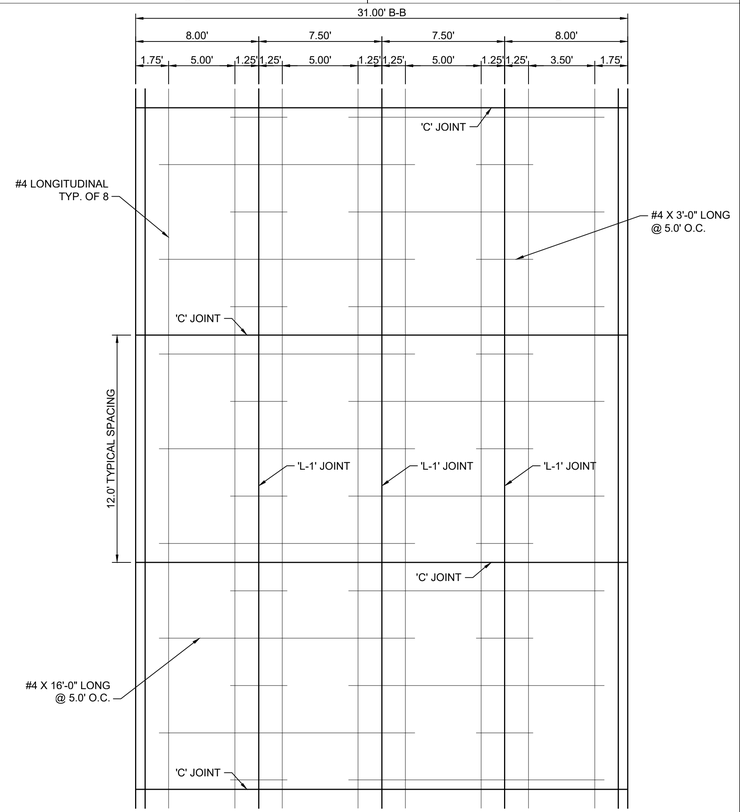
P:\Projects\DM\4181381\Network\Drawings_Civil\C316 STORM SEWER PLAN & PROFILE.dwg
Printed: 4/17/2020 10:31:51 AM



A1 CONNECTION TO EXISTING PAVEMENT (SUDAS PV-101 TYPE 'B' JOINT)
NOT TO SCALE

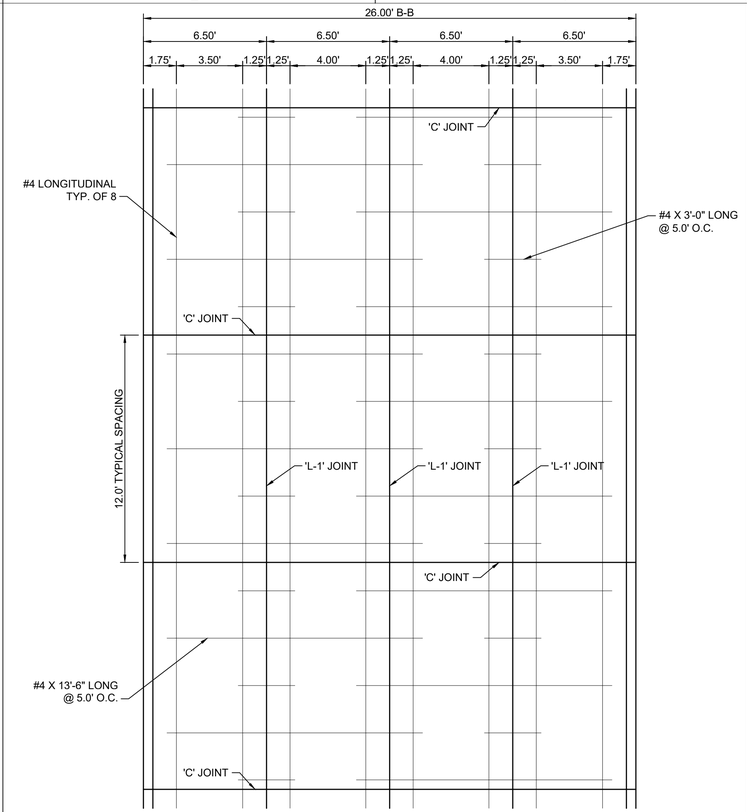


A2 PAVEMENT SECTIONS
NOT TO SCALE



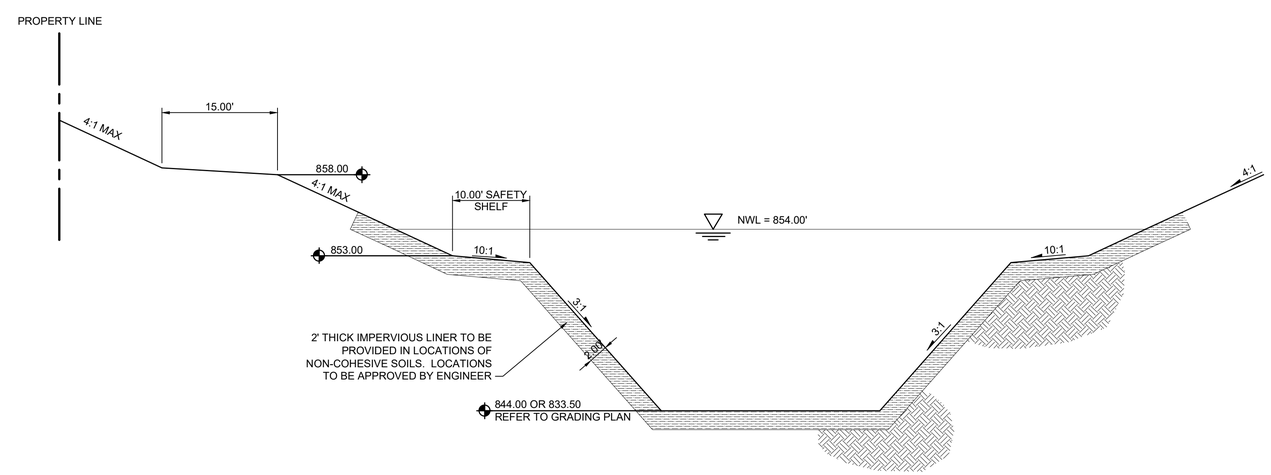
NOTES:
1. ALL REINFORCING SHALL BE PLACED AT T/2, WHERE T REPRESENTS THE THICKNESS SPECIFIED FOR PAVEMENT.

C3 PAVEMENT REINFORCING - 31' B/B
NOT TO SCALE



NOTES:
1. ALL REINFORCING SHALL BE PLACED AT T/2, WHERE T REPRESENTS THE THICKNESS SPECIFIED FOR PAVEMENT.

E3 PAVEMENT REINFORCING - 26' B/B
NOT TO SCALE



C4 POND CROSS SECTION
NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

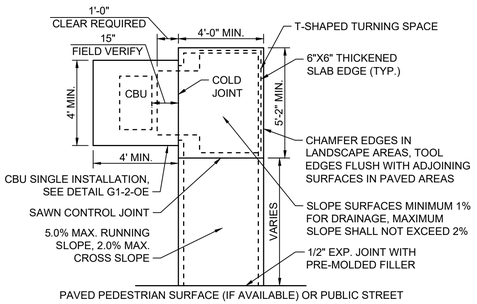
NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

CONSTRUCTION DETAILS

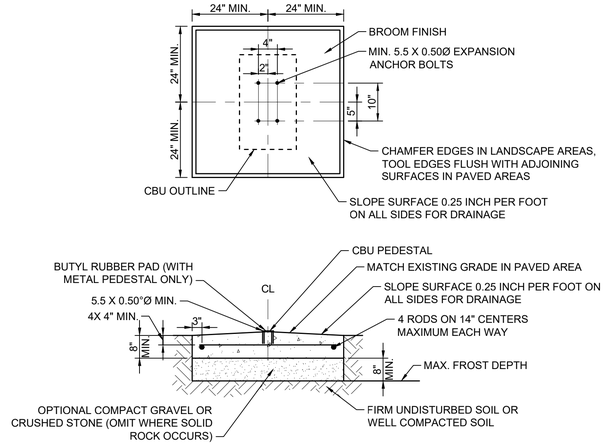
C501

P:\Projects\2018\4181381\Deliverables\Drawings\1_Civil\C501 CONSTRUCTIONDETAILS.dwg
Printed: 4/17/2020 10:31:59 AM



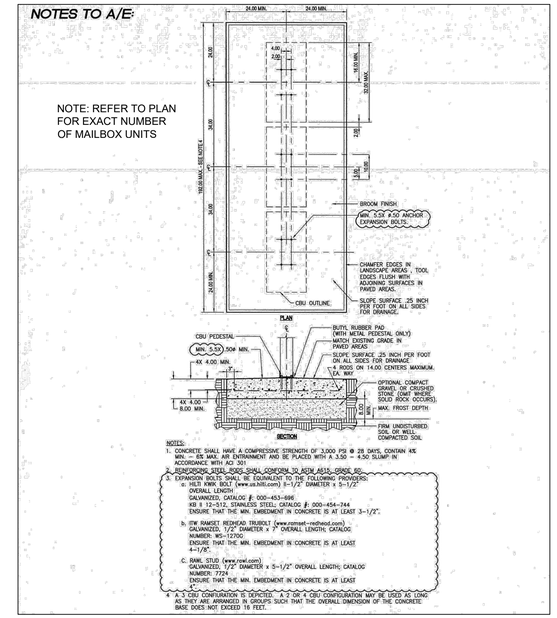
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. ACCESSIBILITY PAD TO BE LEVEL WITH CBU FOUNDATION.
3. CONNECT ACCESSIBILITY PAD TO EXISTING PAVED PEDESTRIAN SURFACE (PREFERRED) OR PUBLIC STREET.
4. REINFORCE ALL SLABS WITH 6X6 W1.4 X W1.4 WWF.
5. PROVIDE LIGHT BROOM FINISH.
6. MAILBOXES SHALL FACE SOUTH OR EAST AS SHOWN ON CONSTRUCTION DOCUMENTS.

A2 CLUSTER BOX UNIT (CBU) ACCESS MANUVERING SPACE - SINGLE UNIT (USPS DETAIL G1-2-0E2)
NOT TO SCALE

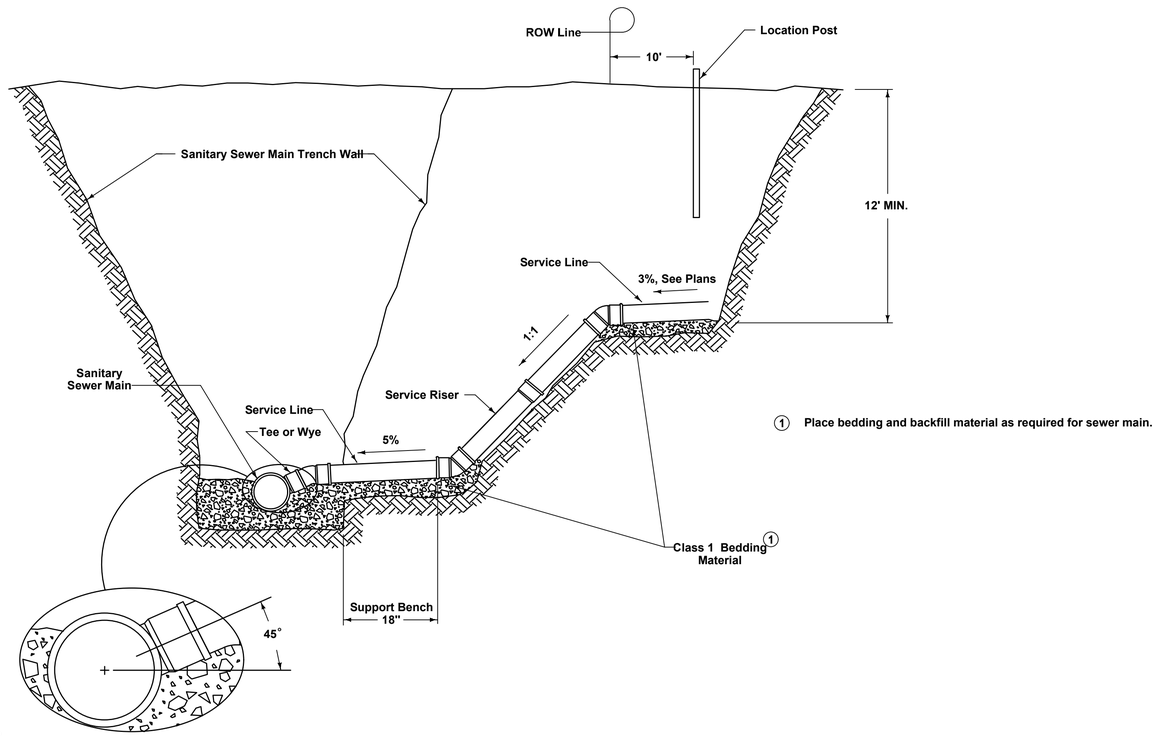


NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   3.1. HILTI KWIK BOLT (WWW.US.HILTI.COM) 11-1/2" DIAMETER, 5-1/2" OVERALL LENGTH; GALVANIZED; CATALOG #: 000-453-696; KB II 12-512; STAINLESS STEEL; CATALOG #: 000-454-744; ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
   3.2. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM), GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG #: WS-1270G; ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8"
   3.3. RAWL STUD (WWW.RAWL.COM); GALVANIZED, 1/2" DIAMETER X 5-1/2" OVERALL LENGTH: CATALOG #: 7724; ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

C2 CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT (USPS DETAIL G1-2-0E)
NOT TO SCALE

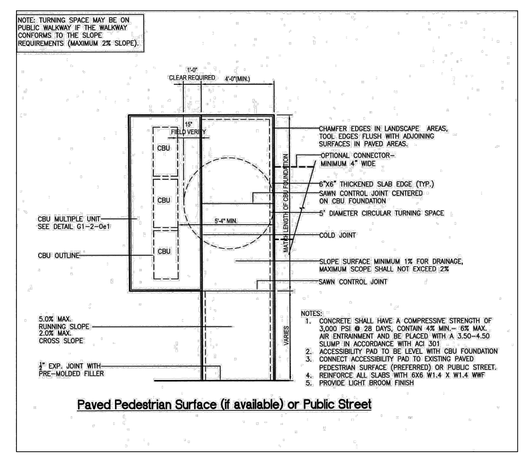


E2 CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT (USPS DETAIL G1-2-0E1)
NOT TO SCALE



① Place bedding and backfill material as required for sewer main.

A4 SANITARY SEWER SERVICE WITH RISER
NOT TO SCALE



E4 CLUSTER BOX UNIT (CBU) ACCESS MANUVERING SPACE (USPS DETAIL G1-2-0E3)
NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

BIG CREEK VALLEY PLAT 2 PUBLIC IMPROVEMENTS

NW HUGG DRIVE | POLK CITY, IOWA

DRAWN: TLS
APPROVED: ---
ISSUED FOR: SUBMITTAL
DATE: 2020-04-17
PROJECT NO: 4181381
FIELD BOOK: ---
CLIENT NO: ---

CONSTRUCTION DETAILS

C502

P:\Projects\2044\181381\Delivered\Drawings_Civil\C501 CONSTRUCTION DETAILS.dwg
Printed: 4/17/2020 10:32:03 AM

RESOLUTION NO. 2020-41

RESOLUTION SETTING A PUBLIC HEARING ON THE VACATION OF A PORTION OF THE OVERLAND FLOWAGE EASEMENT IN WHITE TAIL RIDGE PLAT 2

WHEREAS, a proposal has been made for the City to vacate a portion of the Overland Flowage Easement on the following described real property:

A STRIP OF LAND IN LOTS 4 AND 5 WHITETAIL RIDGE PLAT 2, AN OFFICIAL PLAT, POLK CITY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHWEST LOT LINE OF SAID LOT 5 NORTH 33°40'36" WEST, A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWEST LOT LINE OF SAID LOT 5 NORTH 33°40'36” WEST, A DISTANCE OF 15.24 FEET; THENCE NORTH 45°54'47” EAST, A DISTANCE OF 252.92 FEET TO THE EAST LOT LINE OF SAID LOT 5; THENCE SOUTH 26°23'17' EAST, A DISTANCE OF 31.49 FEET ALONG SAID EAST LINE TO THE NORTH CORNER OF SAID LOT 4; THENCE SOUTH 26°23'17” EAST, A DISTANCE OF 58.83 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE NORTH 69°49'01” WEST, A DISTANCE OF 78.86 FEET; THENCE SOUTH 45°54'47” WEST, A DISTANCE OF 193.98 FEET TO THE POINT OF BEGINNING. CONTAINING 5,800 SQUARE FEET (0.133 ACRES) MORE OR LESS.

WHEREAS, the City Engineer has reviewed and approved said vacation; and

WHEREAS, the Code of Iowa provides that an easement may be vacated only after notice and hearing as provided by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Polk City, Iowa, that a public hearing before this Council on the proposal set forth in the preamble to this Resolution is set for 6:00 p.m., on the 11th day of May 2020. The City Clerk is directed to publish the Notice of said hearing at the time and in the manner required by law.

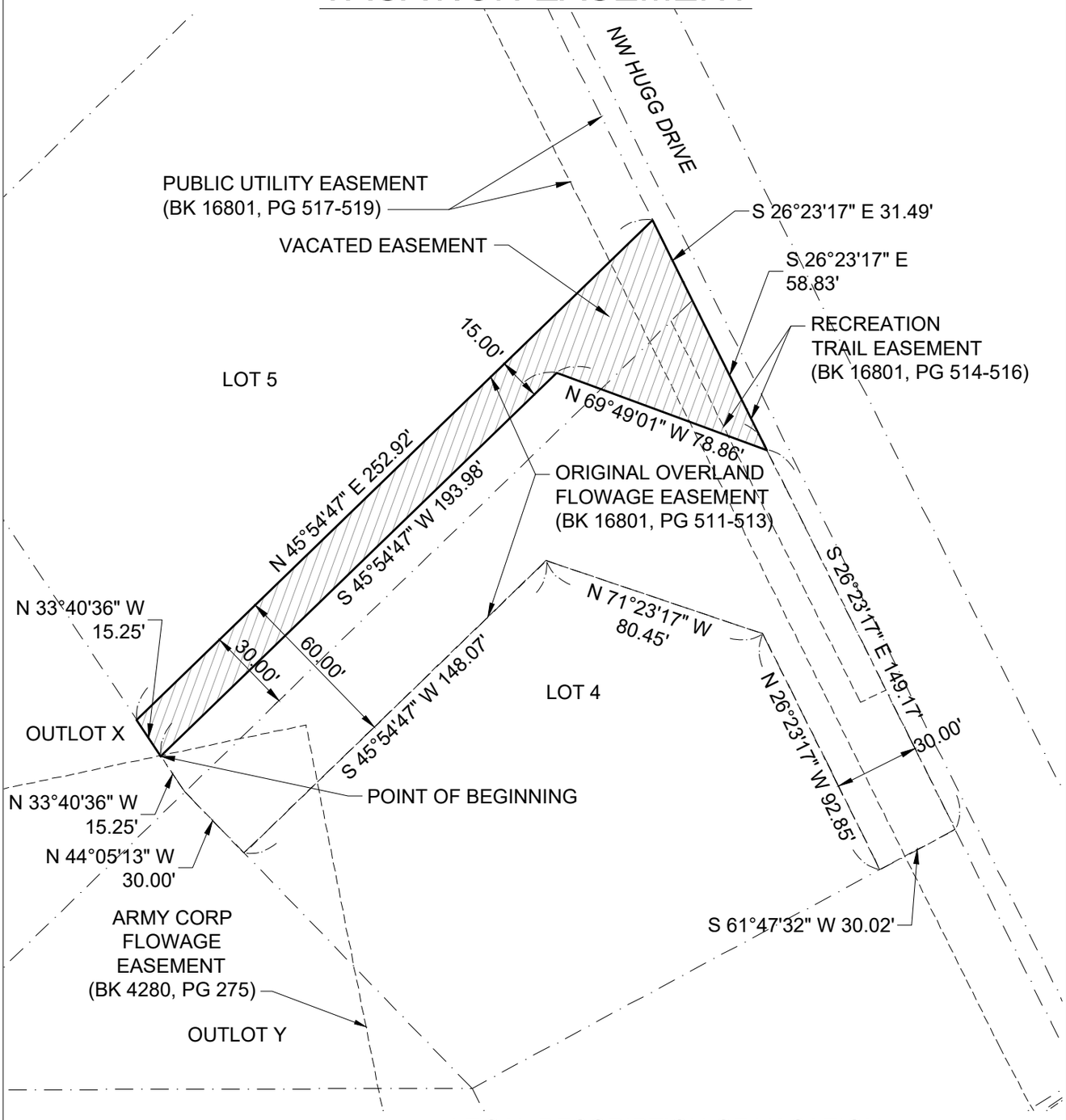
DATED at Polk City, Iowa, this 27th day of April 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

VACATION EASEMENT



LEGAL DESCRIPTION OF VACATION

A STRIP OF LAND IN LOTS 4 AND 5 WHITETAIL RIDGE PLAT 2, AN OFFICIAL PLAT, POLK CITY, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID LOT 5;

THENCE ALONG THE SOUTHWEST LOT LINE OF SAID LOT 5 NORTH 33°40'36" WEST, A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWEST LOT LINE OF SAID LOT 5 NORTH 33°40'36" WEST, A DISTANCE OF 15.24 FEET;

THENCE NORTH 45°54'47" EAST, A DISTANCE OF 252.92 FEET TO THE EAST LOT LINE OF SAID LOT 5;

THENCE SOUTH 26°23'17' EAST, A DISTANCE OF 31.49 FEET ALONG SAID EAST LINE TO THE NORTH CORNER OF SAID LOT 4;

THENCE SOUTH 26°23'17" EAST, A DISTANCE OF 58.83 FEET ALONG THE EAST LINE OF SAID LOT 4;

THENCE NORTH 69°49'01" WEST, A DISTANCE OF 78.86 FEET;

THENCE SOUTH 45°54'47" WEST, A DISTANCE OF 193.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,800 SQUARE FEET (0.133 ACRES) MORE OR LESS.

0 25 50 100

SCALE IN FEET

LEGEND

EASEMENT BOUNDARY

SECTION CORNER LINE

LOT LINES

File Path: P:\Projects\DM\418138\1\Deliverables\Drawings\9_WhitetailPlat2\Lot5\OVERLAND FLOWAGE EASEMENT-MODIFICATION.dwg

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

EASEMENT VACATION

LOT 5 WHITETAIL RIDGE PLAT 2
NW HUGG DRIVE, POLK CITY, IOWA

DATE	04/08/2020	SCALE	--
DRAWN	CWH	FIELD BOOK	--
APPROVED	MBB	REVISION	--

PROJECT NO.
418138-1

SHEET NO.
EX01

City of Polk City, Iowa

City Council Agenda Communication

Date: **April 27, 2020 City Council Meeting**
To: Mayor Jason Morse & City Council
From: Chelsea Huisman, City Manager

Subject: **North Polk LLC Development Agreement-Creekview Estates Water Main project**

BACKGROUND: On Monday, I am asking the City Council to approve a development agreement for North Polk Development LLC. As part of their project, they were asked to upsize a water main within their subdivision (8" to 12") and complete a water loop (from their subdivision up along NW Hugg Drive). Both projects are for the benefit of the City's water system.

The proposed development agreement is for an economic development grant. Once these two projects are completed by the developer, they would provide us with receipts, and we would pay them directly out of the water fund. For these smaller residential projects, it makes more sense to reimburse developers with utility revenue instead of creating additional LMI set-aside money. We have worked with PFM to incorporate this expense into our financial water analysis.

We are not utilizing TIF for this project, so there is no requirement for a public hearing.

ALTERNATIVES: Do not approve the development agreement.

FINANCIAL CONSIDERATIONS: Up to $200,000. Again, this is a project that needs to be completed for the City's water infrastructure and it is good to have it accomplished through a private developer.

RECOMMENDATION: It is my recommendation that the Council approve the development agreement with North Polk Development for the Creekview Estates development.

MINUTES AUTHORIZING ECONOMIC DEVELOPMENT GRANT AGREEMENT

(North Polk Development Company, L.L.C.)

Polk City, Iowa

511493-1

April 27, 2020

The City Council of the City of Polk City, Iowa, met on April 27, 2020, at 6:00 o'clock, p.m., for the purpose of conducting a public hearing on a proposed urban renewal plan amendment.

The City Council met electronically via Zoom, which was accessible at the following:

Call 515-329-8019 to participate using code 593054

The City Council is conducting this meeting electronically due to federal and state government recommendations in response to COVID-19 pandemic conditions. Electronic access information was included in the posted agenda of this public meeting.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The matter of authorizing a Development Agreement between the City and North Polk Development Company, L.L.C. was considered by the Council.

Whereupon, Council Member _____ introduced a proposed resolution entitled: "Resolution Authorizing Development Agreement with North Polk Development Company, L.L.C.," and moved that the said resolution be adopted, seconded by Council Member _____ and after due consideration thereof by the Council, the Mayor put the question on the motion for adoption of the said resolution and, the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said resolution duly adopted and signed approval thereto.

* * * *

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

RESOLUTION NO. 2020-35

Resolution Authorizing Development Agreement with North Polk Development Company, L.L.C.

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a city may provide grants, loans, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans or other financial assistance, a city council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that, in determining whether funds should be spent, a city council must consider any or all of a series of factors; and

WHEREAS, North Polk Development Company, L.L.C. (the "Developer") owns certain property in the City, and the Developer has proposed to undertake the development of a residential subdivision on such property and the construction of certain water system improvements (the "Water System Improvements Project") in connection therewith including the installation of a twelve-inch water main and the construction of certain water main looping improvements; and

WHEREAS, the City Council is willing to provide an economic development grant (the "Grant") to the Developer in order to assist in paying the costs of the Water System Improvements Project;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Polk City, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

a) The Water System Improvements Project will add diversity and generate new opportunities for the Polk City and Iowa economies; and

b) The Water System Improvements Project will generate public gains and benefits, particularly in the creation of new jobs and housing opportunities, which are warranted in comparison to the amount of the proposed Grant.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by making the Grant in connection with the Water System Improvements Project.

Section 3. The Grant in an amount not to exceed $200,000 is hereby approved, subject to the terms and conditions set out in the Development Agreement (the "Development Agreement") to be entered into by the Developer and the City. The City Manager is hereby authorized and directed to advance the proceeds of the Grant to the Developer out of the City's Municipal Waterworks Utility Revenue Fund in accordance with the terms and conditions of the

Development Agreement. The City Manager, with advice from bond counsel to the City, is hereby authorized and directed to prepare any additional documentation and to make such changes to the Development Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized execute such documents as may be necessary to implement the Grant approved herein, including the Development Agreement, in substantially the form as has been presented to this City Council.

Section 4. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Passed and Approved this April 27, 2020.

_____
Mayor

Attest:

_____
City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Polk City, Iowa (the "City") and North Polk Development, L.L.C (the "Developer") as of the ____ day of _____, 2020 (the "Commencement Date").

WHEREAS, the Developer owns certain property in the City, and the Developer has proposed to undertake the development of a residential subdivision on such property and the construction of certain public infrastructure improvements in connection therewith including the installation of a twelve inch water main (the "Water Main Project") and the construction of certain water main looping improvements "Water Looping Project"); and

WHEREAS, the City Council is willing to provide an economic development grant (the "Grant") to the Developer in order to assist in paying the costs of the Water Main Project and the Water Looping Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants:

1. Construction of Water Main Project and Water Looping Project. The Developer agrees to cause the construction of the Water Main Project and the Water Looping Project in accordance with the timelines and specifications set forth in Exhibit A hereto. Prior to constructing the Water Main Project and the Water Looping Project, the Developer will submit copies of all engineering documents related to the proposed Water Main Project and the Water Looping Project to the City for review. The City may request reasonable changes in such documents, to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect each of the completed Water Main Project and the Water Looping Project for quality of work and full compliance with City Code. Nothing in this subsection shall be interpreted as limiting the City's rights to not accept the work if the Water Main Project or the Water Looping Project, as applicable, are not completed to the satisfaction of the City.

Upon completion of each of the Water Main Project and the Water Looping Project, provided that (i) such improvements are of the type ordinarily dedicated to the City; (ii) the City confirms to the Developer in writing that such completed improvements meet City requirements; and (iii) the City accepts such Water Main Project and Water Looping Project, as applicable, in accordance with State law, the Developer will provide the City with either a deed or permanent easement to the improvements and related right-of-way comprising the Water Main Project and the Water Looping Project, as applicable, which shall thereafter be maintained by the City.

2. Economic Development Grant Disbursement Requests and Project Costs Documentation. The Developer agrees to make certain grant disbursement requests (each, a "Grant Disbursement Request") to the City in accordance with this Section A.2. Each Grant Disbursement Request submitted under this Section A.2 shall be in the form attached hereto as Exhibit B.

Within thirty (30) days of completion of the Water Main Project, the Developer agrees to submit a grant disbursement request (the "Water Main Project Disbursement Request") to the City.

Within thirty (30) days of completion of the Water Looping Project, the Developer agrees to submit a grant disbursement request (the "Water Looping Project Disbursement Request") to the City.

Each Grant Disbursement Request shall be accompanied by documentation (the "Costs Documentation") detailing the costs (the "Project Costs") incurred in completion of the Water Main Project and the Water Looping Project, as applicable, including invoices, and such other documentation as may reasonably be requested by the City, confirming that the Project Costs detailed in the Costs Documentation were in fact incurred in the construction of the Water Main Project or the Water Looping Project, as applicable, and that such Project Costs are of an amount reasonably to have been expected with respect to such construction.

The Project Costs may include all costs relating to land acquisition, designing and constructing the Water Main Project or the Water Looping Project, landscaping and grading the Water Main Project or the Water Looping Project, interest expense and other costs of financing, and other reasonably related costs of carrying out the Water Main Project or the Water Looping Project.

3. Default Provisions.

A. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

1) Failure by the Developer to complete construction of the Water Main Project pursuant to the terms and conditions of this Agreement.

2) Failure by the Developer to complete construction of the Water Looping Project pursuant to the terms and conditions of this Agreement.

3) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

B. Notice and Remedies. Whenever any event of default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, the City shall then have the right to:

1) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

2) Withhold the Grant Disbursements provided for under Section B.2.

B. City's Covenants:

1. Review of Grant Disbursement Requests and Costs Documentation. The City public works and engineering personnel will review each Grant Disbursement Request upon receipt from the Developer. If the City staff determines that a Grant Disbursement Request satisfies the requirements of Section A.2 above, the City shall record a summary of the date, amount and nature of such costs (the "Accepted Projects Costs") on the Summary of Accepted Project Costs attached hereto as Exhibit C, and such summary shall be the official record of the Accepted Projects Costs for purposes of tallying the maximum amount of the Grant allowed to the Developer under this Agreement.

In the event that the City determines that a Grant Disbursement Request received from the Developer does not meet the requirements of Section A.2 above, the City shall notify the Developer within fifteen (15) days of such determination in order to allow an opportunity for the Developer to cure the noted deficiencies.

2. Economic Development Grant. The City hereby agrees to fund the Grant through a series of disbursements (the "Grant Disbursements" and, each, individually a "Grant Disbursement") to the Developer, in an aggregate maximum amount equal to the lesser of (i) the Accepted Project Costs, or (ii) $200,000, in accordance with this Section B.2.

Within thirty (30) days of receipt from the Developer of an acceptable Water Main Project Disbursement Request, the City agrees to make a Grant Disbursement to the Developer in the amount of the Accepted Project Costs for such Water Main Project, provided however that such Grant Disbursement shall not be made sooner than July 3, 2020.

Within thirty (30) days of receipt from the Developer of an acceptable Water Looping Project Disbursement Request, the City agrees to make a Grant Disbursement to the Developer in the amount of the Accepted Project Costs for the Water Looping Project, provided however that such Grant Disbursement shall not be made sooner than July 3, 2020.

C. Administrative Provisions:

1. Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. \

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on the date on which the last Grant Disbursement is made by the City to the Developer under Section B.2 above.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF POLK CITY, IOWA

By: _____
Mayor

Attest:

_____
City Clerk

NORTH POLK DEVELOPMENT, L.L.C.

By: _____

<u>EXHIBIT A</u>
TIMELINE AND SPECIFICATIONS FOR WATER MAIN PROJECT AND WATER LOOPING PROJECT

Timeline and Specifications for Water Main Project

Timeline and Specifications for Water Looping Project

EXHIBIT B
FORM OF GRANT DISBURSEMENT REQUEST

Date submitted: _____

Submitted by: _____

Contact information: _____

Grant Amount Requested $_____

Index of Invoices/Statements Attached to substantive request:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

I, the undersigned hereby certify that the costs shown on the documents referred in the index above are (i) legitimate costs reasonably incurred in the undertaking of the [Water Main Project] [Water Looping Project]; and (ii) distinct from and additional to all other costs previously associated with a prior grant request.

NORTH POLK DEVELOPMENT, L.L.C.

By:_____

Title: _____

Reviewed and accepted by the City of Polk City, Iowa this _____ day of _____, 2020.

By:_____
City Manager

<u>EXHIBIT C</u>
SUMMARY OF ACCEPTED PROJECT COSTS

Date of Cost	Amount of Cost	Nature of Cost	Date Accepted by City

CIVIL DESIGN ADVANTAGE L.L.C.
ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS & SURVEYORS

February 25, 2020

City of Polk City
c/o Jenny Gibbons
112 3rd Street
Polk City, Iowa 50226

RE: Domino Estates Plat 1
Preliminary Plat & Final Plat Review

Dear Ms. Gibbons;

Domino Estates Plat 1 is a rural Polk County subdivision located at 13813 NW 72nd Street that lies within two miles of Polk City's limits. Civil Design Advantage, LLC has been asked by city staff to review the preliminary plat and final plat prepared by Snyder & Associates. Based upon our review of Chapter 170.28 and 170.29 of the subdivision ordinance and the city's preliminary plat/final plat checklists we offer the following comments:

Preliminary Plat

1. Include on the Plat the telephone no and email address for Property Owner and Developer (Chapter 170.28.3)
2. Include on the Plat the email address of Preliminary Plat Preparer (Chapter 170.28.3)
3. Show owner name for Parcel "D" lying north of Lot 1.
4. Please confirm the Owner shown south of Lot 1. It appears the Owner is Young Investments LC.
5. Please confirm the book and page of Parcel C in the Plat description. It appears the page for the Rural Survey that created Parcel C is recorded in Book 9450, Pages 741-741.
6. NW 138th Avenue, including the eastern extension thereof, is designated as a collector. Per 170.18-17, collector streets must have a 70' wide right-of-way. Revise the 33.00'wide future roadway easement on Lot 1 to 35.0' wide for the north half of the ROW.
7. Add a note stating, "The 35.0 ' wide future Roadway Easement shown on Lot 1 shall be dedicated to the City of Polk City upon written request by the City, and at no cost to the City, following annexation."
8. Add a note to the drawing stating "No more than one driveway to Lot 1 from NW 72nd Street will be permitted."
9. Add a note to the drawing stating "No more than one driveway to Outlot Z from NW 72nd Street will be permitted."

Final Plat

1. Include Box for City approval stamp (Final Plat Checklist)
2. Please confirm the book and page of Parcel C in the Plat description. It appears the page for the Rural Survey that created Parcel C is recorded in Book 9450, Pages 741-741.
3. NW 138th Avenue, including the eastern extension thereof, is designated as a collector. Per 170.18-17, collector streets must have a 70' wide right-of-way. Revise the 33.00'wide future roadway easement on Lot 1 to 35.0' wide for the north half of the ROW.
4. Add a note stating, "The 35.0 ' wide future Roadway Easement shown on Lot 1 shall be dedicated to the City of Polk City upon written request by the City, and at no cost to the City, following annexation."
5. Add a note to the drawing stating "No more than one driveway to Lot 1 from NW 72nd Street will be permitted."
6. Add a note to the drawing stating "No more than one driveway to Outlot Z from NW 72nd Street will be permitted."

Please let me know if you have any questions or require any further information. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

RESOLUTION NO. 2020-42

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR DOMINO ESTATES PLAT 1

WHEREAS, Snyder & Associates Inc., on behalf of Domino Properties LLC., submitted a Preliminary Plat for approval for Domino Estates Plat 1 that lies within the 2 miles Extra-territorial Jurisdiction of Polk City, Iowa; and

WHEREAS, the Polk City Planning and Zoning Commission reviewed this Preliminary Plat and recommended its approval at their meeting on April 20, 2020; and

WHEREAS, Civil Design Advantage, LLC., on behalf of Polk City has reviewed this Preliminary Plat and finds that all review comments have been satisfactorily addressed and therefore recommends approval of said Preliminary Plat.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa, hereby accepts the recommendations of the Planning and Zoning Commission and the reviewing Engineer and deems it appropriate to approve the Preliminary Plat for Domino Estates Plat 1.

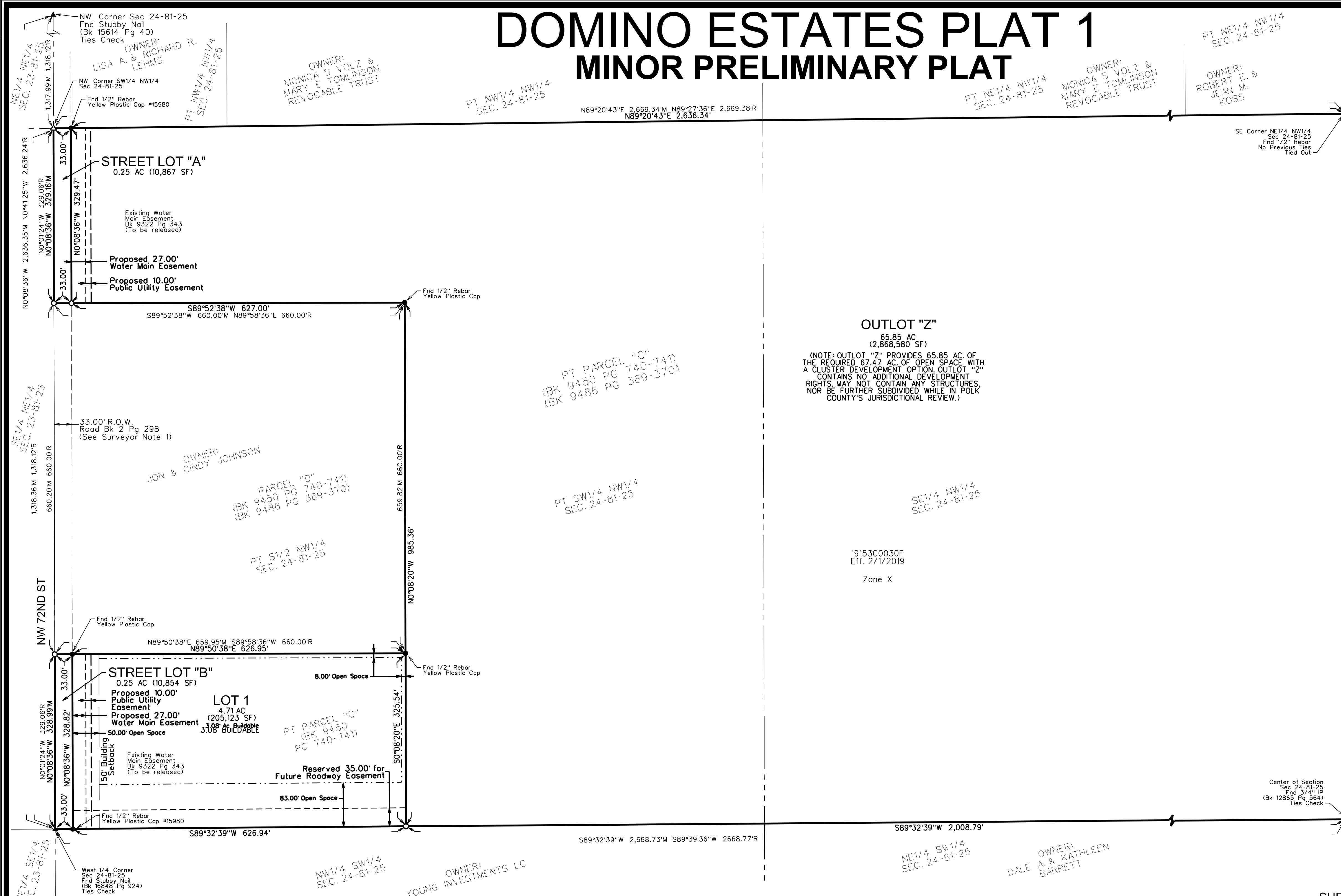
PASSED AND APPROVED the 27th day of April 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

DOMINO ESTATES PLAT 1
MINOR PRELIMINARY PLAT



PLAT DESCRIPTION

PARCEL "C" IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS ESTABLISHED IN A RURAL SURVEY RECORDED IN POLK COUNTY, IOWA, ON NOVEMBER 15, 2002, IN BOOK 9450, BEGINNING ON PAGE 740, AND AS SUBSEQUENTLY REVISED BY SURVEYOR'S AFFIDAVIT RECORDED IN POLK COUNTY, IOWA IN BOOK 9486, BEGINNING ON PAGE 369.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24-80-25 WAS ASSUMED TO BEAR NORTH 00°08'36" WEST.

SURVEYORS NOTE

1. THE ROAD RECORD BOOK 2-298 COUNTY COURT OCTOBER 3, 1859 ESTABLISHED EXISTING ROADWAY WHERE NO ROAD WIDTH WAS MENTIONED. AS PER CODE OF 1851 ADOPTED FEBRUARY 5, 1851 SECTION 515 STATES, COUNTY HEREAFTER ESTABLISHED MUST BE 66 FEET IN WIDTH. UNLESS OTHERWISE SPECIALLY DIRECTED. NO RECORD OF ROADWAY EASEMENT WAS FOUND IN THE POLK COUNTY TRANSFER BOOK.

DATE OF SURVEY

JANUARY 20, 2020

EXISTING ADDRESS

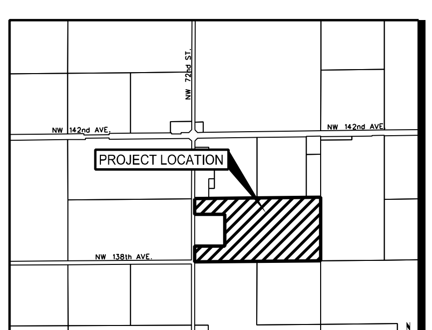
13813 NW 72ND ST
POLK CITY, IA 50226

PARCEL "C" RESIDUAL CALS

OPEN SPACE = 67.47 ACRES
BUILDABLE AREA = 3.08 ACRES

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	⊡
ROW Rail	Ɪ	Ɪ
Control Point	⊙CP	
Bench Mark	⊗	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	— - — - —	
Section Line	——— - ———	
1/4 Section Line	—— — — ——	
1/4 1/4 Section Line	— — — — —	
Easement Line	— — — — — —	



VICINITY MAP
POLK COUNTY, IOWA

OWNER/DEVELOPER

DOMINO PROPERTIES LLC
3625 NW ASH DR
ANKENY, IA 50023-1558
JOR JAN JOHNSON
515-480-8025

SECTION AREAS

SW1/4 NW1/4 24-81-25=30.46 AC.
SE1/4 NW1/4 24-81-25=40.60 AC.

ZONING

AG = AGRICULTURAL DISTRICT
(CLUSTER DEVELOPMENT OPTION)

BULK REGULATIONS

MINIMUM LOT AREA = 40,000 SF
MINIMUM LOT WIDTH = 140'
FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 15'
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING COVERAGE = 15%

POLK CITY GENERAL NOTES

1. THE 35.00' WIDE FUTURE ROADWAY EASEMENT SHOWN ON LOT 1 SHALL BE DEDICATED TO THE CITY OF POLK CITY UPON WRITTEN REQUEST BY THE CITY, AND AT NO COST TO THE CITY, FOLLOWING FUTURE ANNEXATION.
2. NO MORE THAN ONE DRIVEWAY TO LOT 1 FORM NW 72ND STREET WILL BE PERMITTED
3. NO MORE THAN ONE DRIVEWAY TO OUTLOT Z FROM NW 72ND STREET WILL BE PERMITTED.

POLK COUNTY GENERAL NOTES

1. SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS.
2. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
3. THE PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0030F HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2019.
4. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
6. STREET LOTS "A" AND "B" ARE TO BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
7. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
8. ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
9. ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
10. SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.
11. THIS SUBDIVISION IS PLATTED USING THE CLUSTER DEVELOPMENT OPTION. SEE THE DENSITY CALCULATION WORKSHEET SUBMITTED WITH THE ORIGINAL PLAT OF SURVEY. A MINIMUM OF 95% OF THE TOTAL AREA OF THE SUBDIVISION OR 67.47 ACRES SHALL BE MAINTAINED AS PERMANENT, UNBUILDABLE OPEN SPACE. 65.85 OF THE TOTAL 67.47 ACRES OF REQUIRED OPEN SPACE IS DESIGNATED AS NOTED ON OUTLOT "Z" AND THE REMAINING 1.63 ACRES IS DESIGNATED AS NOTED AND IDENTIFIED ON LOT 1.
12. LOT 1 MEETS CURRENT AASHTO POLICY FOR HORIZONTAL SIGHT DISTANCE BASED ON A 50 MPH SPEED LIMIT.

SURVEYOR

TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM

0 100
SCALE (FEET)

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

DRAFT

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.

Terry Coady, PLS — Date

License Number 18643

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE	BY
2.	Revised Per Polk City Comments	4-10-20	TLC
1.	Revised Per Polk County Comments	3-23-20	TLC

Engineer: | Checked By: TLC | Scale: 1"= 100'
Technician: JDP | Date: 02/06/20 | Field Bk: | Pg:

Project No: 1200148 — Sheet 1 of 2

DOMINO ESTATES PLAT 1
MINOR PRELIMINARY PLAT
POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

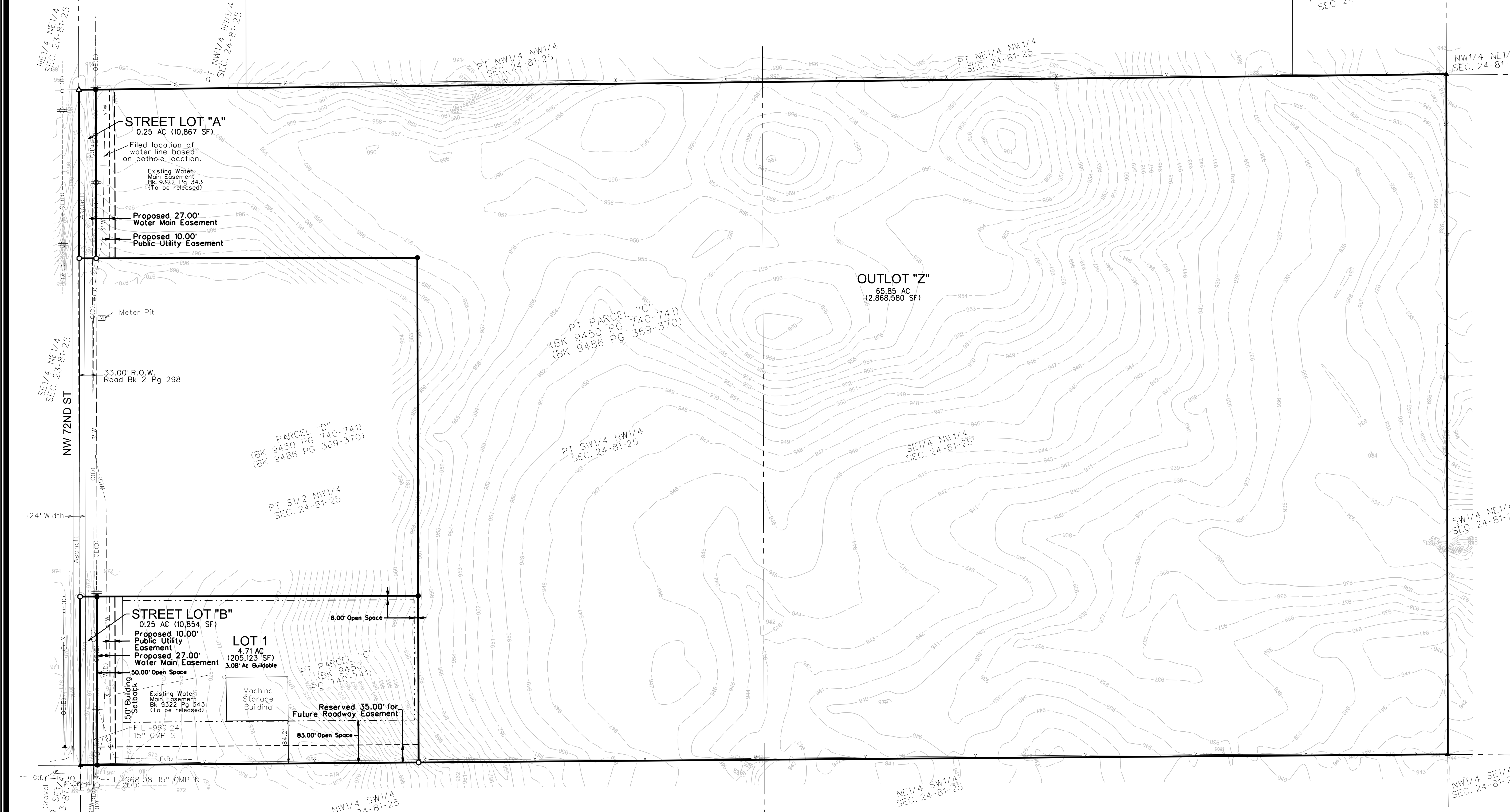
Project No: 1200148

Sheet 1 of 2

TLCOADY
V:\Projects\2020\120.0148.01\CADD\1200148_PLM.dgn
4/16/2020 4:58:12 PM
Sheet 1 1:200

DOMINO ESTATES PLAT 1

MINOR PRELIMINARY PLAT



LEGEND

Features	Existing	Features	Existing
Spot Elevation	93.0	Communication Pedestal	C
Contour Elevation	93	Communication	C(*)
Fence (Barbed, Field, Hog)	—x—x—	Fiber Optic	FO(*)
Fence (Chain Link)	—//—//—	Underground Electric	E(*)
Fence (Wood)		Overhead Electric	OE(*)
Fence (Silt)		Gas Main with Size	4" G(*)
Tree Line		Water Main with Size	8" W(*)
Deciduous Tree \ Shrub		Sanitary Sewer with Size	8" S(*)
		(*) Denotes the survey quality service level for utilities	
Coniferous Tree \ Shrub		Fire Hydrant	
Sanitary Manhole		Water Main Valve	
		Water Service Valve	
	12" ST	Utility Pole	
Storm Sewer with Size		Utility Pole with Transformer	
Fence Post or Guard Post		Electric Box	EB
Mailbox		Electric Transformer	E
		Traffic Sign	

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552000423.

C-COMMUNICATION	CENTURYLINK Tom Sturmer 720-578-8090 Thomas.sturmer@centurylink.com
W-WATER	SOUTHEAST POLK RURAL WATER DIS (des moines water works) Jana Hodges 515-283-8729 hodges@dmww.com
E-ELECTRIC OE-OVERHEAD ELECTRIC	MIDLAND POWER COOPERATIVE Bruce Keeney 515-386-4111 bkmpcrec@netins.net

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) IARTN DERIVED - US SURVEY FEET

BM1 ELEV=973.28
SET RAILROAD SPIKE IN EAST FACE OF POWER POLE LOCATED EAST SIDE OF NW 72ND STREET, NORTH OF MAIN ENTRANCE TO SHOP BUILDING.

0 100
FEET

MARK	REVISION	DATE	BY
1.	Revised Per Polk County Comments	3-23-20	TLC

Engineer: | Checked By: TLC | Scale: 1"=100'
Technician: JDP | Date: 02/06/20 | Field Bk: | Pg:
Project No: 1200148 | Sheet 2 of 2

POLK COUNTY, IOWA

DOMINO ESTATES PLAT 1

MINOR PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1200148

Sheet 2 of 2

RESOLUTION NO. 2020-43

A RESOLUTION APPROVING A FINAL PLAT FOR DOMINO ESTATES PLAT 1

WHEREAS, Snyder & Associates Inc., on behalf of Domino Properties LLC., submitted a Final Plat for approval for Domino Estates Plat 1 that lies within the 2 miles Extra-territorial Jurisdiction of Polk City, Iowa; and

WHEREAS, the Polk City Planning and Zoning Commission reviewed this Final Plat and recommended its approval at their meeting on April 20, 2020; and

WHEREAS, Civil Design Advantage, LLC., on behalf of Polk City has reviewed this Final Plat and finds that all review comments have been satisfactorily addressed and therefore recommends approval of said Final Plat.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa, hereby accepts the recommendations of the Planning and Zoning Commission and the reviewing Engineer and deems it appropriate to approve the Final Plat for Domino Estates Plat 1.

PASSED AND APPROVED the 27th day of April 2020.

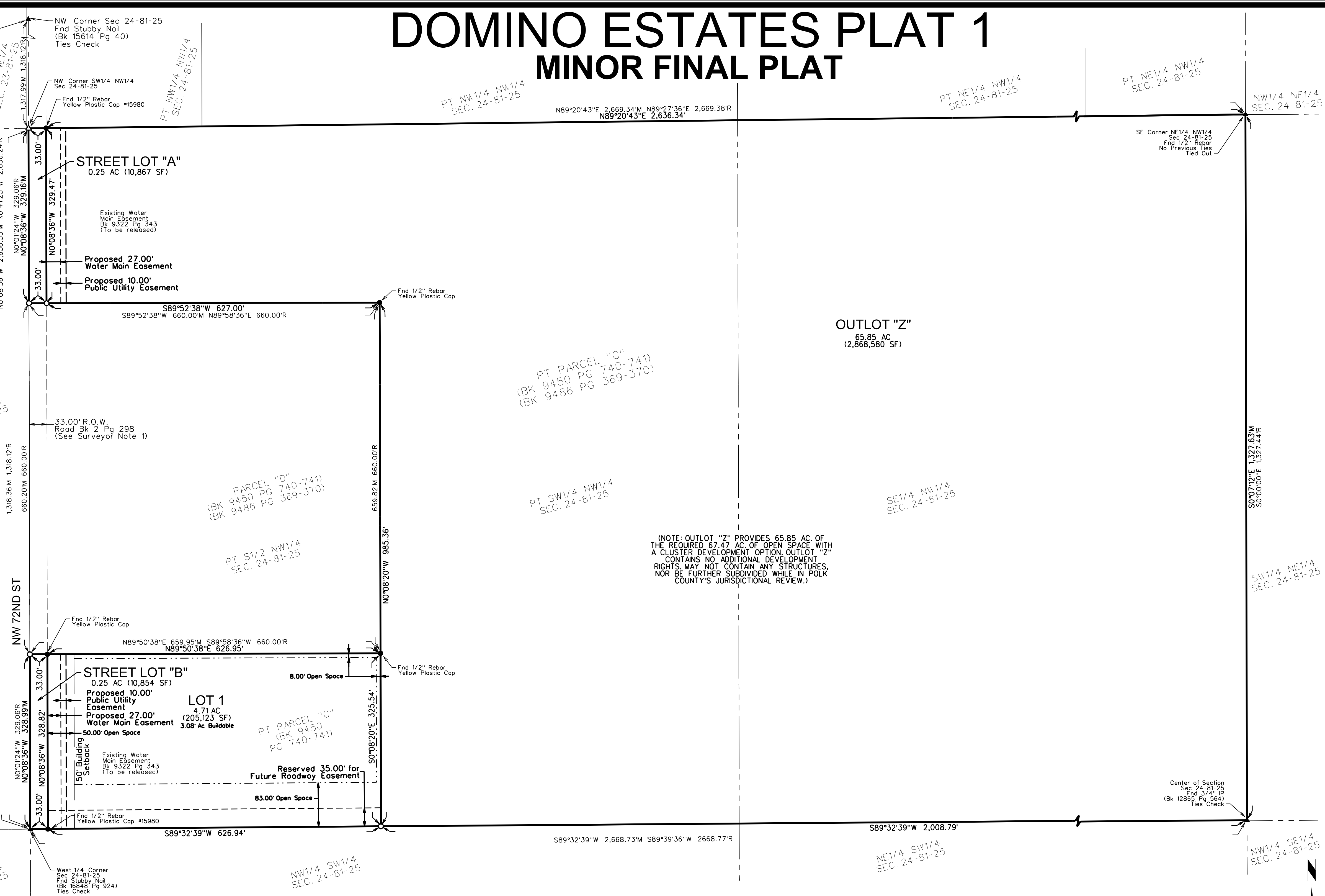
_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

DOMINO ESTATES PLAT 1

MINOR FINAL PLAT



AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT SE 1/4 NW 1/4
PT SW 1/4 NW 1/4
SECTION 24, TOWNSHIP 81N, RANGE 25W
REQUESTED BY:
DOMINO PROPERTIES LLC

POLK CITY GENERAL NOTES

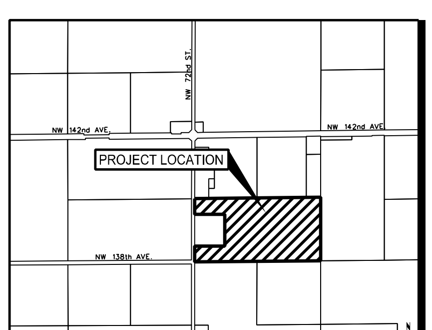
1. THE 35.00' WIDE FUTURE ROADWAY EASEMENT SHOWN ON LOT 1 SHALL BE DEDICATED TO THE CITY OF POLK CITY UPON WRITTEN REQUEST BY THE CITY, AND AT NO COST TO THE CITY, FOLLOWING FUTURE ANNEXATION.
2. NO MORE THAN ONE DRIVEWAY TO LOT 1 FORM NW 72ND STREET WILL BE PERMITTED
3. NO MORE THAN ONE DRIVEWAY TO OUTLOT Z FROM NW 72ND STREET WILL BE PERMITTED.

POLK COUNTY GENERAL NOTES

1. SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS.
2. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
3. THE PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0030F HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2019.
4. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
6. STREET LOTS "A" AND "B" ARE TO BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
7. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
8. ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
9. ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
10. SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.
11. THIS SUBDIVISION IS PLATTED USING THE CLUSTER DEVELOPMENT OPTION. SEE THE DENSITY CALCULATION WORKSHEET SUBMITTED WITH THE ORIGINAL PLAT OF SURVEY. A MINIMUM OF 95% OF THE TOTAL AREA OF THE SUBDIVISION OR 67.47 ACRES SHALL BE MAINTAINED AS PERMANENT, UNBUILDABLE OPEN SPACE. 65.85 OF THE TOTAL 67.47 ACRES OF REQUIRED OPEN SPACE IS DESIGNATED AS NOTED ON OUTLOT "Z" AND THE REMAINING 1.63 ACRES IS DESIGNATED AS NOTED AND IDENTIFIED ON LOT 1.
12. LOT 1 MEETS CURRENT AASHTO POLICY FOR HORIZONTAL SIGHT DISTANCE BASED ON A 50 MPH SPEED LIMIT.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



VICINITY MAP
POLK COUNTY, IOWA

OWNER/DEVELOPER

DOMINO PROPERTIES LLC
3625 NW ASH DR
ANKENY, IA 50023-1558
JOR JAN JOHNSON
515-480-8025

SECTION AREAS

SW1/4 NW1/4 24-81-25=30.46 AC.
SE1/4 NW1/4 24-81-25=40.60 AC.

ZONING

AG = AGRICULTURAL DISTRICT
(CLUSTER DEVELOPMENT OPTION)

BULK REGULATIONS

MINIMUM LOT AREA = 40,000 SF
MINIMUM LOT WIDTH = 140'
FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 15'
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING COVERAGE = 15%

PLAT DESCRIPTION

PARCEL "C" IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS ESTABLISHED IN A RURAL SURVEY RECORDED IN POLK COUNTY, IOWA, ON NOVEMBER 15, 2002, IN BOOK 9450, BEGINNING ON PAGE 740, AND AS SUBSEQUENTLY REVISED BY SURVEYOR'S AFFIDAVIT RECORDED IN POLK COUNTY, IOWA IN BOOK 9486, BEGINNING ON PAGE 369.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24-80-25 WAS ASSUMED TO BEAR NORTH 00°08'36" WEST.

DATE OF SURVEY

JANUARY 20, 2020

SURVEYORS NOTE

1. THE ROAD RECORD BOOK 2-298 COUNTY COURT OCTOBER 3, 1859 ESTABLISHED EXISTING ROADWAY HOWEVER NO ROAD WIDTH WAS MENTIONED. AS PER CODE OF 1851 ADOPTED FEBRUARY 5, 1851 SECTION 515 STATES, COUNTY HEREAFTER ESTABLISHED MUST BE 66 FEET IN WIDTH. UNLESS OTHERWISE SPECIALLY DIRECTED. NO RECORD OF ROADWAY EASEMENT WAS FOUND IN THE POLK COUNTY TRANSFER BOOK.

EXISTING ADDRESS

13813 NW 72ND ST
POLK CITY, IA 50226

PARCEL "C" RESIDUAL CALS

OPEN SPACE = 67.47 ACRES
BUILDABLE AREA = 3.08 ACRES

0 100
SCALE (FEET)

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

DRAFT

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.

Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY
1.	Revised Per Polk City Comments.	4-10-20	TLC

Engineer: Checked By: TLC Scale: 1"= 100'
Technician: JDP Date: 02/06/20 Field Bk: Pg:
Project No: 1200148 Sheet 1 of 1

DOMINO ESTATES PLAT 1
MINOR FINAL PLAT
POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1200148

Sheet 1 of 1

V:\RefLibrary\CADDStandards\WorkSpace\Standards\Printing\Pen_Tables\date.tbl
Sheet 1 1:200
4/23/2020 7:42:44 AM
TLCOADY
V:\Projects\2020\1200148\01\CADD\1200148_FPT.dgn

RESOLUTION NO. 2020-44

A RESOLUTION APPROVING A PLAT OF SURVEY FOR PARCEL NUMBERS 2020-32, 2020-33, AND 2020-34 AND THE DEDICATION OF PUBLIC RIGHT-OF-WAY AND EASEMENTS

WHEREAS, Cooper-Crawford on behalf of Jamie & Shannon Peterson, has submitted a Plat of Survey for approval for Parcel Numbers 2020-32, 2020-33, and 2020-34 in Polk City, Iowa; and

WHEREAS, on April 20, 2020, the Polk City Planning and Zoning Commission reviewed said Plat of Survey and recommended the approval of same and further recommended the dedication of Parcel No. 2020-34 to the City of Polk City for right-of-way purposes and acceptance of easements; and

WHEREAS, the City Attorney and City Engineer have reviewed said Plat of Survey and associated legal documents and recommend approval of the Plat of Survey for Parcel Numbers 2020-32, 2020-33, and 2020-34 subject to City Council acceptance of Parcel No. 2020-34 for the public right-of-way for E. Broadway Street and City Council approval of the Sidewalk Easement and Buffer Easement.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa, hereby approves the Plat of Survey for Parcel Numbers 2020-32, 2020-33, and 2020-34; accepts Parcel No. 2020-34 as public right-of-way for E. Broadway Street; and approves the Sidewalk Easement and Buffer Easement.

PASSED AND APPROVED the 27th day of April 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

PLAT OF SURVEY

Date: April 10, 2020
Project: Peterson Plat of Survey

Prepared by: Kathleen Connor
Project No.: 120.0278.01

GENERAL INFORMATION:

Owner: Jaime & Shannon Peterson

Location: 506 E. Broadway

Zoning: R-1

Area: 1.683 acres

Use: Single-family Residential

BACKGROUND:

On January 25, 1991 a Plat of Survey was recorded for Homer Bradshaw, the property owner at that time, dividing this property into two nearly-equal parcels. Parcel A contained the existing home and Parcel B was vacant. On December 10 2012, City Council approved a Permanent Site Separation Waiver Agreement and Easement for James and Mary Burton, then owners, related to the parcels' proximity to the WRA facility. This document covers both Parcels A and B and runs with the land.

On August 26, 2019, City Council approved the rezoning of the southeast portion of this parcel from U-1 to R-1 as a minor clean-up item so this entire property is now zoned R-1. The current property owners are now requesting approval of a new Plat of Survey to create a smaller lot for the existing home and a larger lot for a new home on the east side of the property.

PROJECT DESCRIPTION:

On behalf of the Peterson's, Cooper-Crawford has submitted a Plat of Survey for Parcels 2020-32 and 2020-33. Both parcels conform to the bulk requirements of the R-1 district.

The right-of-way for E. Broadway Street in front of this parcel is currently via easement only. Parcel 2020-34 will be dedicated to the City of Polk City at this time of Council approval of this plat.

There are no sidewalks along E. Broadway in front of either Parcel 2020-32 or 2020-33. A sidewalk will be constructed in front of both parcels as part of the Building Permit requirements for the new home on 514 E. Broadway. The new residence will be connected to city water and sanitary sewer. The existing residence is already connected to city water and will be connected to city sewer when the new home is constructed.

The applicants shall be responsible for recording the Plat of Survey, title transfer with groundwater hazard statement, buffer easement, and sidewalk easement prior to issuance of a building permit on either parcel.

REVIEW COMMENTS:

We have reviewed Submittal #3 of the Plat of Survey and have the following comments to offer:

1. Prior to this Plat of Survey being presented to City Council for approval, provide a copy of all legal documents to the City Attorney for review. These documents include:
    a. Right-of-way title transfer for Parcel 2020-34, including groundwater hazard statement;
    b. 35' Buffer Easement with legal description; and
    c. 10' Sidewalk Easement with legal description.

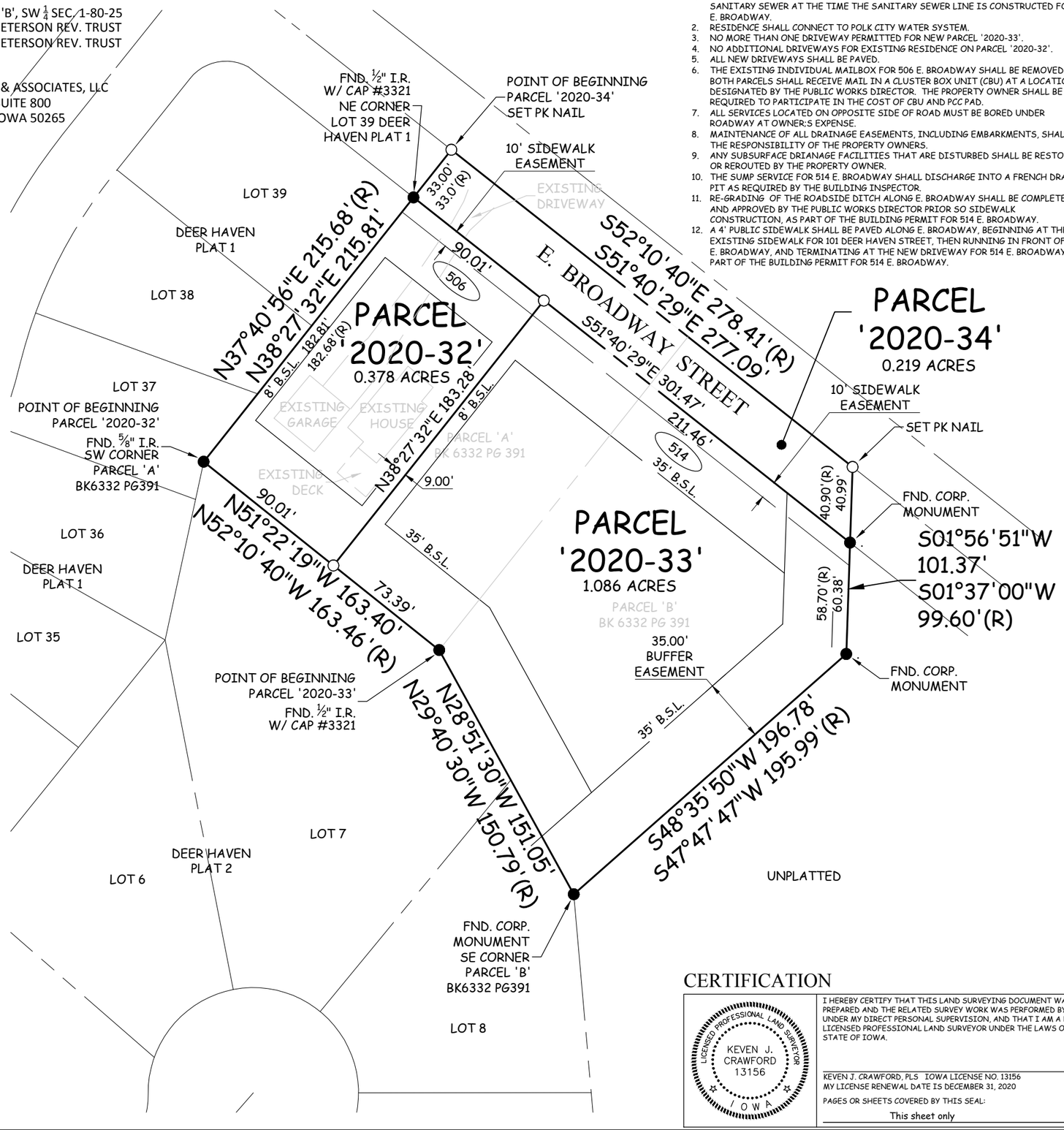
RECOMMENDATION:

Based on the satisfactory resolution of the foregoing review comments, staff recommends approval Plat of Survey for Parcels 2020-32, 2020-33, and 2020-34 and the associated legal documents described above, subject to the following:

1. City Attorney approval of all legal documents prior to Council approval;
2. City Council acceptance of the public right-of-way for E. Broadway Street, Sidewalk Easement, and Buffer Easement;
3. Applicant's provision of recorded copies of the Plat of Survey, Title Transfer documents for the right-of-way, Sidewalk Easement, and Buffer Easement to the City Clerk prior to issuance of any Building Permit on 506 or 514 E. Broadway Street; and
4. Payment in full of all application and review fees Polk City Finance Director.

INDEX LEGEND

LOCATION :	PARCEL 'A' & PARCEL 'B', SW $\frac{1}{4}$ SEC. 1-80-25
REQUESTOR:	JAMIE & SHANNON PETERSON REV. TRUST
PROPRIETOR:	JAMIE & SHANNON PETERSON REV. TRUST
SURVEYOR:	KEVEN J. CRAWFORD
SURVEYOR COMPANY:	COOPER CRAWFORD & ASSOCIATES, LLC 475 S. 50th STREET, SUITE 800 WEST DES MOINES, IOWA 50265
RETURN TO :	KEVEN J. CRAWFORD



GENERAL NOTES

1. THE EXISTING DWELLING AT 506 E. BROADWAY SHALL CONNECT TO THE POLK CITY'S SANITARY SEWER AT THE TIME THE SANITARY SEWER LINE IS CONSTRUCTED FOR 514 E. BROADWAY.
2. RESIDENCE SHALL CONNECT TO POLK CITY WATER SYSTEM.
3. NO MORE THAN ONE DRIVEWAY PERMITTED FOR NEW PARCEL '2020-33'.
4. NO ADDITIONAL DRIVEWAYS FOR EXISTING RESIDENCE ON PARCEL '2020-32'.
5. ALL NEW DRIVEWAYS SHALL BE PAVED.
6. THE EXISTING INDIVIDUAL MAILBOX FOR 506 E. BROADWAY SHALL BE REMOVED. BOTH PARCELS SHALL RECEIVE MAIL IN A CLUSTER BOX UNIT (CBU) AT A LOCATION DESIGNATED BY THE PUBLIC WORKS DIRECTOR. THE PROPERTY OWNER SHALL BE REQUIRED TO PARTICIPATE IN THE COST OF CBU AND PCC PAD.
7. ALL SERVICES LOCATED ON OPPOSITE SIDE OF ROAD MUST BE BORED UNDER ROADWAY AT OWNER:S EXPENSE.
8. MAINTENANCE OF ALL DRAINAGE EASEMENTS, INCLUDING EMBARKMENTS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
9. ANY SUBSURFACE DRIANAGE FACILITIES THAT ARE DISTURBED SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
10. THE SUMP SERVICE FOR 514 E. BROADWAY SHALL DISCHARGE INTO A FRENCH DRAIN PIT AS REQUIRED BY THE BUILDING INSPECTOR.
11. RE-GRADING OF THE ROADSIDE DITCH ALONG E. BROADWAY SHALL BE COMPLETED AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR SO SIDEWALK CONSTRUCTION, AS PART OF THE BUILDING PERMIT FOR 514 E. BROADWAY.
12. A 4' PUBLIC SIDEWALK SHALL BE PAVED ALONG E. BROADWAY, BEGINNING AT THE EXISTING SIDEWALK FOR 101 DEER HAVEN STREET, THEN RUNNING IN FRONT OF 506 E. BROADWAY, AND TERMINATING AT THE NEW DRIVEWAY FOR 514 E. BROADWAY AS A PART OF THE BUILDING PERMIT FOR 514 E. BROADWAY.

PLAT OF SURVEY

PREPARED FOR

JAMIE AND SHANNON PETERSON REVOCABLE TRUST
710 LAKEVIEW AVENUE
POLK CITY, IOWA 50226-2248

LEGAL DESCRIPTION - OVERALL PARCEL

PARCEL 'A' AND PARCEL 'B', SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 6332, PAGE 391 AT THE POLK COUNTY, IOWA RECORDER'S OFFICE, CONTANING 1.683 ACRES MORE OR LESS.

LEGAL DESCRIPTION - PARCEL '2020-32'

A part of Parcel 'A', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office, that is more particularly described as follows:

Beginning at the Southwest corner of Parcel 'A', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office; thence N38°27'32"E, 182.81 feet along the West line of said Parcel 'A'; thence S51°40'29"E, 90.01 feet; thence S38°27'32"W, 183.28 feet to the Southwest line of said Parcel 'A'; thence N51°22'19"W, 90.01 feet along said Southwest line to the Point of Beginning.

Said tract of land contains 0.378 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGAL DESCRIPTION - PARCEL '2020-33'

A part of Parcel 'A' and Parcel 'B', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office, that is more particularly described as follows:

Beginning at the Southeast corner of Parcel 'A', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office; thence N51°22'19"W, 73.39 feet along the Southwest line of said Parcel 'A'; thence N38°27'32"E, 183.28 feet; thence S51°40'29"E, 211.46 feet to the East line of Parcel 'B', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office; thence S01°56'51"W, 60.38 feet along said East line; thence S48°35'50"W, 196.78 feet along said East line to the Southwest corner of said Parcel 'B'; thence N28°51'30"W, 151.05 feet along the Southwest line of said Parcel 'B', to the Point of Beginning.

Said tract of land contains 1.086 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGAL DESCRIPTION - PARCEL '2020-34'

A part of Parcel 'A' and Parcel 'B', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office, that is more particularly described as follows:

Beginning at the Northwest corner of Parcel 'A', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office; thence S51°40'29"E, 277.09 feet along the North line of said Parcel 'A' and along the North line of Parcel 'B', recorded in Book 6332, Page 391 at the Polk County, Iowa recorder's office; thence S01°56'51"W, 40.99 feet; thence N51°40'29"W, 301.47 feet to the West line of said Parcel 'A'; thence N38°27'32"E, 33.00 feet along said West line to the Point of Beginning.

Said tract of land contains 0.219 acres more or less.

Said tract of land being subject to any and all easements of record.

Parcel '2020-34' to be deeded to the city of Polk City for public road right-of-way.

SURVEYOR'S NOTES

1. THIS SURVEY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
3. BEARINGS ARE BASED ON AN ASSUMED BEARING.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER AS NOTED
○	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
(1234)	PROPERTY ADDRESS

N

CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR
KEVEN J. CRAWFORD
13156
IOWA

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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th Street, Suite 800, West Des Moines, IA 50265
Phone: (515) 224-1344 Fax: (515) 224-1345

0 30 60
SCALE: 1"=60'
DATE: 4-8-2020

JOB NUMBER
CC
2296

RESOLUTION NO. 2020-45

A RESOLUTION APPROVING A PLAT OF SURVEY FOR PARCEL NUMBERS 2020-50 AND 2020-56 AND THE DEDICATION OF PUBLIC RIGHT-OF-WAY

WHEREAS, Shive-Hattery on behalf of Ledgestone Properties, has submitted a Plat of Survey for approval for Parcel Numbers 2020-50 and 2020-56 in Polk City, Iowa; and

WHEREAS, on April 20, 2020, the Polk City Planning and Zoning Commission reviewed this Plat of Survey and recommended its approval at their meeting and further recommended the dedication of Parcel No. 2020-56 to the City of Polk City; and

WHEREAS, the City Attorney and City Engineer have reviewed said Plat of Survey and recommend its approval subject to the requirement that Ledgestone Properties extend a sanitary sewer to Parcel 2020-50 at the time the abutting property known as "Berggren Farms" is developed and subject to Council acceptance of the right-of-way for NW Hugg Drive (Parcel No. 2020-56) and subject to Council approval of the Sidewalk Agreement deferring the construction of sidewalks along NW Hugg Drive.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa, hereby accepts the right-of-way dedication for NW Hugg Drive defined as Parcel No. 2020-56 and approves the Sidewalk Agreement deferring the construction of sidewalks along NW Hugg Drive and does hereby approve the Plat of Survey for Parcel Numbers 2020-50 and 2020-56.

PASSED AND APPROVED the 27th day of April 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

PLAT OF SURVEY

Date: April 20, 2020
Project: Plat of Survey: Parcel 2020-50

Prepared by: Kathleen Connor
Project No.: 120.0379.01

GENERAL INFORMATION:

Owner: Ledgestone Properties, LLC

Location: 1113 NW Hugg Drive

Zoning: R-1

Area: 2.72 acres

Use: Single-family acreage

BACKGROUND:

On July 22, 2019, City Council approved Annexation of Berggren Farms, a 96.23 acre parcel located on the west side of NW 72nd Street, just east of Whitetail Ridge Plat 1. Upon annexation, the property was automatically zoned A-1 agricultural. On August 26, 2019, City Council approved the final reading of the Ordinance rezoning the entire Berggren Farms property from A-1 to R-1 single family residential.

Jarrod Ruckle purchased the entire Berggren Farms property on March 3, 2020 under the name of Ledgestone Properties LLC, with the north 78-acres through a contract purchase. The applicant would now like to split off the existing farm house so it can be sold to the current tenant. The remainder of the property will be retained for development purposes.

PROJECT DESCRIPTION:

On behalf of Ledgestone Properties, Shive-Hattery has submitted a Plat of Survey for Parcels 2020-50. This parcel conforms to the bulk requirements of the R-1 district. The right-of-way for NW Hugg Drive in front of this parcel is currently via easement only. Parcel 2020-56 will be dedicated to the City of Polk City at this time of Council approval of this plat. At that time, the City of Polk City will also vacate their rights to the excess Existing Roadway Easement via Quit Claim Deed.

City Code requires residential properties to connect to the city water system and/or the city sanitary sewer system if the property is within 250 feet of the respective city main. There is an existing 12" water main on NW Hugg Drive running in front of this property. Ledgestone Properties will be required to extend a sanitary sewer line to this property when the abutting property is developed. At the time this property was annexed, it was verbally agreed that the city will not require the farmhouse to connect to municipal serves until such time as the current tenants either sell the property; apply for a building permit for a new home or addition/remodel of the existing home; when major repairs are required to the well, pumps or septic system; or until 10 years after the date

of annexation; whichever comes first. The cost of extending the aforementioned service lines to the residence will be the sole responsibility of the owner of Parcel 2020-50.

There are no sidewalks along NW Hugg Drive in front of Parcel 2020-50. The property owner will be required to sign a Sidewalk Agreement which will defer sidewalk construction until the City provides written notice, after which the property owner will be responsible for all costs associated with sidewalk construction. This will likely happen when sidewalks are to be constructed on the property lying immediately southeast of Parcel 2020-50.

This property will need to receive their mail in a cluster mailbox. The Public Works Director will determine if there is space is available in the Whitetail Ridge mailbox. If not, this parcel will be served by the closest cluster mailbox in the Berggren Farms development. The existing mailbox may be used as a temporary mailbox until such time as the cluster mailbox is available and shall be removed when directed to do so by the Public Works Director.

The applicant shall be responsible for recording the Plat of Survey and right-of-way title transfer documents, including groundwater hazard statement, prior to selling Parcel 2020-50.

REVIEW COMMENTS:

We have reviewed Submittal #2 of the Plat of Survey and have the following comments to offer:

1. At the time the abutting "Berggren Farms" property is developed, Ledgestone Properties will be required to extend a sanitary sewer to Parcel 2020-50 at the time the abutting property is developed.
2. Prior to Council action, the applicant will need to provide a Quit Claim Deed, to go along with the Vacation Plat describing the portion of the existing Roadway Easement to be vacated, to the City Attorney for review.
3. Prior to Council action, the developer will need to provide the necessary documents for the dedication of NW Hugg Drive right-of-way (Parcel 2020-56) to the City Attorney for review and approval.
4. Prior to Council action, the property owner will need to sign a Sidewalk Agreement that requires the property owner to install sidewalks along NW Hugg Drive at their own cost once the city provides written notification to do so.

RECOMMENDATION:

Based on the foregoing review comments being satisfactorily addressed, staff recommends P&Z of Survey for Parcels 2020-50 and 2020-56, subject to the following:

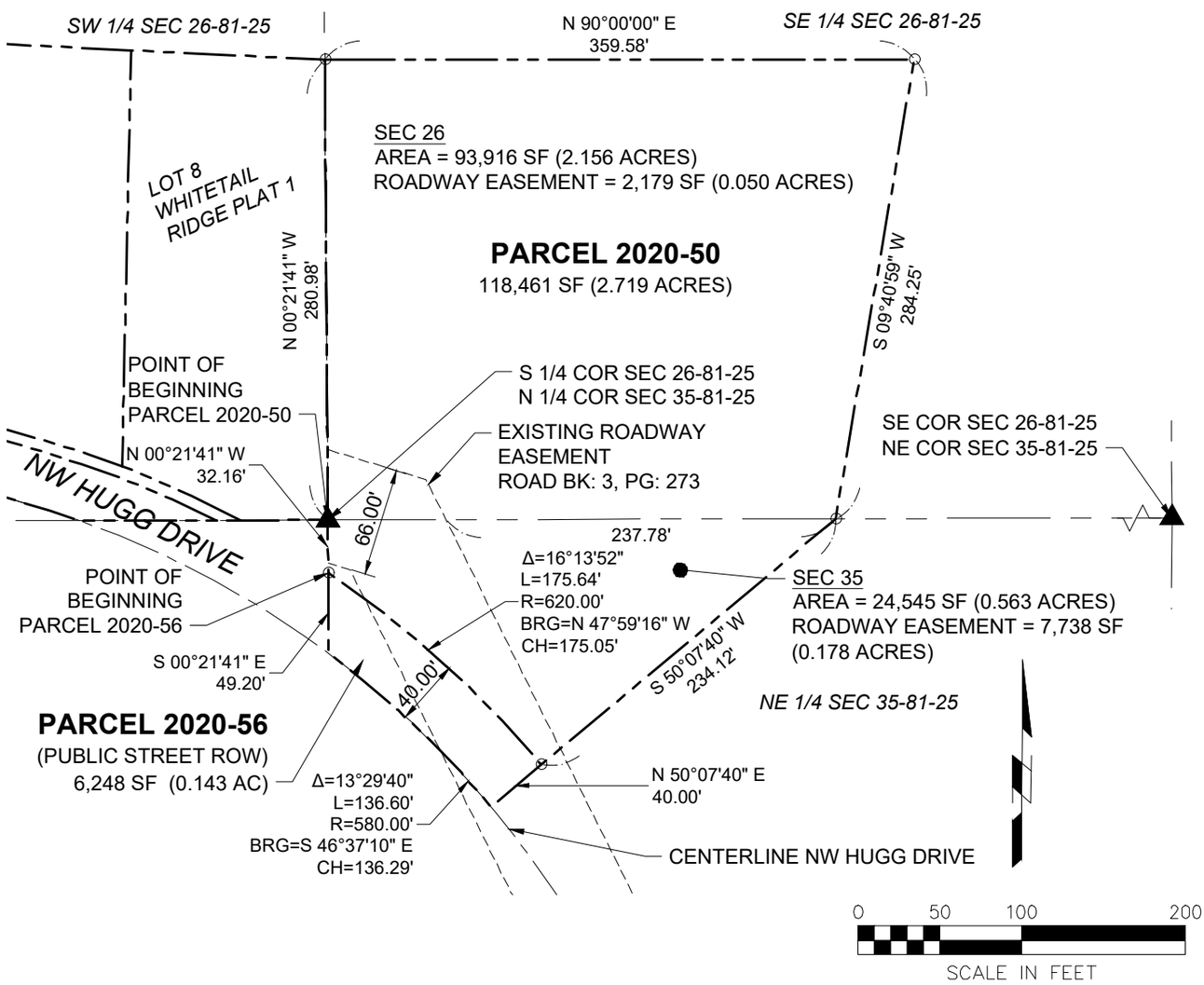
1. City Council approval of all legal documents associated with this Plat of Survey including dedication of public right-of-way for NW Hugg Drive; Quit Claim Deed releasing rights to the excess Roadway Easement; and Sidewalk Agreement deferring sidewalk construction.
2. Provision of a recorded copy of all legal documents to the City Clerk within a reasonable period of time following Council approval and prior to the sale of Parcel 2020-50.
3. All application and review fees shall be paid in full to City Hall.

Index Legend	
City:	Polk City
County:	Polk County
Parcel ID:	8125-26-400-006 & 8125-35-200-008
Description:	E 1/2 SE 1/4 SEC 26-81-25 & NE 1/4 SEC 35
Proprietor:	LEDGESTONE PROPERTIES, LLC
Surveyor:	MURRAY B. BERTING
Company:	SHIVE-HATTERY INC
Return To:	4125 WESTOWN PARKWAY, SUITE 100 WEST DES MOINES, IA 50266, 515-223-8104

PLAT OF SURVEY

NOTES:

1. NO NEW DRIVEWAYS SHALL BE PERMITTED ON PARCEL 2020-50.
2. THE RESIDENCE AT PARCEL 2020-50 MUST BE SERVED BY A CLUSTER MAILBOX UNIT. THE EXISTING TEMPORARY, INDIVIDUAL MAILBOX SERVING PARCEL 2020-50 SHALL BE REMOVED WHEN ORDERED TO DO SO BY THE PUBLIC WORKS DIRECTOR.
3. ADDRESS FOR RESIDENCE ON PARCEL 2020-50 TO BE 1113 NW HUGG DRIVE.
4. PARCEL 2020-56 TO BE DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAY AT NO COST TO THE CITY OF POLK CITY.
5. THE REQUIRED BUILDING SETBACKS FOR PARCEL 2020-50 ARE AS FOLLOWS: 35' FRONT YARD, 35' REAR YARD, 8' SIDE YARD.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● MONUMENT FOUND AS NOTED
- ○ SET 5/8" REROD W/YELOW CAP#13148
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPERTY LINE

FIELD SURVEY COMPLETED: APRIL 2020

LICENSED LAND SURVEYOR
MURRAY B. BERTING
13148
IOWA

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signature: Date -

Printed or typed name: MURRAY B. BERTING

License Number: 13148

My License Renewal Date is: DECEMBER 31, 2020

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
1 OF 2, 2 OF 2

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

PLAT OF SURVEY
POLK CITY, POLK COUNTY , IOWA

DATE	2020-04-14	SCALE	1" = 100'
DRAWN	CWH	FIELD BOOK	--
APPROVED	MBB	REVISION	--

PROJECT NO. 418138-1

SHEET NO. 1 OF 2

File Path: P:\Projects\DM\418138\1\Deliverables\Drawings\8_BerggrenFarms\PS-B101.dwg

Index Legend	
City:	Polk City
County:	Polk County
Parcel ID:	8125-26-400-006 & 8125-35-200-008
Description:	E 1/2 SE 1/4 SEC 26-81-25 & NE 1/4 SEC 35
Proprietor:	LEDGESTONE PROPERTIES, LLC
Surveyor:	MURRAY B. BERTING
Company:	SHIVE-HATTERY INC
Return To:	4125 WESTOWN PARKWAY, SUITE 100 WEST DES MOINES, IA 50266, 515-223-8104

LEGAL DESCRIPTION

PARCEL 2020-50

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 26-81-25 AND THE NE 1/4 OF SECTION 35-81-25 POLK COUNTY, IOWA NOW IN AND FORMING A PART OF POLK CITY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26;
THENCE ALONG THE WEST LINE OF SAID SE 1/4 NORTH 00°21'41" WEST, FOR A DISTANCE OF 280.98 FEET;
THENCE NORTH 90°00'00" EAST, FOR A DISTANCE OF 539.58 FEET;
THENCE SOUTH 09°40'59" WEST, FOR A DISTANCE OF 284.25 FEET;
THENCE SOUTH 50°07'40" WEST, FOR A DISTANCE OF 234.12 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 620.00 FEET;
THENCE ALONG SAID CURVE WITH A CHORD BEARING NORTH 47°59'16' WEST AND A CHORD LENGTH OF 175.05 FEET, FOR A DISTANCE OF 175.64 FEET;
THENCE NORTH 00°21'41" WEST, FOR A DISTANCE OF 32.16 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 118,461 SQUARE FEET (2.719 ACRES) MORE OR LESS, INCLUDING 9,917 SQUARE FEET (0.228 ACRES) OF ROADWAY EASEMENT.

PARCEL 2020-56

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 35-81-25 POLK COUNTY, IOWA NOW IN AND FORMING A PART OF POLK CITY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35;
THENCE ALONG THE WEST LINE OF SAID NE 1/4 SOUTH 00°21'41" EAST, FOR A DISTANCE OF 32.16 FEET TO THE POINT-OF-BEGINNING;
THENCE ALONG THE WEST LINE OF SAID NE 1/4 SOUTH 00°21'41" EAST, FOR A DISTANCE OF 49.20 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 580.00 FEET ALSO BEING THE CENTERLINE OF NW HUGG DRIVE AS IT IS PRESENTLY ESTABLISHED;
THENCE ALONG SAID CURVE WITH A CHORD BEARING SOUTH 46°37'10" EAST AND A CHORD LENGTH OF 136.29 FEET, FOR A DISTANCE OF 136.60 FEET;
THENCE NORTH 50°07'40" EAST, A DISTANCE OF 40.00 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 620.00 FEET;
THENCE ALONG SAID CURVE WITH A CHORD BEARING NORTH 47°59'16" WEST AND A CHORD LENGTH OF 175.05 FEET, FOR A DISTANCE OF 175.64 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 6,248 SQUARE FEET (0.143 ACRES) MORE OR LESS.

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

PLAT OF SURVEY

POLK CITY, POLK COUNTY , IOWA

DATE	2020-04-14	SCALE	1" = 100'
DRAWN	CWH	FIELD BOOK	--
APPROVED	MBB	REVISION	--

PROJECT NO. 418138-1

SHEET NO. 2 OF 2

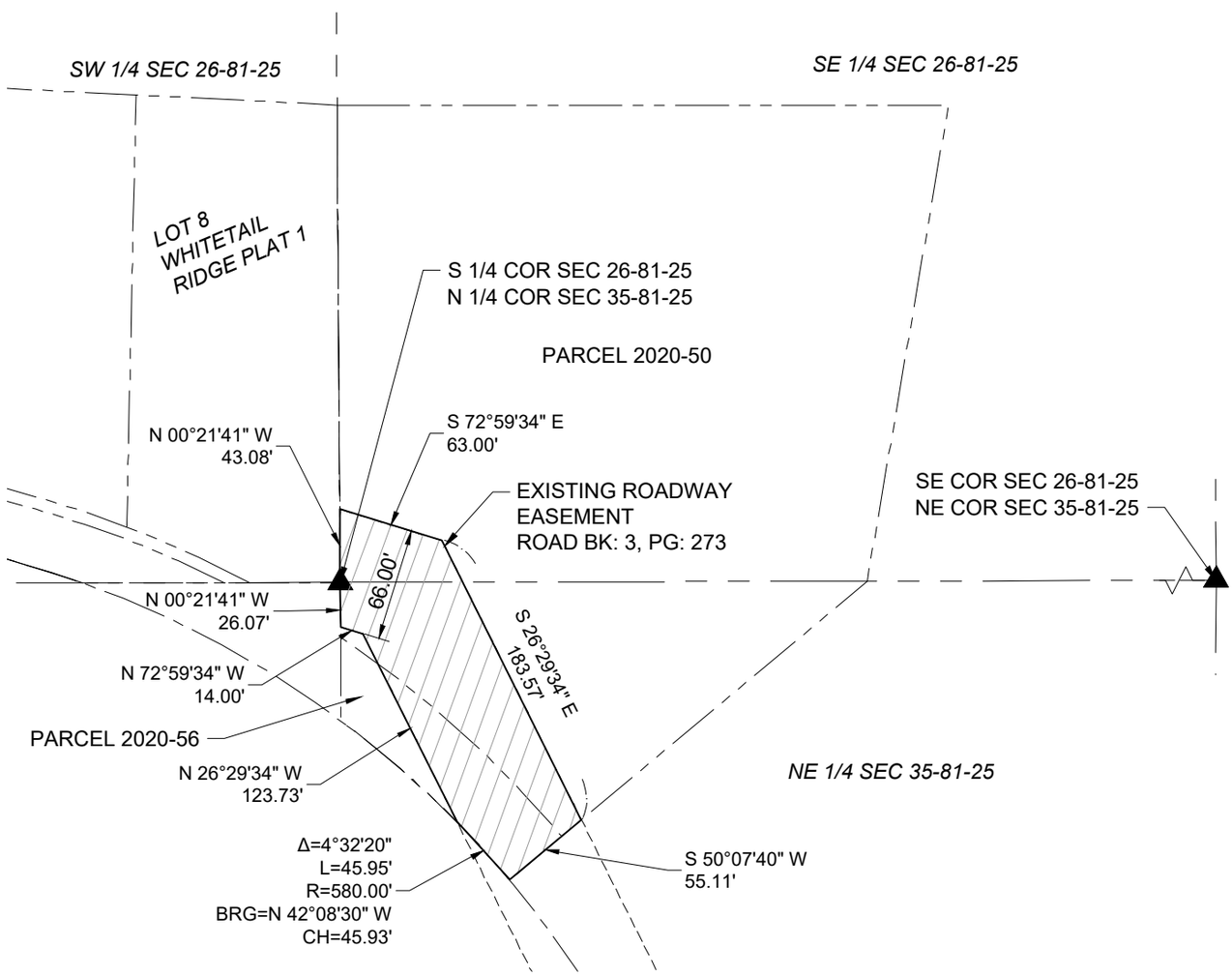
File Path: P:\Projects\DM\418138\1\Deliverables\Drawings\8_BerggrenFarms\PS-B101.dwg

LEGAL DESCRIPTION OF VACATION

A STRIP OF LAND IN THE SE 1/4 OF SECTION 26-81-25 AND THE NE 1/4 OF SECTION 35-81-25 POLK COUNTY, IOWA NOW IN AND FORMING A PART OF POLK CITY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26;
THENCE ALONG THE WEST LINE OF SAID SE 1/4 NORTH 00°21'41" WEST, FOR A DISTANCE OF 43.08 FEET;
THENCE SOUTH 72°59'34" EAST, FOR A DISTANCE OF 63.00 FEET;
THENCE SOUTH 26°29'34" EAST, FOR A DISTANCE OF 183.57 FEET;
THENCE SOUTH 50°07'40" WEST, FOR A DISTANCE OF 55.11 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 580.00 FEET;
THENCE ALONG SAID CURVE WITH A CHORD BEARING NORTH 42°08'30' WEST AND A CHORD LENGTH OF 45.93 FEET, FOR A DISTANCE OF 45.95 FEET;
THENCE NORTH 26°29'34" WEST, FOR A DISTANCE OF 123.73 FEET;
THENCE NORTH 72°59'34" WEST, FOR A DISTANCE OF 14.00 FEET;
THENCE NORTH 00°21'41" WEST, FOR A DISTANCE OF 26.07 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 13,933 SQUARE FEET (0.320 ACRES) MORE OR LESS.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● MONUMENT FOUND AS NOTED
- ○ SET 5/8" REROD W/YELOW CAP#13148
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SECTION LINE
- LOT LINE
- EASEMENT BOUNDARY

0 50 100 200
SCALE IN FEET

File Path: P:\Projects\DM\418138\1\Deliverables\Drawings\8_BerggrenFarms\PS-B101.dwg

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

EASEMENT VACATION

POLK CITY, POLK COUNTY , IOWA

DATE	2020-04-14	SCALE	1" = 100'
DRAWN	---	FIELD BOOK	--
APPROVED	MBB	REVISION	--

PROJECT NO. 418138-1

SHEET NO. 1 OF 1

RESOLUTION NO. 2020-46

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR CROSSROADS AT THE LAKES PLAT 2

WHEREAS, the Developer has completed the Public Improvements, including punchlist items, installed in connection therewith Crossroads at the Lakes Plat 2; and

WHEREAS, Halbrook Excavating, Inc. has provided a 4-year maintenance bond in the amount of $832,838 for the public storm sewer, the public sanitary sewer, and the public water main, services, and appurtenances; and

WHEREAS, Concrete Technologies Inc. has provided a 4-year maintenance bond in the amount of $325,461.25 for reinforced PCC pavement, sidewalk ramps, detectable warning panels, and sidewalks; and

WHEREAS, the start date for the maintenance period for each of the aforementioned bonds will begin on the date of Council approval of this Resolution; and

WHEREAS, Civil Design Advantage has provided Record Drawings showing the as-built location of all improvements and certification of a Land Surveyor that all property corner monuments are in place as indicated on the final plat; and

WHEREAS, the City Engineer has reviewed said public improvements and finds them to be satisfactorily completed in substantial conformance with Polk City's Subdivision Regulations and the Statewide Urban Design and Specifications, and recommends acceptance of said public improvements.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa that the Public Improvements completed by the Developer in connection with Crossroads at the Lakes Plat 2 are hereby accepted and the City Manager is authorized to return the developer's security check in the amount of $75,000.

BE IT FURTHER RESOLVED, the City Manager is authorized to return the developer's security check in the amount of $12,600 after the City Engineer has determined the seeding is complete and established, silt fence has been installed, and all fees are paid in full.

PASSED AND APPROVED the 27th day April 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

April 22, 2020

Honorable Mayor and City Council
City of Polk City
112 S. 3rd Street
Polk City, Iowa

RE: CROSSROADS AT THE LAKES PLAT 2 ACCEPTANCE OF PUBLIC IMPROVEMENTS PROJECT. 117.1163.01

Dear Honorable Mayor and City Council:

The public improvements associated with the above referenced plat have been completed in substantial conformance with the approved construction documents, including a rideability test conducted by the Polk City Police Department to ensure smoothness in all directions of travel. The developer has provided the as-built record drawings, certified by Civil Design Advantage, including as-built elevations for swales and detention basins in conformance with the City requirements. In addition, the developer's land surveyor has certified that the pins have been set at all property corners.

Halbrook Excavating, Inc. has provided a 4-year maintenance bond in the amount of $832,838.00 for public storm sewer, the public sanitary sewer, and the public water main, services and appurtenances. Concrete Technologies, Inc. has provided a 4-year maintenance bond for reinforced PCC pavement, sidewalk ramps, detectable warning panels, and sidewalks in the amount of $325,461.25. The date of Council acceptance, anticipated to be April 27, 2020, will be the start date for these bonds, which are retained in the City Clerk's files.

We recommend acceptance of the public improvements associated with Crossroads at the Lakes Plat 2 and that the City Manager be authorized to return the developer's check in the amount of $75,000.00. Further, we recommend the City Manager be authorized to return the developer's check in the amount of $12,600.00 after the City Engineer has determined the seeding is complete and established, silt fence has been installed, and all fees are paid in full.

Please contact me should you have any questions. We will be in attendance at the April 27, 2020, City Council meeting to answer any questions regarding the acceptance of these public improvements.

Sincerely,

SNYDER & ASSOCIATES, INC.

John W. Haldeman

John W. Haldeman, P.E.

Enclosure

cc: Chelsea Huisman, City of Polk City
Mike Schulte, City of Polk City
Kathleen Connor, Snyder & Associates, Inc.
Jenna Kimberley, Kimberley Development

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

City of Polk City, Iowa

City Council Agenda Communication

Date: 4/20/2020
To: Mayor and Council
From: Mike Schulte

Subject: 2020 Asphalt Street overlay project

BACKGROUND: Polk City staff is moving forward on the 2020 Asphalt Street Overlay Project as the Council has proposed. The attached map will show all the streets to be overlaid with 4" of asphalt. All manhole castings will be upgraded to keep storm water out. About 2' of dirt will be placed on the edge of the new overlay.
The only asphalt streets that were left out of this project are most of Broadway St, Hugg Dr, Madison Dr, and N 6th St. We felt that these streets were in good condition.
When we received the first bid from Grimes Asphalt and Paving Corporation, we knew the pricing was very good and since we were considerably under budget, we decided to add more streets to the project. The streets added were Parker Blvd, Tyler St north of Phillips St, the gravel portion of W Washington St, N 3rd St from the town square to the city limit.

Council needs to approve the agreement with Polk County to administer and perform construction observation of this project without reimbursement from the City (estimated cost savings of $165,088) and the estimated costs for the 2020 Polk City Street Improvements as provided by Polk County's awarded contractor, Grimes Asphalt and Paving Corporation in the amount of $1,928,633.50. This cost for this project is much lower than the estimated $2,800,000.

ALTERNATIVES: Not moving forward on this proposal would mean that these streets would continue to degrade and in the long term would cost us more than the current pricing. Concrete is not an option because of the large scale of this project and would not be cost effective.

FINANCIAL CONSIDERATIONS: $1,928,633.50

RECOMMENDATION: Staff is recommending approval of the Agreement for Cooperative Public Service with Polk County and the estimated project cost of $1,928,633.50.

RESOLUTION NO 2020-47

A RESOLUTION APPROVING A COOPERATIVE PUBLIC SERVICE AGREEMENT WITH POLK COUNTY FOR THE 2020 POLK CITY STREET IMPROVEMENTS PROJECT

WHEREAS, the City of Polk City is desirous to begin the 2020 Street Improvements; and

WHEREAS, Polk County has agreed to administer and perform construction observation of this project without reimbursement from Polk City; and

WHEREAS, the Polk County Board of Supervisors has submitted an agreement for cooperative public services attached hereto as Exhibit "A" including a project cost estimate of $1,928,633.50.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby approves the agreement for cooperative public service with Polk County for the 2020 Polk City Street Improvements as established in Exhibit "A" including a project cost estimate of $1,928,633.50

PASSED AND APPROVED the 27th day of April 2020

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

Date April 20, 2020

To: Chelsea Huisman
City of Polk City
P.O. Box 426
Polk City, IA 50226-0426

INVOICE SUMMARY - MARCH SERVICES

Services from March 1, 2020 through March 31, 2020

GENERAL ENGINEERING			
2019 General Engineering	119.0001	$	1,083.50
Attend Council Meeting; review draft develoment agreements; and coordination with staff re: agendas, resolutions, minutes.			
Building and Development issues:	119.0001	$	3,803.50
Meetings and coordination with developers, engineers, building inspector, and staff regarding various potential and ongoing projects including zoning and rezonings, site development, subdivisions, access restrictions, sidewalks, CBU locations, building permits, and addressing.			
Water Dept:	119.0001	$	246.25
Provide info on existing water mains and water services to developers and realtors, and confirm testing prior to connection on E. Broadway.			
Sanitary Sewer Dept:	119.0001	$	147.75
Provide info on sanitary sewer service areas to developers and service lines to realtor; on easements/dry sewer requirements in ETJ.			
Miscellaneous Projects:	119.0001	$	1,911.50
Projects include concept planning for future sports complex and needed acreage; trail alignment on E. Broadway; access management, and annual updates on GIS shapefiles.			
SUBTOTAL		**$**	**7,192.50**
CAPITAL IMPROVEMENT PROJECTS			
2019 Street Repair Project	119.0449	$	775.00
Subdivision Ordinance Update	119.0835	$	4,860.00
SUBTOTAL		**$**	**5,635.00**
REIMBURSABLE DEVELOPMENT REVIEW PROJECTS			
Big Creek Valley Plat 2: Construction Drawings	120.034	$	1,400.00
Creekview Estates Plat 1: Construction Drawings	119.0842	$	962.00
Crossroads Plat 2: Punchlist Updates, Agreement to Complete	117.1163	$	1,282.00
Kwik Star: Site Plan, Prelim Plat, Final Plat, Traffic Impact Study	119.0816	$	511.00
Lakeside Fellowship: Site Plan for fence & outdoor storage	120.0158	$	100.00
Lakewoods Plat 2: Site Plan	119.1107	$	1,050.00
Peterson Plat of Survey: parcel, utilities, sidewalk, easements	120.0278	$	750.00
Snetselaar/Lillskau: Rezoning and Concept Plan	119.1106	$	394.00
SUBTOTAL		**$**	**6,449.00**
TOTAL		**$**	**19,276.50**

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

City of Polk City, Iowa

City Council Agenda Communication

Date: **April 27, 2020 City Council Meeting**
To: Mayor Jason Morse & City Council
From: Chelsea Huisman, City Manager

Subject: **Residential Recycling Ordinance**

BACKGROUND: On Monday, the Council will have the second reading of the recycling ordinance. This Ordinance provides information on the City's participation in the Curb It! Recycling program, what items can be recycled, and outlines the fees that residents will see on their monthly utility bill. This Ordinance will go into effect July 1, 2020.

ALTERNATIVES: Do not approve the Ordinance.

FINANCIAL CONSIDERATIONS: The City needs to pass the costs of participation in the recycling program onto the residents. I believe this is the appropriate time to address this issue. The City is estimated to spend $75,000-$80,000 on the recycling program annually.

RECOMMENDATION: It is my recommendation that the Council approve the second reading of the Residential Recycling Ordinance. Since this is a new charge, I would recommend all 3 readings of this ordinance occur at separate meetings. That would allow us to have the recycling ordinance final reading at our next regularly scheduled meeting on May 11, 2020.

CITY OF POLK CITY, IOWA

ORDINANCE NO. 2020-400

AN ORDINANCE AMENDING THE CITY CODE OF POLK CITY, IOWA, ADOPTING CHAPTER 107 CONCERNING RECYCLING.

Purpose. *The purpose of this Ordinance is to establish the services and rates for the household collection of recyclable materials as part of Metro Waste Authority's Curb It! program.*

BE IT ORDAINED by the City Council of the City of Polk City, Iowa as follows:

Section 1. There is hereby enacted the following new Chapter 107 of the City of Polk City Municipal Code:

107.01 Definitions.

1. Residences shall mean all residential properties, excluding apartment buildings.

2. Collection of Recyclables shall mean the pickup, handling, and sorting of recyclable material at the curbside of those Residences designated by the City.

3. Recyclable Materials shall mean old newspapers, old corrugated containers, magazines, catalogs, junk mail, kraft bags, bi-metal and ferrous cans, aluminum cans, clear glass containers, high density, polyethylene, and polyethylene terephthalate, whether alone or in combination and any other materials that may be added to this list by Metro Waste Authority as outlined in the Curb It! program.

107.02 Services to be Provided.

1. All Residences shall be provided curb-side collection services of Recyclable Materials bi-weekly.

2. On each regular collection day, the hauler shall collect from Residences all collectable, Recyclable Material that is in approved storage containers in the proper set out location as determined by the Metro Waste Authority as outlined in the Curb It! program. Any improper items shall be left by the hauler in the home storage container furnished to the resident.

107.03 Collection. The collection of recyclable materials for all Residences shall be as set out in the Curb It! Program by Metro Waste Authority.

107.04 Duty to Recycle. Each resident of the City shall, prior to the disposal of any solid waste generated by them, separate from said solid waste all Recyclable Materials and deposit said Recyclable Materials curb side at the appropriate time and place for collection under this ordinance.

107.05 Rules and Regulations. Metro Waste Authority shall provide the rules and regulations for the collection of all Recyclable Materials including acceptable approved containers, type of vehicles, manner of transporting and the designation of the processing facility where said materials are to be delivered as outlined in the Curb It! Program.

107.06 Rates. The Curb It! Recycling services shall be furnished at a monthly rate in the amount as invoiced by Metro Waste Authority to the City of Polk City per household.

107.07 Collection of Fees. Bills for the collection of Recyclable Materials shall be included on the resident's utility bill. The fee shall be due at the same time as water and sewer. Payment shall be made to the City Clerk and all bills shall become delinquent following the same schedule as water and sewer.

107.08 Discontinuing Service and Fees. Any resident who fails to remit the total amount of the charges set out in the water bill, including the fees for collection of Recyclable Materials shall be sent a notice. In the event payment is not received as outlined in said notice, the City shall have the right to discontinue services to the resident including the collection of recyclables and deliverance of water pursuant to the provisions set out in Chapter 92.

107.09 Responsibility for Payment of Bill. The owner of a property receiving collection service shall be responsible for the payment of all charges for such collection service.

Section 2. The new Curb It! Recycling rates shall be effective in the month of June 2020, payable in July 2020.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinances are hereby repealed.

Section 4. This ordinance shall be in full force and effect after passage, approval and publication as provided by law.

PASSED AND ADOPTED by the City Council of Polk City, Iowa on this _____ day of _____, 2020.

_____
Jason Morse, Mayor

ATTEST:

_____
Jenny Gibbons, City Clerk