

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

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May 17, 2021 | 6:00 pm

City Hall | Electronic Meeting

**Due to Covid-19 the P&Z Commission will meet in person with**

**Public Meeting participation via phone only**

**Call in local 515-329-8019**

**Participant Code 593054**

**Public can provide comments directly to [support@polkcityia.gov](mailto:support@polkcityia.gov)**

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

**IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING** please contact the City Clerk by 5pm on the date of the meeting by email at [jgibbons@polkcityia.gov](mailto:jgibbons@polkcityia.gov) with your name and address and note the agenda item you wish to address. For the record include the phone number you will be calling in with. The Chair will recognize you for five minutes of comment during which time your line will be unmuted.

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

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Tentative Meeting Agenda

*Krista Bowersox | Chair*

*Doug Sires | Pro Tem*

*P&Z Commission Members: Ron Hankins | Deanna Triplett | Doug Ohlfest | Justin Vogel | Dennis Dietz*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Approval of P&Z Commission Meeting minutes for April 19, 2021
6. Recommend Council approve the amendment to zoning restrictions for a portion of Lot 39 and Outlot Z of Crossroads at the Lake Plat 2 for the purpose of a Hy-Vee Value Fresh Grocery Store
7. 117 E Broadway
  - a. Recommend Council approve a Comp Plan Amendment from commercial to low density residential and the Rezoning Petition for 117 E Broadway from C-1 to PUD
  - b. Recommend Council approve the Master PUD
8. Recommend Council approve the Preliminary Plat for Big Creek Commons
9. UPDATE: Comprehensive Plan Recommendations and Responsibilities
10. Reports & Particulars

Council Liaison, City Manager, Staff, and Commission
11. Adjourn until June 21, 2021

**MEETING MINUTES**  
**The City of Polk City**  
**Planning and Zoning Commission**  
**6:00 p.m., Monday, April 19, 2021**

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on April 19, 2021 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** | Chair Bowersox called the meeting to order at 6:02 p.m.
2. **Roll Call** | Hankins, Triplett, Bowersox, Sires, Dietz | In attendance via ZOOM  
Sires joined 6:03 p.m.  
Ohlfest | Absent
3. **Approval of Agenda**  
**MOTION:** A motion was made by Hankins and seconded by Triplett to approve the agenda.  
**MOTION CARRIED UNANIMOUSLY**
4. **Approval of Meeting Minutes**  
**MOTION:** A motion was made by Hankins and seconded by Dietz to approve the March 15, 2021 meeting minutes.  
**YES: Dietz, Hankins, Triplett, Sires, Bowersox**  
**ABSTAIN: Vogel**  
**MOTION CARRIED**
5. **Approval of Special Meeting Minutes**  
**MOTION:** A motion was made by Hankins and seconded by Dietz to approve the March 22, 2021 meeting minutes.  
**MOTION CARRIED UNANIMOUSLY**
6. **Public Comments** | None
7. **Bryant Plat of Survey** | Keven Crawford, Cooper Crawford & Associates reviewed the Plat of Survey. Kathleen Connor, City Engineering Representative confirmed that all staff comments had been addressed.  
**MOTION:** A motion was made by Hankins and seconded by Vogel to recommend Council approval of the Bryant Plat of Survey subject to all staff and engineering comments dated April 14, 2021  
**MOTION CARRIED UNANIMOUSLY**
8. **North Polk Intermediate Site Plan** | Erin Ollendike, Civil Design Advantage, reviewed the modifications in the amendment.  
**MOTION:** A motion was made by Sires and seconded by Dietz to recommend Council approve the amendment to the North Polk Intermediate Site Plan subject to all staff and engineering comments dated April 16, 2021  
**MOTION CARRIED UNANIMOUSLY**
9. **Complete Streets Policy** | Chelsea Huisman, City Manager said staff created the proposed policy after reviewing other city's policies.  
**MOTION:** A motion was made by Dietz and seconded by Vogel to recommend Council approve the Complete Streets Policy  
**MOTION CARRIED UNANIMOUSLY**
10. **Resuming in-person meetings** | P&Z Commission members discussed and determined to resume in-person meetings beginning with the May 17<sup>th</sup> meeting.

## 11. Reports & Particulars

- City Council Member Sarchet reported the City Council resumed in-person meetings last week. He said the City has a facility needs assessment underway and suggested staff share an electronic copy of the final report with the P&Z members. Sarchet reported City Council approved Go Polk City proposed Mini Fest with Saturday activities. He said he thinks the Complete Streets Policy is a good initiative and he reported that the City Council had approved the Ledgestone project and the Knapp Rezoning at the last two meetings.

## 12. Adjournment

**MOTION:** A motion was made by Hankins and by Dietz to adjourn at 6:31 p.m.

**MOTION CARRIED UNANIMOUSLY**

*Next Meeting Date* – Monday, May 17, 2021

Attest:

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Jenny Gibbons - City Clerk

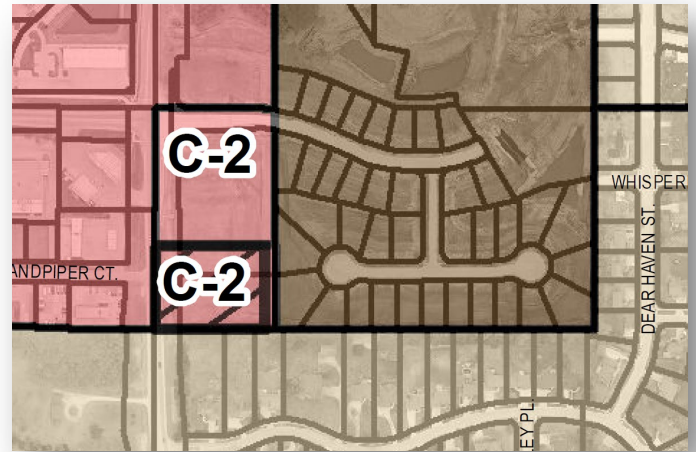
## AMENDED C-2 ZONING RESTRICTIONS

Date: May 12, 2021  
 Project: Crossroads at the Lakes Plat 2  
 Part of Lot 39 and Part of Outlot Z

Prepared by: Kathleen Connor  
 Project No.: 121.0436.01

### GENERAL INFORMATION:

Property Owners: Kimberley Development Corp. and Hy-Vee Inc.  
 Area: 1.88 Acres  
 Zoning: C-2 (Restricted)  
 Requested Use: Grocery Store



### PROJECT BACKGROUND:

In 2016 and prior to plat approval, City Council approved the rezoning for Crossroads at the Lakes to PUD zoning for the single-family residential area and the townhomes, including one commercial lot along S. 3<sup>rd</sup> Street northwest of the townhomes. At that time, three commercial parcels along S. 3<sup>rd</sup> Street, near Bridge Road, were zoned to C-2 Commercial. Zoning restrictions were placed on the south 250 feet of this commercial area, next to Pine Ridge Estates, limiting the use of that area to: Business and Professional Offices; Medical Offices and Health Clinics; Studios – Music, Photographic, Dance and Fitness Centers, all less than 6, 000 square feet in size; and Education – Child Care, including Daycare Centers and Pre-Schools.

In 2017, City Council approved a minor rezoning of a 30’ wide strip immediately east of the C-2 and C-2(Restricted) zoning district so that Lot 39, Outlot Y and Outlot Z of Plat 2 would entirely be zoned for commercial use prior to final platting. No zoning restrictions were placed on this 30’ strip.

On May 29, 2018, City Council approved a Site Plan for Hy-Vee Fast and Fresh on Lot 39 comprising a 7,853 square foot convenience store, with an 1,800 sf area designated for future building expansion. The Phase 1 building included a 1,146 sf Starbucks coffee shop with drive-thru window. The Site Plan included 12 gas-pumping stalls and lockers for grocery pickup under a lighted canopy. The Site Plan improvements have not yet been constructed.

The applicants would now like to develop Lot 39 and Outlot Z together as a grocery store, with no gasoline sales, rather than a convenience store. Prior to approval of a Site Plan for a grocery store use, the C-2(R) Zoning Restrictions would need to be amended to include grocery stores as a permitted use.

**APPLICATION FOR AMENDED ZONING RESTRICTIONS:**

The process for amending the Zoning Restrictions for the existing C-2(R) Zoning District are essentially the same as for a rezoning. The applicants have submitted a Petition to allow a grocery store to be constructed on the subject property. The applicants have obtain consent to the proposed amendment to the existing zoning restrictions that has been signed by the owners of 51.9% of the area within the 250' buffer surrounding the proposed rezoning.

**RECOMMENDED ACTION:**

At their meeting, the Planning & Zoning Commission may make a recommendation to City Council regarding the proposed amendment to the Comprehensive Plan and rezoning, based on one of the following options:

- A. Approve the applicant's request to amend the existing Zoning Restrictions on the subject parcels to include grocery stores as presented.
- B. Deny the applicant's request to amend the existing Zoning Restrictions on the subject parcels to include grocery stores as presented.
- C. Approve the applicant's request to amend the existing Zoning Restrictions on the subject parcels to include grocery stores subject to certain recommendation(s), provided the applicant agrees to said amended recommendation(s).

PETITION FOR REZONING

TO: Planning and Zoning Commission,  
Mayor, and City Council

We, the undersigned owners of the following described property:  
Lot 39 and Outlot Z, Crossroads at the Lake, Plat 2

Request that said property be rezoned from its present Zoning Classification of C-2(R)  
to Zoning Classification C-2 for the purpose of  
A Hy-Vee Value Fresh Grocery Store

PROPERTY OWNER:

William Kimberley

Owner's Name (please print)

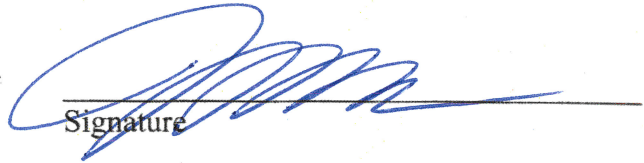
  
Signature

President, Kimberley Development CORP  
Title (if owned by Inc., LLC, or similar)

PROPERTY OWNER (when jointly owned):

Jeff Markey

Owner's Name (please print)





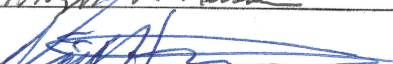

  
Signature

Executive Vice President Hy-Vee, Inc.,

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (To be attached)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from C-2(R) to C-2.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
Kimberley Development CORP	101,102,115,135,136 Crossroads Court	15%(64,396.27sf)	
Kimberley Development CORP	1170 S. 3rd ST	1.2%(5,115.97sf)	
Benchmark Builders Inc	<sup>124, 134, 144</sup> 102 E. Bridge Rd.	2.4% (10,405.70 SF)	
KB Nelson LLC	300, 400 Sandpiper CT	7.9%(34,178sf)	
Karvir Land Holdings LLC	301 Sandpiper CT	2.9%(33,941)	
Hy-Vee inc	102 E. Bridge Rd	17.5%(75,268)	

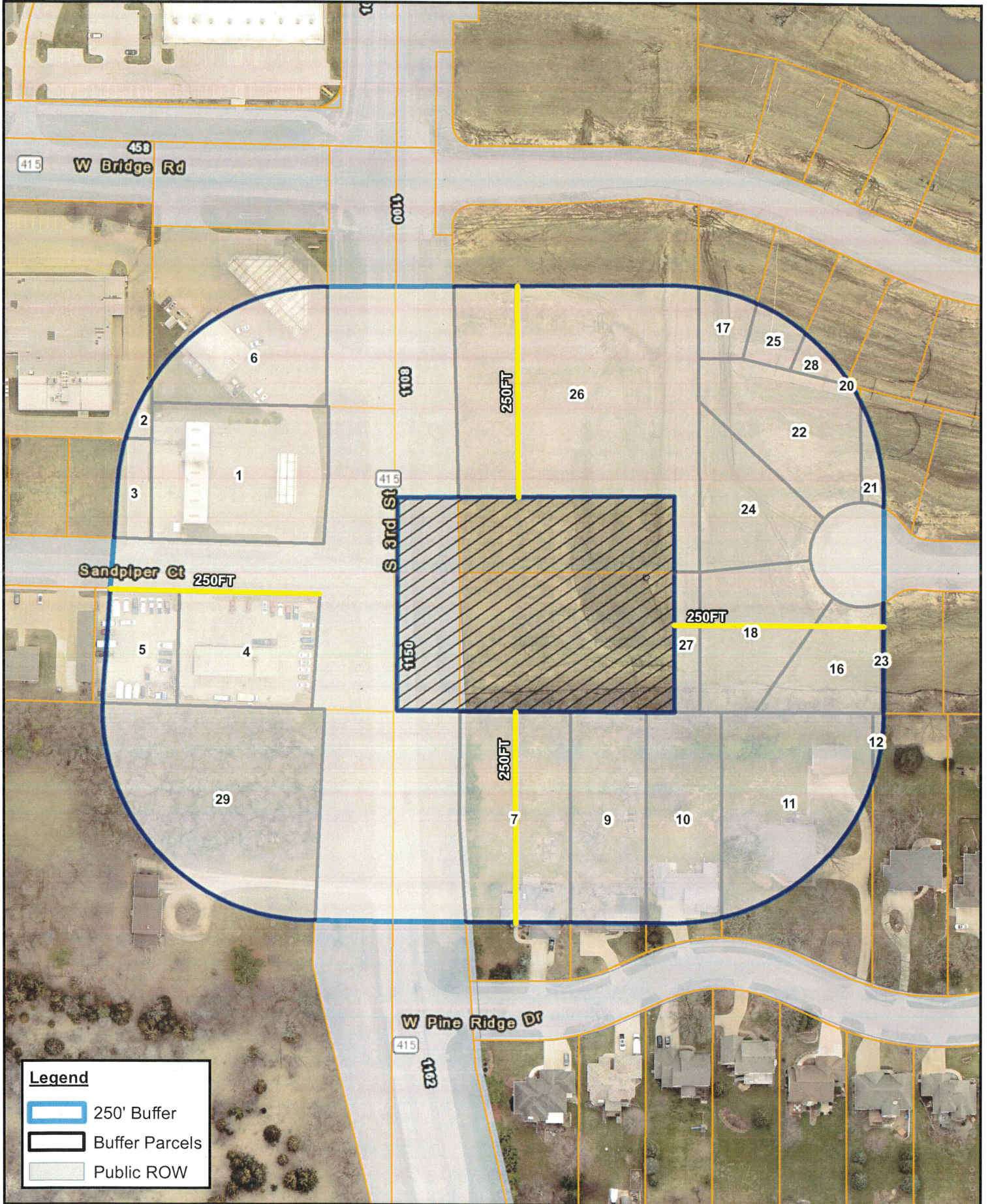
Note: Attach additional sheets as required to include all signatures.

### CONSENT TABLE

(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by Area)

PARCEL	ADDRESS	PROPERTY OWNER	AREA (SF) WITHIN 250' BUFFER	% OF TOTAL BUFFER AREA	CONSENTING % ONLY
1	301 SANDPIPER CT	KARVIR LAND HOLDINGS LLC	33,941.98	7.9%	7.9%
2	1101 S 5TH ST	FAREWAY STORES INC	1,188.83	0.3%	
3	401 SANDPIPER CT	FAREWAY STORES INC	4,705.39	1.1%	
4	300 SANDPIPER CT	K B NELSON LLC	22,458.04	5.2%	5.2%
5	400 SANDPIPER CT	K B NELSON LLC	11,720.05	2.7%	2.7%
6	1100 S 3RD ST	CASEY'S MARKETING COMPANY	22,244.35	5.2%	
7	211 W PINE RIDGE DR	SANDRA NOBLE	32,445.53	7.5%	
9	201 W PINE RIDGE DR	JAY AND KAREN LORENZEN	22,514.06	5.2%	
10	111 W PINE RIDGE DR	CYNTHIA AND MARK SANGER	22,443.03	5.2%	
11	101 W PINE RIDGE DR	BARBARA INMAN	34,311.31	8.0%	
12	115 E PINE RIDGE DR	DENNIS AND SHEILA DIETZ	692.54	0.2%	
16	114 CROSSROADS CT	ORTON HOMES LLC	13,737.74	3.2%	
17	124 E BRIDGE RD	BENCHMARK BUILDERS IOWA LC	4,800.79	1.1%	1.1%
18	102 CROSSROADS CT	KIMBERLEY DEVELOPMENT CORP	20,631.26	4.8%	4.8%
20	154 E BRIDGE RD	KIMBERLEY DEVELOPMENT CORP	23.59	0.0%	
21	135 CROSSROADS CT	KIMBERLEY DEVELOPMENT CORP	2,274.63	0.5%	.5%
22	115 CROSSROADS CT	KIMBERLEY DEVELOPMENT CORP	23,095.90	5.4%	5.4%
23	136 CROSSROADS CT	KIMBERLEY DEVELOPMENT CORP	392.00	0.1%	.1%
24	101 CROSSROADS CT	KIMBERLEY DEVELOPMENT CORP	17,987.48	4.2%	4.2%
25	134 E BRIDGE RD	BENCHMARK BUILDERS IOWA LC	3,649.47	0.8%	.8%
26	102 E BRIDGE RD	HY-VEE INC	75,268.44	17.5%	17.5%
28	144 E BRIDGE RD	BENCHMARK BUILDERS IOWA LC	1,955.44	0.5%	.5%
29	1160 S 3RD ST	DAVID AND SUSAN BODY	52,374.26	12.2%	
27	1170 S 3RD ST	KIMBERLEY DEVELOPMENT CORP	5,115.97	1.2%	1.2%
TOTAL			429,972.08	100.0%	51.9 %



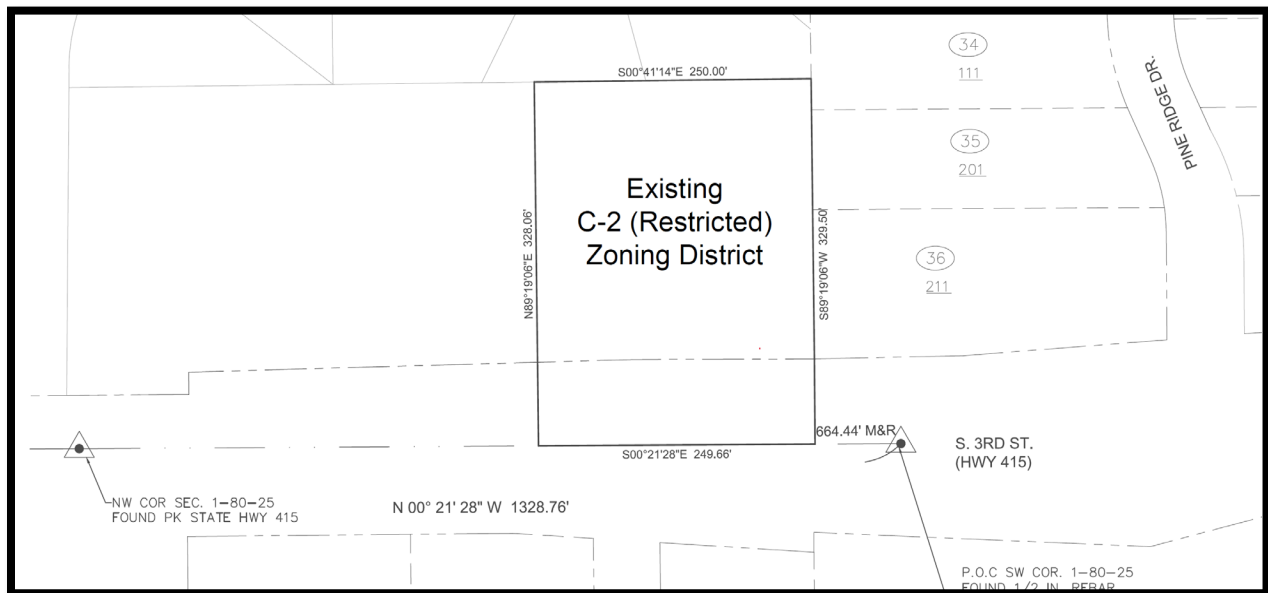


## Existing C-2 (Restricted) Zoning in Crossroads at the Lakes Plat 2

### Legal Description for the Restricted Commercial Area including the adjacent Public Road right of way for the area currently zoned to C-2(R):

A parcel of land located in Lot 39 and Outlot Z in Crossroads at the Lakes Plat 2, an official plat in the City of Polk City, Polk County, Iowa, lying East of the centerline of South 3<sup>rd</sup> Street/Iowa Highway No. 415 as presently established, more particularly described as follows:

Commencing at the SW Corner of said Section 1; thence  $N00^{\circ}21'28''W$ , 664.44 ft. with the West line of the SW  $\frac{1}{4}$  of said Section 1 to the South line of Outlot Z of Crossroads at the Lakes Plat 2 extended and being the SW Corner of the North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , said Section 1 and POINT OF BEGINNING; Thence continuing  $N00^{\circ}21'28''W$ , 249.66 ft. with the said Roadway Centerline and said Section Line to a point; Thence  $N89^{\circ}19'06''E$ , 328.06 ft. to a point; Thence  $S00^{\circ}41'14''E$ , 250.00 ft. to the North Line of Pine Ridge Estates, an Official Plat; Thence  $S89^{\circ}19'06''W$ , 329.50 ft. with the North Line of Pine Ridge Estates to the POINT OF BEGINNING, containing 1.882 acres.

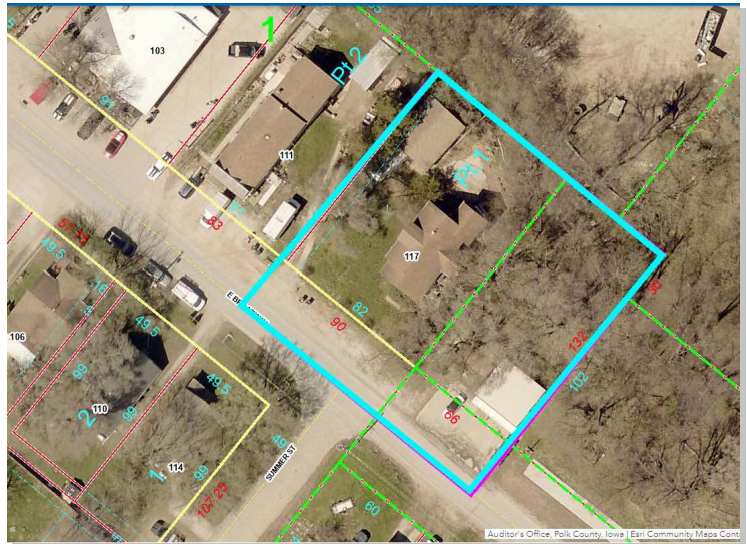


## PETITION FOR REZONING TO P.U.D.

Date: May 12, 2021  
 Project: 117 E. Broadway Rezoning & PUD Master Plan  
 Prepared by: Kathleen Connor  
 Project No.: 121.0440.01

### GENERAL INFORMATION:

Property Owner: First Choice Renovations (Kyle Hout)  
 Area: 0.59 Acres  
 Current Zoning: C-1 Central Business  
 Future Land Use: Low Density Residential per Comp Plan  
 Requested Zoning: P.U.D.



**Current Zoning Map**

### PROJECT DESCRIPTION:

The subject property is highlighted in cyan on the above Zoning Map. The two parcels were originally platted as part of Beebe's Addition, including intervening vacated alley. These properties include two principal structures: a tan stucco home built in 1990 and a yellow commercial building built in 1929 that appears to be used for residential purposes. This rezoning will also include the adjacent half right-of-way, as per Polk City's typical practice.

First Choice Renovations is in the process of acquiring these properties with the intent of constructing smaller detached or bi-attached single-family homes in this area that would be in keeping with the neighborhood, including the new homes recently constructed on the south side of the street.

The current C-1 zoning already allows this property to be subdivided for single-family homes and/or two-family homes. Single family detached lots are currently required to be at least 65' wide with 6400 sf of area. This property has sufficient width for 2.4 lots but enough area for 3.2 lots. The developer would like the option of developing three lots that are 52.01' wide and 7,188 sf in area. While these lots would be 13' narrower than currently permitted, they are wider than the two 45' wide interior lots in Stanley Plat 1 directly across the street. The proposed lots would meet current lot area regulations.

The current C-1 zoning also already allows this property to be subdivided for two-family homes. Each dwelling unit currently requires a lot that is at least 42.5' wide with 5000 sf of area. These properties have sufficient width for 3.7 dwelling units but enough area for 4.1 lots. The developer would like the option of developing four lots that are 39.01' wide and 5,392 sf in area that would be restricted to bi-attached homes. These lots would be 3.5' narrower than currently permitted, but would meet current lot area regulations.

**REZONING PETITION:**

On behalf of First Choice Renovations, Kyle Hout has submitted a Petition for Rezoning the subject property from C-1 to P.U.D. The applicant has obtained consent to the proposed rezoning from the owners of 59.5% of the area within the 250' buffer surrounding the proposed rezoning.



The proposed land use of single family residential is not consistent with the Comprehensive Plan's future land use designation of commercial for this parcel. Prior to rezoning this property to P.U.D., its land use designation should be amended to low density residential.

The applicant plans to restrict the lots in this development to single-family or two-family use only.

The purpose for this rezoning is to reduce lot width only to allow for construction of smaller homes in lieu of duplexes. Front and rear yard setbacks will be increased from the minimums currently required. A comparison of the current regulations and proposed PUD bulk regulations are as follows:

Regulator	C-1	C-1	R-1A	R-2	Proposed PUD
Use	SF	Duplex	SF	Bi-Attached	SF or Bi-attached
Min Lot Width	65'	85'	65'	42.5'	52' (Single Fam) or 39' (2 Fam)
Min Lot Area	6,400 sf	10,000 sf	6,400 sf	5,000 sf	6,400 sf (SF) or 5,300 sf (2 Fam)
Min Front Yard	Avg of 250'	Avg of 250'	30'	30'	30'
Min Side Yard	8'	8'	8'	8'	6'
Min Rear Yard:	15'	15'	20'	35'	30'

At this time, the applicant is requesting P&Z's approval and recommendation to City Council in favor of rezoning this property to Planned Unit Development (P.U.D.) based on stipulations discussed below. The Public hearing for this proposed rezoning has not yet been set by City Council.

**REVIEW COMMENTS:**

Pursuant to our review of Submittal #2 of the proposed PUD Master Plan, we offer the following comments.

1. We understand the driveway serving 111 E. Broadway may encroach into the northwest portion of this development. This issue will be reviewed in more detail on the preliminary plat. However, this is a private issue between two private property owners, but must be considered when siting the home and driveway on Lot 1 to be sure the established setbacks can be met at the time of Building Permit application.
2. This property will need to be platted in order to subdivide the property. At the time of preliminary platting, we will review issues such as proposed driveway locations; 10' wide trail with crosswalk; hydrant coverage and potential need for a fire hydrant; the developer/homebuilder's responsibility to install water services and sanitary sewer services to each lot, including boring under the newly paved streets; French drain pits for sump discharge; and sidewalks.

**RECOMMENDED ACTION:**

At their meeting, the Planning & Zoning Commission may make a recommendation to City Council regarding the proposed amendment to the Comprehensive Plan and rezoning, based on one of the following options:

- A. Approve the applicant's request to amend the Comprehensive Plan to designate their property as low density residential and rezone their property to Planned Unit Development (PUD) as presented, including the following PUD restrictions:
  - a. This property shall be platted in accordance with the Subdivision Regulations prior to issuance of a Building Permit for any new buildings on this property.
  - b. Use of this property shall be restricted to single-family detached or single-family bi-attached residential uses only.
  - c. Minimum lot width shall be 52 feet square feet for single-family homes and 39 feet for each dwelling unit for bi-attached homes.
  - d. Minimum lot size shall be 6,400 square feet for single-family homes and 5,000 square feet for each dwelling unit for bi-attached homes.
  - e. Bi-attached dwellings shall have one shared driveway per two-family structure, each with a maximum width of 30 feet.
  - f. Minimum setbacks for all uses shall be 30' front yard , 6' side yard, and 30' rear yard.
  - g. A 10-foot wide recreational trail shall be constructed along E. Broadway in front of all lots in this subdivision, with a 4-foot wide ADA crosswalk on the southeast side of Summer Street.
- B. Deny the applicant's request to amend the Comprehensive Plan to designate their property as low density residential and rezone their property to Planned Unit Development (PUD) as presented.
- C. Approve the applicant's request to amend the Comprehensive Plan to designate their property as low density residential and/or rezone their property to Planned Unit Development (PUD) but amending one or more of the presented PUD restrictions as recommended by the Commission, provided the applicant agrees to said amended restriction(s).

PETITION FOR REZONING

TO: Planning and Zoning Commission,  
Mayor, and City Council

We, the undersigned owners of the following described property:

\*\*117 E Broadway St & the Old Dairy Yum concrete building that does not have an address. The property currently allows for duplexes so the property could be 2 duplexes which would be 4 doors. Commercial space does not work due to the lack of parking and the steep topography off the east side.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Request that said property be rezoned from its present Zoning Classification of C-1 Central Business District to Zoning Classification PUD Planned Unit Development for the purpose of The 2 lot will be divided into 3 smaller lots for single family homes or attached townhome whichever is allowed.

*I will take advise to hear what is best. If we can do 4 single family detached or 5 lots with attached townhomes. Cost of building is extremely high and the more lots the more affordable housing.*


PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

First Choice Renovations  
Owner's Name (please print)

owner Kyle Hunt  
Owner's Name (please print)

\_\_\_\_\_  
Signature

  
Signature

Owner  
Title (if owned by Inc., LLC, or similar)

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (*See Page 2*)
- Table demonstrating sufficient consent of buffer area property owners (*See Page 3*)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (*To be attached*)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

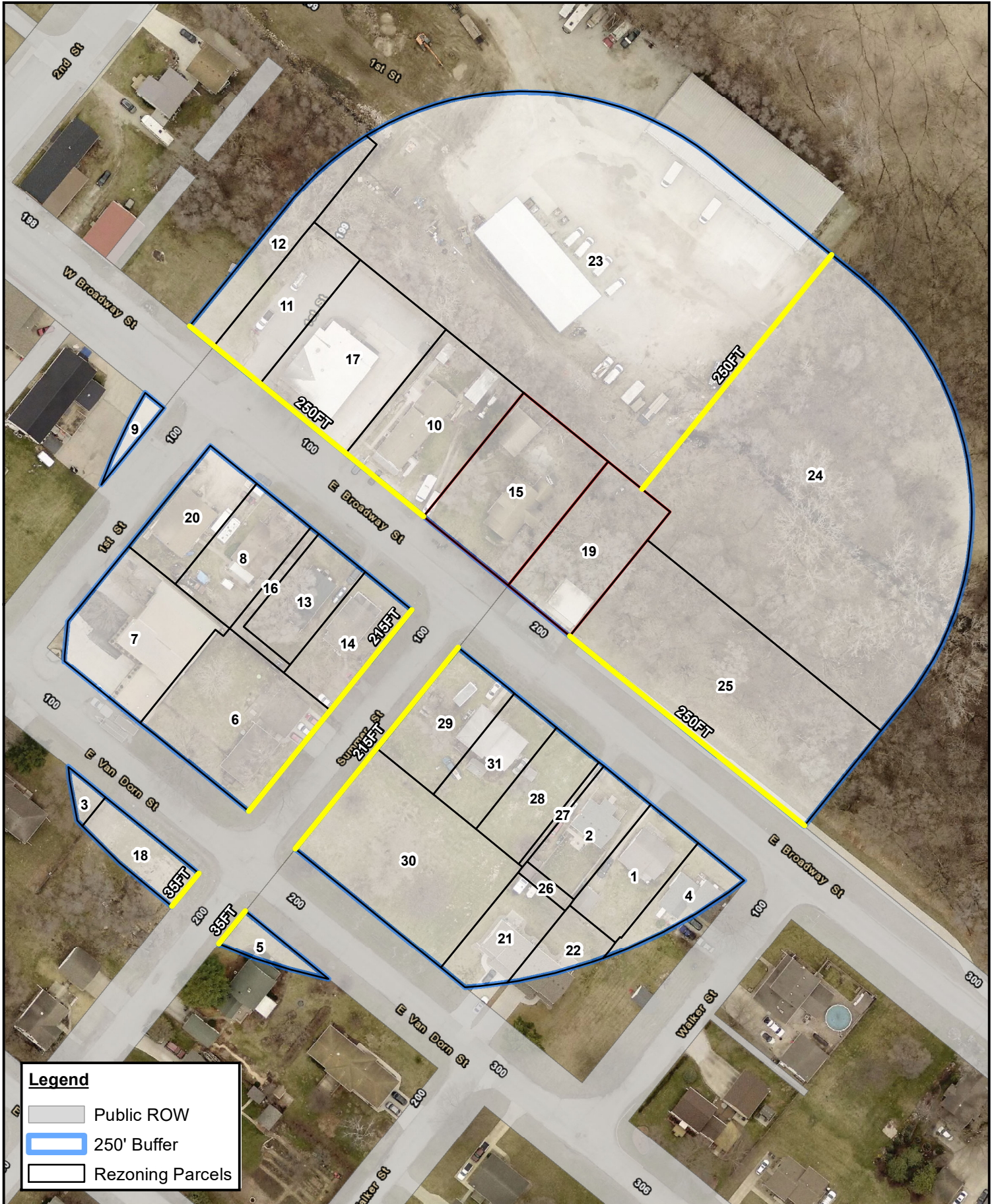
The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from **C-1 Central Business District** to **PUD Planned Unit Development District**.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
① Amy Garrett	202 E. Van Dorn		Amy Garrett
② RTM Properties	206 N 2nd		M-L
③ BJUJ	103 C Broadway		Wm Vogt
④ Tyler Gusterson	113 E Vandorn		Tyler Gusterson

<b>Consent Table</b>					
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by aera)					
Parcel No.	Address	Property Owner	Area in 250' Buffer (SF)	% of Total 250' Buffer Area	Consenting % Only
1	218 E BROADWAY ST	MATTHEW HEBERT	5,383.7	2.4%	
2	214 E BROADWAY ST	SKY CONRAD	5,088.9	2.3%	
3	104 E VAN DORN ST	DEL PROPERTIES LLC	707.9	0.3%	
4	222 E BROADWAY ST	BENJAMIN & MICHELLE CASTO-YERTY	3,484.7	1.6%	
5	202 E VAN DORN ST	AMY GARRETT & CHRIS DRUMM	1,717.6	0.8%	
6	113 E VAN DORN ST	TYLER & SARA GUSTASON	12,387.2	5.6%	5.8
7	109 1ST ST	FIRST CHOICE RENOVATIONS LLC	10,501.2	4.7%	5.6 4.7%
8	106 E BROADWAY ST	KIM SIMMER	6,227.6	2.8%	
9	114 E BROADWAY ST	POLK CITY AMERICAN LEGION PT 232	923.1	0.4%	
10	111 E BROADWAY ST	NICKY SIMMER	11,001.8	5.0%	
11		BVJV LLC	6,534.2	2.9%	
12		ROECO LLC	5,139.3	2.3%	
13	110 E BROADWAY ST	MARK & AMY JUNGSMANN	4,931.1	2.2%	
14	114 E BROADWAY ST	ROY JACOBSON	5,341.3	2.4%	
15	117 E BROADWAY ST	DERLE & KATHLEEN SIMMER (Contract)			
16		MARK & AMY JUNGSMANN	1,296.4	0.6%	
17	103 E BROADWAY ST	BVJV LLC (Deed) 13887/864	12,057.7	5.4%	
18	202 SUMMER ST	KIRK HESSE	3,395.7	1.5%	
19		DERLE & KATHLEEN SIMMER (Contract)			
20		KIM SIMMER	5,341.9	2.4%	
21	213 E VAN DORN ST	BRANDON & ERICA IHLE	4,792.0	2.2%	
22	217 E VAN DORN ST	BRANDON & ERICA IHLE	2,542.1	1.1%	
23	206 N 2ND ST	RTM PROPERTIES LLC	78,790.1	35.5%	35.5
24		USA			
25		CITY OF POLK CITY			
26		SKY CONRAD (Deed) 17471/343	602.5	0.3%	
27		FIRST CHOICE RENOVATIONS LLC	500.9	0.2%	0.2%
28	210 E BROADWAY ST	JEREMY & MALLORY BENTON	4,870.8	2.2%	
29	202 E BROADWAY ST	FIRST CHOICE RENOVATIONS LLC	6,494.9	2.9%	2.9%
30		AMY GARRETT & CHRIS DRUMM	16,737.5	7.6%	7.6
31	206 E BROADWAY ST	FIRST CHOICE RENOVATIONS LLC	4,871.0	2.2%	2.2%
<b>Totals</b>			221,663.1	100.0%	59.5%

Note: Area within 250' buffer excludes government-owned parcels and the subject parcels that are proposed to be rezoned.





# P.U.D MASTER PLAN 117 E. BROADWAY

Sheet 1 of 1

## OWNER/APPLICANT

KYLE HOUT  
FIRST CHOICE RENOVATIONS  
206 E BROADWAY STREET  
POLK CITY, IA 50226  
E-MAIL: KHOUT@FCASITE.COM  
PHONE: 515-201-6280

## ZONING

EXISTING: C-1  
PROPOSED: P.U.D.

## BULK REGULATIONS

LOTS 1-4  
MIN. LOT AREA - 5,000 S.F.  
MIN. LOT WIDTH - 39 FEET

SETBACKS  
FRONT - 30'  
REAR - 30'  
SIDE - 6' MIN.

## UTILITIES

WATER: CITY OF POLK CITY WATER SYSTEM  
SANITARY: CITY OF POLK CITY SANITARY SEWER SYSTEM

## DEVELOPMENT SCHEDULE

UTILITIES: ---  
FINAL PLATTING: ---

## NOTES

1. NO MORE THAN ONE DRIVEWAY SHALL SERVE EACH TWO-FAMILY STRUCTURE, WITH THE SHARED DRIVEWAY SERVING BOTH OF THE DWELLING UNITS WITHIN THE STRUCTURE. SHARED DRIVEWAYS SHALL BE NO MORE THAN 30 FEET WIDE.
2. PROPERTY SHALL BE PLATTED IN ACCORDANCE WITH THE CITY CODE PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
3. A 10' RECREATIONAL TRAIL SHALL BE CONSTRUCTED ALONG THE E. BROADWAY FRONTAGE.

## BENCHMARK

THE NORTHWESTERLY CORNER OF BROADWAY AND WALKER, SOUTH QUAD  
BOLT HEAD ON TOP OF HYDRANT

ELEVATION @ NAVD 88 DATUM: 881.24

## LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	ST 18" STORM SEWER & SIZE
	SAN 8" SANITARY SEWER & SIZE
	W 8" WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

# COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-19-2021  
REVISIONS: 5-12-2021

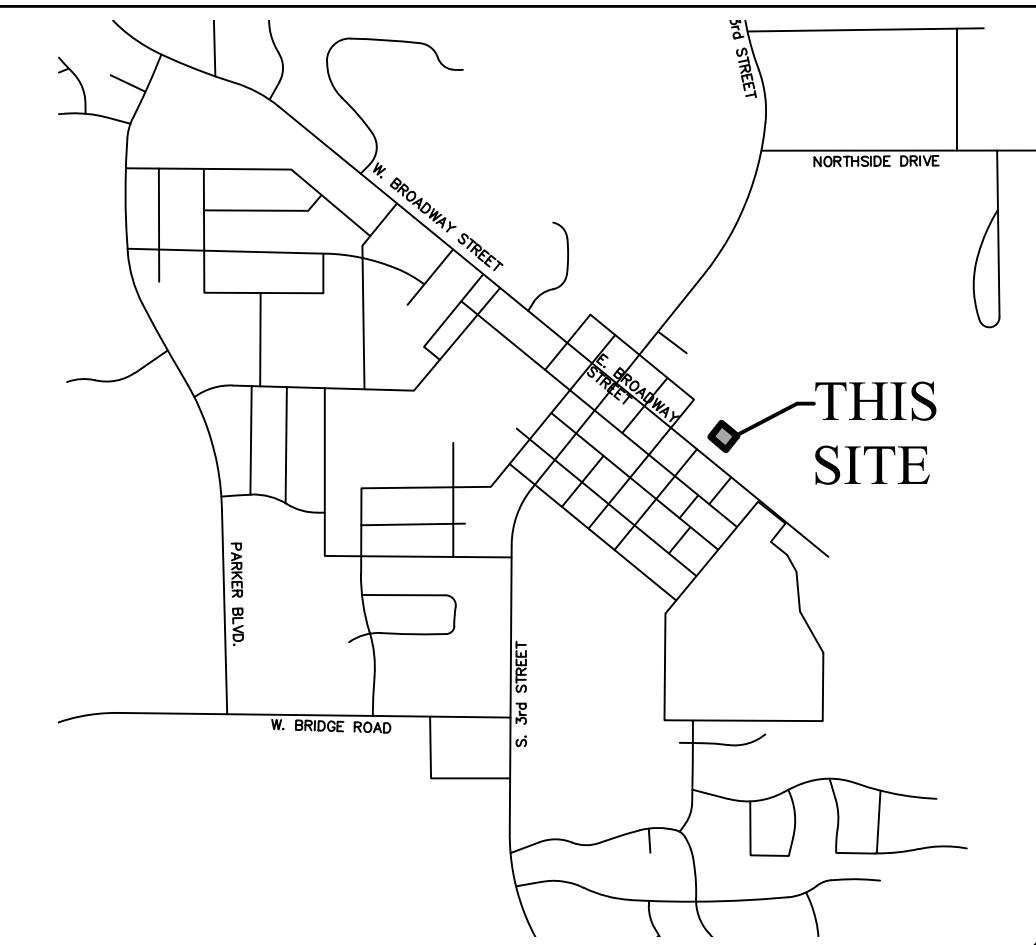
SCALE: 1"=10'

APPROVED: --- INITIALS: --- AS-BUILT: ---

4 LOT CONCEPT  
117 E. BROADWAY

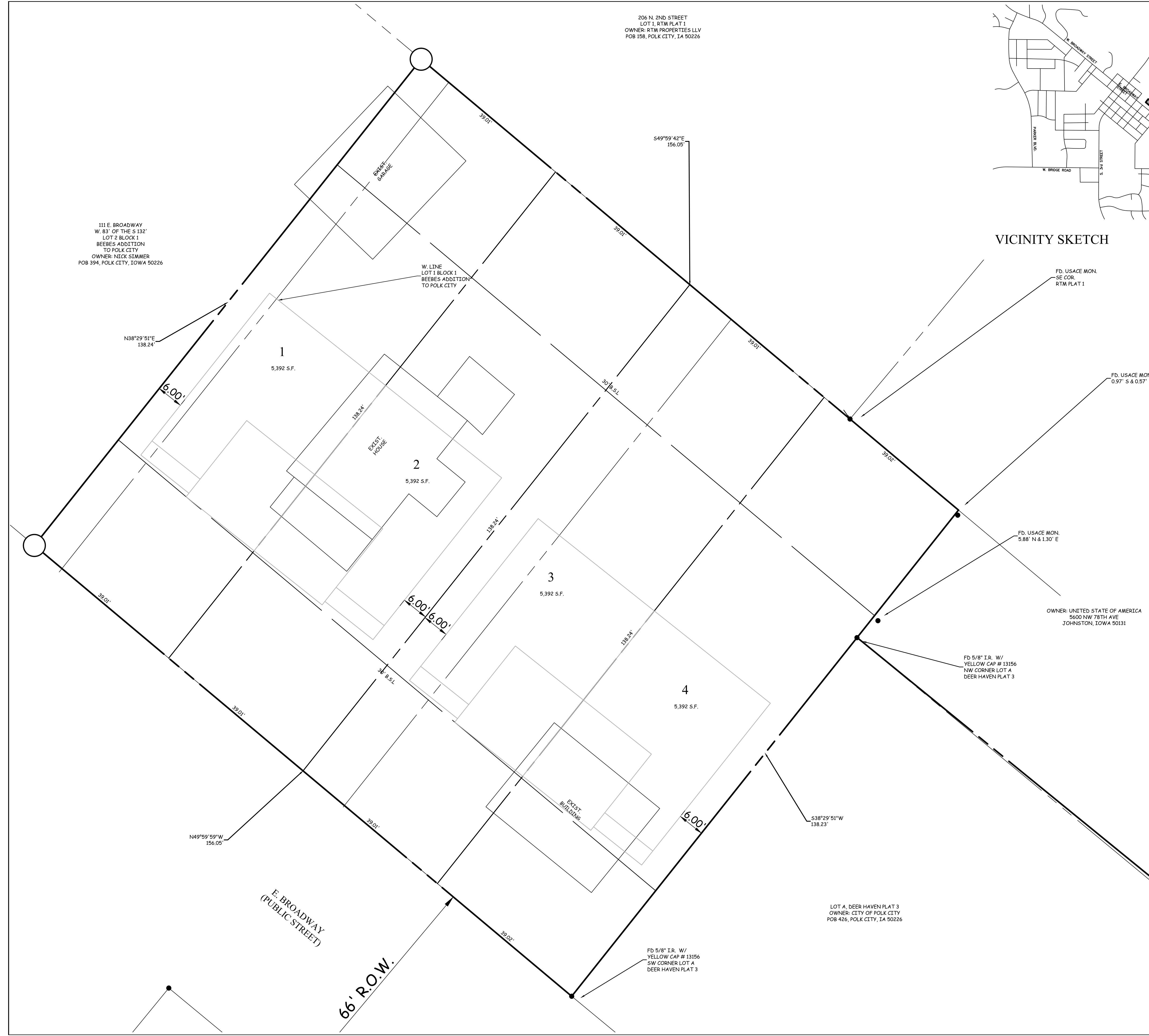
JOB NUMBER  
**CC  
2444**

SHEET  
1 OF 1



VICINITY SKETCH

NORTH  
SCALE: 1"=1500'



111 E. BROADWAY  
W. 83' OF THE S 132'  
LOT 2 BLOCK 1  
BEEBES ADDITION  
TO POLK CITY  
OWNER: NICK SIMMER  
POB 394, POLK CITY, IOWA 50226

206 N. 2ND STREET  
LOT 1, RTM PLAT 1  
OWNER: RTM PROPERTIES LLV  
POB 156, POLK CITY, IA 50226

W. LINE  
LOT 1 BLOCK 1  
BEEBES ADDITION  
TO POLK CITY

FD. USACE MON.  
SE COR.  
RTM PLAT 1

FD. USACE MON.  
5.88' N & 1.30' E

OWNER: UNITED STATE OF AMERICA  
5600 NW 78TH AVE  
JOHNSTON, IOWA 50131

FD 5/8" I.R. W/  
YELLOW CAP # 13156  
NW CORNER LOT A  
DEER HAVEN PLAT 3

LOT A, DEER HAVEN PLAT 3  
OWNER: CITY OF POLK CITY  
POB 426, POLK CITY, IA 50226

FD 5/8" I.R. W/  
YELLOW CAP # 13156  
SW CORNER LOT A  
DEER HAVEN PLAT 3



# P.U.D MASTER PLAN

## 117 E. BROADWAY

### Sheet 1 of 1

#### OWNER/APPLICANT

KYLE HOUT  
 FIRST CHOICE RENOVATIONS  
 206 E BROADWAY STREET  
 POLK CITY, IA 50226  
 E-MAIL: KHOUT@FCASITE.COM  
 PHONE: 515-201-6280

#### ZONING

EXISTING: C-1  
 PROPOSED: P.U.D. - SINGLE FAMILY DETACHED

#### BULK REGULATIONS

LOTS 1-3  
 MIN. LOT AREA - 6,400 S.F.  
 MIN. LOT WIDTH - 52 FEET

SETBACKS  
 FRONT - 30'  
 REAR - 30'  
 SIDE - 6' MIN.

#### UTILITIES

WATER: CITY OF POLK CITY WATER SYSTEM  
 SANITARY: CITY OF POLK CITY SANITARY SEWER SYSTEM

#### DEVELOPMENT SCHEDULE

UTILITIES: ---  
 FINAL PLATTING: ---

#### NOTES

1. DRIVEWAYS SERVING SINGLE-FAMILY DETACHED HOMES SHALL BE NO MORE THAN 18 FEET WIDE. IF THE DRIVEWAY SERVING 111 E. BROADWAY IS TO REMAIN, THE DRIVEWAY SERVING LOT 1 SHOULD BE SHARED WITH THE ENCROACHING DRIVEWAY, IN WHICH CASE THE DRIVEWAY MAY BE UP TO 30 FEET WIDE PROVIDED THE SHARED APPROACH IS PAVED.
2. PROPERTY SHALL BE PLATTED IN ACCORDANCE WITH THE CITY CODE PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
3. A 10' RECREATIONAL TRAIL SHALL BE CONSTRUCTED ALONG THE E. BROADWAY FRONTAGE.

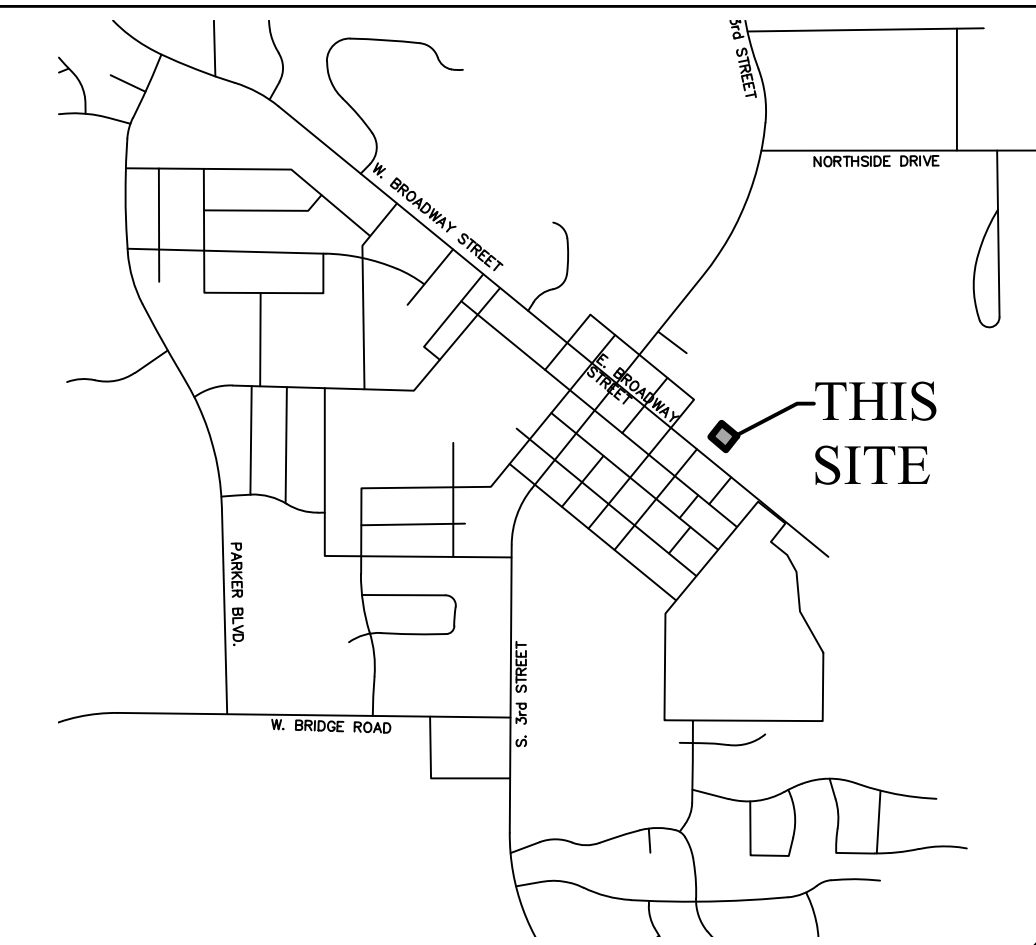
#### BENCHMARK

THE NORTHWESTERLY CORNER OF BROADWAY AND WALKER, SOUTH QUAD  
 BOLT HEAD ON TOP OF HYDRANT

ELEVATION @ NAVD 88 DATUM: 881.24

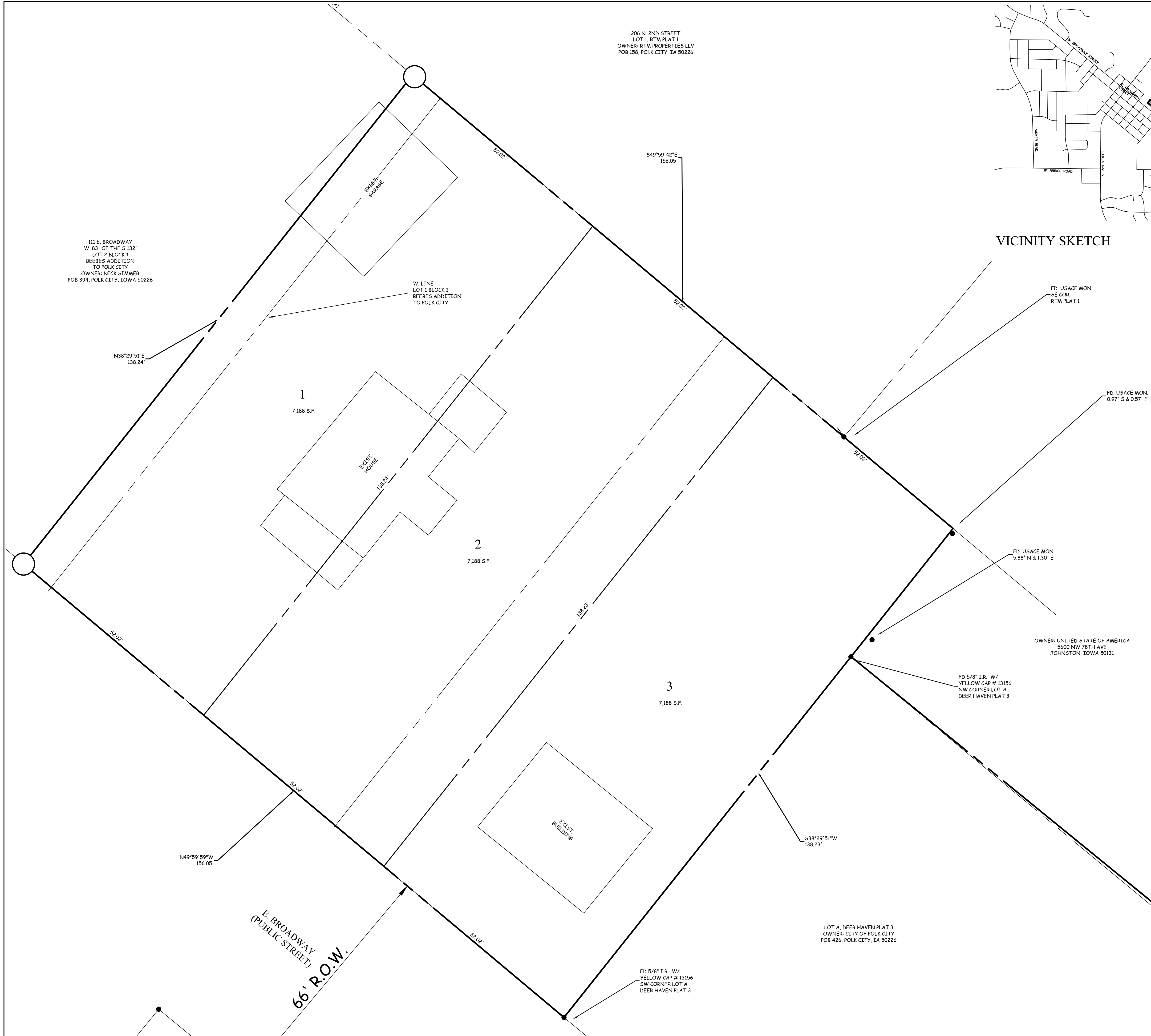
#### LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	ST 18" STORM SEWER & SIZE
	SAN 8" SANITARY SEWER & SIZE
	W 8" WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK



VICINITY SKETCH

NORTH SCALE: 1"=150'



## COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-19-2021  
 REVISIONS: 5-12-2021

SCALE: 1"=10'

APPROVED: --- INITIALS: --- AS-BUILT: ---

3 LOT CONCEPT  
 117 E. BROADWAY

JOB NUMBER  
**CC 2444**  
 SHEET  
 1 OF 1

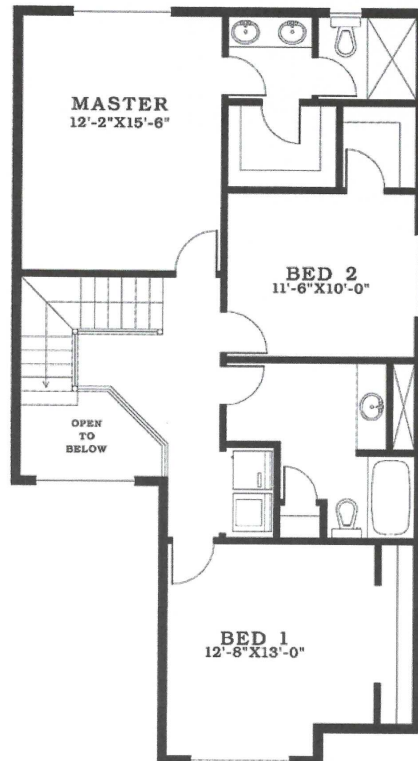
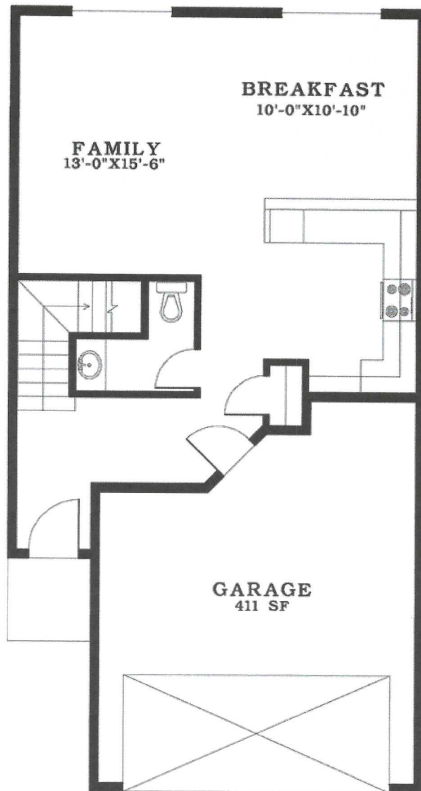


117 E. Broadway - PUD Master Plan  
Conceptual Elevation and Floor Plans

Plan 943-31



1590 sq/ft 3 beds 2.5 baths 25' wide 47' deep



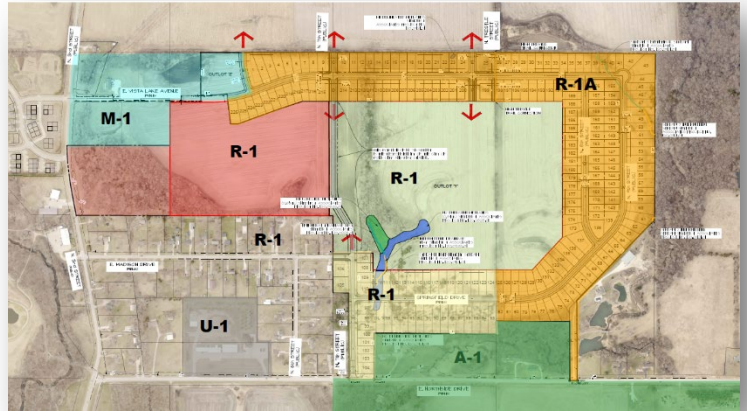
**PRELIMINARY PLAT REVIEW**

Date: May 14, 2021  
 Project: Big Creek Commons

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

**GENERAL INFORMATION:**

<b>Applicant /Owner:</b>	William C. Knapp, L.C.
<b>Requested Action:</b>	Approval of Preliminary Plat
<b>Location</b>	Remainder of Big Creek Technology Campus (north and east of DorFrank Acres & NP Intermediate school)
<b>Size:</b>	139.02 acres
<b>Zoning:</b>	R-1, R-1A, and M-1
<b>Proposed Use:</b>	216 single family lots; One 57.36-acre lot for park; one 2.5-acre M-1 lot; and lots for streets



*Zoning Map*

**PROJECT DESCRIPTION:**

This Preliminary Plat is in general conformance with the concept plan presented to P&Z and Council at the time the property was rezoned to R-1 and R-1A. The plat includes the only remaining M-1 lot on the north side of E. Vista Lake Avenue. It also includes a large lot for the city’s planned regional park. The subdivision include 216 single-family lots encircling the park, ranging in size from 8,104 sf to 33,120 sf with many lots over 20,000 sf. The R-1 lots, highlighted in pale yellow above, are at least 80 feet wide and 10,000 sf in size. The remaining R-2 lots, highlighted in orange, are at least 65 feet wide and 6,400 sf in size.

The public improvements associated with this plat include the extension of E. Vista Lake Parkway and construction of NE 7<sup>th</sup> Street as a new north/south major collector street that begins at E. Northside Drive, extends north through the city park, and ends at the north plat boundary. Minor collector and local streets will be constructed on the north, south and east sides of the development. NE 10<sup>th</sup> Street will provide an additional access point to the northeast side of the park that will also provide for connectivity to future developments to the north. Residential driveway access on corner lots will be restricted to the lower order street on the applicable final plat.

The development contains a number of detention basins, with all pond outlets designed to control runoff velocity and mitigate erosion. All detention basins will be contained within their own Storm Water Management Facility Maintenance Covenant and Permanent Easement. A Homeowner’s Association will be established as part of this development that will be responsible for maintaining detention basins, while the city will be responsible for maintaining pipes and structures.

Water mains, sanitary sewers, and storm sewers will be extended to provide service to each lot, including the park. A portion of the existing sanitary sewer running along the south side of the plat will be abandoned since it is redundant with the sanitary sewer on E. Springfield Drive.

The developer has requested no deviations from SUDAS or the Subdivision Regulations.

The developer proposes to fulfill the 5.17-acre parkland dedication requirement through the city's acquisition of the 57-acre regional park.

The city will be constructing a 10' wide recreational trail across the south side of the school property and through the park. The developer will be responsible for paving a short segment of this trail, from the park to the north plat boundary when the abutting lots are developed. The developer will also be responsible for paving the trail running between Lots 75/76 and 121/122 when those lots are developed. In addition, a 10' wide trail is shown on the north side of E. Vista Lake Avenue from the west plat boundary to the High Trestle Trail connector. The developer will also pave the ADA sidewalk ramps within the plat, with ADA ramps at intersections.

### **ISSUES:**

1. Polk City's Comprehensive Plan designates two north/south collector streets in this area, in addition to E. Vista Lake Avenue as an east/west collector street. The west collector will extend from E. Northside Drive, through the park, to the north plat boundary where it will serve future development. The city has agreed to waive the requirement for the east collector due to the challenges associated with constructing a street at the southeast corner of this subdivision, given the existing non-conforming bridge and lack of developable property on either side of the south end of this street. As a result, there is an imperative need for completion of the west collector, including the section through the park, as a 31' wide, through collector street in conformance with SUDAS. This collector street will also serve as a utility corridor for an 8" public water main, storm sewers to drain the street, and franchise utilities.
2. The City is currently working on the Master Plan for the regional park. The location NE 10<sup>th</sup> Street may need to be moved one or two lots to the west to correspond to the preferred park concept plan. Water and sanitary sewer services may need to be adjusted to serve the park in appropriate locations. A CAD file of this preliminary plat has been provided for use in updating the park master plans. Adjustments to street or utility locations may be required prior to approval of the construction drawings for Big Creek Commons Plat 2, 3 and/or 4.
3. The city will be constructing a 10' trail across the south side of the school site, through the park, where it will connect to the proposed 10' trail between Lots 25/26 and 198/199. This trail will ultimately run north through unincorporated Polk County and connect to the High Trestle Trail near the oasis. This plat also shows the originally planned 10' recreational trail running along the north side of E. Vista Lake Avenue, from the west end of the plat and ending at the High Trestle trail connector. Since this trail is parallel and relatively close to the trail across the school site, there has been some discussion regarding the necessity/desirability of the E. Vista Lake Ave. trail, particularly since it crosses 25 residential driveways. The requirement for this trail will need to be determined by City Council with this Preliminary Plat.
4. In conjunction with a potential future site plan for North Polk Intermediate School for building expansion or a second building, a secondary access drive will be required to connect to the NE 7<sup>th</sup> Street as it runs through the park.
5. A Traffic Impact Study (TIS) will be required for this subdivision that is to be prepared by the City Engineer per the Subdivision Ordinance. However, since the school recently prepared a TIS for E. Vista Lake Avenue, we recommend deferring the TIS rather than requiring the TIS at this time. This will permit

the developer to proceed with Plat 1 which we anticipate will include no more than 30 single-family lots, one M-1 lot, and the park, all having access off E. Vista Lake Avenue. This future TIS will evaluate the intersection of E. Northside Drive and the north/south collector and determine traffic-related improvements. At this preliminary stage, two southbound turn lanes have been indicated at this intersection, though this may change based on the TIS.

### **REVIEW COMMENTS:**

Pursuant to our review of Submittal #3, based on the Preliminary Plat, we offer the following preliminary comments.

1. The 10' wide trail on the north side of E. Vista Lake should be shown entirely within the 10' wide recreational trail easement rather than partially within the public right-of-way. If Council approves the elimination of the trail on the north side of E. Vista Lake Avenue, show a 5' wide public sidewalk easement in its place and show a 5' public sidewalk entirely within this easement.
2. Show the existing sanitary sewer easement on the south side of the plat, including book and page, and label the portion of this easement to be vacated prior to final plat approval. Show and label a proposed sanitary sewer easement on the south side of Lot 99, based on the depth of the sanitary sewer. Label the pipe as an 8" sanitary sewer.
3. On the future construction drawings, the sanitary sewers along the east NE 7<sup>th</sup> Street will require the developer to obtain sanitary sewer easements from the school. Alternatively, these sanitary sewers will need to be relocated such that an easement is not necessary.
4. It appears the layer with street grade labels and sanitary sewer slopes was turned off.
5. Provide a revised Storm Water Management concept addressing prior comments including updated summary table to compare pre- and post- runoff at each discharge point, updated drainage area maps with all discharge points labeled.
6. Revise Note #19 to refer to the construction drawings for Big Creek Commons Plat 2. Revise Note #20 to refer to Outlot X rather than Outlot V and should state the "trail easement on Outlot X will be dedicated with Plat 3 or upon the request of the City of Polk City at the time of trail construction, whichever comes sooner."

### **RECOMMENDATION:**

Based on satisfactory resolution of each of the forgoing review comments, staff recommends P&Z approval of the Preliminary Plat for Big Creek Commons, subject to all issues identified above and subject to the following:

1. P&Z recommendation to City Council regarding the need for a 10' recreational trail on the north side of E. Vista Lake Avenue, from N. 3<sup>rd</sup> Street to the High Trestle Trail connector on the east side of NE 10<sup>th</sup> Street..
2. All P&Z recommendations and outstanding review comments being addressed prior to this item being placed on the City Council agenda.
3. All professional billings being paid in full to the City of Polk City prior to Council action.

OFFICIAL'S STAMP

PRELIMINARY PLAT
BIG CREEK COMMONS PLAT 1
400 EAST VISTA LAKE AVENUE
POLK CITY, IOWA

PROPERTY OWNER / DEVELOPER / APPLICANT:

WILLIAM G. KNAPP, L.L.C.
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5421

PROJECT MANAGER:

PAUL CLAUSEN, PE
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
PH: JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322

MUNICIPALITY PLANNER:

KATHLEEN CONNOR
SENIOR PLANNER
SNYDER & ASSOCIATES, INC.
PH: 515-964-2020

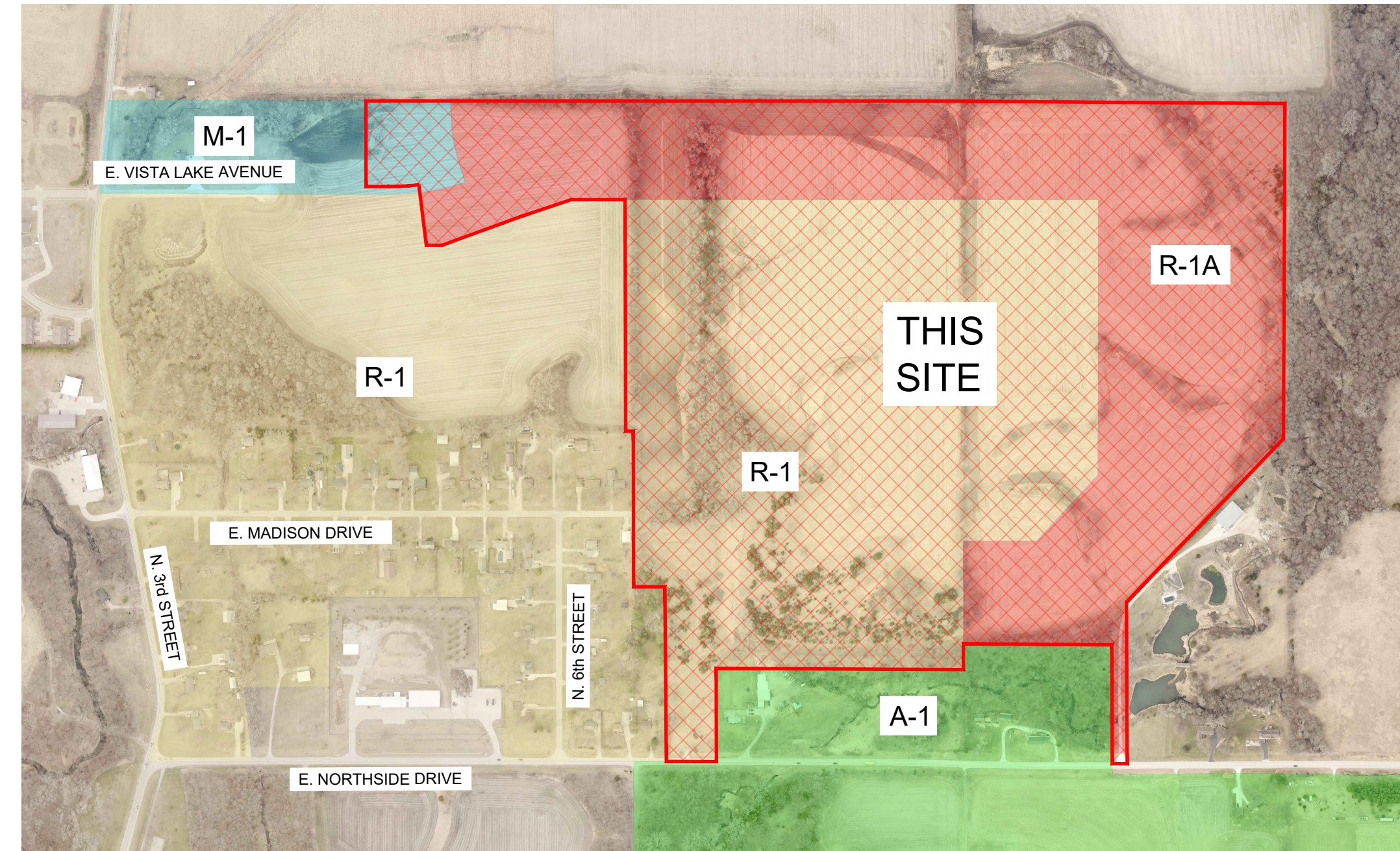
TOTAL LAND AREA:
139.02 ACRES

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #19153C0040F
MAP REVISED FEBRUARY 1, 2019.

NOTES

- 1. ALL PUBLIC IMPROVEMENTS SHALL BE CONSIDERED IN ACCORDANCE WITH THE CURRENT SUDAS DESIGN AND SPECIFICATION MANUALS AT THE TIME OF CONSTRUCTION DRAWING APPROVAL.
2. ACCESS LOCATIONS ARE TO BE SHOWN AND REVIEWED AS PART OF SITE PLAN APPROVAL.
3. LOT 1 SHALL BE IN CONFORMANCE WITH POLK CITY CODE PRIOR TO FURTHER DEVELOPMENT, INCLUDING BUT NOT LIMITED TO APPROVAL OF A SITE PLAN OR ISSUANCE OF A BUILDING PERMIT.
4. ALL SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT(S) AT THE TIME OF FURTHER DEVELOPMENT.
5. NO ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, MANHOLES, HAND HOLES, OR ANY OTHER ABOVE-GROUND EQUIPMENT OR APPURTENANCES SHALL BE LOCATED WITHIN THE 10' RECREATIONAL TRAIL EASEMENT.
6. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR ALL PRIVATE, COMMON FACILITIES INCLUDING BUT NOT LIMITED TO STORM WATER MANAGEMENT FACILITIES, MONUMENT SIGN, AND SIMILAR ITEMS. THE HOA SHALL BE ESTABLISHED WITH THE FINAL PLAT FOR PLAT 1 OF BIG CREEK COMMONS AND AMENDED WITH SUBSEQUENT PLATS TO INCLUDE LOTS 1-216.
7. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ENGAGING A P.E. TO COMPLETE AN ANNUAL INSPECTION OF ALL DETENTION BASINS AND PROVIDE A REPORT TO THE CITY.
8. OUTLOT 'Y' AND 'Z' SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
9. LOTS 'A' THRU 'I' SHALL BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES.
10. ALL PAVING SHALL BE CONTINUOUSLY REINFORCED PCC PAVEMENT. THE PAVEMENT THICKNESS SHALL CONFORM TO THE GEOTECHNICAL AND TRAFFIC ENGINEER'S RECOMMENDATIONS. SEE PAVING NOTES.
11. ALL SIDEWALKS SHALL BE 5.0' WIDE PCC SIDEWALKS.
12. THE DEVELOPER SHALL PAVE THE 10' TRAIL RUNNING BETWEEN LOTS 26-27, AND BETWEEN LOTS 108-109 AT THE TIME THE ADJUTING LOTS ARE DEVELOPED.
13. NO MORE THAN ONE DRIVEWAY SHALL BE PERMITTED FOR ANY SINGLE FAMILY LOT WITHIN THIS DEVELOPMENT. DRIVEWAY ACCESS WILL BE LIMITED TO THE LOWER ORDER STREETS.
14. SUB-DRAIN SHALL BE PROVIDED ON BOTH SIDES OF THE STREETS.
15. ALL LOTS SHALL HAVE GUMP SERVICE LINES.
16. ALL UTILITIES SHALL BE UNDERGROUND.
17. NO INDIVIDUAL MAILBOXES WILL BE ALLOWED WITHIN THIS SUBDIVISION.
18. LOT 1 SHALL PROVIDE STREET TREES AT 40' ON CENTER IN CONJUNCTION WITH A SITE PLAN AS PER THE M-1 ZONING REQUIREMENTS OF BIG CREEK TECHNOLOGY CAMPUS.
19. A TRAFFIC IMPACT STUDY WILL BE PREPARED BY THE CITY ENGINEER PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS FOR BIG CREEK COMMONS PLAT TRAFFIC RELATED IMPROVEMENTS RECOMMENDED BY THIS TIB WILL BE INCORPORATED INTO THE APPLICABLE CONSTRUCTION DRAWINGS PRIOR TO THEIR APPROVAL.
20. THE 30' RECREATIONAL TRAIL EASEMENT ON OUTLOT V WILL BE DEDICATED WITH PLAT 1 WHILE THE SIDE YARD EASEMENTS WILL BE DEDICATED WHEN THE ADJUTING LOTS ARE PLATTED. THE CITY WILL BE RESPONSIBLE FOR PAVING THE TRAIL.
21. ALL DETENTION FACILITIES MUST BE CONTAINED WITHIN AN EASEMENT GOVERNED BY A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT. ALL STORM WATER MANAGEMENT FACILITY EASEMENTS SHOULD BE SIZED TO CONTAIN 1" ABOVE THE 100-YR HIGH WATER LEVEL.
22. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF THE DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
23. A HOMEOWNERS' ASSOCIATION SHALL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR ALL PRIVATE, COMMON FACILITIES INCLUDING BUT NOT LIMITED TO STORM WATER MANAGEMENT FACILITIES, MONUMENT SIGN, AND SIMILAR ITEMS. THE HOA SHALL BE ESTABLISHED WITH THE FINAL PLAT FOR PLAT 1 OF BIG CREEK COMMONS AND AMENDED WITH SUBSEQUENT PLATS TO INCLUDE LOTS 1-216.
24. DEPRESSED OVERFLOW SIDEWALKS SHALL BE CONSTRUCTED WITH ASSOCIATED STREET PAVING. THE SITE PLAN FOR LOT 1 WILL NEED TO ADD A HYDRANT TO ACHIEVE HYDRANT COVERAGE.



VICINITY MAP
1" = 500'

Sheet List Table

Table with 2 columns: Sheet Number, Sheet Title. Lists sheets 01 through 16 including cover sheet, geometric plan, dimension plans, grading & utility plans, and overall grading/plan.

SUBMITTAL TABLE

Table with 2 columns: Submittal Date, Submittal Notes. Lists dates from April 14, 2021 to May 13, 2021 and their corresponding notes.

LEGAL DESCRIPTION

BEGINNING AT THE NE CORNER OF LOT 2, BIG CREEK TECHNOLOGY CAMPUS PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 18112, PAGE 451-471 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S84°58'42"E, 2388.54 FEET ALONG THE NORTH LINE OF PARCEL 'L', AN OFFICIAL PLAT RECORDED IN BOOK 12498, PAGE 264 AT THE POLK COUNTY RECORDER'S OFFICE, TO A POINT, SAID POINT BEING THE E1/4 CORNER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE S84°58'42"E, 1247.03 FEET ALONG THE NORTH LINE OF SAID PARCEL 'L' TO THE NE CORNER OF SAID PARCEL 'L'; THENCE S00°15'59"W, 1343.54 FEET ALONG THE EAST LINE OF SAID PARCEL 'L' TO THE NE CORNER OF PARCEL 'C', AN OFFICIAL PARCEL RECORDED IN BOOK 8464, PAGE 658 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S43°53'44"W, 908.54 FEET ALONG THE EAST LINE OF SAID PARCEL 'L' COINCIDING WITH THE NORTH LINE OF SAID PARCEL 'C' TO THE NW CORNER OF SAID PARCEL 'C'; THENCE S00°16'34"E, 648.00 FEET ALONG THE EAST LINE OF SAID PARCEL 'L' COINCIDING WITH THE WEST LINE OF SAID PARCEL 'C' TO A POINT ON THE SOUTH LINE OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 24 WEST OF THE 5TH P.M.; THENCE S84°43'48"W, 59.80 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N00°10'56"W, 416.26 FEET TO A POINT; THENCE N84°32'34"W, 545.41 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31; THENCE S00°11'11"E, 103.71 FEET ALONG THE WEST LINE OF SECTION 31, TO A POINT; THENCE N84°49'09"W, 491.42 FEET TO A POINT; THENCE S00°10'07"E, 313.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36; THENCE N84°47'44"W, 200.64 FEET ALONG THE SAID SOUTH LINE TO A POINT; THENCE N00°24'03"W, 100.17 FEET TO A POINT; THENCE N84°55'19"W, 125.31 FEET TO A POINT; THENCE N00°01'15"W, 623.45 FEET TO A POINT; SAID POINT BEING THE SE CORNER OF THE NW1/4, SE1/4 OF SAID SECTION 36 AND ALSO BEING THE NE CORNER OF LOT 13 DORFRANK ACRES PLAT NO. 1, AN OFFICIAL PLAT RECORDED IN BOOK 'P', PAGE 84 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA; THENCE N84°55'19"W, 30.74 FEET ALONG THE NORTH LINE OF SAID DORFRANK ACRES PLAT NO. 1 TO THE SE CORNER OF LOT 1 OF BIG CREEK TECHNOLOGY CAMPUS PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 18111, PAGE 742 AT THE POLK COUNTY RECORDER'S OFFICE, POLK CITY, POLK COUNTY, IOWA; THENCE N00°07'11"W, 421.95 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT; THENCE N84°58'41"W, 244.30 FEET TO A POINT; THENCE S00°16'34"E, 648.00 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE S71°34'40"W, 205.63 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE S70°01'12"W, 344.74 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE N84°58'41"W, 62.50 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE N84°58'41"W, 62.50 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE N07°04'21"W, 244.30 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING S06°28'22"W, AN ARC LENGTH OF 120.11 FEET TO A POINT OF TANGENCY; THENCE N84°58'41"W, 40.43 FEET TO A POINT; SAID POINT BEING THE SE CORNER OF SAID LOT 2 OF BIG CREEK TECHNOLOGY CAMPUS PLAT 5; THENCE N00°02'19"W, 343.45 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 139.02 ACRES MORE OR LESS.

GENERAL LEGEND

- PROPOSED
FLAT BOUNDARY
SECTION LINE
LOT LINE
CENTERLINE
EASEMENT LINE
FLARED END SECTION
DRAIN BASIN OR SEDIMENT RISER
DRAIN BASIN WITH SOLID GRATE
WATER VALVE
FIRE HYDRANT ASSEMBLY
BLOW-OFF HYDRANT
SCOUR STOP MAT
TURF REINFORCEMENT MAT
STORM SEWER WITH SIZE
SUBDRAIN
WATER SEWER WITH SIZE
WATER SERVICE
PROPOSED CONTOUR
SILT FENCE
ADDRESS
RIPRAP

EXISTING

- LOT LINE
SANITARY/STORM MANHOLE
WATER VALVE
FIRE HYDRANT
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB
POWER POLE
STREET LIGHT
GUY ANCHOR
ELECTRIC TRANSFORMER
GAS METER
TELEPHONE RISER
SIGN
UNDERGROUND TELEVISION
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
SANITARY SEWER WITH SIZE
STORM SEWER WITH SIZE
WATER MAIN WITH SIZE
EXISTING CONTOUR
TREELINE
BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENT
MINIMUM OPENING ELEVATION

EXISTING ZONING:

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
R-1A SINGLE FAMILY RESIDENTIAL DISTRICT
M-1 LIGHT INDUSTRIAL DISTRICT

PROPOSED ZONING:

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
R-1A SINGLE FAMILY RESIDENTIAL DISTRICT
M-1 LIGHT INDUSTRIAL DISTRICT

Table: SITE DEVELOPMENT REGULATIONS FOR RESIDENTIAL DISTRICTS. Columns: Regulator, R-1, R-1A, R-2, R-2A, R-3, R-4. Rows include Minimum Lot Area, Lot Area per Dwelling Unit, Minimum Lot Width, Min. Front Yard Depth, Min. Rear Yard Depth, Min. Side Yard Depth, Building Height Limits, Principal Structure, Accessory Structure.

BENCHMARK

(THE VERTICAL DATUM FOR BENCHMARKS ARE ACCORDING TO THE NAVD83 VERTICAL DATUM)
POLK COUNTY BENCHMARK 114. IN NN 1/4 OF SEC. 36-81-25, ON NN HUGS DR. 500' E OF NN T2ND ST AN IDOT PLUG IN TOP OF THE E HEADWALL OF A RC2 CULVERT.
ELEV. = 866.03
USGS BENCH MARK BM 924.6. T-BIN, R-25W, NEAR W 16TH COR. BETWEEN SEC. 27 & 34; 31' N, 55' E & 1/4" HIGHER THAN T-DRIVE N; ON CREST OF HILL IN TOP OF IN TOP CONCRETE POST; A STANDARD TABLE STAMPED "26MC" ELEV. = 866.03

CERTIFICATIONS

THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381
PAUL CLAUSEN, IOWA REG. NO. 29712

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN PREPARED AND THE RELATED SURVEY WORK HAS BEEN 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.
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN 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.

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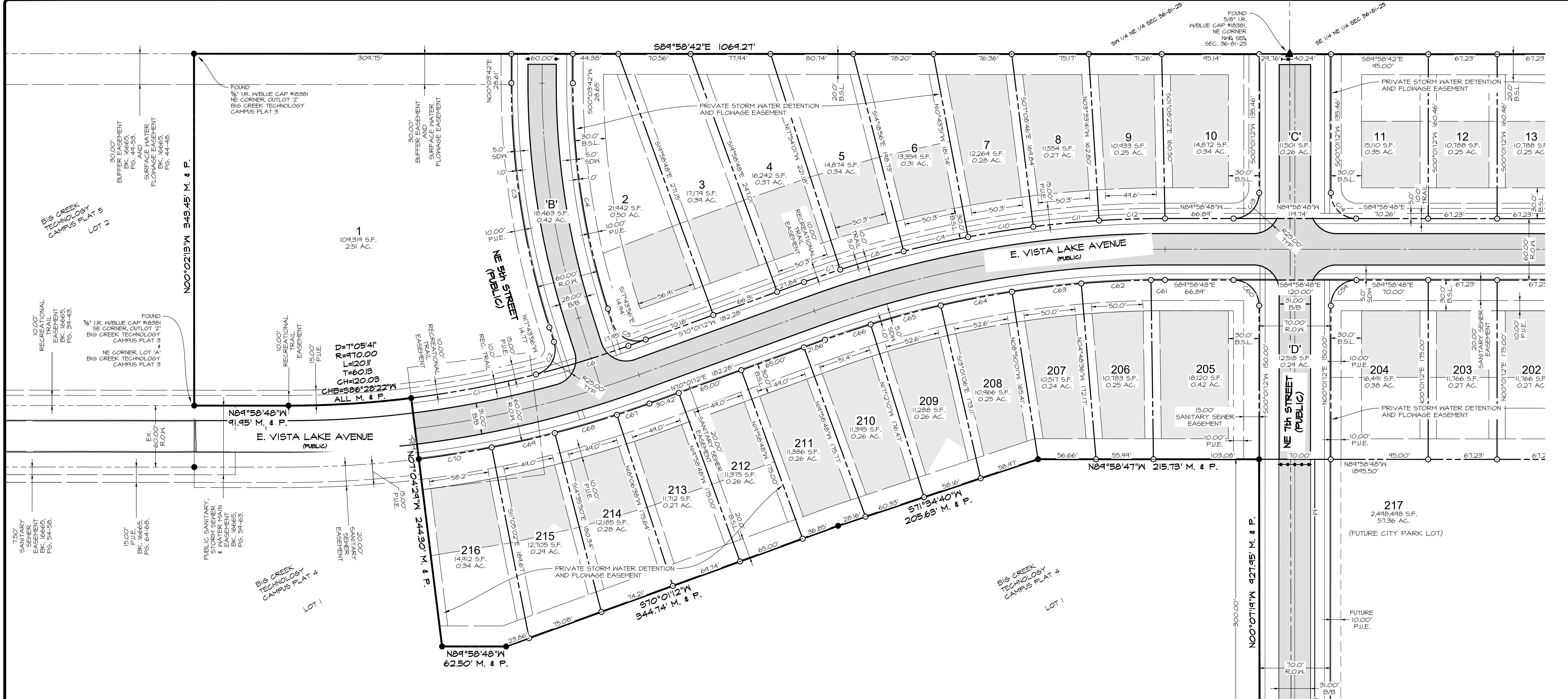
Vertical sidebar containing: Civil Engineering Consultants, Inc. logo and address; CEC logo; Publication date: May 14, 2021; Date of survey: April 02, 2020; Designed by: PC; Drawn by: MEH; Sheet 01 of 16; E-8474





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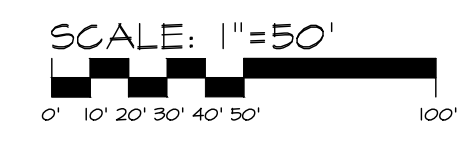
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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	12°54'14"	470.00'	218.48'	104.71'	218.02'	S76°28'22"W
C2	43°20'12"	25.00'	40.73'	26.50'	36.37'	N28°56'10"E
C3	17°41'38"	780.00'	242.24'	122.10'	241.27'	N08°50'07"W
C4	17°41'38"	720.00'	223.61'	112.71'	222.71'	S08°50'07"E
C5	42°14'52"	25.00'	40.25'	26.00'	36.04'	S63°51'22"E
C6	12°54'14"	470.00'	218.48'	104.71'	218.02'	S76°28'22"W
C7	2°04'46"	1030.00'	37.38'	18.64'	37.38'	S71°03'36"W
C8	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S73°53'31"W
C9	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S77°28'36"W
C10	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S81°03'41"W
C11	3°35'05"	1030.00'	64.44'	32.23'	64.43'	S84°38'46"W
C12	3°34'53"	1030.00'	64.38'	32.20'	64.37'	S88°13'46"W
C13	40°00'00"	25.00'	39.27'	25.00'	35.36'	S45°01'12"W
C14	89°24'26"	25.00'	39.01'	24.74'	35.17'	S44°40'49"E
C5A	40°00'00"	25.00'	39.27'	25.00'	35.36'	N45°01'12"E
C60	40°00'00"	25.00'	39.27'	25.00'	35.36'	S44°58'48"E
C61	0°48'23"	470.00'	13.65'	6.83'	13.65'	N84°31'01"E
C62	4°01'25"	470.00'	68.12'	34.07'	68.11'	N87°12'07"E
C63	4°01'25"	470.00'	68.12'	34.07'	68.11'	N83°10'41"E
C64	4°11'04"	470.00'	70.84'	35.44'	70.83'	N79°04'27"E
C65	4°11'04"	470.00'	70.84'	35.44'	70.83'	N74°53'22"E
C66	2°46'38"	470.00'	47.02'	23.51'	47.01'	N71°24'31"E
C67	1°52'04"	1030.00'	33.60'	16.80'	33.60'	N70°51'17"E
C68	3°30'48"	1030.00'	63.16'	31.54'	63.15'	N73°38'46"E
C6A	3°30'48"	1030.00'	63.16'	31.54'	63.15'	N77°04'34"E
C70	4°00'33"	1030.00'	72.07'	36.05'	72.06'	N80°55'15"E

FUTURE DRIVEWAY FOR NORTH POLK SCHOOL (LOCATION TO BE IN ACCORDANCE WITH AN APPROVED SITE PLAN)

THIS SEGMENT OF THE COLLECTOR STREET SHALL BE CONSTRUCTED BY THE CITY OF POLK CITY. NOTE: STORM SEWERS, INTAKES AND WATER MAIN WILL BE AS DESIGNED BY THE CITY.



1"=50' PRINTED ON 22"x34" SHEET  
1"=100' PRINTED ON 11"x17" SHEET

**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**  
400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**DIMENSION PLAN**

SHEET  
9 OF 16

E-8474

PUBLISH DATE: May 14, 2021

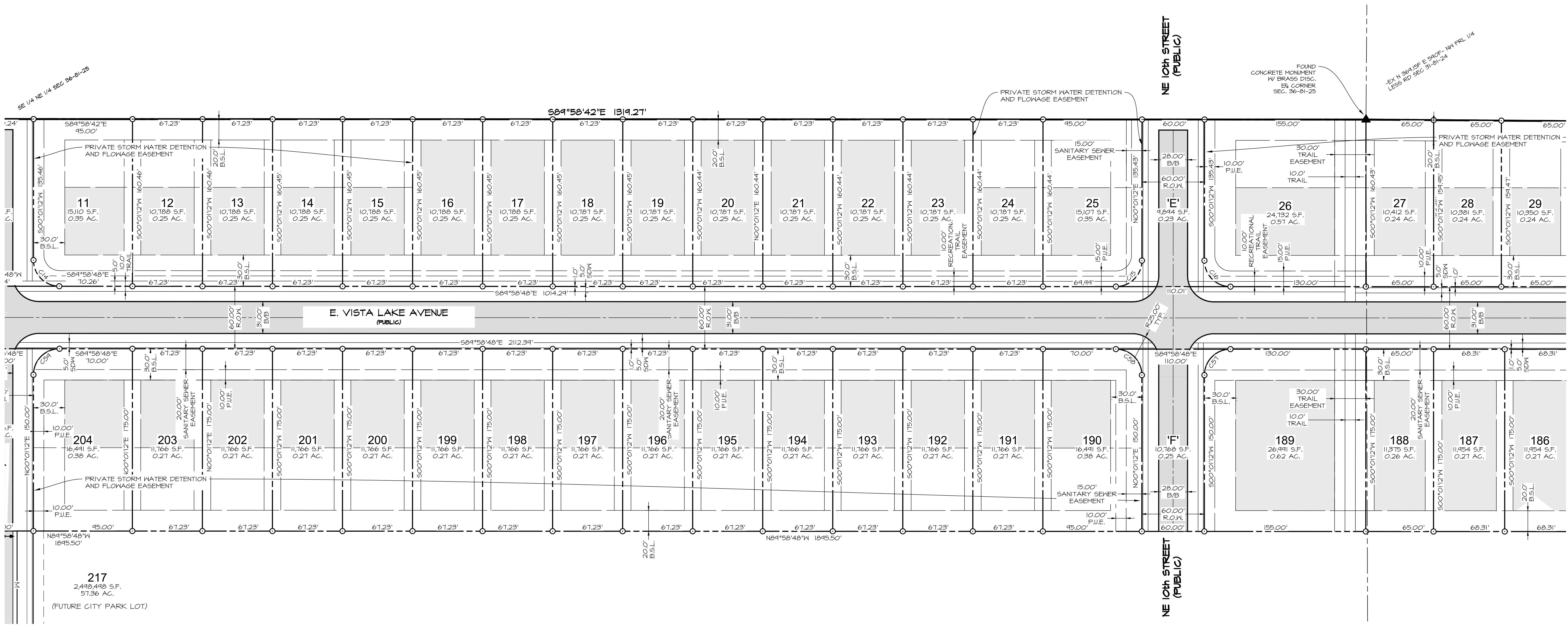
DATE OF SURVEY: APRIL 02, 2020  
DESIGNED BY: PC  
DRAWN BY: REH



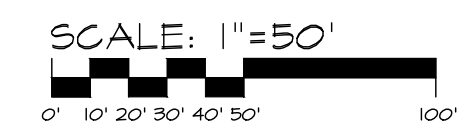
Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 · Des Moines, Iowa 50322  
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

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CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C14	84°24'26"	25.00'	34.01'	24.74'	35.17'	S44°40'44"E
C15	40°00'03"	25.00'	34.28'	25.00'	35.36'	N45°01'43"E
C16	40°00'00"	25.00'	34.27'	25.00'	35.36'	S44°58'48"E
C57	40°00'04"	25.00'	34.27'	25.00'	35.36'	S45°01'16"W
C58	40°00'00"	25.00'	34.27'	25.00'	35.36'	N44°58'52"W
C59	40°00'00"	25.00'	34.27'	25.00'	35.36'	N45°01'12"E



SCALE: 1"=50'  
 1"=100' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET



**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**DIMENSION PLAN**

SHEET  
**04**  
 OF  
 16

E-8471

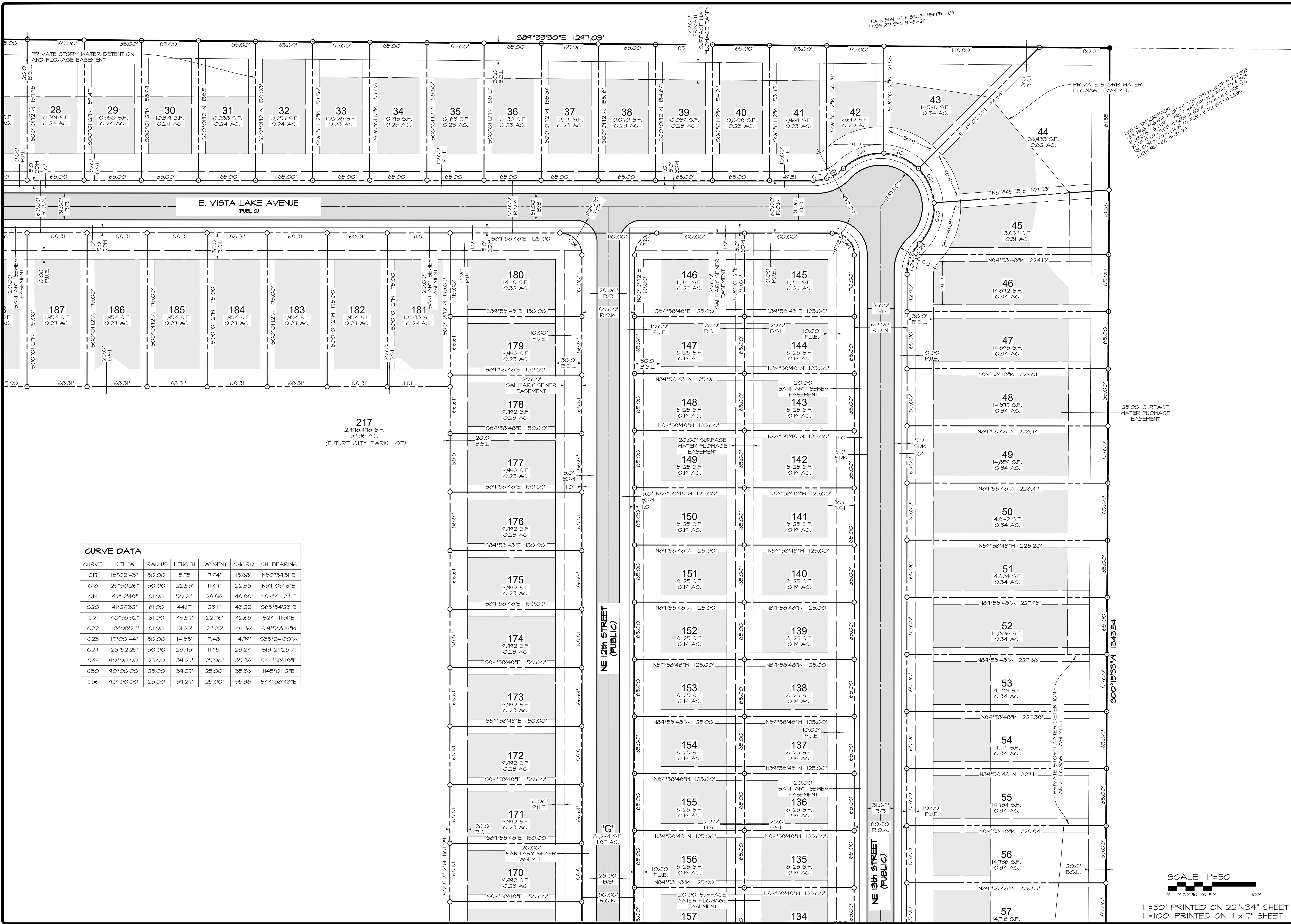
PUBLISH DATE: May 14, 2021

DATE OF SURVEY: APRIL 02, 2020  
 DESIGNED BY: PC  
 DRAWN BY: MEH

**CEC**  
 Civil Engineering Consultants, Inc.  
 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

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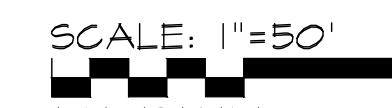
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CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C17	18°02'43"	50.00'	15.75'	7.44'	15.68'	N80°54'51"E
C18	25°50'26"	50.00'	22.55'	11.47'	22.36'	N59°03'16"E
C19	47°12'48"	61.00'	50.27'	26.66'	48.86'	N69°44'27"E
C20	41°24'32"	61.00'	44.17'	23.11'	43.22'	S65°54'23"E
C21	40°55'32"	61.00'	43.57'	22.76'	42.65'	S24°41'51"W
C22	48°08'21"	61.00'	51.25'	27.25'	49.76'	S19°50'09"W
C23	17°00'44"	50.00'	14.85'	7.48'	14.71'	S35°24'00"W
C24	26°52'25"	50.00'	23.45'	11.95'	23.24'	S13°27'25"W
C44	90°00'00"	25.00'	34.27'	25.00'	35.36'	S44°58'48"E
C50	90°00'00"	25.00'	34.27'	25.00'	35.36'	N45°01'12"E
C56	90°00'00"	25.00'	34.27'	25.00'	35.36'	S44°58'48"E

LEGAL DESCRIPTION:  
 BEG. BEG. 1/2 AC. 1/4 OF SE COR. T14N 26P N 1/2 1/2 SEC 10  
 E 28P N 1/2 SEC 10 T14N 26P N 1/2 1/2 SEC 10 N 1/2 E 28P  
 N 1/2 COR. S 10 S 1/4 N 1/2 COR. E 1/2 S 1/4 N 1/2 SEC 10  
 1/22 AC RD SEC 10-28-24



SCALE: 1"=50'

1"=50' PRINTED ON 22"x34" SHEET  
1"=100' PRINTED ON 11"x17" SHEET



NORTH

PRELIMINARY

BIG CREEK COMMONS FLAT 1

400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

DIMENSION PLAN

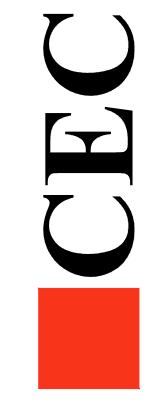
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DATE OF SURVEY: APRIL 02, 2020

DESIGNED BY: PC

DRAWN BY: REH

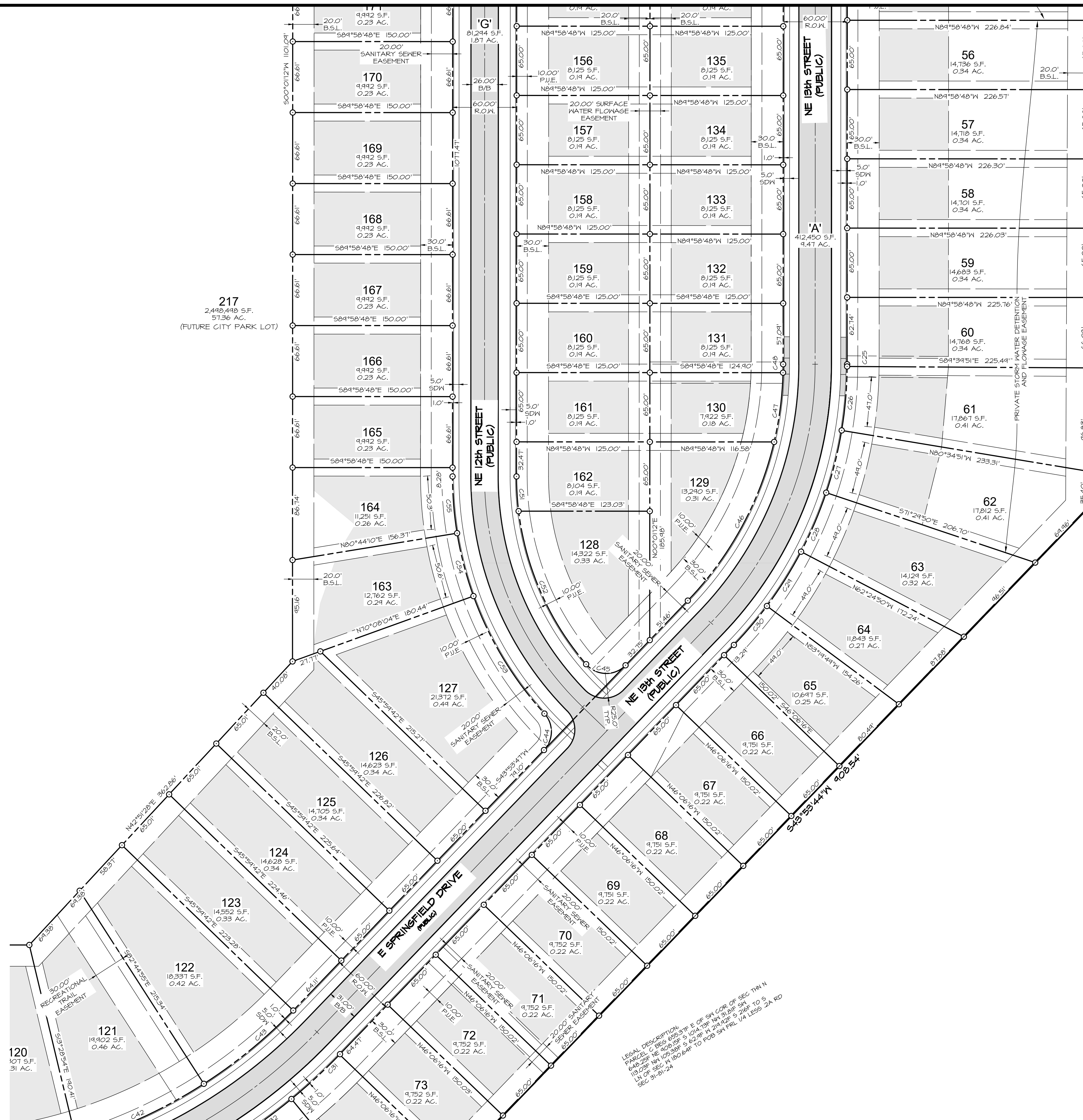
Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



SHEET  
9 of 16  
E-8474

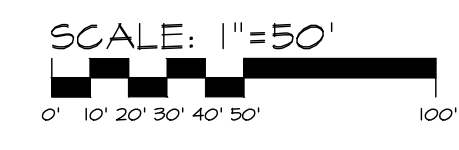
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LEGAL DESCRIPTION:  
 FOR BEING A PART OF THE NE CORNER OF SEC 28 T14N R20E N 72E 23E  
 E 2422' LN 1100' W 850' N 650' TO 1 LN E 100' TO 4 900'  
 W OF E 100' S LN 1100' TO 100' E 1/2 SW 1/4 LESS TO  
 NE COR 200' S LN 1100' TO 100' E 1/2 SW 1/4 LESS TO  
 122A RD SEC 31-31-24

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C25	9°05'01"	380.00'	60.24'	30.19'	60.18'	S04°52'39"W
C26	9°05'01"	380.00'	60.24'	30.19'	60.18'	S04°52'39"W
C27	9°05'01"	380.00'	60.24'	30.19'	60.18'	S13°51'39"W
C28	9°05'01"	380.00'	60.24'	30.19'	60.18'	S23°02'40"W
C29	9°05'01"	380.00'	60.24'	30.19'	60.18'	S32°07'40"W
C30	7°13'36"	380.00'	47.93'	24.00'	47.90'	S40°16'59"W
C31	6°38'50"	530.00'	61.49'	30.18'	61.45'	S47°16'39"W
C43	13°14'48"	470.00'	108.66'	54.57'	108.42'	S50°37'41"W
C44	86°15'56"	25.00'	37.64'	23.42'	34.18'	S00°45'49"W
C45	95°24'56"	25.00'	41.63'	27.48'	36.99'	N88°23'45"W
C46	30°42'21"	320.00'	171.49'	87.86'	169.45'	S28°32'36"W
C47	11°45'13"	320.00'	65.65'	32.94'	65.53'	S07°18'49"W
C48	1°25'00"	320.00'	7.91'	3.96'	7.91'	S00°43'42"W
C51	6°55'15"	270.00'	32.61'	16.33'	32.59'	N03°26'25"W
C52	33°47'15"	270.00'	159.22'	82.00'	156.92'	N23°47'40"W
C53	22°30'13"	330.00'	129.61'	65.65'	128.78'	S31°07'02"E
C54	10°36'06"	330.00'	61.06'	30.62'	60.97'	S14°33'53"E
C55	9°11'02"	330.00'	53.47'	26.71'	53.41'	S04°37'19"E



SCALE: 1"=50'  
 1"=100' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET



**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**

400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

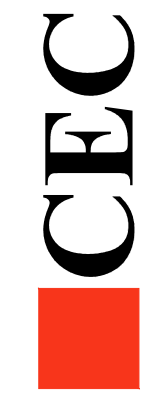
**DIMENSION PLAN**

SHEET  
 06  
 OF  
 16  
 E-8474

PUBLISH DATE: May 14, 2021

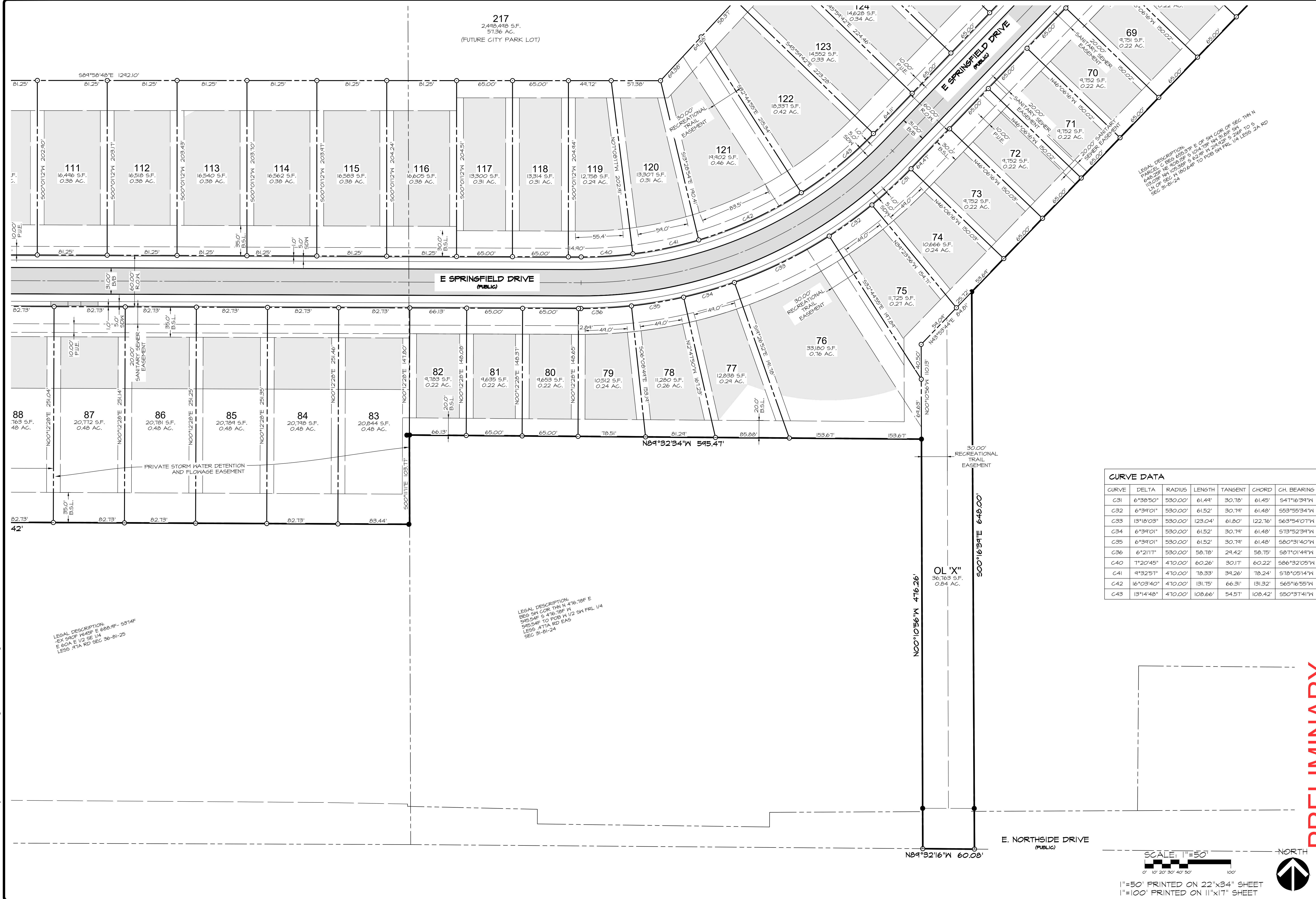
DATE OF SURVEY: APRIL 02, 2020  
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 DRAWN BY: REH

Civil Engineering Consultants, Inc.  
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 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



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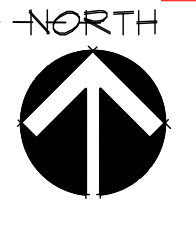


LEGAL DESCRIPTION:  
 EX 540' W 1/4 SE 1/4 E 688.89' AF- 5374F  
 E 60' E 1/2 SE 1/4  
 LESS 47A RD SEC 36-81-25

LEGAL DESCRIPTION:  
 BEG SH COR TRN N 476.78F E  
 545.54F S 476.78F W  
 545.54F TO POB W 1/2 SH FRL 1/4  
 LESS 47TA RD EAS  
 SEC 31-81-24

LEGAL DESCRIPTION:  
 PARCEL C BEG 455.57F E OF SH COR OF SEC TRN N  
 648.28F W 105.90F S 0.27F W 214.22F S 24F TO S  
 LN OF SEC W 186.64F TO POB SH FRL 1/4 LESS 2A RD  
 SEC 31-81-24

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	6°38'50"	530.00'	61.44'	30.78'	61.45'	S47°16'34"W
C32	6°34'01"	530.00'	61.52'	30.79'	61.48'	S53°55'34"W
C33	13°18'03"	530.00'	123.04'	61.80'	122.76'	S63°54'07"W
C34	6°34'01"	530.00'	61.52'	30.79'	61.48'	S73°52'34"W
C35	6°34'01"	530.00'	61.52'	30.79'	61.48'	S80°31'40"W
C36	6°21'17"	530.00'	58.78'	24.42'	58.75'	S87°01'44"W
C40	7°20'45"	470.00'	60.26'	30.11'	60.22'	S86°32'05"W
C41	4°32'57"	470.00'	78.33'	34.26'	78.24'	S78°05'14"W
C42	16°03'40"	470.00'	131.75'	66.31'	131.32'	S65°16'55"W
C43	13°14'48"	470.00'	108.66'	54.57'	108.42'	S50°37'41"W



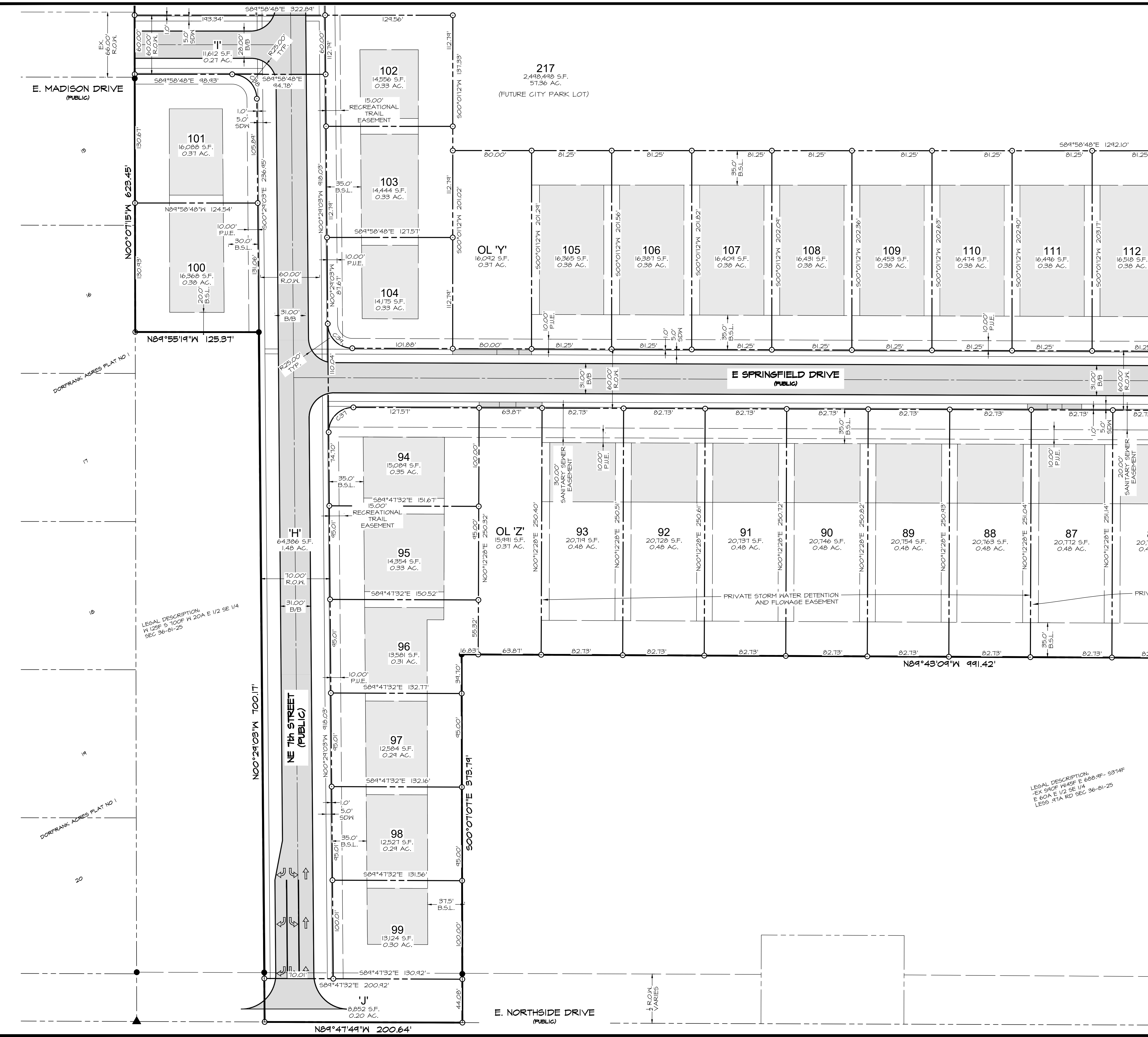
1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET

**PRELIMINARY**  
**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA  
**DIMENSION PLAN**

SHEET  
 07  
 OF  
 16  
 E-8474

PUBLISH DATE: May 14, 2021  
 DATE OF SURVEY: APRIL 02, 2020  
 DESIGNED BY: PC  
 DRAWN BY: MEH

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 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

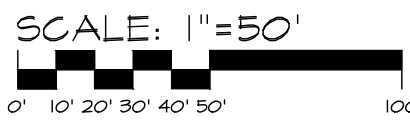


**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	40°41'31"	25,00'	34.51'	25.30'	35.51'	S44°51'42"W
C38	84°24'45"	25,00'	34.05'	24.78'	35.20'	S45°13'55"E
C39	84°18'24"	25,00'	38.91'	24.70'	35.14'	N45°08'15"W

LEGAL DESCRIPTION:  
 EX 5.00' W 1/2 SEC 1/4  
 E 60' W 1/2 SEC 1/4  
 LESS 47A RD SEC 36-81-25

**PRELIMINARY**  
**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA  
**DIMENSION PLAN**



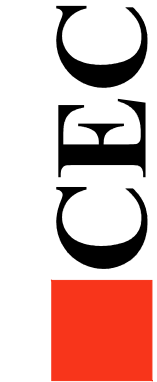
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SHEET 08 OF 16  
 E-8474

PUBLISH DATE: May 14, 2021

DATE OF SURVEY:	APRIL 02, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH



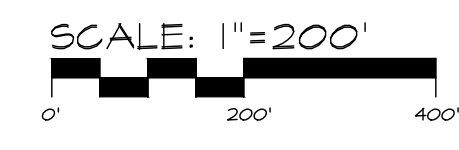
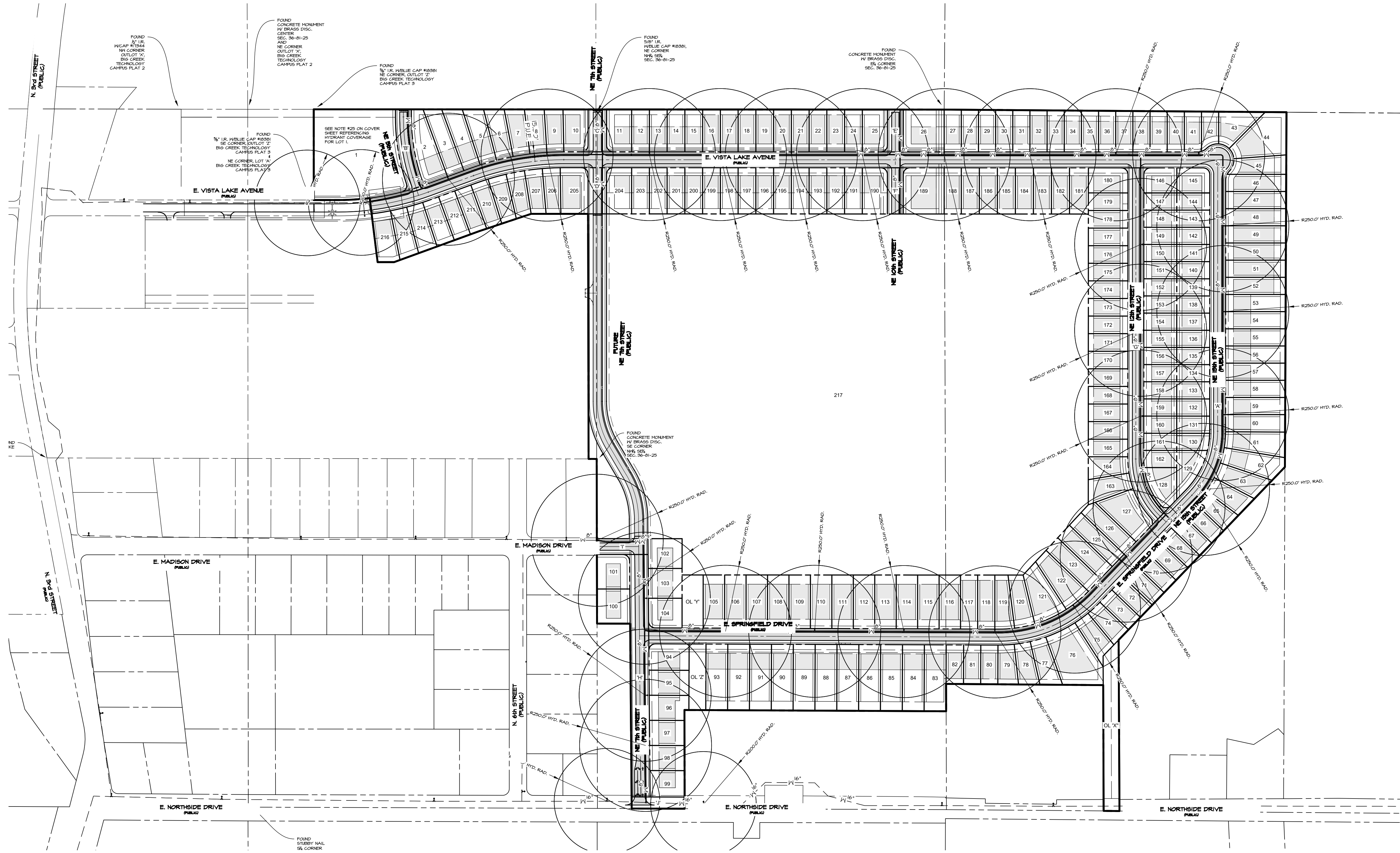
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g:\PROJECTS\2021\2021-0514 - QLE-FILES-E-8000\08-17-21\c3d drawings\plan\PP1E04111.rvt - HYD RADIUS OVERALL.dwg, 5/14/2021 6:54:43 AM, 11

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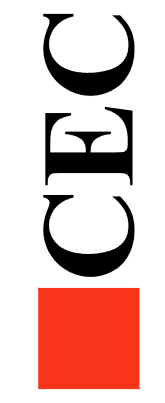
**PRELIMINARY**  
**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA  
**OVERALL HYDRANT RADIUS PLAN**

SHEET  
**10**  
 OF  
 16

E-8474

PUBLISH DATE: May 14, 2021

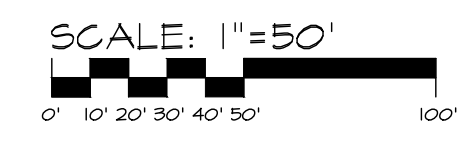
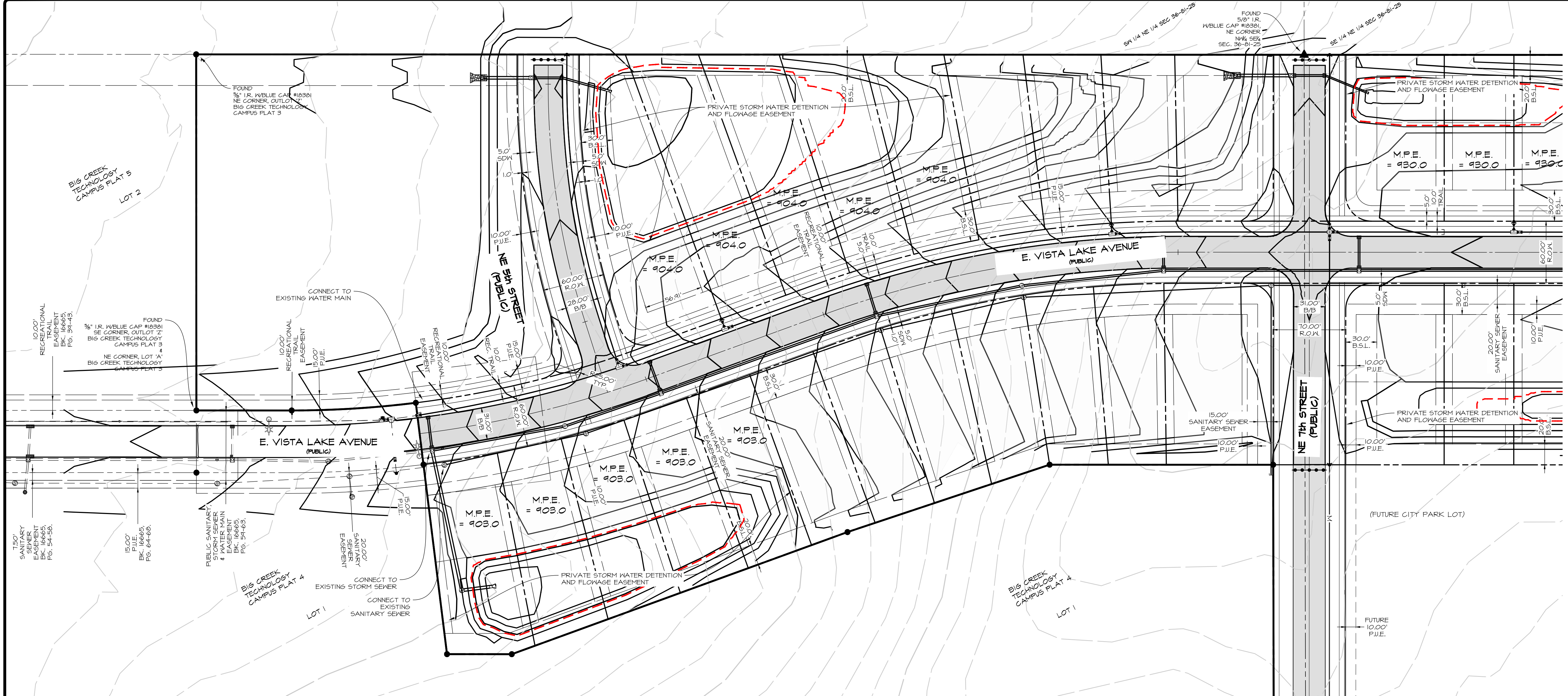
DATE OF SURVEY:	APRIL 02, 2020
DESIGNED BY:	PC
DRAWN BY:	MEH



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q:\PROJECTS\2021\2021-0514 - QUE-FILLES-9000\B471\c3d drawings\plat\B471 PP-GRADING.dwg, 5/14/2021 1:55:26 AM, kclausen, 1:1

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 1"=100' PRINTED ON 11"x17" SHEET

**PRELIMINARY**

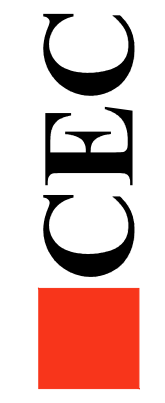
**BIG CREEK COMMONS PLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**GRADING & UTILITY PLAN**

SHEET  
 OF 16

PUBLISH DATE: May 14, 2021

DATE OF SURVEY: APRIL 02, 2020  
 DESIGNED BY: PC  
 DRAWN BY: REH

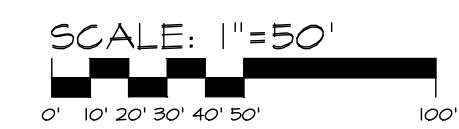
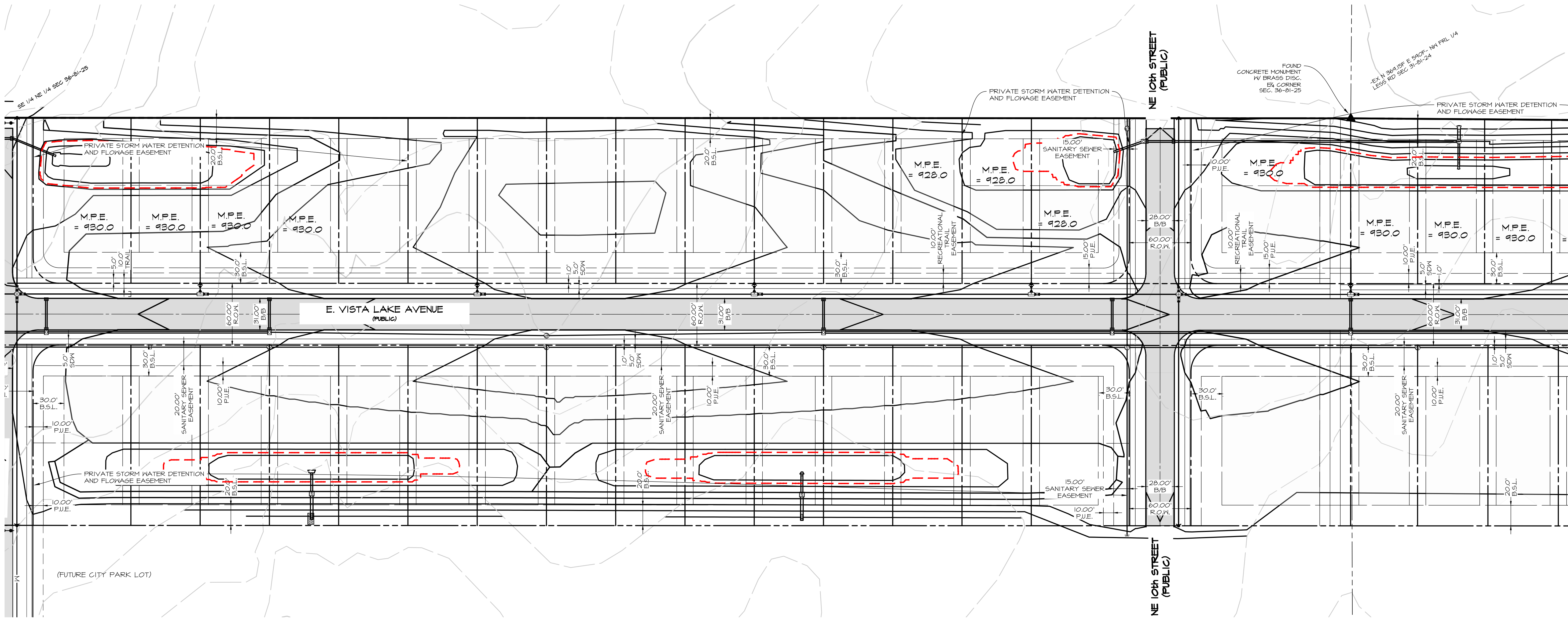


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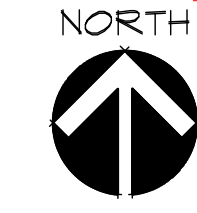
E-8474

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1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET



**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

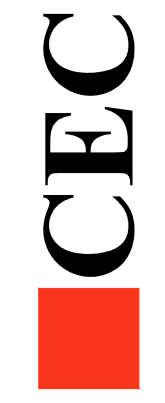
**GRADING & UTILITY PLAN**

SHEET  
 12  
 OF  
 16

E-8474

PUBLISH DATE: May 14, 2021

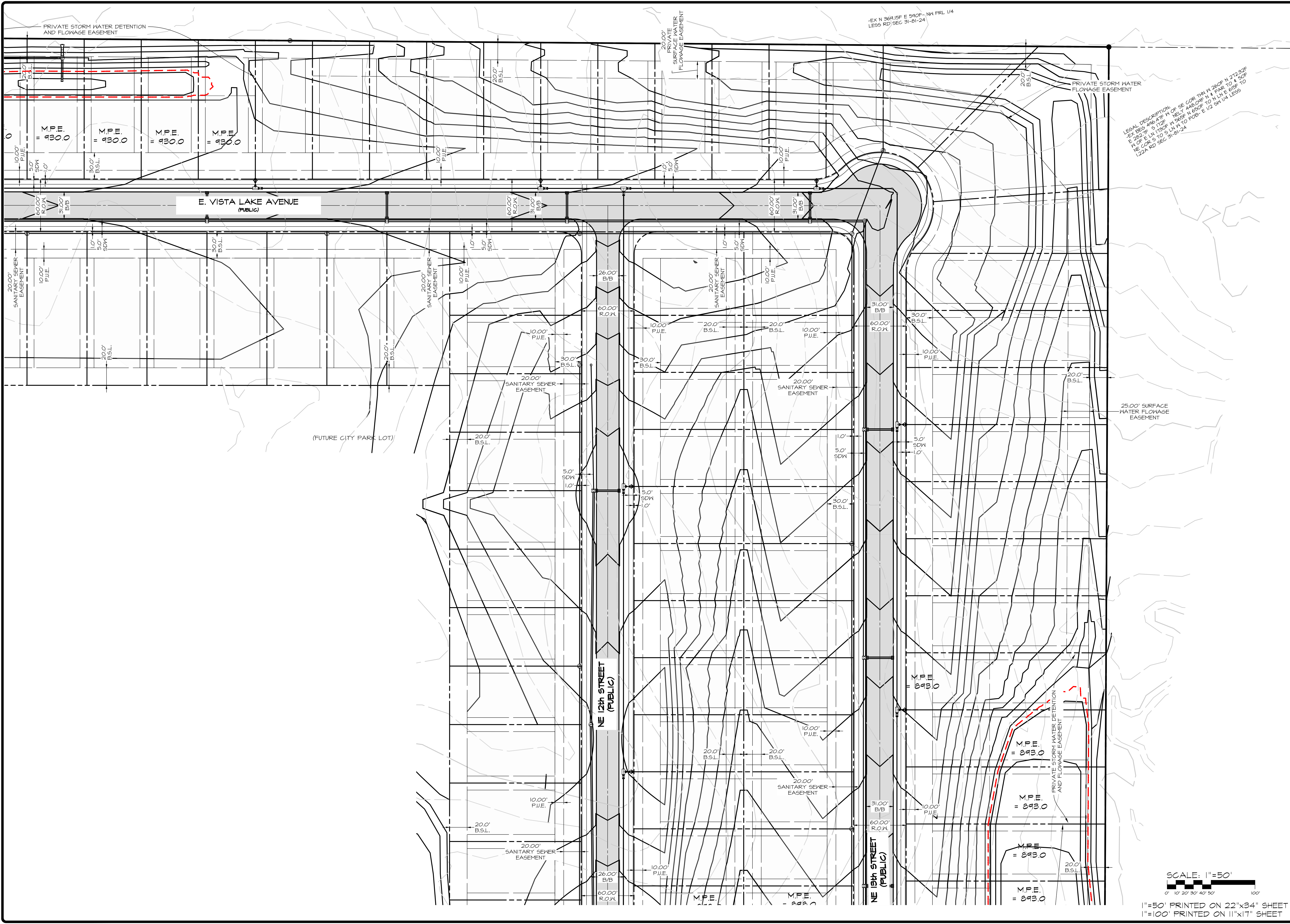
DATE OF SURVEY:	APRIL 02, 2020	PC
DESIGNED BY:		MEH
DRAWN BY:		



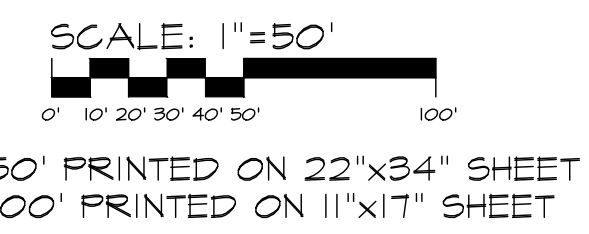
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LEGAL DESCRIPTION:  
 1/2 AC REG. PARCEL #1 OF SE COR. T4N W 260P N 2712 32P  
 E 282 FT 6 IN T25P N 5625' N 502' TO N LINE E 688' TO  
 N COR. S 10 5 1/4 LN. X 0 PDB: E 1/2 SW 1/4 LEAS  
 122A RD SEC 31-31-24



**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**GRADING & UTILITY PLAN**

SHEET 16 OF 16

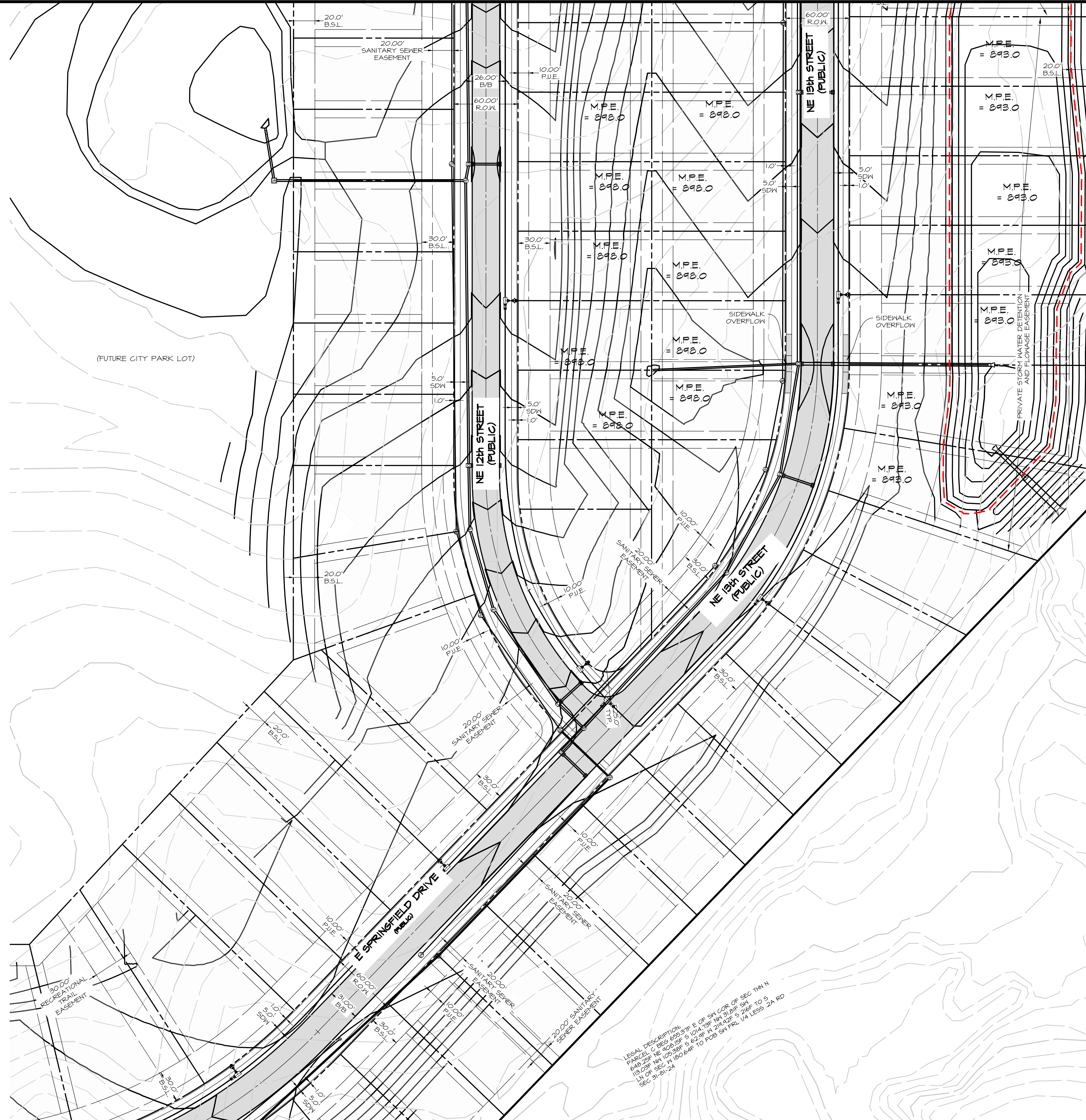
PUBLISH DATE: May 14, 2021

DATE OF SURVEY: APRIL 02, 2020  
 DESIGNED BY: PC  
 DRAWN BY: REH

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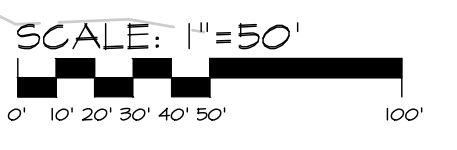
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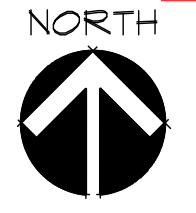


LEGAL DESCRIPTION:  
 EX BEG. AREA IN OF SEC COR TH N 260' N 72°32'  
 E 242' IN 112' N 95° N 65' TO 4' ARE TO 4' 50'  
 N OF E LN 112' N 95° N 65' TO 4' ARE TO 4' 50'  
 N OF E LN 112' N 95° N 65' TO 4' ARE TO 4' 50'  
 122' RD SEC 31-31-24

LEGAL DESCRIPTION:  
 PARCEL C REG 893.57' E OF SW COR OF SEC TH N  
 118.02' N 109.53' S 62.42' W 114.12' S 7.68' S  
 LN OF SW (N 102.64' TO POS SW 1/4 T14 R15 S 2A RD  
 SEC 31-31-24



1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET

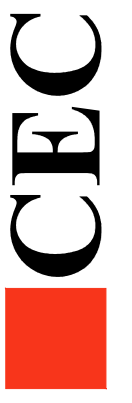


**PRELIMINARY**  
**BIG CREEK COMMONS FLAT 1**  
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA  
**GRADING & UTILITY PLAN**

SHEET  
**14**  
 OF  
 16  
 E-8474

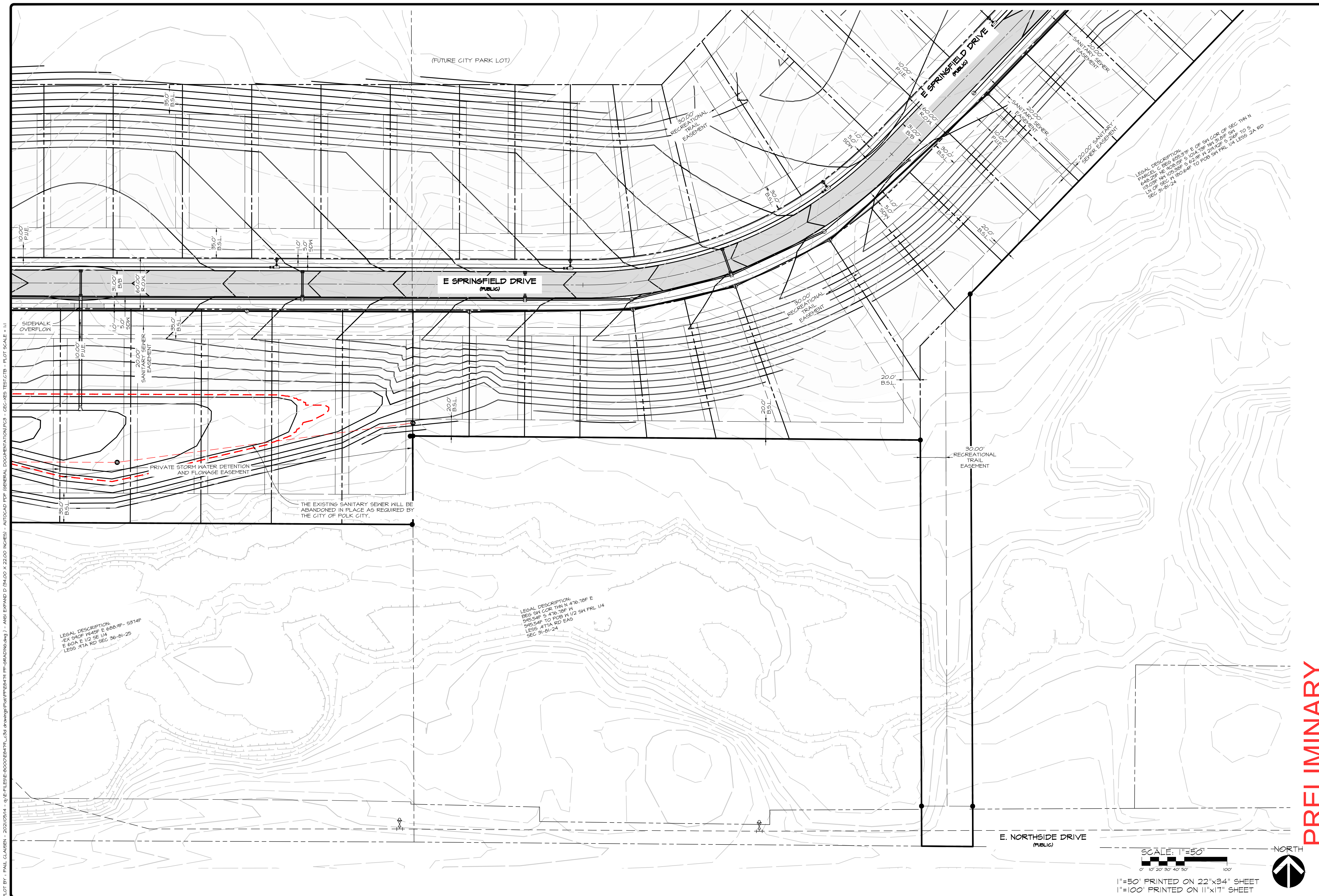
PUBLISH DATE: May 14, 2021

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PLOT BY: PAUL CLAMSEN - 2021/02/14 - Q:\E-FILES\9000\68471\c3d drawings\plat\PP\68471 PP-GRADING.dwg | ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PC3 - CEC-RES TEST/OTB - PLOT SCALE = 1/1



**PRELIMINARY**  
**BIG CREEK COMMONS FLAT 1**  
400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA  
**GRADING & UTILITY PLAN**

PUBLISH DATE: May 14, 2021

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SCALE: 1"=50'  
0' 10' 20' 30' 40' 50' 100'

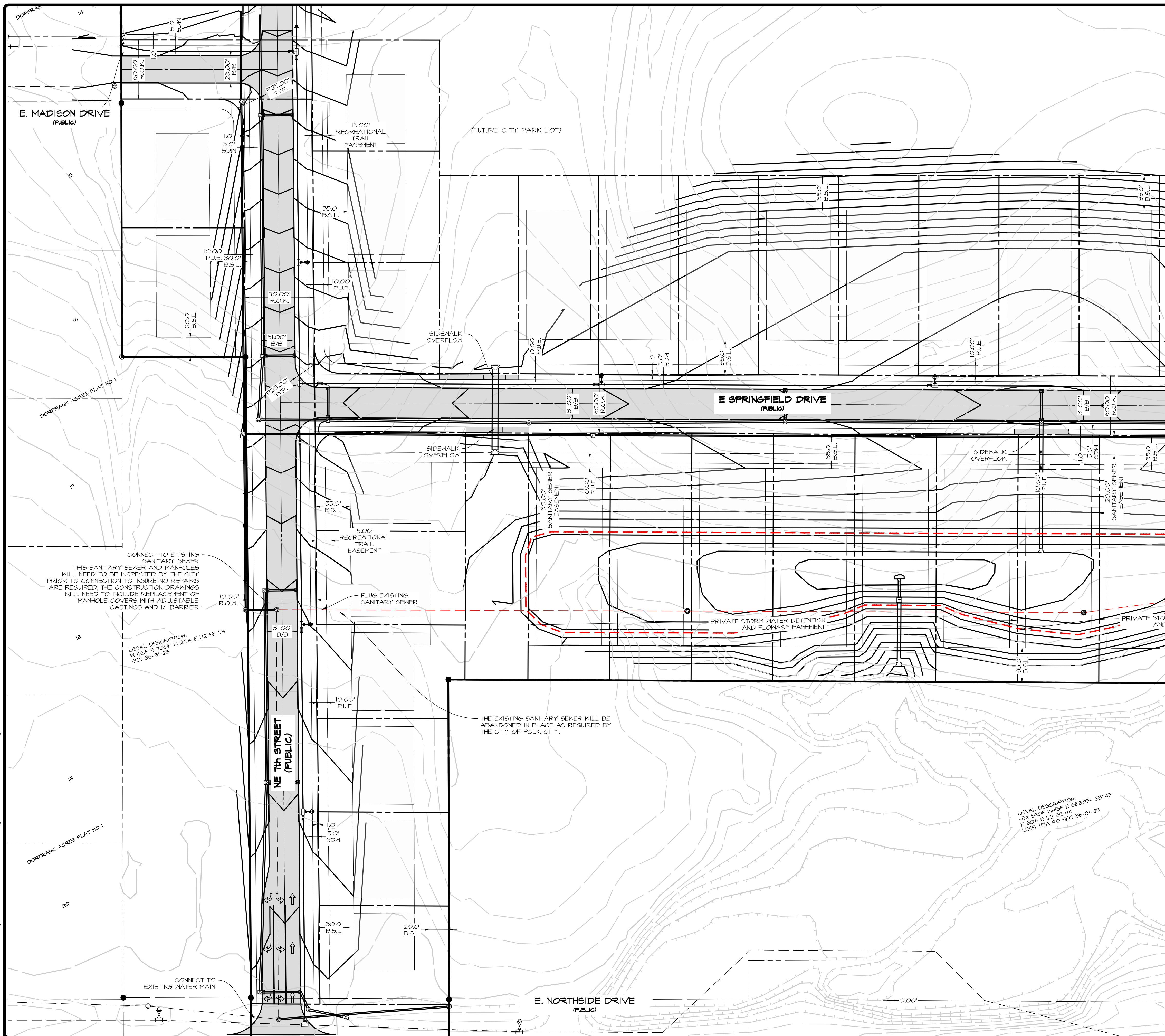
NORTH

1"=50' PRINTED ON 22"x34" SHEET  
1"=100' PRINTED ON 11"x17" SHEET

SHEET  
9 of 16  
E-8474

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PLOT BY: PAUL CLAMSEN - 2021/02/14 - QLE-FILES\2021\0214-0000\0214-0000.dwg, 5/14/2021 10:56:06 AM, kclawson, 1:1

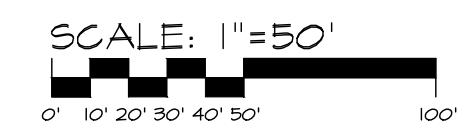


CONNECT TO EXISTING  
SANITARY SEWER  
THIS SANITARY SEWER AND MANHOLES  
WILL NEED TO BE INSPECTED BY THE CITY  
PRIOR TO CONNECTION TO INSURE NO REPAIRS  
ARE REQUIRED, THE CONSTRUCTION DRAWINGS  
WILL NEED TO INCLUDE REPLACEMENT OF  
MANHOLE COVERS WITH ADJUSTABLE  
CASTINGS AND 1/1 BARRIER

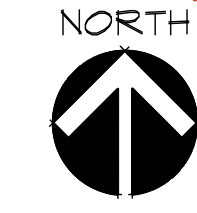
LEGAL DESCRIPTION  
N 128' S 100' W 20A E 1/2 SE 1/4  
SEC 36-81-25

THE EXISTING SANITARY SEWER WILL BE  
ABANDONED IN PLACE AS REQUIRED BY  
THE CITY OF POLK CITY.

LEGAL DESCRIPTION  
EX 340' W 145' E 688' 9" S 37' 14"  
E 60A E 1/2 SE 1/4  
LESS 97A RD SEC 36-81-25



SCALE: 1"=50'  
1"=100' PRINTED ON 22"x34" SHEET  
1"=100' PRINTED ON 11"x17" SHEET



**PRELIMINARY**

**BIG CREEK COMMONS FLAT 1**  
400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA

**GRADING & UTILITY PLAN**

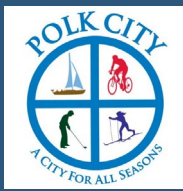
SHEET  
**16**  
OF  
16  
E-8474

PUBLISH DATE: May 14, 2021

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DRAWN BY: MEH



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## Comprehensive Plan Recommendations and Responsibilities

- I. Creation of a manageable to-do list
- II. Identify reasonable timeframe of completion
- III. P&Z Commission to meet monthly to review progress until completion

Action Items	Owner(s)	Status	P&Z Meeting	Est. Completion
Complete Streets Policy	Staff	Completed		
Update Ordinances <ul style="list-style-type: none"> <li>➤ Parkways               <ul style="list-style-type: none"> <li>• Review Parkway Designations on Major Streets Plan</li> <li>• Define species and caliper of trees for Parkways in Subdivision Ordinance</li> </ul> </li> <li>➤ Update code sections for 5' wide sidewalks</li> <li>➤ Limit number of cul-de-sacs in subdivisions</li> </ul>	Staff	In progress	May 2021	July 2021
Update Ordinances <ul style="list-style-type: none"> <li>➤ Commercial/Industrial Site Plans               <ul style="list-style-type: none"> <li>• Define parking lot tree requirements</li> <li>• Define design requirements including allowable materials and desire for more neighborhood friendly architecture</li> <li>• Examine the need for targeting certain areas of town with an overlay district</li> </ul> </li> <li>➤ Residential Buildings with 3 or more units               <ul style="list-style-type: none"> <li>• Define design standards</li> <li>• Define requirements for large garages</li> </ul> </li> </ul>	Staff	In progress	June 2021	August 2021
Comprehensive Plan Updates <ul style="list-style-type: none"> <li>➤ Identify additional areas for commercial use</li> <li>➤ Review areas designated for industrial uses</li> <li>➤ Update Future Land Use Map and Major Streets Plan</li> </ul>	P&Z	In progress	July 2021	September 2021





**City of Polk City, Iowa**  
Planning & Zoning Commission Agenda Communication

**Date:** May 17, 2021  
**To:** Planning & Zoning Commission  
**From:** Jenny Gibbons, City Clerk/Treasurer

**Subject:** **UPDATE: Comprehensive Plan Recommendations and Responsibilities**

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**Sidewalks:** Sidewalks are listed as 5' in all code sections, however anywhere in our code that references Urban Design Standards or Urban Standard Specifications will be replaced with the term SUDAS

**Cul-de-sacs:** 2 cul-de-sacs per 40 acres, with exceptions granted administratively of up to 3 cul-de-sacs per 40 acres based on the topography

**Parkway Trees:** Update language in Chapter 151, Trees, 151.01 definitions # 6. "Street tree" means any tree, shrub, bush, or other woody vegetation has been approved by the City Council for a specific location in the public right-of-way parking **and/or parkway easement.**

**Major Streets Plan Parkway Designations:** Review the included PDF of the current Major Streets Plan and discuss and additional recommendations for Parkway designations.

# Map 8-2 MAJOR STREETS PLAN

