Notice of Meeting
Polk City | Planning and Zoning Commission (P&Z)
****
March 15, 2021 | 6:00 pm
City Hall | Electronic Meeting
Due to Covid-19, this meeting will be conducted as an electronic meeting
To join the electronic meeting via phone
Call in local 515-329-8019
Participant Code 593054
Public can provide comments directly to support@polkcityia.gov
***any comments received before the time of the meeting will be made a part of the minutes**

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING please contact the City Clerk by 5pm on the date of the meeting by email at 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
****
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. Approval of P&Z Commission Meeting minutes for February 15, 2021
5. Public Comments
6. Recommend Council approve the Lee Plat of Survey
7. Recommend Council approve Knapp rezoning request for a portion of their property from A-1 to R-1, from A-1 to R-1A, and from R-1 to R1A
8. Ledgestone Ridge
    a. Recommend Council approve Amended PUD Master Plan (formerly TCI Pod K, Parcel 3)
    b. Recommend Council approve Preliminary Plat and Site Plan
9. Recommend Council approve the Preliminary Plat for Four Seasons Polk City
10. Discuss Comprehensive Plan Recommendations and Responsibilities
11. Reports & Particulars

    Council Liaison, City Manager, Staff, and Commission
12. Adjourn until April 19, 2021

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, February 15, 2021

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on February 15, 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 Dietz called the meeting to order at 6:02 p.m.

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

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

4. **Approval of Meeting Minutes**
   MOTION: A motion was made by Hankins and seconded by Vogel to approve the October 19, 2020 meeting minutes.
   MOTION CARRIED UNANIMOUSLY

5. **Public Comments |** None

6. **Comprehensive Plan to-do list review |** Commission members and Staff discussed the items on the list that the P&Z members were to be involved with. Confirmation was provided on items that have been completed and items that are still outstanding. The Commission prioritized the outstanding items and asked Staff to put together some information and bring back to the Commission at the next meeting.

7. **Confirm Chairperson for 2021**
   MOTION: A motion was made by Hankins and seconded by Ohlfest to confirm Vice Chair Bowersox to be 2021 Planning and Zoning Commission Chairperson
   MOTION CARRIED UNANIMOUSLY

8. **Confirm Vice-Chair for 2021 |** Commission Member Sires expressed his concern for the way the Chair and Vice-Chair are determined, especially new members being confirmed in those roles. The Commission discussed creating a rotation schedule and new members being added to the end of the rotation.
   MOTION: A motion was made by Ohlfest and seconded by Vogel to confirm Sires as Vice Chair for 2021
   YES: Vogel, Hankins, Triplett, Dietz, Ohlfest
   ABSTAIN: Sires
   MOTION CARRIED

9. **Reports & Particulars**
   - Council Member Sarchet said he appreciated the joint work session between Council and P&Z last week. He wants to continue to encourage larger dialogue between the two groups. Sarchet shared some of the highlights he said that Council has been working on since P&Z last met in October. Some of those items included: Confluence had been awarded the Parks Master Plan project, Water and Sewer Rate increases directly caused by increases from the WRA and Des Moines Water Works, the addition of a Stormwater Fee, the adoption of the Subdivision Ordinance, approval of the extension of Edgewater Drive and the launch of the Citizen Academy that will be held Fall of 2021.
   - City Manager Huisman said that the next meeting should involved one or two development items and the review of what Staff comes up with from the to-do list review.
   - City Clerk Gibbons reminded the Commission of the new and improved City Website, and encouraged the members to visit and have a look around and be sure to E-subscribe for City updates.

10. **Adjournment**
MOTION: A motion was made by Hankins and by Ohlfest to adjourn at 7:23 p.m.
MOTION CARRIED UNANIMOUSLY
Next Meeting Date – Monday, March 15, 2021

Attest:

_____
Jenny Gibbons - City Clerk

PLAT OF SURVEY IN 2-MILE EXTRA-TERRITORIAL AREA

Date: March 11, 2021
Project: Lee Plat of Survey

Prepared by: Kathleen Connor
Project No.: 121.0197.01

GENERAL INFORMATION:

Applicant/Owner:	Ryan & Mindy Lee
Requested Action:	Approval of Plat of
Survey Location:	North of NW 142nd Ave, west of NW 58th Street
Parcel Size:	5.50 acres, gross 5.15 acres, net
Remnant Size:	34.89 acres, gross
Current Zoning:	Polk County - AG

PROJECT DESCRIPTION:

On behalf of the applicant, JEO has prepared the attached Rural Survey for the parcel highlighted in blue above. The property owners plan to split off 5.5 acres from their roughly 40-acre parcel for construction of their new home.

Polk County's zoning for this property is AG – Agricultural and no more than 1.93 acres of this roughly 40-acre parcel is buildable. Since the proposed 5.5-acre parcel is smaller than the 10 acre minimum size in Polk City's A-1 zoning district, the city's equivalent zoning becomes R-1 Single Family residential for review purposes. The setbacks noted for the subject parcel exceed Polk City's R-1 requirements for lot size and width; including the increase requirements for properties where no water or sanitary sewer service are available. The noted setbacks exceed Polk City's R-1 requirements for setbacks.

NW 142 Street is designated as a local street on the Major Streets Plan in Polk City's 2016 Comprehensive Plan. The existing 120' wide right-of-way is therefore sufficient, so there is no need to show a wider future right-of-way at this time.

No more than one driveway will be permitted from N 142nd Avenue from the subject parcel.

Since the subject parcel is not currently located within the corporate limits of Polk City, a Petition and Waiver for sidewalks is not required at this time.

Polk City Code requires any parcel of land being divided into two or more parcels to be a subdivision. However, since there are no public improvements associated with this land division, we recommend this requirement be waived, provided all review comments are addressed. However, the applicant should be aware that neither the subject parcel or the remnant parcel can be split again via a Plat of Survey; a Plat of Subdivision will be required.

REVIEW COMMENTS:

All review comments were addressed on Submittal #2.

RECOMMENDATION:

We recommend P&Z approval of the Plat of Survey for the Lee property subject to the following:

1. P&Z comments, if any, shall be addressed prior to this item being placed on the Council agenda, including provision of the signed agreement.
2. Payment to the City of Polk City for the Application Fee and Engineering Review Fees prior to Council approval.
3. Provision to the City Clerk of a signed copy of the Plat of Survey following approval by Polk County.

Index Legend	
Location:	PT SW1/4 SE1/4 13-81-25 MADISON TWP. POLK COUNTY
Requestor:	RYAN LEE
Proprietor:	RYAN E. AND MINDY A. LEE
Surveyor/ Prepared By:	MATTHEW A. FOUTS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	724 SIMON AVE. CARROLL, IA 51401

FOR RECORDER'S USE ONLY

DEVELOPER:
RYAN LEE
4716 NW 8TH ST.
ANKENY, IA 50023
515-314-1162

CURRENT ZONING: AG - AGRICULTURAL DISTRICT
SETBACKS: FRONT/REAR - 50', SIDE - 15'

RURAL SURVEY

ACREAGE BREAKDOWN:

	GROSS	R-O-W	NET
PARCEL 2021-32	5.50 AC.	-0.35	5.15 AC.
RESIDUAL(+/-)	34.89 AC.	-1.49	33.40 AC.

PUBLIC WORKS APPROVAL

NOTES:
- 36.62 ACRES OF REQUIRED OPEN SPACE. MAXIMUM OF 1.93 ACRES OF BUILDABLE AREA.
- THERE SHALL BE NO MORE THAN ONE DRIVEWAY PERMITTED OFF NW 142ND AVE. TO SERVE PARCEL 2021-32.

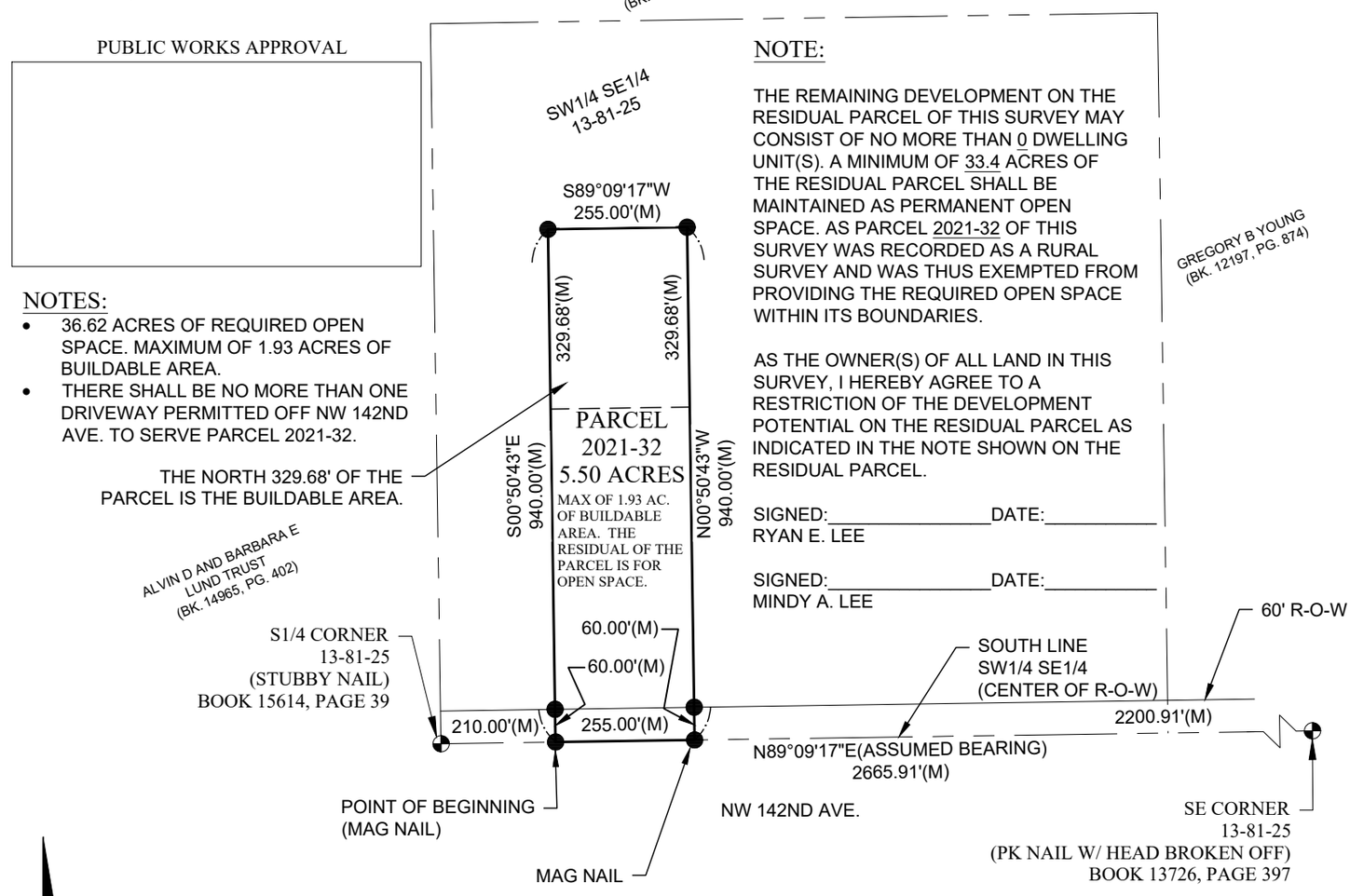
NOTE:

THE REMAINING DEVELOPMENT ON THE RESIDUAL PARCEL OF THIS SURVEY MAY CONSIST OF NO MORE THAN 0 DWELLING UNIT(S). A MINIMUM OF 33.4 ACRES OF THE RESIDUAL PARCEL SHALL BE MAINTAINED AS PERMANENT OPEN SPACE. AS PARCEL 2021-32 OF THIS SURVEY WAS RECORDED AS A RURAL SURVEY AND WAS THUS EXEMPTED FROM PROVIDING THE REQUIRED OPEN SPACE WITHIN ITS BOUNDARIES.

AS THE OWNER(S) OF ALL LAND IN THIS SURVEY, I HEREBY AGREE TO A RESTRICTION OF THE DEVELOPMENT POTENTIAL ON THE RESIDUAL PARCEL AS INDICATED IN THE NOTE SHOWN ON THE RESIDUAL PARCEL.

SIGNED:_____DATE:_____
RYAN E. LEE

SIGNED:_____DATE:_____
MINDY A. LEE



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTH QUARTER CORNER OF SAID SECTION 13, THENCE N89°09'17"E (ASSUMED BEARING) ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°09'17"E ON SAID SOUTH LINE, 255.00 FEET; THENCE N00°50'43"W, 940.00 FEET; THENCE S89°09'17"W, 255.00 FEET; THENCE S00°50'43"E, 940.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.50 ACRES, MORE OR LESS.

LEGEND
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- Y.P.C. YELLOW PLASTIC CAP
- O.P.C. ORANGE PLASTIC CAP
- R.P.C. RED PLASTIC CAP

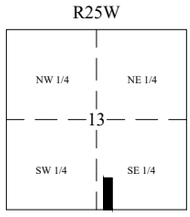
NOTE: ALL BEARINGS ARE ASSUMED
NOTE: ALL MONUMENTS SET ARE 5/8" X 24" REBAR WITH A YELLOW PLASTIC CAP "23586" UNLESS OTHERWISE NOTED.

DATE	3/8/2021
SCALE	1"=300'
DRAWN	MAF
JOB NO.	201710
FIELD BOOK	POLK CO.
FIELD WORK	WR
SHEET	1 OF 1
FILE NO.	

JEO CONSULTING GROUP
800.723.8567
Carroll, IA 712-792-9711
Ankeny, Iowa 515-964-5310
www.jeo.com

GRAPHIC SCALE
0 75 150 300

POLK COUNTY
IOWA
R25W



I hereby certify that this land surveying document was prepared and the related survey 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: Matthew A. Fouts

License Number: 23586

My license renewal date is December 31, 2021

Pages or sheets covered by this seal:
SHEET 1 OF 1

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW A. FOUTS 23586
IOWA

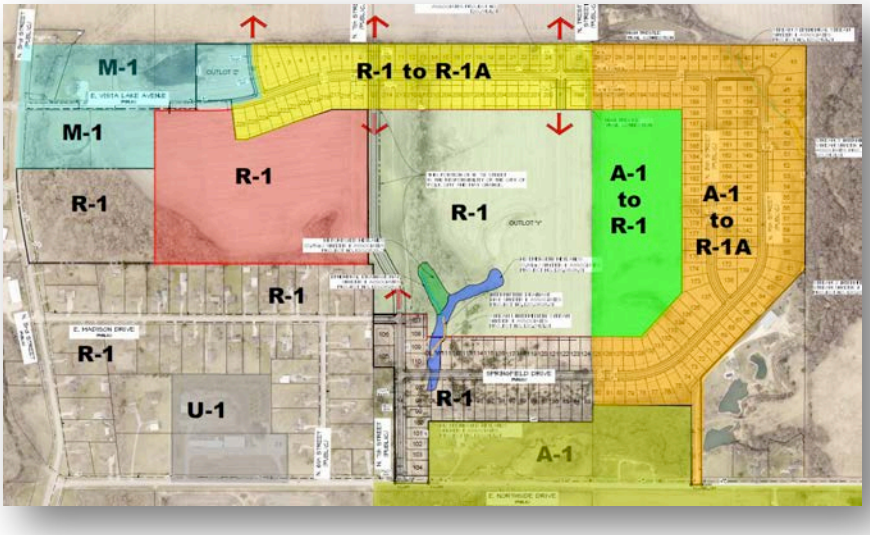
REZONING PETITION REVIEW

Date: March 11, 2021
Subject Property: Portions in Parcel L, north and east of BCTC Plat 4

Prepared by: Kathleen Connor
Project No.: 120.1165.01

GENERAL INFORMATION:

William C Knapp, LC has submitted three *Petitions to Rezone* their property for development in accordance with the attached Master Plan for Big Creek Technology Campus. The first petition, highlighted in bright green on the right, proposes to rezone 16.27 acres from A-1 to R-1; so the entire future park will be zoned R-1. The second petition, highlighted in orange, would rezone 41.44 acres from A-1 to R-1A for the development of single-family lots around the east side of the future park. The third petition, highlighted in yellow, covers the rezoning of 19.95 acres from R-1 to R-1A for the development of somewhat smaller single-family lots north of the school. (Current zoning surrounding the proposed rezonings is also shown for reference.) William C Knapp LC owns sufficient area within 250 feet of both petitions to fulfill the consent requirement for all three rezonings.



Proposed & Current Zoning per Master Plan

COMPREHENSIVE PLAN:

On October 19, 2020, P&Z recommended approval of the amended Future Land Use Plan as depicted on the right. The revisions include designation of the area north of the school as low density residential; the future regional park as a park with amenities; and E. Vista Lake Avenue as a collector street from N. 3rd to the east park access street. The amendment will also include the recreational trail running along the south side of the school site, through the park, and then north to the Oasis. This Comprehensive Plan Amendment will need to be approved by City Council prior to approval of this rezoning.

P&Z-approved Future Land Use Plan

REZONING PETITIONS:

Staff has reviewed the proposed rezonings from A-1 and R-1 to R-1A and have the following comments to offer:

1. Provide a CAD file for each of proposed zoning district boundaries for use in updating the zoning map, provided the rezoning(s) are approved.

BIG CREEK TECHNOLOGY CAMPUS CONCEPUTAL MASTER PLAN:

The developer has provided a conceptual master plan for Big Creek Technology Campus. There is no need for formal approval of this Master Plan, but it provides context and justification for the proposed rezonings. This Master Plan has been revised per staff recommendations. The following items are of note:

1. The developer plans to use a different the name for the single-family residential development. Street names are indicated for reference, but are not yet approved by staff.

2. In accordance with the Comprehensive Plan, N 7th Street, from E. Northside Drive to the north plat boundary, will be a 31' b/b collector street within a 70' right-of-way.

3. The Comprehensive Plan calls for N. 8th Street to provide a second point of connection to E. Northside Drive via a 60' wide strip of land. The City understands this street connection would be challenging to construct since it serves as Patrick Kingsley's driveway, contains a narrow bridge that would need to be re-constructed, and provises no opportunity for further development. The City has agreed to forego this second connection since N. 7th Street will provide connections to both E. Northside Drive and E. Madison Drive.

4. A traffic impact study will be required to determine the required geometry of the N 7th / E. Northside Drive intersection. For conceptual purposes only, the intersection is shown with one 15' wide northbound lane and two 12' wide southbound turning lanes.
5. E. Vista Lake Ave will be a collector street from N. 3rd Street to N. Trestle Street. Per prior agreement, this street was designed with a 60' ROW and a 10' easement running along the north side of the street to accommodate a 10' trail or 5' sidewalk.
6. Provision for the High Trestle Trail connector will be via a 30' easement extending from the park to the north plat boundary. The location is based on the current alignment being developed by Polk County, but will be revised if necessary based on actual easement acquisition to the north.
7. N. Trestle Street will be paved to the north plat boundary, with its location west of the trail to allow for future independent development of the Berggren Farms property since the parcel to the east is not available for further development based on its current land use.
8. The Subdivision Regulations allow no more than 30 lots to be developed without secondary access being provided. Assuming development will initially occur along E. Vista Lake

Avenue, but will ultimately have secondary access to E. Northside Drive via N. 7th Street, the city is willing to allow no more than 60 single-family residential lots to be developed that utilize E. Vista Lake Avenue as their sole access on a temporary basis. Further development will require N. 7th Street to be constructed from the park south to E. Northside Drive, including the connection to E. Madison Drive.

9. The Subdivision Regulations now require the developer's entire property to be preliminary platted with the original plat. This allows issues such as sanitary sewer service, detention, and electrical service providers to be resolved before the initial phase of construction begins.

RECOMMENDATION REGARDING REZONING:

P&Z may proceed with one of the following options regarding the proposed rezoning at their meeting:

A. Recommend Council approval of the applicant's request to rezone portions of their property from A-1 to R-1, from A-1 to R-1A, and/or from R-1 to R-1A as presented.

B. Recommend Council deny the applicant's request to rezone portions of their property from A-1 to R-1, from A-1 to R-1A, and/or from R-1 to R-1A as presented.

C. Recommend Council approval of the applicant's request to rezone portions of their property from A-1 to R-1, from A-1 to R-1A, and/or from R-1 to R-1A subject to certain requirements or restrictions as specified by the Commission that are agreed to by the applicant.

N. 3rd STREET (PUBLIC)

N. 7th STREET (PUBLIC)

WI DELINEATED WETLANDS SNYDER & ASSOCIATES PROJECT NO. 120.0921.01

N. TRESTLE STREET (PUBLIC)

HIGH TRESTLE TRAIL CONNECTION

STREAM 3 EPEHEMRAL STREAM SNYDER & ASSOCIATES PROJECT NO. 120.0921.01

OUTLOT 'Z'

E. VISTA LAKE AVENUE (PUBLIC)

HIGH TRESTLE TRAIL CONNECTION

STREAM 3 INTERMITTENT STREAM SNYDER & ASSOCIATES PROJECT NO. 120.0921.01

N. 8th STREET (PUBLIC)

THIS PORTION OF N. 7th STREET IS THE RESPONSIBILITY OF THE CITY OF POLK CITY AND MAY CHANGE.

OUTLOT 'Y'

N. 9th STREET (PUBLIC)

W1 FORESTED WETLANDS (0.65ac) SNYDER & ASSOCIATES PROJECT NO. 120.0828.01

W2 EMERGENT WETLANDS (0.89ac) SNYDER & ASSOCIATES PROJECT NO. 120.0828.01

STREAM 2 INTERMITTENT STREAM SNYDER & ASSOCIATES PROJECT NO. 120.0921.01

EPHEMERAL DRAINAGE WAY SNYDER & ASSOCIATES PROJECT NO. 120.0828.01

INTERMITTENT DRAINAGE WAY SNYDER & ASSOCIATES PROJECT NO. 120.0828.01

STREAM 1 INTERMITTENT STREAM SNYDER & ASSOCIATES PROJECT NO. 120.0921.01

N. 3rd STREET (PUBLIC)

E. MADISON DRIVE (PUBLIC)

SPRINGFIELD DRIVE (PUBLIC)

OL 'W'

OL 'X'

W2 DELINEATED WETLANDS SNYDER & ASSOCIATES PROJECT NO. 120.0921.01

N. 6th STREET (PUBLIC)

N. 7th STREET (PUBLIC)

OL 'V'

E. NORTHSIDE DRIVE (PUBLIC)

SCALE: 1"=200'

0' 200' 400'

1"=200' PRINTED ON 22"x34"
1"=400' PRINTED ON 11"x17"

NORTH

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

REVISIONS		COMMENTS
1		
2		
3		
4		
5		
6		

DATE: March 8, 2021
DATE OF SURVEY: ##########
DESIGNED BY: ###
DRAWN BY: MEH

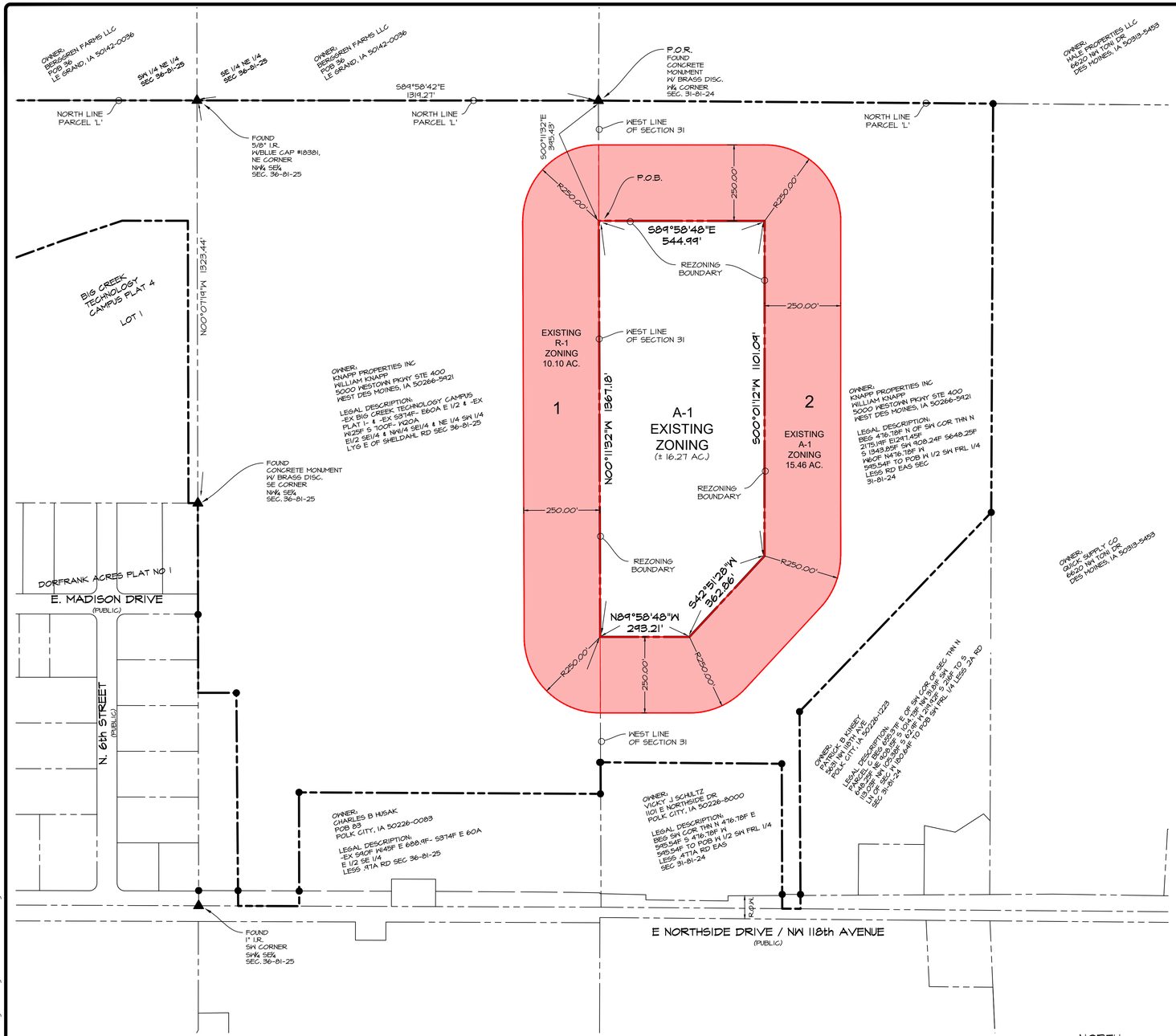
BIG CREEK CAMPUS
POLK CITY, IOWA

MASTER PLAN - 65' LOTS

SHEET
— OF 5

E-8479

PLOT: G:\CIVIL\E8400\E8479\LDP\ Drawings\Master Plan\E8479 SD - MASTER PLAN.dwg, 3/8/2021 12:05:39 PM, AUSTIN ROEHRL, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, ANSI EXPAND D (24.00 X 22.00 INCHES), SCALE: 1:1



PROPERTY OWNER / DEVELOPER / APPLICANT:

KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: TOM WITTMAN
PH: 515-223-4000
EMAIL: TOMWITTMAN@KNAPPPROPERTIES.COM

PROJECT MANAGER:

PAUL CLAUSEN, PE.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

TOTAL LAND AREA:

16.27 ACRES

EXISTING ZONING:

A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING:

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

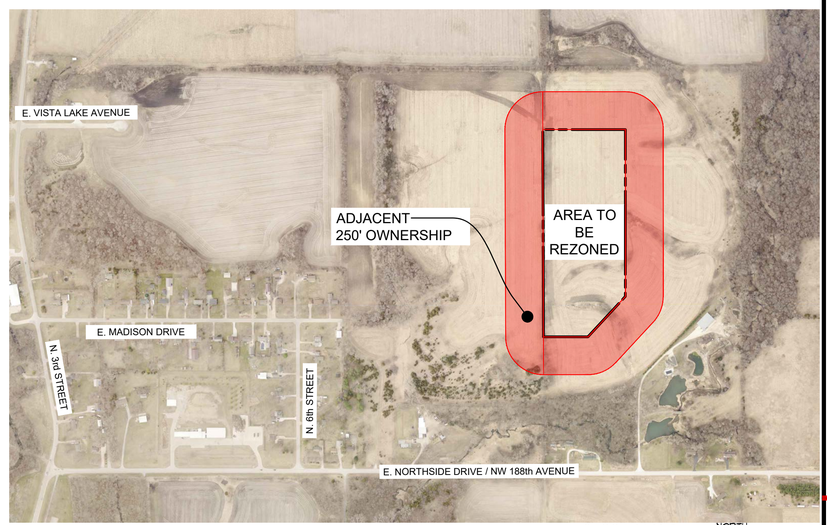
LEGAL DESCRIPTION:

A PARCEL OF LAND IN PARCEL 'L', AN OFFICIAL PARCEL RECORDED IN BOOK 12998, PAGE 269 AT THE POLK COUNTY RECORDER'S OFFICE, ALL BEING IN THE SW1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF POLK CITY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE W1/4 CORNER OF SAID SECTION 31; THENCE S00°11'32"E, 345.43 FEET ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 31, TO THE POINT OF BEGINNING; THENCE S89°58'48"E, 544.99 FEET TO A POINT, THENCE S00°01'12"W, 1101.09 FEET TO A POINT; THENCE S42°51'28"W, 362.86 FEET TO A POINT; THENCE N89°58'48"W, 293.21 FEET TO A POINT ON THE WEST LINE OF SAID SW1/4 OF SECTION 31; THENCE N00°11'32"W, 1367.18 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 16.27 ACRES MORE OR LESS.

ADJACENT PROPERTY OWNERS

	Name of Property Owner	Acreage within 250' of Rezoning	% of Total Area within 250' of Rezoning	% Consent
1	KNAPP PROPERTIES INC WILLIAM C KNAPP	10.10	39.51%	39.51%
2	KNAPP PROPERTIES INC WILLIAM C KNAPP	15.46	60.49%	60.49%
	Total:	25.56	100.00%	100.00%



VICINITY MAP
1" = 500'
NORTH

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
3/4/2021	INITIAL SUBMITTAL
XX	

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

PUBLISH DATE: March 4, 2021
DATE OF SURVEY: APRIL 02, 2020 PC
DESIGNED BY: MEH
DRAWN BY:

BIG CREEK TECHNOLOGY CAMPUS

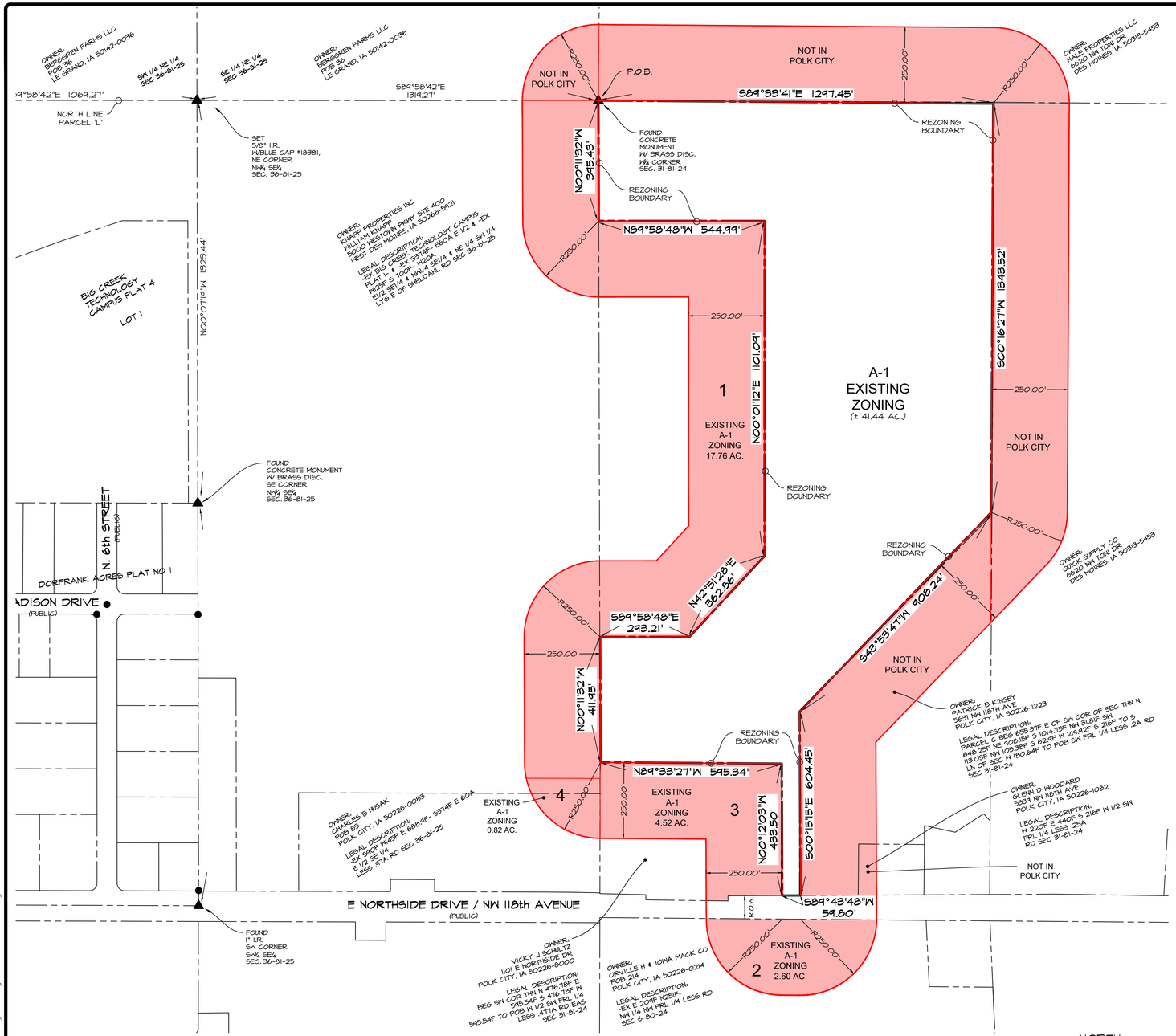
EAST VISTA LAKE AVENUE, POLK CITY, IOWA

REZONING MAP

SHEET
—
OF 1

E-8479

PLOT BY: MARTIN HILL - 2021/03/04 - G:\E-FILES\E-8000\E8479_CSD Drawings\Rezoning\E8479 RZ - A1 TO R1.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1
O:\E-FILES\E-8000\E8479_CSD Drawings\Rezoning\E8479 RZ - A1 TO R1.dwg - 3/4/2021 2:49:31 PM, hmhill, 1:1



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CONTACT: TOM WITTMAN
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CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

TOTAL LAND AREA:

41.44 ACRES

EXISTING ZONING:

A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING:

R-1A SINGLE FAMILY RESIDENTIAL DISTRICT

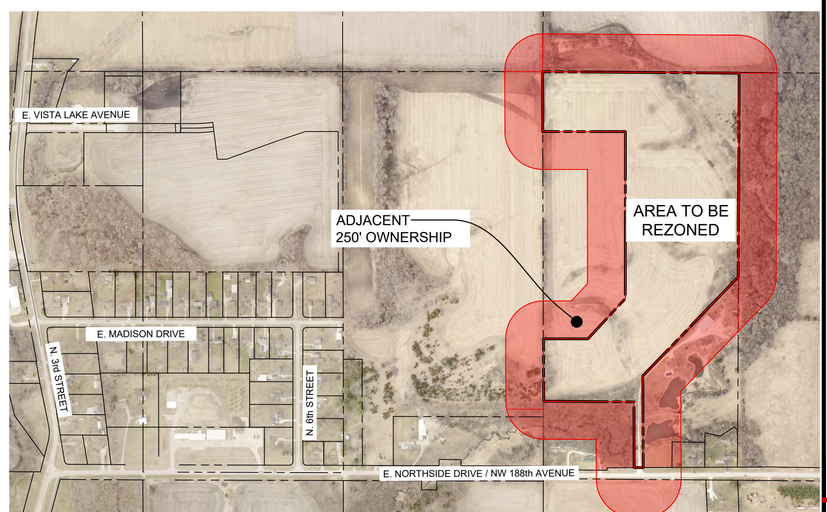
LEGAL DESCRIPTION

A PARCEL OF LAND IN PARCEL 'L', AN OFFICIAL PARCEL RECORDED IN BOOK 12998, PAGE 269 AT THE POLK COUNTY RECORDER'S OFFICE, ALL BEING IN THE SW1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH/ P.M., CITY OF POLK CITY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 31; THENCE S89°33'41"E, 1297.45 FEET ALONG THE NORTH LINE OF SAID PARCEL 'L' TO THE NE CORNER OF SAID PARCEL 'L'; THENCE S00°16'27"W, 1343.52 FEET ALONG THE EAST LINE OF SAID PARCEL 'L' TO THE NE CORNER OF PARCEL 'G', AN OFFICIAL PARCEL RECORDED IN BOOK 8464, PAGE 658 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S43°53'47"W, 408.24 FEET ALONG THE EAST LINE OF SAID PARCEL 'L' COINCIDING WITH THE NORTH LINE OF SAID PARCEL 'G' TO THE NW CORNER OF SAID PARCEL 'G'; THENCE S00°15'15"E, 604.45 FEET ALONG THE EAST LINE OF SAID PARCEL 'L' COINCIDING WITH THE WEST LINE OF SAID PARCEL 'G' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E NORTHSIDE DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE S89°43'48"W, 59.80 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE N00°12'03"W, 439.50 FEET TO A POINT; THENCE N89°33'27"W, 595.34 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31; THENCE N00°11'32"W, 411.45 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO A POINT; THENCE S89°58'48"E, 293.21 FEET TO A POINT; THENCE N42°51'28"E, 362.86 FEET TO A POINT; THENCE N00°01'12"E, 1101.09 FEET TO A POINT; THENCE N89°58'48"W, 544.99 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31; THENCE N00°11'32"W, 345.43 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 41.44 ACRES MORE OR LESS.

ADJACENT PROPERTY OWNERS

	Name of Property Owner	Acreage within 250' of Rezoning	% of Total Area within 250' of Rezoning	% Consent
1	KNAPP PROPERTIES INC WILLIAM C KNAPP	17.76	69.10%	69.10%
2	ORVILLE H & IOWA MACK CO	2.60	10.12%	
3	VICKY J SCHULTZ	4.52	17.59%	
4	HUSAK, CHARLES B HUSAK, NICOLE L	0.82	3.19%	
	Total:	25.70	100.00%	69.10%



VICINITY MAP
1" = 500'

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
12/31/2020	INITIAL SUBMITTAL
XX	
XXX	
XXXX	
XXXXX	
XXXXXX	

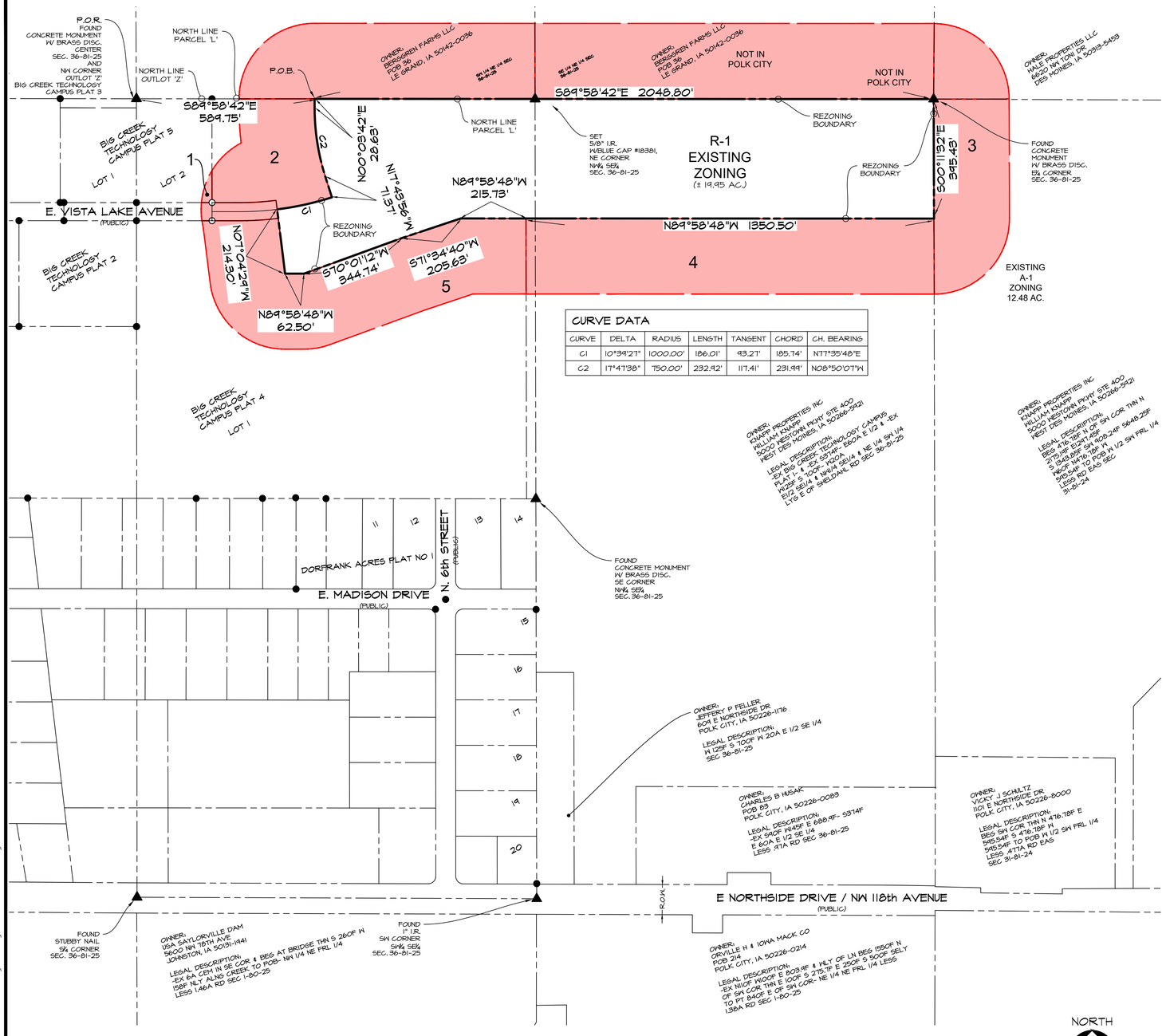
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PUBLISH DATE: December 31, 2020
DATE OF SURVEY: APRIL 02, 2020 PC
DESIGNED BY: MEH
DRAWN BY:

BIG CREEK TECHNOLOGY CAMPUS
EAST VISTA LAKE AVENUE, POLK CITY, IOWA
REZONING MAP

SHEET 1 OF 1
E-8479

PLOT BY: MARTIN HILL - 2020/12/31 - G:\E-FILES\E-8000\E8479_CSD\Drawings\Rezoning\E8479 RZ - A1 TO R1A.dwg] - ANSI B(EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1.1
O:\E-FILES\E-8000\E8479_CSD\Drawings\Rezoning\E8479 RZ - A1 TO R1A.dwg, 12/31/2020 10:05:18 AM, mhill, 1:1



	Name of Property Owner	Acreage within 250' of Rezoning	% of Total Area within 250' of Rezoning	% Consent
1	KNAPP PROPERTIES INC WILLIAM C KNAPP	0.05	0.24%	0.24%
2	KNAPP PROPERTIES INC WILLIAM C KNAPP	2.46	11.97%	11.97%
3	KNAPP PROPERTIES INC WILLIAM C KNAPP	3.39	16.50%	16.50%
4	KNAPP PROPERTIES INC WILLIAM C KNAPP	7.75	37.71%	37.71%
5	NORTH POLK COMMUNITY SCHOOL DISTRICT	6.90	33.58%	
	Total:	20.55	100.00%	66.42%

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	10°39'27"	1000.00'	186.01'	93.21'	185.74'	N17°35'48"E
C2	17°41'38"	750.00'	232.42'	117.41'	231.99'	N08°50'07"W

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
12/29/2020	INITIAL SUBMITTAL
XX	

PROPERTY OWNER / DEVELOPER / APPLICANT:

KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: TOM WITTMAN
PH. 515-223-4000
EMAIL: TOMWITTMAN@KNAPPPROPERTIES.COM

PROJECT MANAGER:

PAUL CLAUSEN, PE,
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

TOTAL LAND AREA:

19.45 ACRES

EXISTING ZONING:

R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

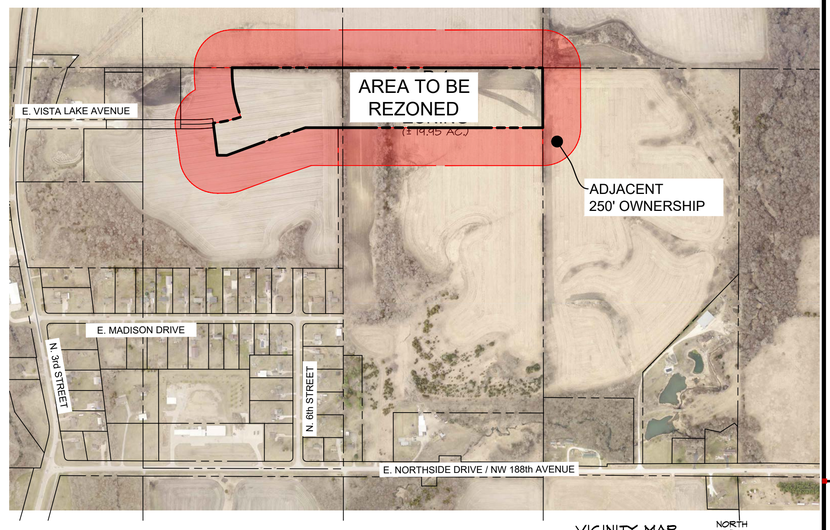
PROPOSED ZONING:

R-1A SINGLE FAMILY RESIDENTIAL DISTRICT

LEGAL DESCRIPTION

A PARCEL OF LAND IN PARCEL 'L', AN OFFICIAL PARCEL RECORDED IN BOOK 12998, PAGE 269 AT THE POLK COUNTY RECORDER'S OFFICE, ALL BEING IN THE S1/2 OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF POLK CITY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NA CORNER OF LOT 2, BIG CREEK TECHNOLOGY CAMPUS PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 18112, PAGE 457-471 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S89°58'42"E, 589.75 FEET ALONG THE NORTH LINE OF SAID PARCEL 'L' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 'L' S89°58'42"E, 2048.80 FEET TO A POINT, SAID POINT BEING THE E1/4 CORNER OF SAID SECTION 36; THENCE S00°11'32"E, 395.43 FEET ALONG THE EAST LINE OF SAID SECTION 36 TO A POINT; THENCE N89°58'48"W, 1350.50 FEET TO THE NORTHEAST 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 N89°58'48"W, 215.73 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 N89°58'48"W, 62.50 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE N01°04'29"W, 214.30 FEET TO A POINT ON THE CENTERLINE OF E. VISTA LAKE AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING N17°35'48"E, AN ARC LENGTH OF 186.01 FEET TO A POINT; THENCE N17°43'56"W, 71.37 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CHORD BEARING N08°50'07"W, AN ARC LENGTH OF 232.42 FEET TO A POINT OF TANGENCY; THENCE N00°03'42"E, 29.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.95 ACRES MORE OR LESS.



VICINITY MAP
1" = 500'
NORTH

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

PUBLISH DATE: December 31, 2020
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BIG CREEK TECHNOLOGY CAMPUS
EAST VISTA LAKE AVENUE, POLK CITY, IOWA
REZONING MAP

SHEET 1 OF 1
E-8479

PLOT BY: MARTIN HILL - 2020/12/29 - Q:\E-FILES\E-8000\E8479_CE\Drawings\Rezoning\E8479 REZ - R1 TO R1A.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).pc3 - 12/31/2020 10:09:17 AM, mehill, 1:1

Q:\E-FILES\E-8000\E8479_CE\Drawings\Rezoning\E8479 REZ - R1 TO R1A.dwg 12/31/2020 10:09:17 AM mehill 1:1

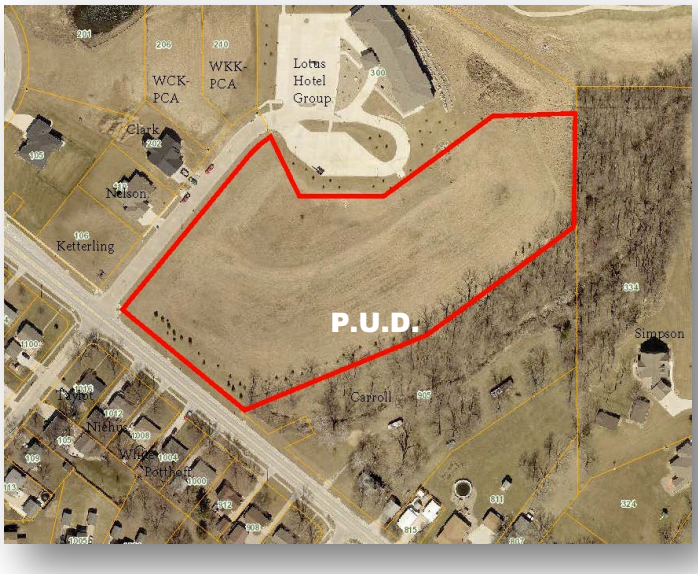
AMENDED P.U.D. MASTER PLAN

Date: March 11, 2021
Project: Ledgestone Ridge P.U.D.
(Parcel 3 of TCI Pod K P.U.D.)

Prepared by: Kathleen Connor, Planner
Project No.: 121.0204.01

GENERAL INFORMATION:

Property Owner:	WCK-PCA LC (Knapp Properties)
Applicant:	MJR Developments
Location:	Outlot Z of TCI Plat 5 South of Qube Hotel
Current Zoning:	Planned Unit Development (PUD)
Amended Area:	5.728 acre
Existing Use:	Vacant
Future Land Use:	Medium Density Residential



PROJECT BACKGROUND AND DESCRIPTION:

The original PUD Master Plan for TCI Pod K was approved by City Council on October 22, 2012, immediately following the rezoning of this general area to PUD. In accordance with this Master Plan, Parcel 1 was subsequently developed for Boulders Inn, now operated as the Qube Hotel. Also per plan, Parcel 2 was platted into five single-family lots, three of which now contain detached SF homes.

At this time, Parcel 3 has yet to be developed. PUD Ordinance 2012-900 specified the allowable uses for Parcel 3 to include single-family, garden homes or bi-attached dwellings. The approved PUD Master Plan showed 28 single-family homes, with 6 lots fronting onto Boulder Pointe and the rest fronting onto a private cul-de-sac. On December 19, 2019, P&Z approved an amendment to the PUD Master Plan for this parcel to allow for 24 detached garden homes with community center under cooperative ownership. However, the developer elected not to move forward with this project, so the Amended PUD Master Plan was never approved by City Council.

The applicant proposes to amend the PUD Master Plan for Pod K of TCI as it pertains to Parcel 3 only, now to be known as Ledgestone Ridge PUD Amendment. Major changes to the approved P.U.D. Master Plan include:

- 16 bi-attached single-family homes, for a total of 32 units, rather than 28 detached garden homes in a townhome regime. Each homeowner will be responsible for maintenance of their own home and property. A Homeowners Association will be responsible for maintenance of the stormwater management facility.

- Public street rather than a private street.
- Minimum lot area is 4,000 sf, rather than 5,000 sf per unit as per the current PUD Master Plan.
- Minimum lot width is 35 feet, rather than 40 feet.
- Farmhouse-style bi-attached dwellings with zero to minimal brick are proposed rather than traditional-style residences.
- The existing buffer trees along W. Broadway will be filled in with additional trees.
- The seven required visitor parking stalls are located on the public street, similar to those in a single-family detached subdivision. Each dwelling unit has the required 2-car garage with two stalls in front of each garage.
- The developer is not currently proposing a monument sign. If proposed, it will need to be approved in conjunction with the site plan or construction drawings. A revised easement may be required so that maintenance is the responsibility of the homeowner's association.
- Other minor revisions to reflect the developer/s current concept plan.

STAFF REVIEW COMMENTS:

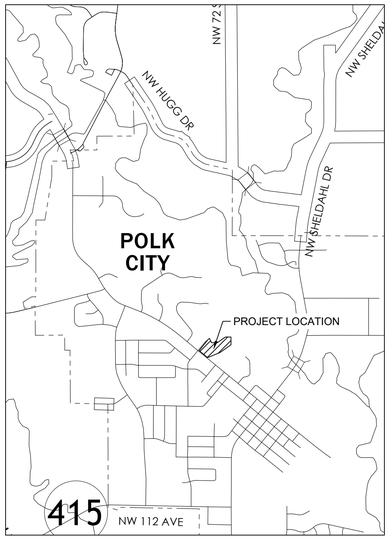
1. The PUD zoning district has flexibility with respect to architectural design standards for P&Z consideration. The developer proposes farmhouse-style design, with white shake siding in the gable with minimal black brick on the front of the garage, in lieu of the typical requirement for 15% brick, stone or similar on the facades facing public streets. The door frame and trim for the front doors, garage doors, and shingles will be black.
    a. The rear of the buildings on Lots 29-32 will back up to W. Broadway where 4-5 existing homes on the south side of that street will face the back of these townhomes. Vertical board & batten farmhouse-style siding will be added on the lower floor to provide architectural interest. Upper floor will have horizontal white lap siding with a 7" exposure. Additional trees will be planted in the buffer along W. Broadway.
    b. The side walls of three townhome units will face public streets. The lower floor will have board and batten siding to provide architectural interest while the upper floor will have white lap siding. Tree will be planted in the street side yards to soften the appearance of these walls.

RECOMMENDATION:

Staff recommends approval of the proposed amendment to the PUD Master Plan for Parcel 3 of the TCI Pod K only, to now be known as Ledgestone Ridge PUD, based on the following:

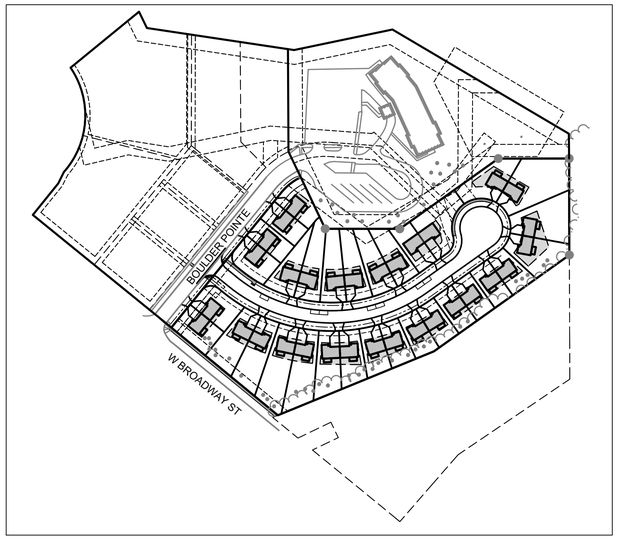
1. P&Z comments, if any, shall be addressed prior to City Council consideration of this Amended PUD Master Plan.
2. The developer's provision of a recorded copy of the Amended PUD Master Plan, including architectural elevations, to the City Clerk following recordation and prior to issuance of any Building Permits.
3. Payment of all professional billings to the City of Polk City.

LEDGESTONE RIDGE
PUD AMENDMENT
POLK CITY, IOWA



VICINITY MAP
1" = 2000'

NORTH



PROJECT MAP
1" = 160'

NORTH

DEVELOPER

MJR DEVELOPMENTS LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IOWA 50226
EMAIL: JARROD@MJRIOWA.COM
PHONE: 515-419-2462

ENGINEER

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

PROPERTY OWNERS

WCK-PCA LC
KNAPP PROPERTIES
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921

ZONING

PUD - PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION

OUTLOT Z TOURNAMENT CLUB OF IOWA PLAT 5

AREA

5.728 ACRES

UTILITIES

WATER	- POLK CITY WATER SYSTEM
SANITARY SEWER	- POLK CITY SANITARY SEWER SYSTEM
STORM SEWER	- POLK CITY STORM SEWER SYSTEM

BENCHMARKS

HORIZONTAL: NAD83, IOWA STATE PLANES, SOUTH ZONE, US FOOT
VERTICAL: NAV88

1/2" I.R. W/ YELLOW CAP #19828 LYING AT THE EAST CORNER OF LOT 3 TOURNAMENT CLUB OF IOWA PLAT 5
ELEVATION = 916.04

1/2" I.R. W/ YELLOW CAP #19828 LYING AT THE NORTHEAST CORNER OF OUTLOT Z TURNAMENT CLUB OF IOWA PLAT 5
ELEVATION = 867.88

CONTROL POINTS

CP-CX: NORTHING = 647411.18 EASTING = 1580630.82 ELEVATION = 904.702

LEGEND

EXISTING	DESCRIPTION	PROPOSED
S	SANITARY MANHOLE	S
	SANITARY SEWER	
W	WATER MAIN	W
	FIRE HYDRANT ASSEMBLY	
E	UNDERGROUND ELECTRIC	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
950	MAJOR CONTOUR	950
949	MINOR CONTOUR	949
	STORM SEWER	
	STORM SEWER MANHOLE	
	STORM SEWER INTAKES	
	STORM SEWER FES	

PLAT IMPROVEMENT CONSTRUCTION SCHEDULE

PUBLIC IMPROVEMENTS & GRADING	- SPRING/SUMMER 2021
TELEPHONE, CABLE, AND OTHER UTILITIES	- FALL 2021

PROPOSED PRINCIPLE USE

PLAT 1:
LOTS 1-6 - BI-ATTACHED FAMILY LOTS

PLAT 2:
LOTS 7-32 - BI-ATTACHED FAMILY LOTS
LOT 'A' - TO BE DEEDED TO THE CITY FOR STREET PURPOSES

PARK LAND DEDICATION

PARK LAND DEDICATION SATISFIED THROUGH TCI GOLF COURSE

PARKING CALCULATIONS

32 TOTAL DWELLINGS AT 1 VISITOR PARKING STALL PER FIVE DWELLINGS = 7 VISITOR PARKING STALLS

GENERAL DEVELOPMENT CONCEPT:

TOURNAMENT CLUB OF IOWA POD K IS INTENDED TO BE A MIXED USE DEVELOPMENT. THE DEVELOPMENT IS CONTAINED WITHIN 14.82 ACRES IN THE CENTRAL PORTION OF POLK CITY. THE DEVELOPMENT HAS A PUBLIC ROAD, BOULDER POINTE, EXTENDED FROM THE W BROADWAY STREET AND TYLER STREET INTERSECTION AND TERMINATING IN PARCEL 1. PARCELS 1 AND 2 ARE SERVED BY BOULDER POINTE ROAD. PARCEL 3 WILL BE SERVED BY A PORTION OF BOULDER POINTE AS WELL AS LEDGESTONE COURT, A NEW PUBLIC ROADWAY EXTENDING OFF THE EXISTING BOULDER POINTE ROAD.

PARCEL 1 HAS BEEN DEVELOPED INTO A HOTEL FACILITY WHILE PARCEL 2 HAS BEEN DEVELOPED INTO SINGLE-FAMILY RESIDENTIAL. PARCEL 3 IS TO BE DEVELOPED INTO BI-ATTACHED FAMILY UNITS. STORM WATER FOR PARCEL 3 WILL BE CONTROLLED VIA A COMMON DETENTION BASIN LOCATED ON THE EAST SIDE OF PARCEL 1, AS WELL AS A PROPOSED DETENTION BASIN LOCATED IN THE SOUTHWEST CORNER OF PARCEL 3. PUBLIC WATER MAIN, PUBLIC SANITARY SEWER, AND PUBLIC STORM SEWER WILL BE EXTENDED FROM THE TERMINATION POINTS WITHIN PARCELS 1 AND 2 IN ORDER TO SERVE PARCEL 3.

BULK REGULATIONS (PARCEL 3):

PARCEL 3 IS PROPOSED TO BE DEVELOPED AS BI-ATTACHED FAMILY UNITS WITH INDIVIDUALLY PLATTED LOTS.

MINIMUM BUILDING SETBACKS:
FRONT YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 8 FEET

MINIMUM LOT WIDTH (BI-ATTACHED HOMES): 38 FEET

MINIMUM LOT AREA (BI-ATTACHED HOMES): 4,000 SF

MAXIMUM HEIGHT (BI-ATTACHED HOMES): 35 FEET

MAXIMUM NUMBER OF STORIES (BI-ATTACHED HOMES): 2 1/2 STORIES

MAXIMUM FLOOR AREA RATIO: NONE

ALLOWABLE USES: ONLY BI-ATTACHED TOWNHOMES IN ACCORDANCE WITH THIS PUD MASTER PLAN. OTHER USES PERMITTED IN THE R-2 DISTRICT; SUCH AS MUSEUMS, DAYCARES, SCHOOLS, AND CHURCHES; SHALL REQUIRE PRIOR APPROVAL OF AN AMENDED PUD MASTER PLAN.

ARCHITECTURAL STANDARDS:

ALL PROPOSED PROJECTS WILL BE SUBJECT TO THE TOURNAMENT CLUB OF IOWA DESIGN REVIEW COMMITTEE AND ITS REVIEW PROCESS IN ADDITION TO THE CITY OF POLK CITY APPROVAL PROCESS. EXTERIOR STANDARDS WILL BE SIMILAR TO THE STANDARDS SET BY THE EXISTING TCI NEIGHBORHOODS.

GENERAL NOTES:

1. THE ARCHITECTURAL CHARACTER OF ANY BI-ATTACHED UNIT SHALL BE CONSISTENT WITH ELEVATIONS PROVIDED BY THE DEVELOPER. THE PROPOSED BI-ATTACHED UNITS WILL HAVE ZERO TO MINIMAL BRICK OR STONE FACING THE PUBLIC ROW, CONSISTENT WITH A TYPICAL FARMHOUSE-STYLE FACADE.
2. LOTS 1-32 WILL BE IN A HOMEOWNERS ASSOCIATION.
3. EACH DWELLING SHALL HAVE A TWO-STALL ATTACHED GARAGE.
4. FENCES SHALL NOT BE PERMITTED TO ENCROACH INTO ANY REQUIRED FRONT YARD SETBACK OR BUFFER EASEMENT.
5. LEDGESTONE COURT SHALL BE PAVED TO THE EAST SIDE OF LOTS2 AND 3 WITH LEDGESTONE RIDGE PLAT 1 UNLESS CITY COUNCIL APPROVES A DEVELOPMENT AGREEMENT PRIOR TO FINAL PLAT APPROVAL THAT REQUIRES THE DEVELOPER TO PAVE THIS STREET, EXTEND UTILITIES, AND PAVE THE 5' PUBLIC SIDEWALKS ALONG LOTS 2 AND 3 AS PART OF LEDGESTONE RIDGE PLAT 2 CONSTRUCTION.
6. ALL DETENTION BASINS SHALL BE WITHIN A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND EASEMENT AGREEMENT.
7. PERMITTED ACCESSORY USES SHALL BE IN ACCORDANCE WITH R-2 REGULATIONS

CIVIL ENGINEER

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: CHRISTOPHER R. BAUER
License Number: 19737
My License Renewal Date is: DECEMBER 31, 2021
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL SHEETS

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

LEDGESTONE RIDGE
PUD AMENDMENT
MJR DEVELOPMENTS, LLC
POLK CITY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: LCH
APPROVED: CRB
ISSUED FOR: CITY SUBMITTAL 03
DATE: 03/11/2021
PROJECT NO.42-11030
FIELD BOOK: ---
CLIENT NO: ---

COVER SHEET

C000

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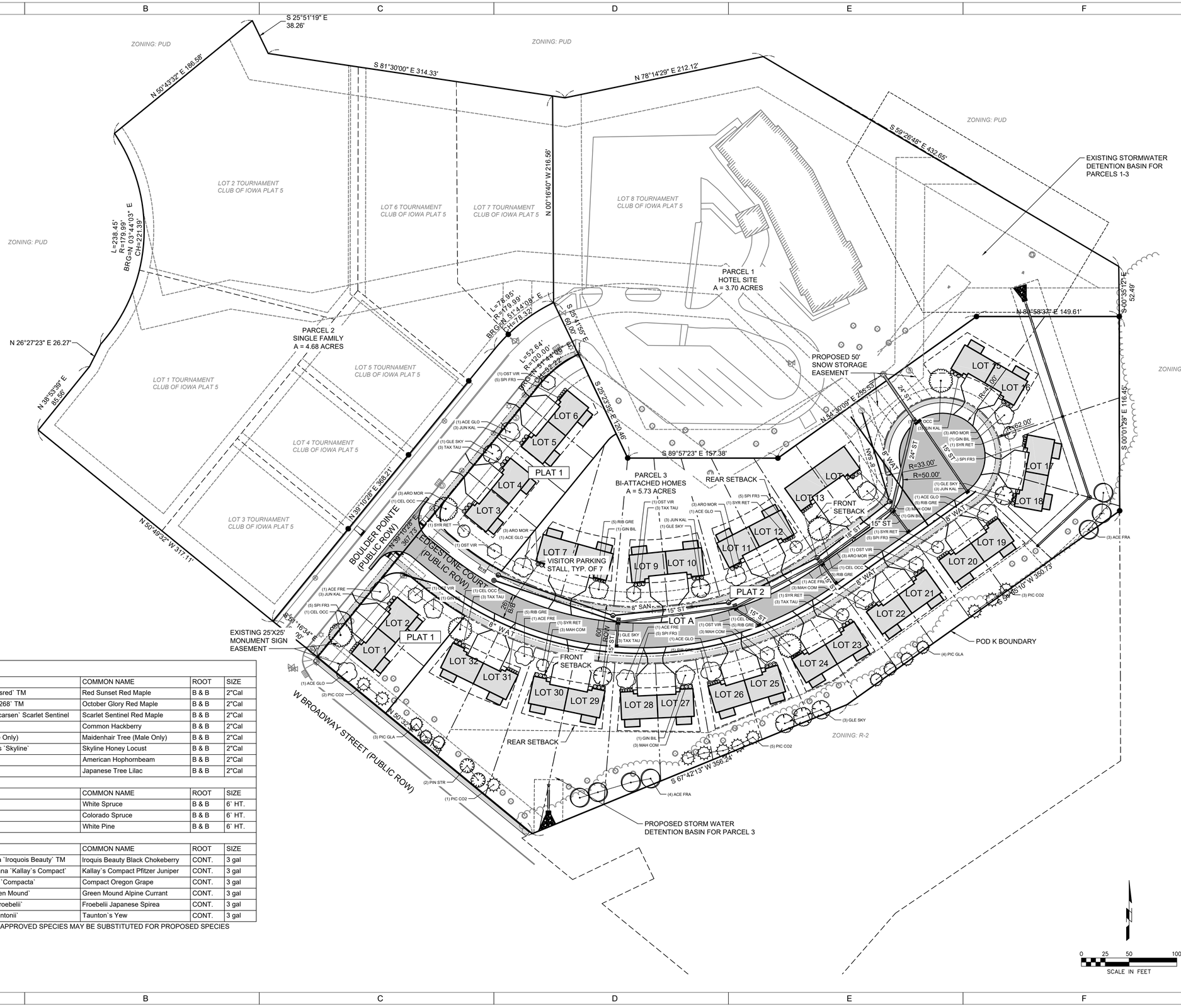


PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ACE FRA	7	Acer rubrum `Franksred` TM	Red Sunset Red Maple	B & B	2"Cal
ACE GLO	6	Acer rubrum `PNI 0268` TM	October Glory Red Maple	B & B	2"Cal
ACE FRE	4	Acer x freemanii `Scarsen` Scarlet Sentinel	Scarlet Sentinel Red Maple	B & B	2"Cal
CEL OCC	6	Celtis occidentalis	Common Hackberry	B & B	2"Cal
GIN BIL	5	Ginkgo biloba (Male Only)	Maidenhair Tree (Male Only)	B & B	2"Cal
GLE SKY	7	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2"Cal
OST VIR	6	Ostrya virginiana	American Hophornbeam	B & B	2"Cal
SYR RET	6	Syringa reticulata	Japanese Tree Lilac	B & B	2"Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PIC GLA	7	Picea glauca	White Spruce	B & B	6` HT.
PIC CO2	11	Picea pungens	Colorado Spruce	B & B	6` HT.
PIN STR	2	Pinus strobus	White Pine	B & B	6` HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARO MOR	15	Aronia melanocarpa `Iroquois Beauty` TM	Iroquis Beauty Black Chokeberry	CONT.	3 gal
JUN KAL	15	Juniperus x pfitzeriana `Kallay`s Compact`	Kallay`s Compact Pfitzer Juniper	CONT.	3 gal
MAH COM	15	Mahonia aquifolium `Compacta`	Compact Oregon Grape	CONT.	3 gal
RIB GRE	30	Ribes alpinum `Green Mound`	Green Mound Alpine Currant	CONT.	3 gal
SPI FR3	30	Spiraea japonica `Froebelii`	Froebelii Japanese Spirea	CONT.	3 gal
TAX TAU	15	Taxus x media `Tauntonii`	Taunton`s Yew	CONT.	3 gal

*DUE TO PLANT AVAILABILITY ALTERNATIVE CITY APPROVED SPECIES MAY BE SUBSTITUTED FOR PROPOSED SPECIES

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

LEDGESTONE RIDGE PUD AMENDMENT

MJR DEVELOPMENTS, LLC

POLK CITY, IOWA

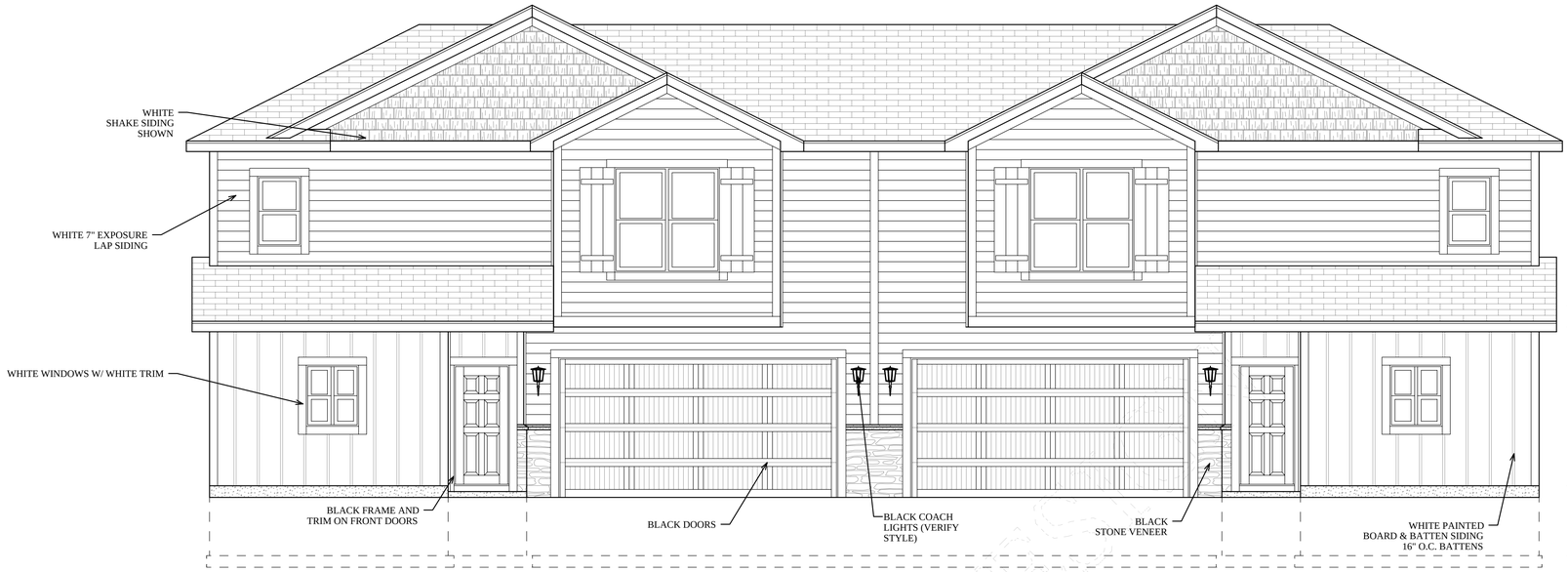
PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: LCH
APPROVED: CRB
ISSUED FOR: CITY SUBMITTAL 03
DATE: 03/11/2021
PROJECT NO: 4211030
FIELD BOOK: ---
CLIENT NO: ---

MASTER PLAN

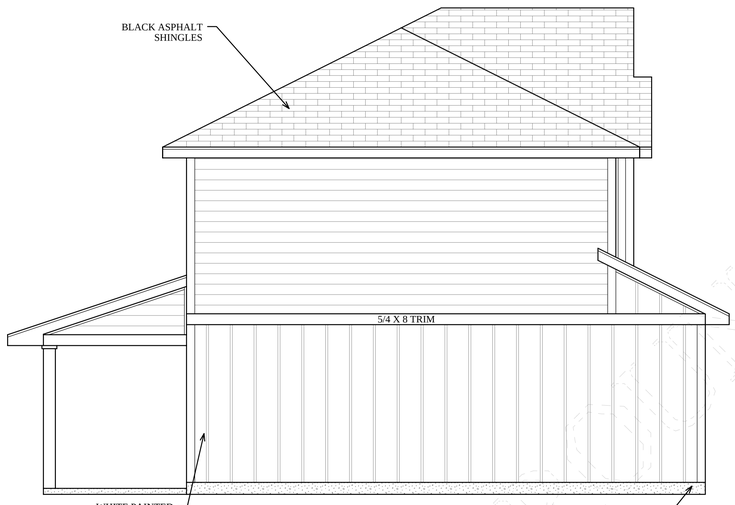
C101

P:\Projects\DM\4211030\Deliverables\Drawings\1_Civil\PUD Amendment\C101 MASTER PLAN.dwg
Printed: 3/11/2021 1:01:03 PM



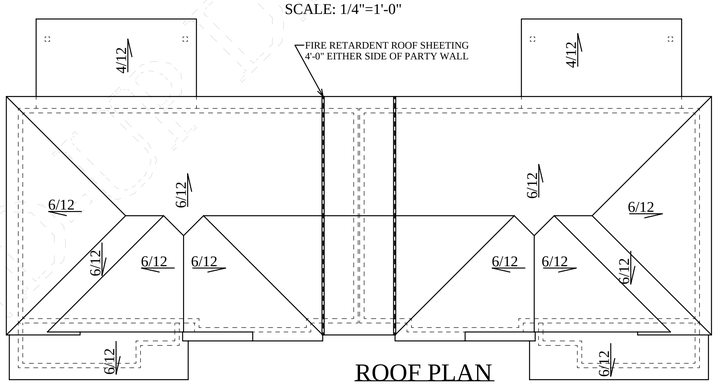
FRONT ELEVATION

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



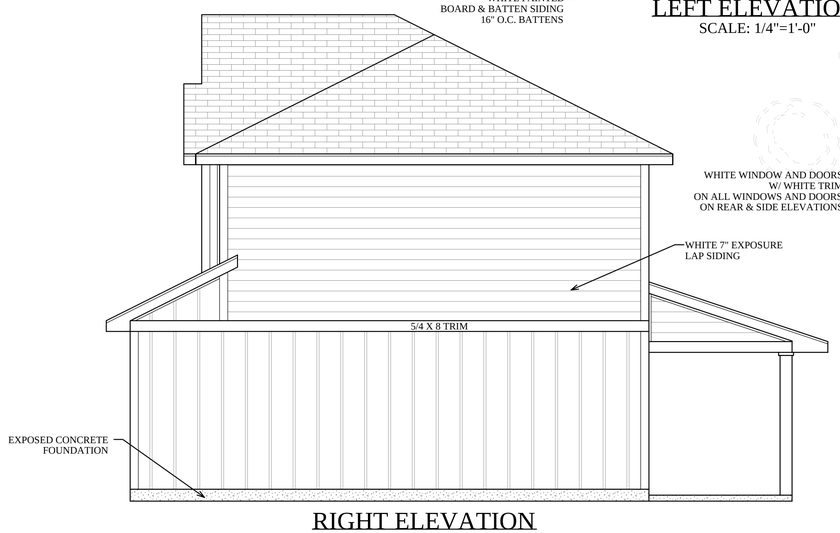
LEFT ELEVATION

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



ROOF PLAN

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



RIGHT ELEVATION

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

REAR ELEVATION

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

GROUND-UP DESIGN
AND DRAFTING SERVICE
dzin4u@hotmail.com

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IS GIVEN A LIMITED LICENSE
TO REPRODUCE THESE PLANS
FOR CONSTRUCTION PURPOSES
ONLY AND FURTHER DISTRIBUTION
IS STRICTLY PROHIBITED.

PROJECT

MJR DEVELOPMENTS

DUPLEX UNITS

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PLAN # 21-0003

REVISIONS

DATE 03-11-2021

SHEET SHT 1 of 4

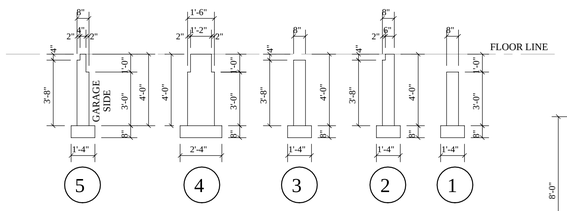
© GROUND-UP DESIGN 2021

NOTES:

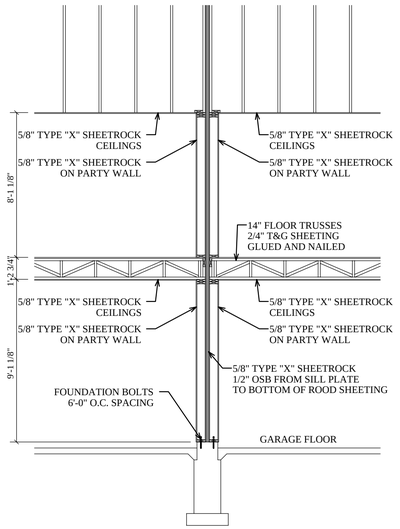
* 8" X 4'-0" POURED CONCRETE WALLS ON A 16" X 8" CONTINUOUS FOOTING WITH 2-#4 REBAR CONTINUOUS.
* FOOTING CALCULATIONS ARE BASED ON A 2,000 PSF SOIL CAPACITY.
* EXTERIOR DIMENSIONS ARE TO OUTSIDE OF CONCRETE.
* DESIGN CRITERIA IS BASED ON LOCAL BUILDING CODES AND PRACTICES AND THE 2018 I.R.C.
* DESIGN LOADING IS AS FOLLOWS:

ROOF: 30 PSF LIVE + 20 PSF DEAD = 50 PSF TOTAL
FLOOR: 40 PSF LIVE + 15 PSF DEAD = 55 PSF TOTAL (MIN. DEFLECTION IS L/480).
WIND: 30 PSF (IOWA)

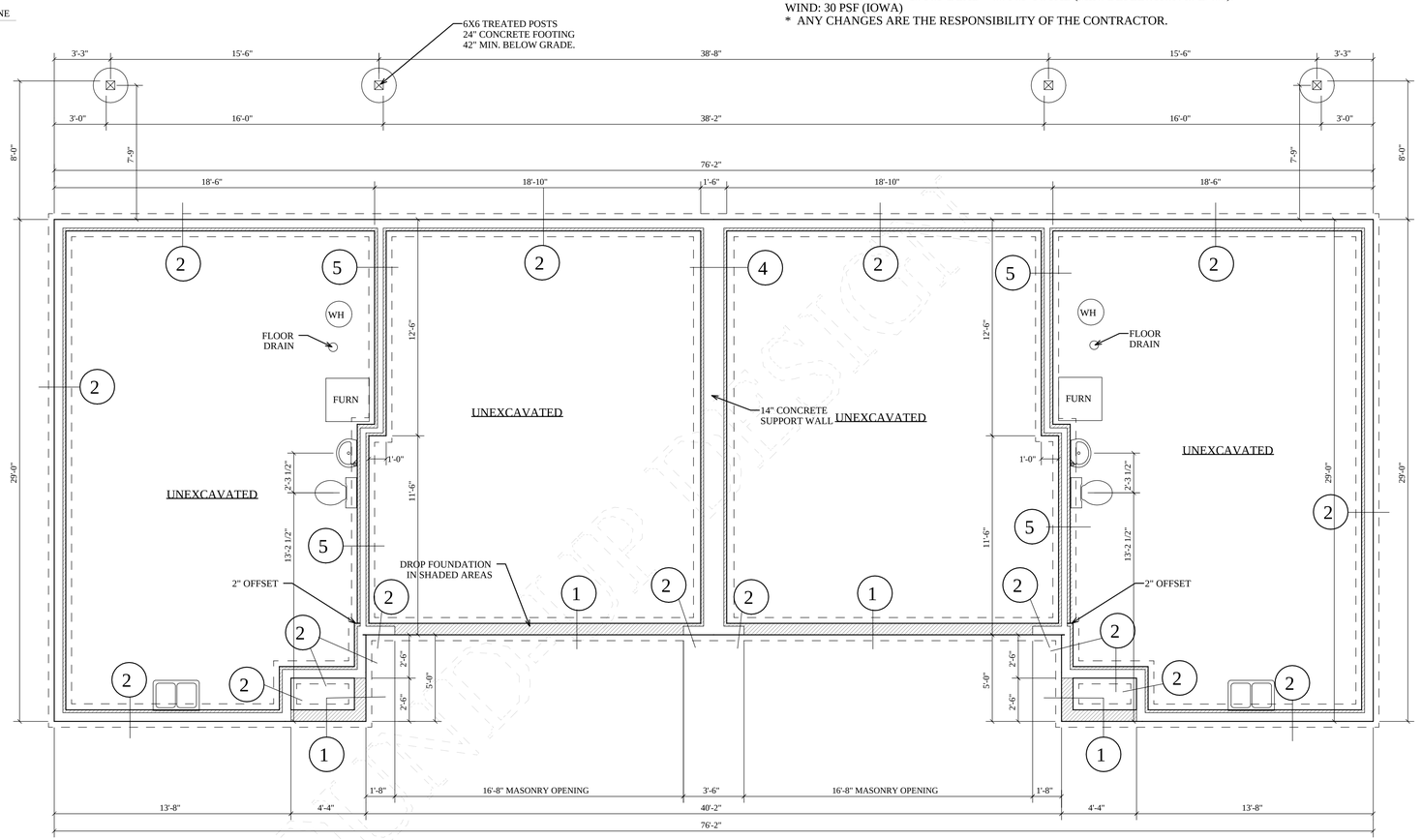
* ANY CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



FOUNDATION WALL SECTION
SCALE: 1/4"=1'-0"

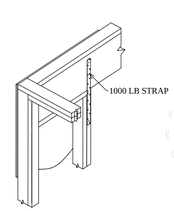


PARTY WALL SECTION
SCALE: 1/4"=1'-0"

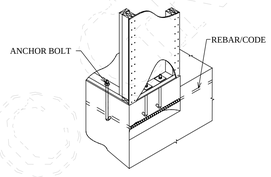


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

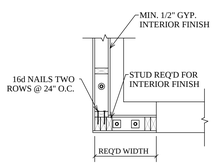
SECTION R506
CONCRETE FLOORS (ON GROUND)
R506.1 General. Concrete slab-on-ground floors shall be a minimum 3.5 inches (89 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.
R506.2 Site preparation. The area within the foundation walls shall have all vegetation, top soil and foreign material removed.
R506.2.1 Fill. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.
R506.2.2 Base. A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade.
Exception: A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the Unified Soil Classification System in accordance with Table R405.1.
R506.2.3 Vapor retarder. A 6 mil (0.006 inch; 152 µm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.
Exception: The vapor retarder may be omitted:
1. From garages, utility buildings and other unheated accessory structures.
2. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
3. Where approved by the building official, based on local site conditions.



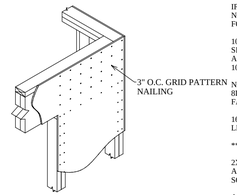
INSIDE ISOMETRIC



CUT-AWAY ISOMETRIC



CORNER FRAMING



OUTSIDE ISOMETRIC

R602.10.5 CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING ....TABLE R602.10.5 LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL, EXCEPTION "C"... (FOR MORE, REFERENCE THE 2006 IRC CODE)

NOTES AND REFERENCES:

***REQUIRES THE ENTIRE STRUCTURE TO BE CONTINUOUSLY SHEATHED USING METHOD 3**

HEADER MATERIAL:
WHEN SIZED FOR LOADS, NO LESS THAN (2) 2X12'S CAN BE USED, FASTEN TOGETHER W/16D NAILES @ 16" O.C. ALONG EACH EDGE (TABLE R602.3(1)). A SPACER, IF USED, SHALL BE PLACED ON THE SIDE OF THE BUILT-UP BEAM OPPOSITE THE WOOD STRUCTURAL PANEL SHEATHING (INSIDE).

WHEN SIZED FOR LOADS, (2) OR MORE PLIES OF 1 3/4" LVL OR FULL WIDTH LVL/GLU-LAMINATED BEAMS CAN BE USED, AS LONG AS THE BEAM DEPTH IS AT LEAST 11 1/4". INSTALL BEAM PER MANUF. SPECIFICATIONS.

IF THERE ARE MULTIPLE OPENINGS IN A CONTINUOUS WALL LINE, INSTALL A HEADER FOR EACH OPENING (DO NOT USE A FULL LENGTH HEADER OVER BOTH OPENINGS.) PROVIDE ADEQUATE END-BEARING/BRACED PANEL FOR EACH INDIVIDUAL HEADER, AS NEEDED.

1000 LB. STRAP:
SIMPSON LSTA21 OR LSTA24. USE 10D COMMON NAILS (3"X0.148" DIA.)
ALTERNATE PNUEMATIC FASTENERS MUST BE EQUAL TO THE STRENGTH, LENGTH, AND DIAMETER SPECS OF 10D NAIL IN ORDER TO BE USED.

NAILING:
8D GALVANIZED BOX NAILS (2 1/2"X0.113" DIA.) OR 8D COMMONS (2 1/2"X0.131" DIA.)-- ALTERNATE PNUEMATIC FASTENERS MUST BE EQUAL IN STRENGTH, LENGTH, AND DIAMETER SPECS OF 8D COMMONS IN ORDER TO BE USED.

16D SINKERS (3 1/4"X0.148" DIA.)-- ALTERNATE PNUEMATIC FASTENERS MUST BE EQUAL TO THE STRENGTH, LENGTH, AND DIAMETER SPECS OF 16D SINKERS IN ORDER TO BE USED.

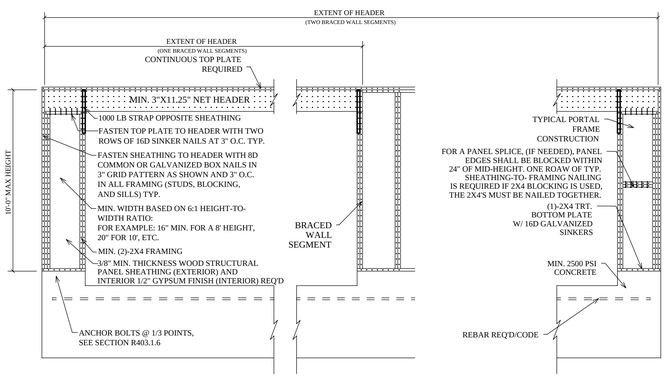
VERIFY ALTERNATE NAILING, NOT ALL APPLICATIONS ALLOW THE USE OF ALTERNATE FASTENERS.

2X4 FRAMING:
ANY 2006 IRC RECOGNIZED WALL FRAMING SPECIES MAY BE USED, INCLUDING TIMBERSTRAND LSL LUMBER. SOLID COLUMN STOCK COULD ALSO BE USED INSTEAD OF MULTIPLE 2X PIECES.

ANCHOR BOLT:
ANCHOR BOLT WITH NUT AND WASHER PER R403.1.6 INSTALLED AT THE THIRD POINTS OF THE PLATE.

ALLOWABLE PENETRATIONS:
"...IT IS BEST NOT TO DRILL ANY HOLES IN THE APA NARROW WALL BRACING METHOD (NWBM) SHEATHING. HOWEVER, APA ENGINEERS HAVE INDICATED A 7/8" OR SMALLER HOLE IS PROBABLY OK. WITH A SMALL HOLE, BUILDERS COULD THEN USE A DIRECT MOUNT SHALLOW BOX FOR LIGHT FIXTURES. HOLE PLACEMENT SHOULD BE NEAR THE CENTER OF THE WALL WIDTH AND AWAY FROM THE PANEL NAILING. (APA REPORT T2004-54, THE EFFECT OF CONSTRUCTION TOLERANCES AND CONSTRUCTABILITY ON THE APA PORTAL FRAME DESIGN) AS FOR NWBM FRAMING, WE FEEL THAT HOLES MEETING BUILDING CODE CRITERIA ARE ACCEPTABLE." --MERRIT KLINE, APA PRODUCT SUPPORT SPECIALIST, JUNE 2008

FIGURE R602.10.6.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING USING EXCEPTION "C" TABLE R602.10.5*



GROUND-UP DESIGN
AND DRAFTING SERVICE
dizin4@hotmail.com

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PROJECT
MJR DEVELOPMENTS
DUPLEX UNITS

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PLAN # 21-0003

REVISIONS

DATE 03-11-2021

SHEET SHT 2 of 4

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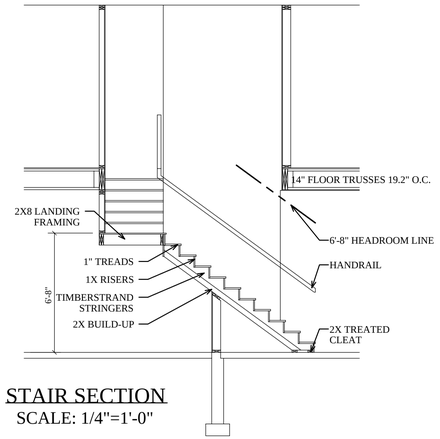
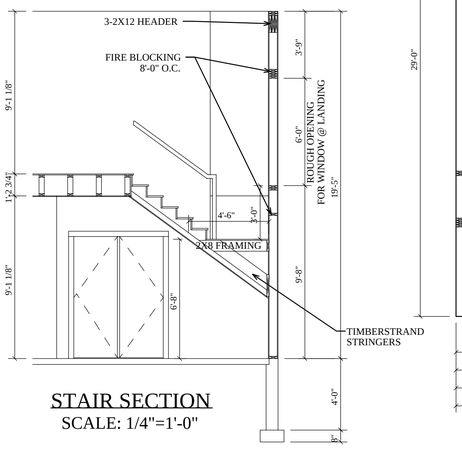


STAIR SECTION
SCALE: 1/4"=1'-0"



STAIR SECTION
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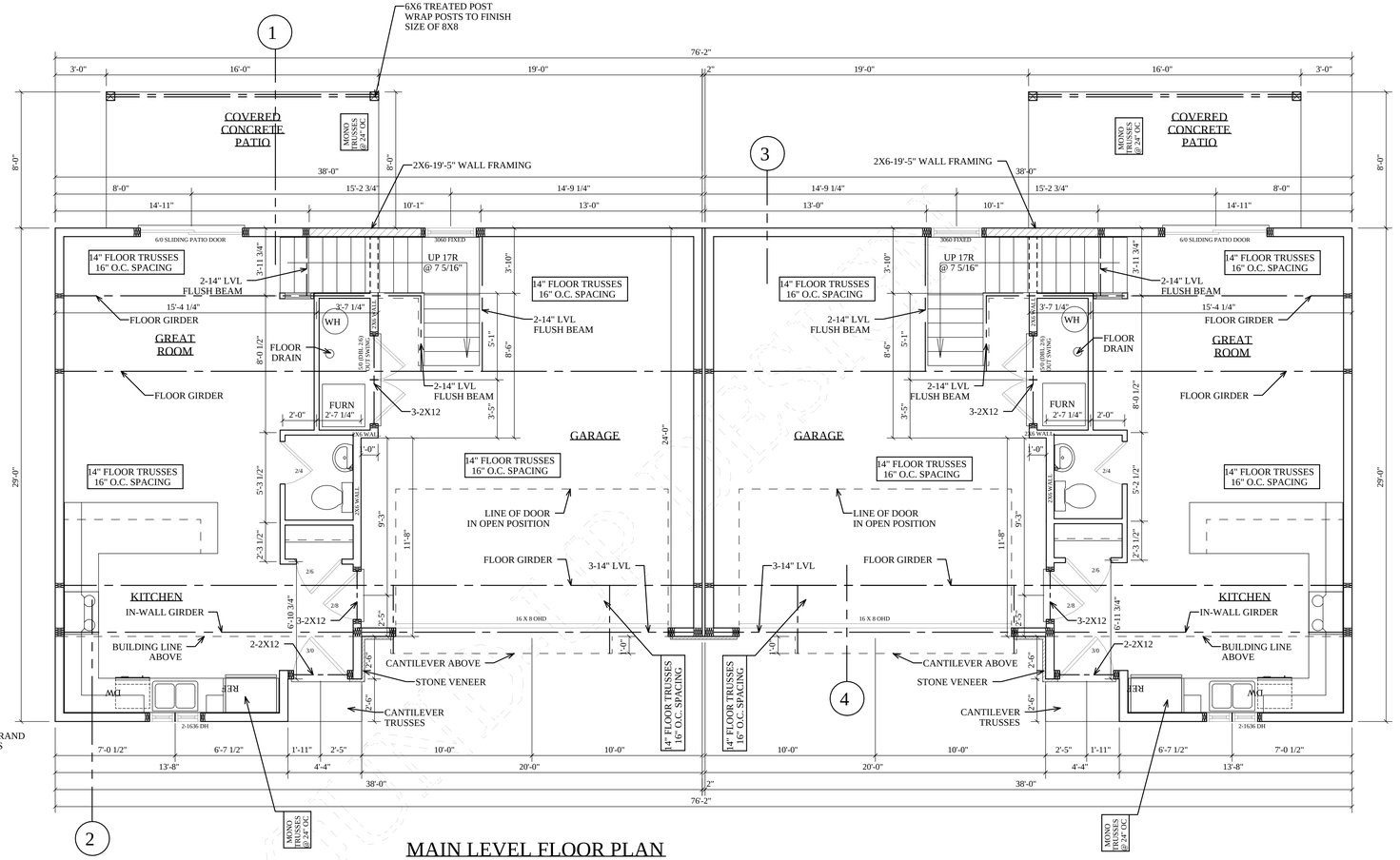
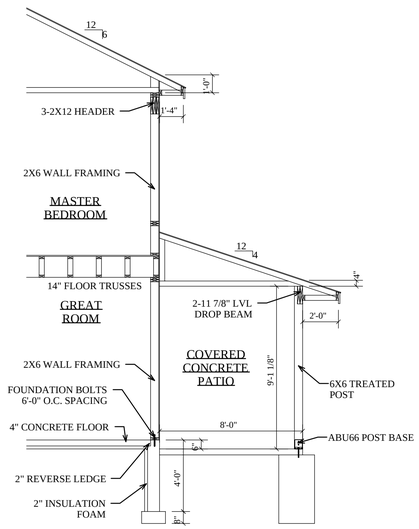
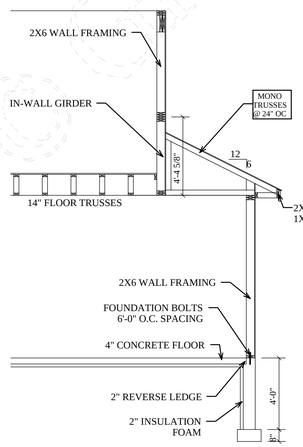


MAIN LEVEL FLOOR PLAN
568 SQ. FT. THIS LEVEL
EACH UNIT
SCALE: 1/4"=1'-0"



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



2 WALL SECTION
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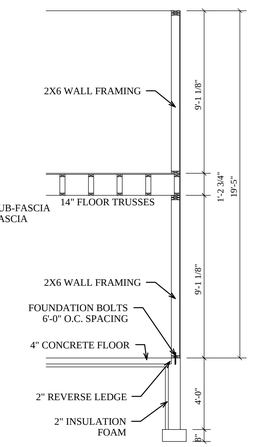

3 WALL SECTION
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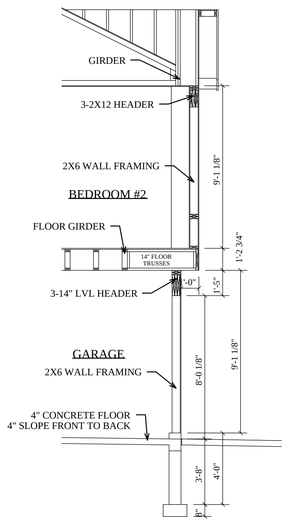

4 WALL SECTION
SCALE: 1/4"=1'-0"

NOTES:

* 2X6-9' 1 1/8" WALLS WITH 1/2" SHEATHING.
* EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING. INTERIOR DIMENSIONS ARE TO CENTER OF WALL AND/OR BEAM.
* ALL HEADERS AT EXTERIOR OPENINGS ARE 3-2X12 WITH 1/2" FILLER UNLESS NOTED OTHERWISE.
* ALL HEADERS AND BEAMS ARE BELOW DECK (DROPPED) UNLESS NOTED "FLUSH".
* PROVIDE SOLID BLOCKING BEHIND ALL CURTAIN RODS, TOWEL BARS, RAILING, ETC.
* INSULATE, VAPOR BARRIER, AND SHEET ALL WALL CAVITIES BEHIND TUB AND/OR SHOWER ENCLOSURES AND UP TO THE DECK OF WHIRLPOOLS.
* TRUSS MANUFACTURER TO SUPPLY ROOF LAYOUT WITH GIRDER LOCATIONS DETERMINED. SPECIFY AND SUPPLY ALL GIRDER CONNECTIONS.
* WINDOW NOMENCLATURE IS FOR VINYL WINDOWS.
* STAIRCASE DRAWN WITH 10" TREADS.
* DESIGN CRITERIA IS BASED ON LOCAL BUILDING CODES AND PRACTICES AND THE 2018 I.R.C.

GROUND-UP DESIGN
AND DRAFTING SERVICE
dlzin4@hotmail.com

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PROJECT
MJR DEVELOPMENTS
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PLAN # 21-0003

REVISIONS

DATE 03-11-2021

SHEET SHT 3 of 4

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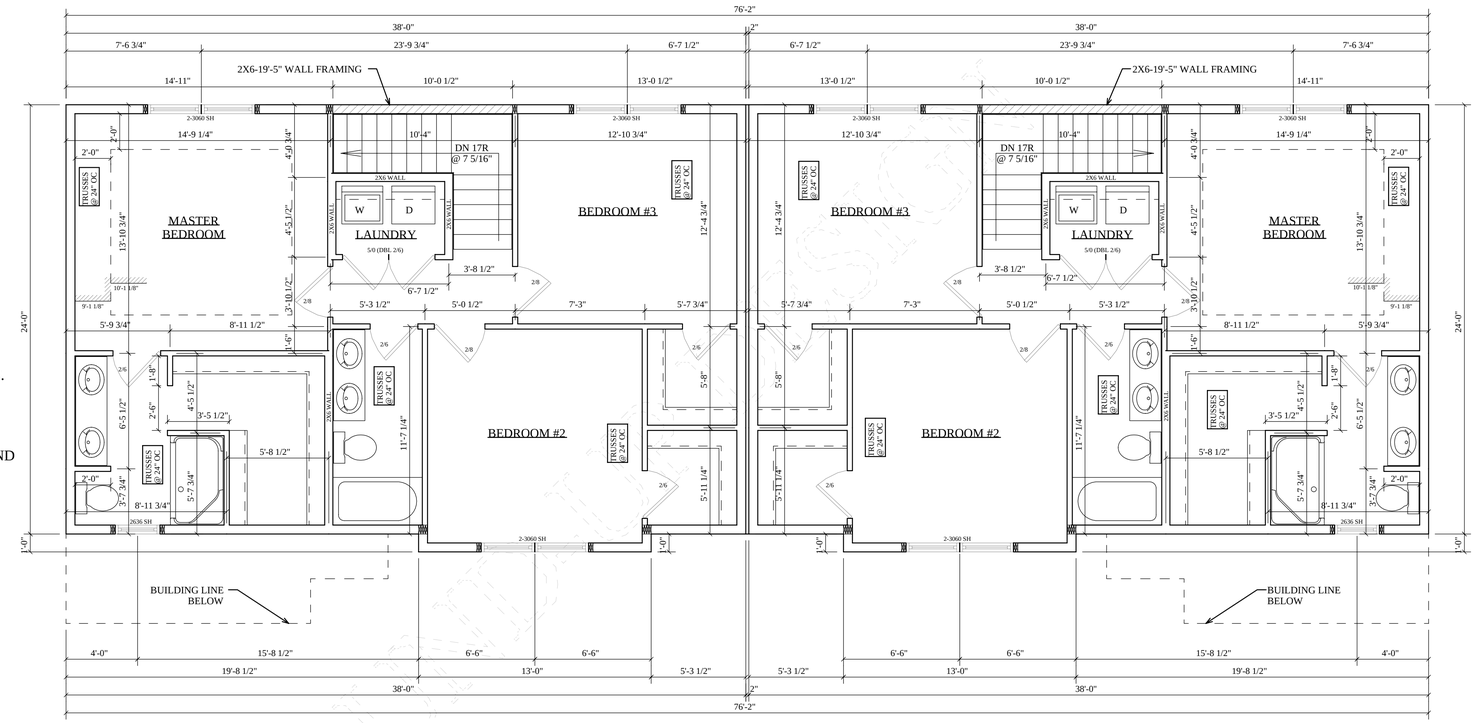
NOTES:
* 2X6-9' 1 1/8" WALLS WITH 1/2" SHEATHING.
* ALL HEADERS AT EXTERIOR OPENINGS SHALL BE 3-2X10 WITH 1/2" FILLER UNLESS NOTED OTHERWISE.
* ALL HEADERS AND BEAMS ARE BELOW DECK UNLESS NOTED "FLUSH".
* PROVIDE SOLID BLOCKING BEHIND ALL CURTAIN RODS, TOWEL BARS,ETC.
* INSULATE, VAPOR BARRIER, AND SHEET ALL WALL CAVITIES BEHIND TUB AND/OR SHOWER ENCLOSURES AND UP TO THE DECK OF WHIRLPOOLS.
* PROVIDE ADEQUATE BEARING UNDER ALL HEADERS, GIRDERS, AND BEAMS.
* EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING. INTERIOR DIMENSIONS ARE TO CENTER OF STUD AND/OR BEAM.
* WINDOW NOMENCLATURE IS FOR VINYL WINDOWS.
* STAIRCASE DRAWN WITH 10" TREADS.
* DESIGN CRITERIA IS BASED ON LOCAL BUILDING CODES AND PRACTICES AND THE 2018 I.R.C.

UPPER LEVEL FLOOR PLAN
879 SQ. FT. THIS LEVEL
EACH UNIT
SCALE: 1/4"=1'-0"



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dzin4u@hotmail.com

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PLAN # 21-0003

REVISIONS

DATE 03-11-2021

SHEET SHT 4 of 4

PRELIMINARY PLAT & SITE PLAN

Date: March 11, 2021
Project: Ledgestone Ridge P.U.D.
Project No.: 121.0204.01

Prepared by: Travis Thornburgh, E.I.
John Haldeman, P.E.
Kathleen Connor, Planner

GENERAL INFORMATION:

Property Owner:	WCK-PCA LC (Knapp Properties)	Applicant:	MJR Developments
Location:	Outlot Z of TCI Plat 5	Current Zoning:	P.U.D.
Site Area:	5.728 acres		

PROJECT DESCRIPTION:

The applicant proposed to construct 16-bi-attached dwellings for a total of 32 dwellings, with development in conformance with the approved PUD Master Plan for Ledgestone Ridge. Plat 1 includes 6 bi-attached homes fronting on the existing Boulder Pointe. Plat 2 includes 26 dwellings on the proposed Ledgestone Court. The developer intends to construct the public improvements for both plats at the same time, but may request Final Plat approval for Plat 1 first to allow home construction to start on the existing street.

Public improvements include paving of Ledgestone Court and construction of the associated water main, sanitary sewer, storm sewer, and extension of service stubs to each lot. Construction drawings and Geotechnical Report will need to be provided for review and approval prior to the start of construction.

Private site plan improvements include the buildings, driveways, sidewalks, landscaping, detention basins, and the southeast detention pond outlet pipe and structure. The required architectural elevations were included in the agenda packets along with the proposed PUD Master Plan for Ledgestone Ridge.

STAFF REVIEW COMMENTS:

Pursuant to our review of Submittal #3, we offer the following comments. Please note streetlight design will be required prior to final platting:

1. Revise the 30' Public Storm Sewer Easement on the rear of Lots 16-19 to a 30' Private Storm Sewer Easement. This storm sewer will need to be maintained by the Homeowners Association and so defined in the easement document. The developer will be responsible for obtaining a signed easement from the property owner prior to the off-site easement at the existing detention basin.
2. All trees indicated to be saved shall be protected with construction fence located at our beyond the dripline of the tree per the Tree Ordinance. Revise the grading plan to show fencing around all trees that are not designated for removal, whether they are located inside or outside the buffer

easement. Show fencing for trees along the southeast property line. The developer should be aware this fencing must be in place and inspected by the City of Polk City prior to issuance of a Grading Permit.

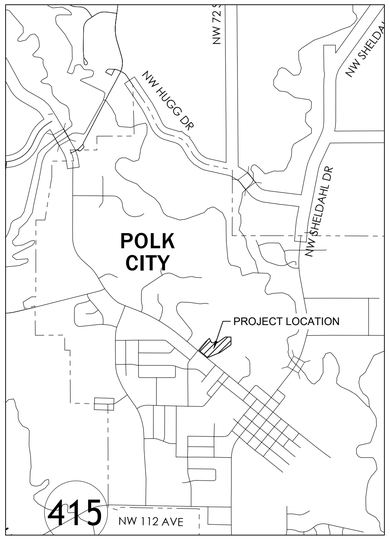
3. We recommend the developer consider planting trees in the rear yards of Lots 6-12 to provide further screening for the hotel parking lot.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat and Site Plan for Ledgestone Ridge, subject to:

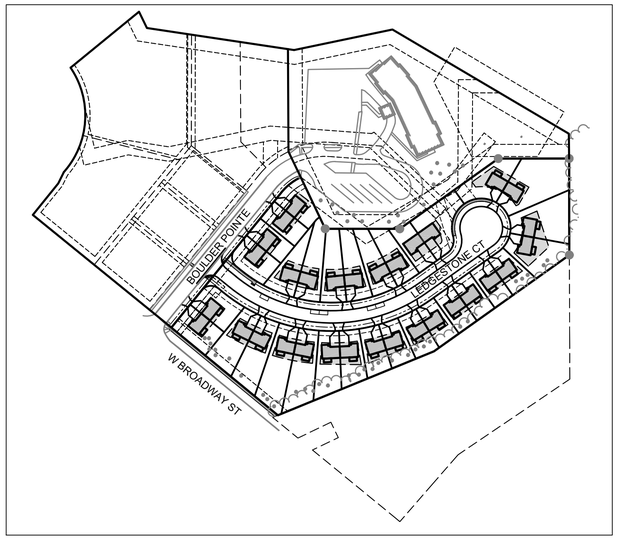
1. Prior Council approval of the Amended P.U.D. Master Plan for Ledgestone Ridge.
2. P&&Z and staff's review comments shall be addressed prior to this item being placed on the Council agenda.
3. Provision of a signed easement documents for all off-site easements, including the private storm sewer easements, prior to issuance of a Grading Permit on this site.
4. Payment of all professional billings to the City Clerk.

LEDGESTONE RIDGE
PRELIMINARY PLAT/SITE PLAN
POLK CITY, IOWA



VICINITY MAP
1" = 2000'

NORTH



PROJECT MAP
1" = 160'

NORTH

GENERAL NOTES:

1. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
2. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3. ALL DISTURBED AREAS SHALL BE RESTORED.
4. CONSTRUCTION PLANS FOR ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH ANY PHASE OF THIS SUBDIVISION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO THE CONSTRUCTION OF SAID PUBLIC IMPROVEMENTS.
5. A STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF ANY GRADING ACTIVITIES.
6. LOT 'A' SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR STREET PURPOSES.
7. A CERTIFIED STORM WATER MANAGEMENT PLAN SHALL BE PROVIDED WITH CONSTRUCTION DRAWINGS FOR EACH PHASE OF DEVELOPMENT. STORM SEWER SIZES LISTED ARE APPROXIMATE AND SHALL BE VERIFIED AS THE TIME CONSTRUCTION DRAWINGS ARE APPROVED.
8. ALL STREET PAVEMENT SHALL BE 6" REINFORCED PCC ON 12" SUBGRADE PREPARATION.
9. CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH EACH FINAL PLAT.
10. CONTRACT FOR ELECTRIC AND GAS UTILITIES SHALL BE EXECUTED WITH EACH FINAL PLAT.
11. ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN SHALL BE PUBLIC UTILITIES.
12. ALL UTILITIES SHALL BE UNDERGROUND.
13. WATER, SANITARY SEWER, AND SUMP SERVICES SHALL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.
14. NO LOT WILL BE PERMITTED MORE THAN ONE DRIVEWAY.
15. MAINTENANCE OF ALL PROPERTY, DITCHES, AND EMBANKMENTS, INCLUDING REPAIRS RELATED TO EROSION, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
16. NO INDIVIDUAL MAILBOXES WILL BE ALLOWED. ALL MAILBOX LOCATIONS MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR AND THE POLK CITY POST OFFICE PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS.
17. SUBDRAIN SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PUBLIC STREETS UNLESS OTHERWISE DETERMINED BY A GEOTECHNICAL REPORT.
18. A HOMEOWNER'S 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.
19. MINIMUM OPENING ELEVATIONS (MOE'S) FOR APPLICABLE LOTS SHALL BE DETERMINED IN CONJUNCTION WITH CONSTRUCTION DRAWINGS AND STORMWATER MANAGEMENT PLANS FOR EACH PLAT.
20. EACH DWELLING SHALL HAVE A TWO-STALL ATTACHED GARAGE.
21. LEDGESTONE COURT SHALL BE PAVED TO THE EAST SIDE OF LOTS 2 AND 3 WITH LEDGESTONE RIDGE PLAT 1 UNLESS CITY COUNCIL APPROVES A DEVELOPMENT AGREEMENT PRIOR TO FINAL PLAT APPROVALS THAT REQUIRES THE DEVELOPER TO PAVE THIS STREET, EXTEND UTILITIES, AND PAVE THE 5' PUBLIC SIDEWALKS ALONG LOTS 2 AND 3 AS PART OF LEDGE RIDGE PLAT 2 CONSTRUCTION.
22. WATER VALVES SHALL BE SPACED AT A MAXIMUM SPACING OF 400 FEET.
23. ALL DETENTION BASINS SHALL BE WITH A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND EASEMENT AGREEMENT.
24. FENCES SHALL NOT BE PERMITTED TO ENCROACH INTO ANY REQUIRED FRONT YARD SETBACK OR BUFFER EASEMENT.
25. LOTS 1-32 WILL BE IN A HOMEOWNERS ASSOCIATION.
26. DEVELOPER SHALL INSTALL THE BUFFER TREES ALONG BROADWAY IN CONJUNCTION WITH THE INITIAL BUILDING PERMIT FOR THE PLAT 1 TOWNHOMES. ALL OTHER PLANTING MATERIALS SHALL BE INSTALLED WITH THE BUILDING PERMIT FOR THE LOT ON WHICH SAID PLANT MATERIALS ARE LOCATED.
27. DEVELOPER TO COORDINATE WITH PUBLIC WORKS DIRECTOR AND USPS REGARDING THE TEMPORARY LOCATION FOR THE CLUSTER MAILBOX AS REQUIRED TO SERVE LOTS 1-6, IF REQUIRED BY CONSTRUCTION SCHEDULE AND PERMANENT LOCATION IS NOT CONSTRUCTED PRIOR TO PLAT 1 OCCUPANCY.
28. INDIVIDUAL HOMEOWNERS WILL BE RESPONSIBLE FOR MAINTAINING ANY TREES WITHIN THEIR PROPERTIES, INCLUDING REPLACING TREES THAT HAVE DIED OR ARE DAMAGED.
29. A GEOTECHNICAL REPORT WILL BE PROVIDED AS PART OF THE PUBLIC IMPROVEMENT DESIGN.

DEVELOPER

MJR DEVELOPMENTS LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IOWA 50226
EMAIL: JARROD@MJRIOWA.COM
PHONE: 515-419-2462

ENGINEER

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

PROPERTY OWNERS

WCK-PCA LC
KNAPP PROPERTIES
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921

BENCHMARKS

HORIZONTAL: NAD83, IOWA STATE PLANES, SOUTH ZONE, US FOOT
VERTICAL: NAV88

1/2" I.R. W/ YELLOW CAP #19828 LYING AT THE EAST CORNER OF LOT 3 TOURNAMENT CLUB OF IOWA PLAT 5
ELEVATION = 916.04

1/2" I.R. W/ YELLOW CAP #19828 LYING AT THE NORTHEAST CORNER OF OUTLOT Z TOURNAMENT CLUB OF IOWA PLAT 5
ELEVATION = 867.88

CONTROL POINTS

CP-CX: NORTHING = 647411.18 EASTING = 1580630.82 ELEVATION = 904.702

LEGEND

EXISTING	DESCRIPTION	PROPOSED
S	SANITARY MANHOLE	S
	SANITARY SEWER	
W	WATER MAIN	W
	FIRE HYDRANT ASSEMBLY	
E	UNDERGROUND ELECTRIC	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
950	MAJOR CONTOUR	950
949	MINOR CONTOUR	949
	STORM SEWER	
	STORM SEWER MANHOLE	
	STORM SEWER INTAKES	
	STORM SEWER FES	

ZONING

PUD - PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION

OUTLOT Z TOURNAMENT CLUB OF IOWA PLAT 5

AREA

5.728 ACRES

BULK REGULATIONS

FRONT YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 8 FEET
MINIMUM LOT WIDTH: BI-ATTACHED/HOME - 38 FEET
MINIMUM LOT AREA: BI-ATTACHED/HOMES - 4,000 SF

UTILITIES

WATER	- POLK CITY WATER SYSTEM
SANITARY SEWER	- POLK CITY SANITARY SEWER SYSTEM
STORM SEWER	- POLK CITY STORM SEWER SYSTEM

PLAT IMPROVEMENT CONSTRUCTION SCHEDULE (PLAT 1 & PLAT 2)

PUBLIC IMPROVEMENTS & GRADING	- SPRING/SUMMER/FALL 2021
TELEPHONE, CABLE, AND OTHER UTILITIES	- FALL 2021

PROPOSED PRINCIPLE USE

PLAT 1:
LOTS 1-6 - BI-ATTACHED FAMILY LOTS

PLAT 2:
LOTS 7-32 - BI-ATTACHED FAMILY LOTS
LOT 'A' - TO BE DEEDED TO THE CITY FOR STREET PURPOSES

PARK LAND DEDICATION

PARK LAND DEDICATION SATISFIED THROUGH TCI GOLF COURSE

PARKING CALCULATIONS

32 TOTAL DWELLINGS AT 1 VISITOR PARKING STALL PER FIVE DWELLINGS = 7 VISITOR PARKING STALLS

NO.	REVISION	
1	CITY SUBMITTAL #1	02/17/2021
2	CITY SUBMITTAL #2	03/05/2021
3	CITY SUBMITTAL #3	03/11/2021

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C101	LAYOUT AND DIMENSION PLAN
C102	SITE AND LANDSCAPE PLAN
C201	GRADING AND UTILITY PLAN

CIVIL ENGINEER

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: CHRISTOPHER R. BAUER
License Number: 19737
My License Renewal Date is: DECEMBER 31, 2021

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL SHEETS

SHIVEHATTERY
ARCHITECTURE+ENGINEERING
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515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska

LEDGESTONE RIDGE
PRELIMINARY PLAT/SITE PLAN
POLK CITY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

03/11/2021
CITY SUBMITTAL 03
PROJECT NO: 421103-0
CLIENT NO: ---

C000

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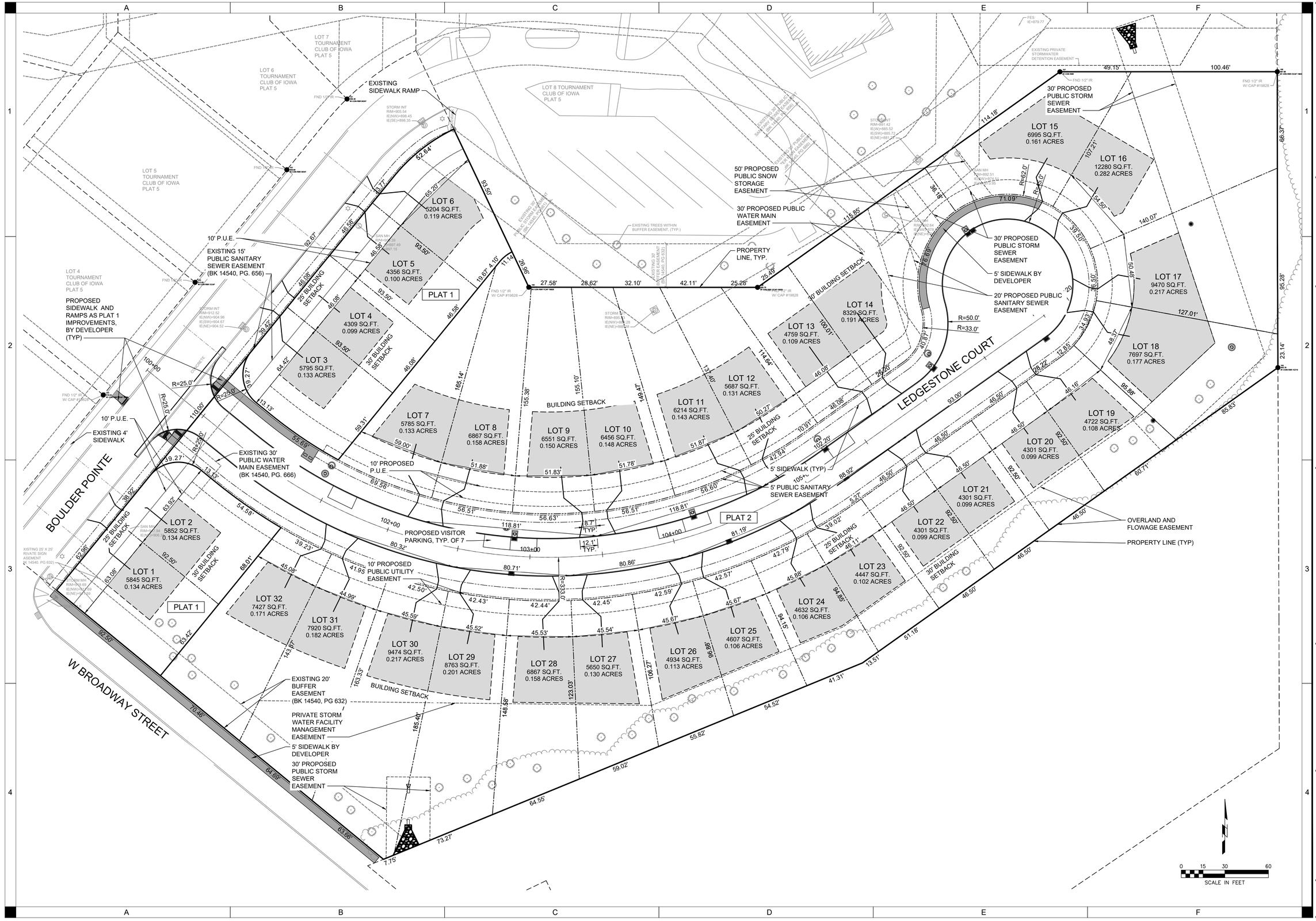

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Iowa | Illinois | Indiana | Nebraska
Illinois Firm Number: 184-000214

SEAL

LEDGESTONE RIDGE
PRELIMINARY PLAT/SITE PLAN

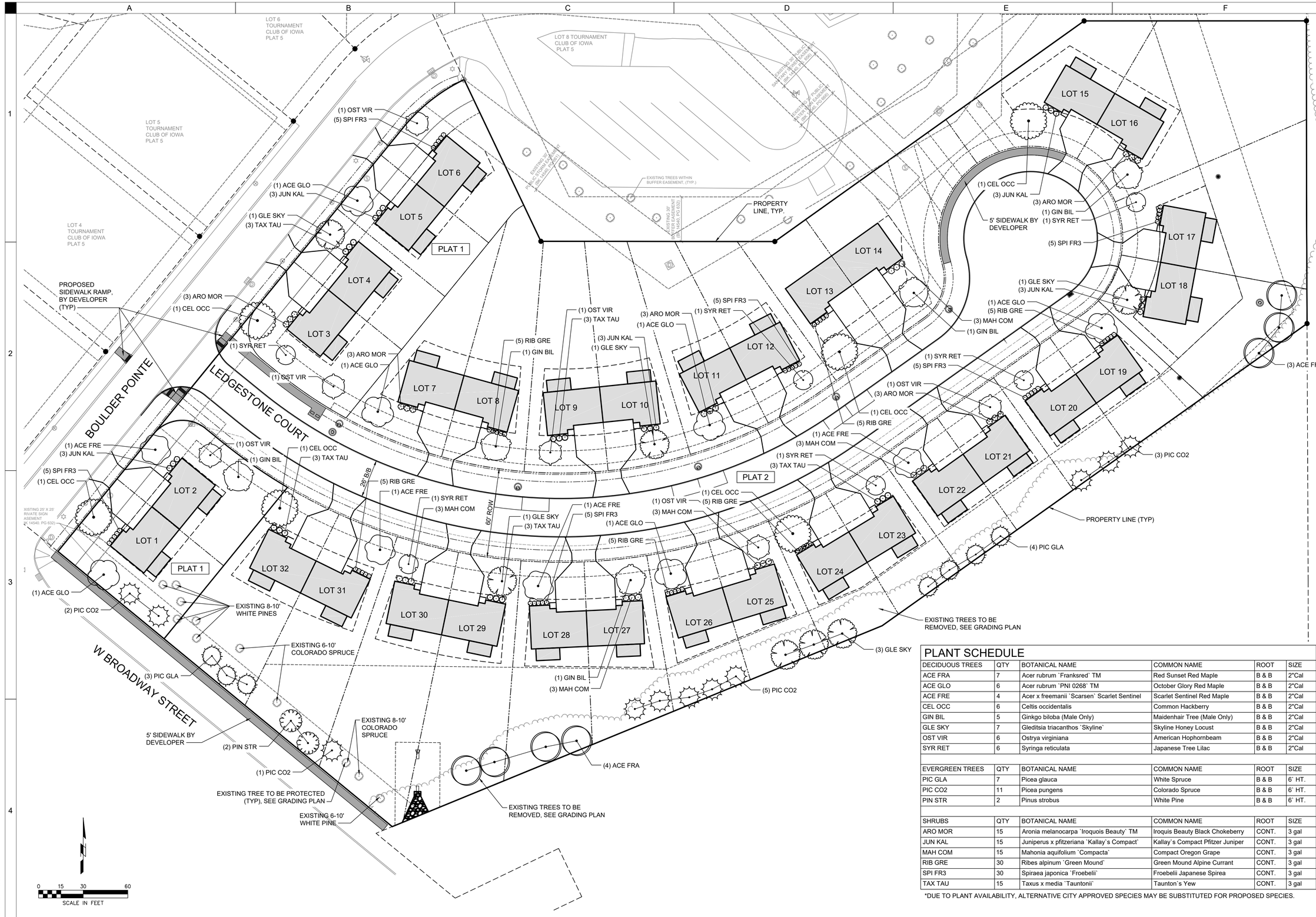
POLK CITY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN:	LCH
APPROVED:	CRB
ISSUED FOR:	CITY SUBMITTAL 03
DATE:	03/11/2021
PROJECT NO:	421103-0
FIELD BOOK:	---
CLIENT NO:	---

LAYOUT AND DIMENSION PLAN

C101



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ACE FRA	7	Acer rubrum `Franksred` TM	Red Sunset Red Maple	B & B	2"Cal
ACE GLO	6	Acer rubrum `PNI 0268` TM	October Glory Red Maple	B & B	2"Cal
ACE FRE	4	Acer x freemanii `Scarsen` Scarlet Sentinel	Scarlet Sentinel Red Maple	B & B	2"Cal
CEL OCC	6	Celtis occidentalis	Common Hackberry	B & B	2"Cal
GIN BIL	5	Ginkgo biloba (Male Only)	Maidenhair Tree (Male Only)	B & B	2"Cal
GLE SKY	7	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2"Cal
OST VIR	6	Ostrya virginiana	American Hophornbeam	B & B	2"Cal
SYR RET	6	Syringa reticulata	Japanese Tree Lilac	B & B	2"Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PIC GLA	7	Picea glauca	White Spruce	B & B	6` HT.
PIC CO2	11	Picea pungens	Colorado Spruce	B & B	6` HT.
PIN STR	2	Pinus strobus	White Pine	B & B	6` HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARO MOR	15	Aronia melanocarpa `Iroquois Beauty` TM	Iroquis Beauty Black Chokeberry	CONT.	3 gal
JUN KAL	15	Juniperus x pfitzeriana `Kallay`s Compact`	Kallay`s Compact Pfitzer Juniper	CONT.	3 gal
MAH COM	15	Mahonia aquifolium `Compacta`	Compact Oregon Grape	CONT.	3 gal
RIB GRE	30	Ribes alpinum `Green Mound`	Green Mound Alpine Currant	CONT.	3 gal
SPI FR3	30	Spiraea japonica `Froebelii`	Froebelii Japanese Spirea	CONT.	3 gal
TAX TAU	15	Taxus x media `Tauntonii`	Taunton`s Yew	CONT.	3 gal

*DUE TO PLANT AVAILABILITY, ALTERNATIVE CITY APPROVED SPECIES MAY BE SUBSTITUTED FOR PROPOSED SPECIES.

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LEDGESTONE RIDGE
PRELIMINARY PLAT/SITE PLAN

POLK CITY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: EDR
APPROVED: CRB
ISSUED FOR: CITY SUBMITTAL 03
DATE: 03/11/2021
PROJECT NO: 421103-0
FIELD BOOK: --
CLIENT NO: --

SITE AND LANDSCAPE PLAN

C102

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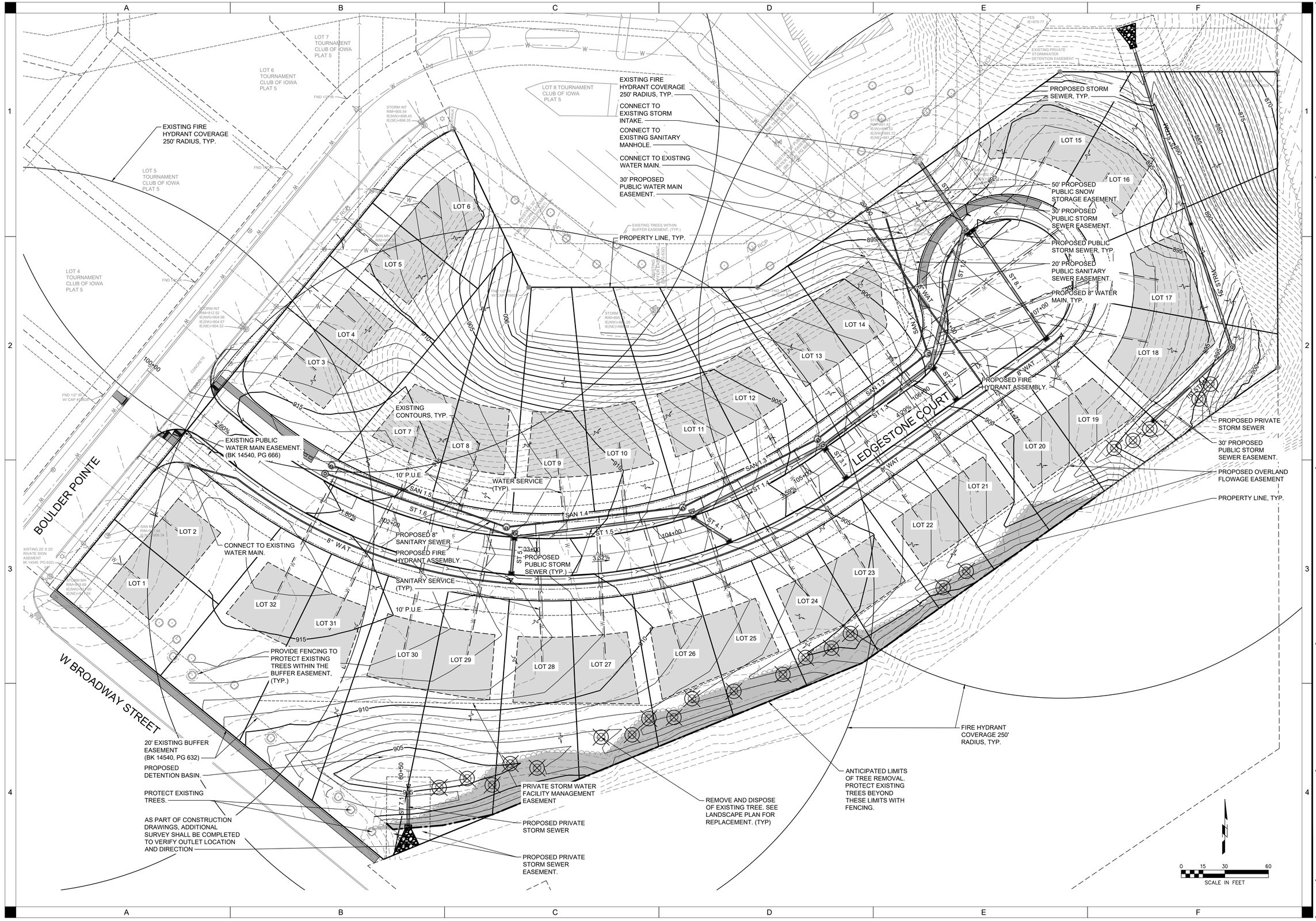

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LEDGESTONE RIDGE
PRELIMINARY PLAT/SITE PLAN

POLK CITY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN:	LCH
APPROVED:	CRB
ISSUED FOR:	CITY SUBMITTAL 03
DATE:	03/11/2021
PROJECT NO:	42110340
FIELD BOOK:	---
CLIENT NO:	---

GRADING AND UTILITY PLAN

C201

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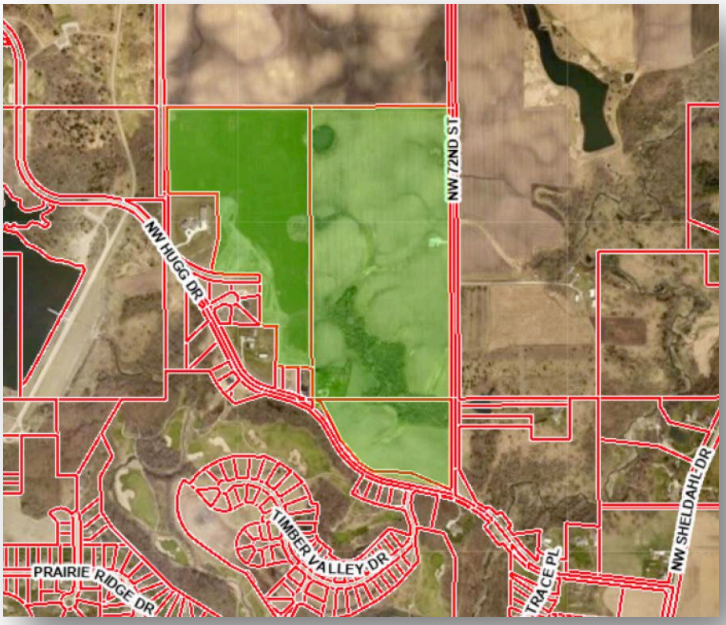
PRELIMINARY PLAT REVIEW

Date: March 11, 2021
Project: Four Seasons Polk City Estates
Compiled by: Kathleen Connor, Planner
Project No.: 121.0138.01

GENERAL INFORMATION:

Applicant:	MJR Developments, LLC
Property Owner:	MJR Developments, LLC and Ledgestone Properties, LLC
Requested Action:	Approval of Preliminary Plat
Location	North and East of Whitetail Ridge Plat 1
Size:	136.86 acres
Zoning:	R-1 Single Family Residential District
Proposed Use:	215 single family lots; 2 outlots; and street rights-of-way



PROJECT BACKGROUND:

City Council approved the voluntary annexation of a portion of the subject property into Polk City on July 22, 2019. This property was subsequently rezoned from AG to R-1. MJR Developments, LLC now intends to move forward with development of Four Seasons Polk City Estates and requests approval of the Preliminary Plat.

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. The plat includes 215 large single-family lots ranging in size from 11,475 square feet to 71,341 square feet (1.6 acres). All lots are at least 80 feet wide and 10,000 sf in size. The developer anticipates constructing the public improvements which are expected to be developed in 10 phases. The timing for the construction of Whitetail Ridge/Hugg Drive and N. 13th (formerly Buckstown Street), as per the Development Agreement for Whitetail Ridge Plat 1, has been defined in relation to the proposed platting sequence.

The public improvements associated with this plat include the construction of a portion of two collector streets. Whitetail Parkway will serve as the east-west collector street and N 13th Street will serve as the north-south collector north of Whitetail Parkway. The plat includes several new local streets, with six cul-de-sacs. The developer intends to construct an access onto Hugg Drive and five accesses onto NW 72nd Street.

Outlot Z will be owned by the developer and contains a cellular tower. The setback for this tower has been indicated, but the actual setback will be determined based on the height of the tower and required fall zone per the Zoning Regulations.

The development contains a number of detention basins, with the main pond being located within the existing ravine west of NW 72nd Street and north of Hugg Drive. All pond outlets will be 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. The pond will not be considered part of the required park land dedication.

Water mains, sanitary sewers, and storm sewers will be extended to provide service to each lot.

The developer proposes to fulfill the 4.92-acre parkland dedication requirement through the dedication of a single, regional park totaling 5.09 acres of total parkland dedication. Per Code, 75% of the required park area will be graded for active recreational use. Per code, the developer will be responsible for paving the street and trail along the park's frontage and shall stub water and sewer services to the park at a location determined by the city.

Parkway trees will be planted along Whitetail Parkway and in the Plat 1 buffer along NW Hugg Drive, including species selected from Polk City's approved tree list with a diversification of species. The property owners will be responsible for maintaining these parkway trees, per the easement to be recorded with the final plat.

The developer will pave the 10' PCC trail along Whitetail Parkway, from Hugg Drive to NW 72nd Street, as a plat improvement. The developer will also pave a 5' sidewalk along the north side of NW Hugg Drive, from Timber Valley Drive to N 9th Street, as a plat improvement. All ADA sidewalk ramps will be paved within the plat, with two sets of ramps at full intersection and one set of ramps at tee-intersections. The developer will post a sidewalk bond to ensure that all sidewalks within the plat are paved within 4 years after final plat approval, ensuring there will be no gaps.

DEVELOPMENT AGREEMENT:

Prior to Council approval of the Final Plat for Four Seasons Polk City Plat 1, a Development Agreement will be required to define the developer's responsibility for costs associated with certain off-site public improvements. This agreement is anticipated to include a sanitary sewer hook-up fee based on the need to upgrade the TCI Plat 6 lift station pumps and force main to accommodate full development of this subdivision. This agreement is also anticipated to cover the developer's share in the cost of traffic-related improvements identified in the Traffic Impact Study and Geotechnical Report and may include improvements such as turn lanes at the NW Hugg Drive/N. 3rd Street intersection and/or paving improvements on N 9th Street (NW 72nd Street). The Development Agreement will address the timing of these improvements based on their calculated/warranted need.

REVIEW COMMENTS:

City staff and Snyder & Associates have reviewed the Preliminary Plat for conformance with the concept plan, Polk City's Subdivision Regulations, Polk City's Comprehensive Plan, SUDAS, and other applicable city codes. Pursuant to our review of Submittal #4, we offer the following comments:

1. Revise Traffic Impact Study based on Justin Jackson's Memo dated March 5, 2021, including provision of the pavement analysis for NW Hugg Drive from N. 3rd Street (Sheldahl Drive) to N. 9th Street (NW 72nd Street) and for N. 9th Street (NW 72nd Street) from NW Hugg Drive to the north boundary of the development. Include all recommended improvements on a revised preliminary plat unless said improvements will be addressed by the Development Agreement.
2. Update the parkland dedication notes to stat that 75% of the park will be graded for active recreational use.
3. The 5' sidewalks along N. 9th Street (NW 72nd Street) and NW Hugg Drive will need to be located within a 5' wide public sidewalk easement outside right-of-way to ensure sidewalks are not located within the ditch and to allow for reconstruction of the public street without removing and replacing these sidewalks.

RECOMMENDATION:

Based on the satisfactory resolution of each of the forgoing review comments, staff recommends P&Z approval of the Preliminary Plat for Polk City Four Seasons, subject to the following:

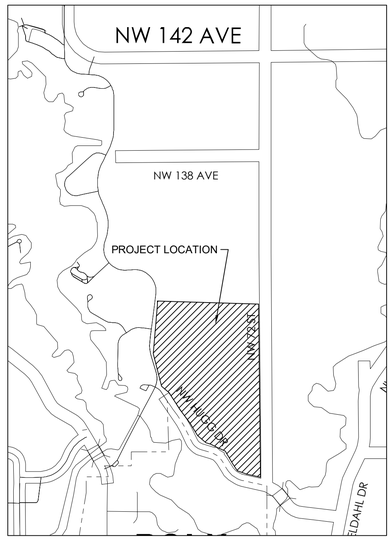
1. All P&Z recommendations being addressed prior to this item being placed on the City Council agenda.

2. All outstanding review comments being addressed prior to this item being placed on the City Council agenda.

3. Approval of an Amendment to the Comprehensive Plan updating the Major Streets plan for the alignment of Whitetail Parkway to correspond to the alignments approved with the Preliminary Plats for Whitetail Ridge and Four Seasons Polk City.

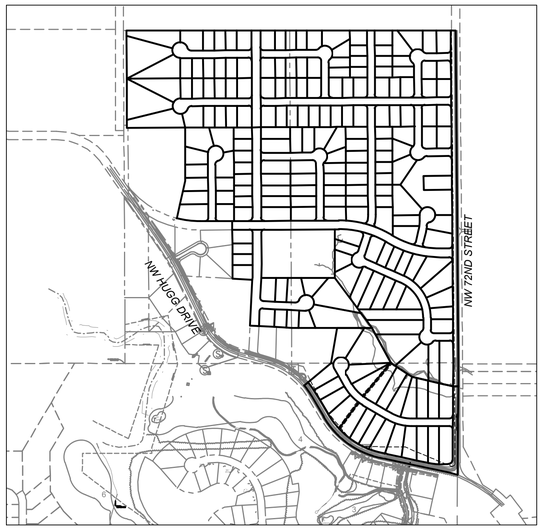
4. All professional billings being paid in full to the City of Polk City prior to Council action.

FOUR SEASONS POLK CITY
PRELIMINARY PLAT
NW HUGG DRIVE, POLK CITY, IOWA 50226



VICINITY MAP
1" = 2000'

NORTH



PROJECT MAP
1" = 500'

NORTH

GENERAL NOTES:

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING 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 VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
2. TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS IS FROM AVAILABLE RECORD DRAWINGS AND STATE OF IOWA LIDAR SURFACE DATA. CONTRACTOR IS RESPONSIBLE FOR ALL SURVEY LAYOUT AND ADJUSTMENTS REQUIRED BASED ON ACTUAL SITE CONDITIONS.
3. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
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9. LOTS 'A' THROUGH 'S' SHALL BE DEDICATED TO THE CITY OF POLK CITY FOR STREET PURPOSES.
10. A CERTIFIED STORM WATER MANAGEMENT PLAN SHALL BE PROVIDED WITH CONSTRUCTION DRAWINGS FOR EACH PHASE OF DEVELOPMENT. STORM SEWER SIZES AND DETENTION AREAS LISTED ARE APPROXIMATE AND SHALL BE VERIFIED AS THE TIME CONSTRUCTION DRAWINGS ARE APPROVED.
11. WHITETAIL PARKWAY AND BUCKSTOWN STREET NORTH OF WHITETAIL PARKWAY SHALL BE 7" CONTINUOUSLY REINFORCED PCC ON 12" SUBGRADE PREPARATION IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL OTHER PUBLIC STREET PAVEMENT SHALL BE 6" REINFORCED PCC ON 12" SUBGRADE PREPARATION IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
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17. NO LOT WILL BE PERMITTED MORE THAN ONE DRIVEWAY.
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20. SUBDRAIN SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PUBLIC STREETS UNLESS OTHERWISE DETERMINED BY A GEOTECHNICAL REPORT.
21. THE 10' TRAIL ALONG WHITETAIL PARKWAY SHALL BE CONSTRUCTED CONCURRENTLY WITH THE PUBLIC STREET CONSTRUCTION.
22. A TEMPORARY TURNAROUND OR CUL-DE-SAC WILL BE REQUIRED AT THE NORTH END OF BUCKSTOWN STREET AND THE SECOND PROPOSED NORTH-SOUTH ROADWAY IN THE DEVELOPMENT AND WILL BE DESIGNED WITH ALL APPROPRIATE EASEMENTS DURING THE CONSTRUCTION DOCUMENT PROCESS.
23. A HOMEOWNER'S 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.
24. MINIMUM OPENING ELEVATIONS (MOE'S) FOR APPLICABLE LOTS SHALL BE DETERMINED IN CONJUNCTION WITH CONSTRUCTION DRAWINGS AND STORMWATER MANAGEMENT PLANS FOR EACH PLAT.
25. A HOMEOWNER'S ASSOCIATION FOR FOUR SEASONS POLK CITY WILL BE ESTABLISHED TO INCLUDE ALL LOTS WITHIN FOUR SEASONS POLK CITY. LOTS WILL BE INCORPORATED AS THEY ARE FINAL PLATTED AND THE FOUR SEASONS POLK CITY HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
26. CONSTRUCTION DRAWINGS WILL BE REQUIRED TO SHOW PROPOSED CONSTRUCTION FENCE FOR TREE PROTECTION AT TREE REMOVAL LIMITS. THE CONTRACTOR WILL BE REQUIRED TO INSTALL TREE PROTECTION PRIOR TO ISSUANCE OF A GRADING PERMIT.
27. SANITARY SEWER SERVICES AND WATER SERVICES SHALL BE EXTENDED TO THE PROPOSED PARK AS PART OF THE PUBLIC IMPROVEMENTS FOR PLAT 2.
28. A PAVEMENT ANALYSIS FOR HUGG DRIVE FROM N 3RD STREET (SHELDAHL DRIVE) TO N 9TH STREET (NW 72ND STREET) AND FOR N 9TH STREET (NW 72ND STREET) FROM NW HUGG DRIVE TO THE NORTH BOUNDARY OF THE DEVELOPMENT SHALL BE COMPLETED BY A GEOTECHNICAL ENGINEER AS PART OF THE PLAT 1 PUBLIC IMPROVEMENT DESIGN.

DEVELOPER

MJR DEVELOPMENTS LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IOWA 50226
EMAIL: JARROD@MJRIOWA.COM
PHONE: 515-419-2462

ENGINEER

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

PROPERTY OWNERS

MJR DEVELOPMENTS LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IOWA 50226
EMAIL: JARROD@MJRIOWA.COM
PHONE: 515-419-2462

LEDGESTONE PROPERTIES, LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IOWA 50226
EMAIL: JARROD@MJRIOWA.COM
PHONE: 515-419-2462

BENCHMARKS

446.46' S OF NW CORNER OF PARCEL 'B', MAG NAIL AT PC OF CENTERLINE CURVE
ELEVATION = 934.93 (NAVD 88)

PARKLAND DEDICATION

REQUIRED:
215 SINGLE FAMILY LOTS * 995.95 SF/DU = 214,129 SF = 4.916 ACRES

PROVIDED:
PARK LAND (LOT 300) = 5.094 ACRES

FLOOD PLAIN NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO.19153C0040F (HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2019), IN POLK CITY, POLK COUNTY, STATE OF IOWA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

WHITETAIL PARKWAY CONSTRUCTION SCHEDULE

1. N 13TH STREET, FROM HUGG DRIVE TO WHITETAIL PARKWAY, SHALL BE CONSTRUCTED WITH PLAT 2.
2. WHITETAIL PARKWAY, WEST OF N 13TH STREET, INCLUDING NW HUGG DRIVE RECONSTRUCTION, SHALL BE CONSTRUCTED WITH PLAT 3-8, WHICHEVER PLAT IS CONSTRUCTED FIRST. HOWEVER, N 13TH STREET MUST ALREADY BE COMPLETE FROM WHITETAIL PARKWAY TO NW HUGG DRIVE,
3. WHITETAIL PARKWAY, FROM N 13TH STREET TO THE EAST LIMITS OF PLAT 5, SHALL BE CONSTRUCTED WITH PLAT 2 UNLESS A DEVELOPMENT AGREEMENT IS PROVIDED STATING THIS PORTION OF ROADWAY WILL BE PAVED WITH EITHER PLAT 4 OR 5, WHICHEVER COMES FIRST.
4. WHITETAIL PARKWAY, FROM NW 72ND STREET TO THE WEST LIMITS OF PLAT 4, SHALL BE CONSTRUCTED WITH PLAT 4.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	OVERALL LAYOUT PLAN
C101	LAYOUT AND DIMENSION PLAN
C102	LAYOUT AND DIMENSION PLAN
C103	LAYOUT AND DIMENSION PLAN
C104	LAYOUT AND DIMENSION PLAN
C105	LAYOUT AND DIMENSION PLAN
C200	OVERALL GRADING AND UTILITY PLAN
C201	GRADING AND UTILITY PLAN
C202	GRADING AND UTILITY PLAN
C203	GRADING AND UTILITY PLAN
C204	GRADING AND UTILITY PLAN
C205	GRADING AND UTILITY PLAN
C401	LANDSCAPE PLAN
C402	LANDSCAPE PLAN
C403	LANDSCAPE PLAN

ZONING

R-1 - SINGLE FAMILY RESIDENTIAL

AREA

136.86 ACRES

MINIMUM BULK REGULATION

FRONT YARD - 35'
REAR YARD - 35'
SIDE YARD - 8'
MINIMUM LOT WIDTH - 80'
MINIMUM LOT AREA - 10,000 SF

LEGAL DESCRIPTION

OUTLOT 'X OF WHITETAIL RIDGE PLAT 1

AND

THE EAST 1/2 OF THE SE 1/4 OF SECTION 26, AND THAT PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35 LYING NORTH OF HIGHWAY, ALL IN TOWNSHIP 81 NORTH, RANGE 25, WEST OF THE 5TH P.M., CITY OF POLK CITY, POLK COUNTY, IOWA.

UTILITIES

WATER	- POLK CITY WATER SYSTEM
SANITARY SEWER	- POLK CITY SANITARY SEWER SYSTEM
STORM SEWER	- POLK CITY STORM SEWER SYSTEM

PLAT IMPROVEMENT CONSTRUCTION SCHEDULE - PLAT 1

PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS	- SPRING/SUMMER 2021
PLAT GRADING AND IMPROVEMENTS	- SPRING/SUMMER 2021
TELEPHONE, CABLE, AND OTHER UTILITIES	- FALL 2021

PROPOSED PRINCIPLE USE

LOTS 1 - 215	- SINGLE FAMILY LOTS
LOT 300	- PUBLIC PARK LAND
LOTS 'A' - 'S'	- TO BE DEEDED TO THE CITY FOR STREET PURPOSES
OUTLOT 'Y'	- DETENTION POND TO BE OWNED BY THE HOMEOWNER'S ASSOCIATION
OUTLOT 'Z'	- OUTLOT FOR EXISTING CELL TOWER EASEMENT AREA TO BE OWNED BY THE DEVELOPER

CONCEPTUAL DEVELOPMENT SCHEDULE

PLAT 1	- 2021	PLAT 6	- 2026 (APPROXIMATE)
PLAT 2	- 2022 (APPROXIMATE)	PLAT 7	- 2027 (APPROXIMATE)
PLAT 3	- 2023 (APPROXIMATE)	PLAT 8	- 2028 (APPROXIMATE)
PLAT 4	- 2024 (APPROXIMATE)	PLAT 9	- 2029 (APPROXIMATE)
PLAT 5	- 2025 (APPROXIMATE)		

LEGEND

EXISTING	DESCRIPTION	PROPOSED
S	SANITARY MANHOLE	S
W	SANITARY SEWER	
	WATER MAIN	W
	FIRE HYDRANT ASSEMBLY	
E	UNDERGROUND ELECTRIC	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
950	MAJOR CONTOUR	950
949	MINOR CONTOUR	949
	STORM SEWER	
	STORM SEWER MANHOLE	
	STORM SEWER INTAKES	
	STORM SEWER FES	

CIVIL ENGINEER

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: -

My License Renewal Date is: DECEMBER 31, 2021

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
ALL SHEETS

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC
NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

03/09/2021
CITY SUBMITTAL 04
PROJECT NO: 4207540
CLIENT NO: ---

C000

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PLAT 1

PLAT 2

PLAT 3

PLAT 4

PLAT 5

PLAT 6

PLAT 7

PLAT 8

PLAT 9

PLAT 10

PARK LAND

OUTLOT Y

OUTLOT Z

NW HUGG DRIVE

NW HUGG CIRCLE

NW 72ND STREET

N 14TH CIRCLE

N 13TH STREET

N 12TH COURT

N 11TH STREET

N 10TH CIRCLE

W WHITETAIL PARKWAY

W SPRING GREEN CIRCLE

W ASPEN RIDGE CIRCLE

W HARVEST RIDGE DRIVE

W BUCKSTOWN COURT

W EVERGREEN CIRCLE

W EVERGREEN AVENUE

W PIONEER CIRCLE

W PIONEER COURT

NORTH

0 70 140 280

SCALE IN FEET

OVERALL LAYOUT PLAN

C100

FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CWH
APPROVED: KAS
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO.:4207540
FIELD BOOK: ---
CLIENT NO: ---

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PUBLIC STORM SEWER EASEMENT

OVERLAND FLOWAGE EASEMENT

OWNER: TRI J PROPERTIES LLC

SEE ENLARGED DETAIL THIS SHEET FOR TEMPORARY TURNAROUND

OVERLAND FLOWAGE EASEMENT

PROPOSED STORM WATER MANAGEMENT FACILITY EASEMENT

OWNER: IOWA STATE CONSERVATION COMM

OWNER: TRI J PROPERTIES LLC

PROPOSED STORM WATER MANAGEMENT FACILITY EASEMENT

PUBLIC STORM SEWER EASEMENT

OWNER: JEFFREY J CHILDS

LOT 1 WHITETAIL RIDGE PLAT 1
OWNER: JARROD RUCKLE

OVERLAND FLOWAGE EASEMENT

LOT 210
39056 SQ.FT.
0.897 ACRES

LOT 211
25252 SQ.FT.
0.580 ACRES

LOT 212
13978 SQ.FT.
0.321 ACRES

LOT 213
13944 SQ.FT.
0.320 ACRES

LOT 214
13911 SQ.FT.
0.319 ACRES

LOT 215
18103 SQ.FT.
0.416 ACRES

LOT 209
71341 SQ.FT.
1.638 ACRES

LOT R
43484 SQ.FT.
0.998 ACRES

5' SIDEWALK (TYP)

35' BUILDING SETBACK

W PIONEER CIRCLE

PROPOSED ADA SIDEWALK RAMP, BY DEVELOPER (TYP)

W PIONEER COURT

LOT O
56924 SQ.FT.
1.307 ACRES

LOT 208
44311 SQ.FT.
1.017 ACRES

LOT 207
14720 SQ.FT.
0.338 ACRES

LOT 206
14240 SQ.FT.
0.327 ACRES

LOT 205
14240 SQ.FT.
0.327 ACRES

LOT 204
14240 SQ.FT.
0.327 ACRES

LOT 203
14240 SQ.FT.
0.327 ACRES

LOT 202
18586 SQ.FT.
0.427 ACRES

N 13TH STREET

LOT P
53583 SQ.FT.
1.230 ACRES

LOT 168
17701 SQ.FT.
0.406 ACRES

LOT 167
12815 SQ.FT.
0.294 ACRES

LOT 166
13117 SQ.FT.
0.301 ACRES

LOT 169
18266 SQ.FT.
0.419 ACRES

LOT 170
13256 SQ.FT.
0.304 ACRES

LOT 171
13600 SQ.FT.
0.312 ACRES

LOT 195
44311 SQ.FT.
1.017 ACRES

LOT 196
14720 SQ.FT.
0.338 ACRES

LOT 197
14240 SQ.FT.
0.327 ACRES

LOT 198
14240 SQ.FT.
0.327 ACRES

LOT 199
14240 SQ.FT.
0.327 ACRES

LOT 200
14240 SQ.FT.
0.327 ACRES

LOT 201
18586 SQ.FT.
0.427 ACRES

PUBLIC STORM SEWER EASEMENT

LOT 178
18266 SQ.FT.
0.419 ACRES

LOT 177
13256 SQ.FT.
0.304 ACRES

LOT 176
13600 SQ.FT.
0.312 ACRES

LOT 194
68741 SQ.FT.
1.578 ACRES

LOT Q
43484 SQ.FT.
0.998 ACRES

W EVERGREEN CIRCLE

W EVERGREEN AVENUE

LOT L
90977 SQ.FT.
2.089 ACRES

LOT 193
48913 SQ.FT.
1.123 ACRES

LOT 192
24947 SQ.FT.
0.573 ACRES

LOT 191
15130 SQ.FT.
0.347 ACRES

LOT 190
15130 SQ.FT.
0.347 ACRES

LOT 189
15130 SQ.FT.
0.347 ACRES

LOT 188
19756 SQ.FT.
0.454 ACRES

LOT 187
19985 SQ.FT.
0.459 ACRES

LOT 186
14790 SQ.FT.
0.340 ACRES

LOT 185
14790 SQ.FT.
0.340 ACRES

PUBLIC SANITARY SEWER EASEMENT

OVERLAND FLOWAGE EASEMENT

LOT 44
35878 SQ.FT.
0.824 ACRES

LOT 45
30154 SQ.FT.
0.692 ACRES

PUBLIC STORM SEWER EASEMENT

LOT 57
13347 SQ.FT.
0.306 ACRES

LOT 58
21355 SQ.FT.
0.490 ACRES

PUBLIC STORM SEWER EASEMENT

LOT 70
18256 SQ.FT.
0.442 ACRES

LOT 56
13340 SQ.FT.
0.306 ACRES

LOT 59
25482 SQ.FT.
0.585 ACRES

LOT F
41579 SQ.FT.
0.955 ACRES

N 14TH CIRCLE

LOT 43
21553 SQ.FT.
0.495 ACRES

PUBLIC SANITARY SEWER EASEMENT

LOT 55
13340 SQ.FT.
0.306 ACRES

OVERLAND FLOWAGE EASEMENT

W BUCKSTOWN COURT

LOT H
63753 SQ.FT.
1.464 ACRES

LOT 42
18900 SQ.FT.
0.434 ACRES

35' BUILDING SETBACK

LOT 46
25416 SQ.FT.
0.583 ACRES

LOT 54
13340 SQ.FT.
0.306 ACRES

LOT G
52141 SQ.FT.
1.197 ACRES

LOT 60
24420 SQ.FT.
0.561 ACRES

PUBLIC STORM SEWER EASEMENT

LOT 53

LOT 61

TEMPORARY TURNAROUND EASEMENT

1 TURNAROUND ENLARGEMENT

NORTH

SCALE IN FEET

C101 C103

C101 C102

C101 C103

C101 C103

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
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FIELD BOOK: ---
CLIENT NO: ---

LAYOUT AND DIMENSION PLAN

C101

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LAYOUT AND DIMENSION PLAN

C102

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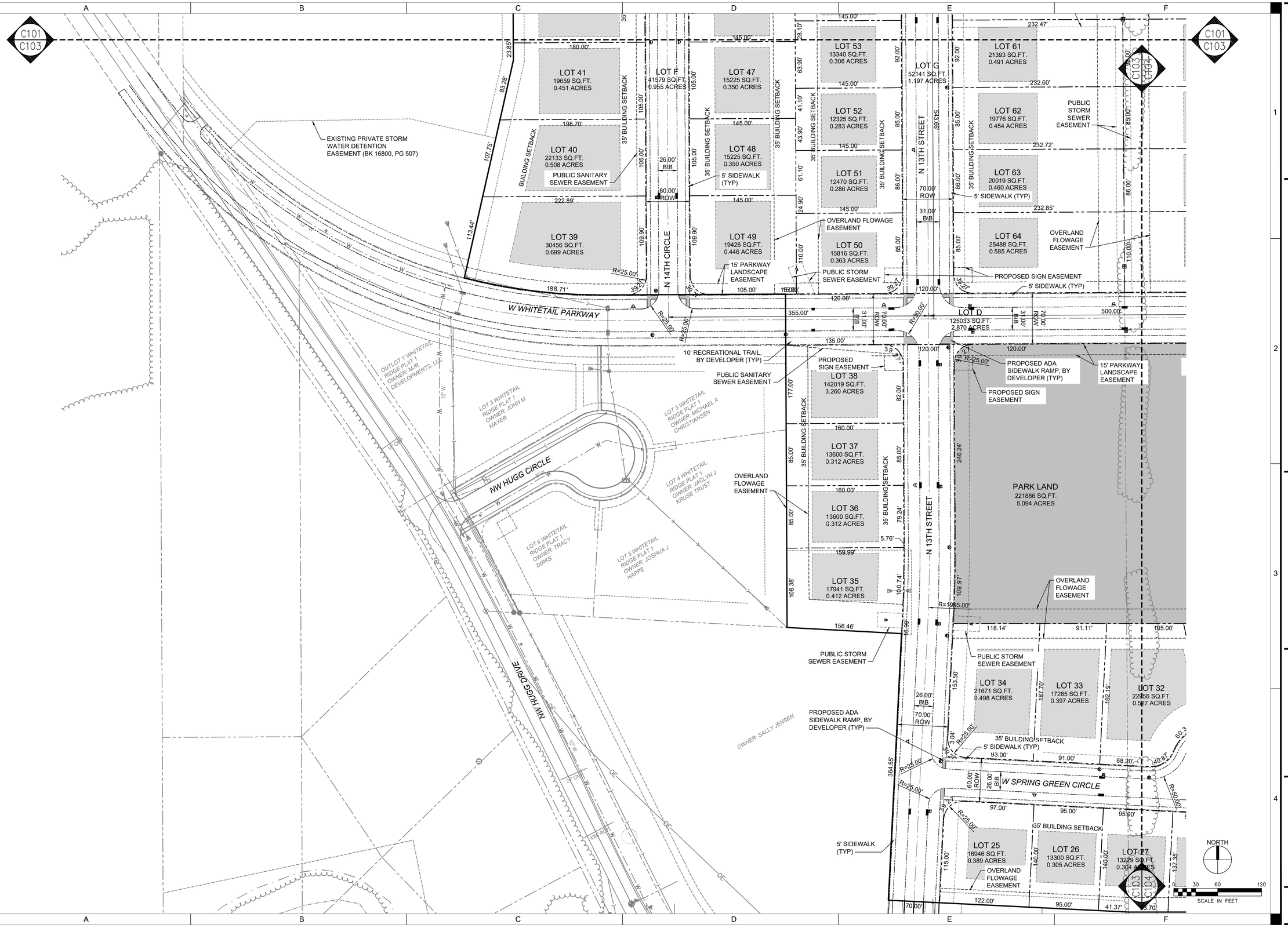

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC
NW HUGG DRIVE, POLK CITY, IOWA 50226

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LAYOUT AND
DIMENSION PLAN

C103

LOT 68
18627 SQ.FT.
0.428 ACRES

LOT H
53753 SQ.FT.
1.464 ACRES

LOT 67
17199 SQ.FT.
0.395 ACRES

LOT 66
17391 SQ.FT.
0.399 ACRES

LOT 65
22094 SQ.FT.
0.507 ACRES

LOT 76
16426 SQ.FT.
0.370 ACRES

LOT 77
14905 SQ.FT.
0.342 ACRES

LOT 78
15080 SQ.FT.
0.346 ACRES

LOT 79
19191 SQ.FT.
0.441 ACRES

LOT 108
16002 SQ.FT.
0.367 ACRES

LOT 107
14790 SQ.FT.
0.340 ACRES

LOT 106
14964 SQ.FT.
0.344 ACRES

LOT 105
21231 SQ.FT.
0.487 ACRES

LOT I
57613 SQ.FT.
1.323 ACRES

LOT 117
12416 SQ.FT.
0.285 ACRES

LOT 118
11475 SQ.FT.
0.263 ACRES

LOT 119
12420 SQ.FT.
0.285 ACRES

LOT 120
25866 SQ.FT.
0.594 ACRES

OUTLOT Y
116593 SQ.FT.
2.677 ACRES

OUTLOT Z
24530 SQ.FT.
0.563 ACRES

EXISTING
CELL TOWER
ENCLOSURE

CELL TOWER
LEASE AREA

EXISTING ACCESS
AND UTILITY
EASEMENTS

LOT 123
39083 SQ.FT.
0.897 ACRES

LOT 122
18097 SQ.FT.
0.415 ACRES

LOT 121
23488 SQ.FT.
0.539 ACRES

LOT J
24516 SQ.FT.
0.563 ACRES

LOT 124
22054 SQ.FT.
0.506 ACRES

LOT 125
29852 SQ.FT.
0.685 ACRES

LOT S
12663 SQ.FT.
0.586 ACRES

188' APPROXIMATE SETBACK
LIMIT - ACTUAL SETBACK
SHALL BE REVIEWED IN
CONJUNCTION WITH
CONSTRUCTION DRAWINGS IN
ACCORDANCE WITH
APPLICABLE ZONING
REGULATIONS

EXISTING PRIVATE DRIVE

PROPOSED ADA
SIDEWALK RAMP, BY
DEVELOPER (TYP)

PROPOSED SIGN
EASEMENT

PROPOSED ADA
SIDEWALK RAMP, BY
DEVELOPER (TYP)

LOT D
125033 SQ.FT.
2.870 ACRES

LOT 80
22366 SQ.FT.
0.513 ACRES

LOT 81
14837 SQ.FT.
0.341 ACRES

LOT 82
16591 SQ.FT.
0.381 ACRES

LOT E
89994 SQ.FT.
2.066 ACRES

LOT 104
21472 SQ.FT.
0.493 ACRES

LOT 103
14724 SQ.FT.
0.338 ACRES

LOT 102
14419 SQ.FT.
0.331 ACRES

LOT 101
14750 SQ.FT.
0.339 ACRES

LOT 100
19131 SQ.FT.
0.439 ACRES

LOT 99
37590 SQ.FT.
0.863 ACRES

LOT 98
35488 SQ.FT.
0.815 ACRES

LOT 97
24077 SQ.FT.
0.553 ACRES

LOT 96
16730 SQ.FT.
0.384 ACRES

LOT 95
19368 SQ.FT.
0.445 ACRES

LOT 90
45369 SQ.FT.
1.042 ACRES

LOT 89
40868 SQ.FT.
0.938 ACRES

LOT 88
22604 SQ.FT.
0.519 ACRES

LOT 87
21675 SQ.FT.
0.498 ACRES

LOT 86
25748 SQ.FT.
0.591 ACRES

LOT 85
29667 SQ.FT.
0.681 ACRES

LOT 84
26664 SQ.FT.
0.612 ACRES

LOT 83
30859 SQ.FT.
0.708 ACRES

LOT 31
19685 SQ.FT.
0.452 ACRES

LOT 32
22956 SQ.FT.
0.527 ACRES

LOT 30
54818 SQ.FT.
1.258 ACRES

LOT C
85155 SQ.FT.
1.955 ACRES

LOT 29
63548 SQ.FT.
1.459 ACRES

LOT 28
14820 SQ.FT.
0.340 ACRES

LOT 27
13229 SQ.FT.
0.304 ACRES

PARK LAND
221886 SQ.FT.
5.094 ACRES

N 12TH COURT

N 11TH STREET

N 10TH CIRCLE

W WHITETAIL PARKWAY

W HARVEST RIDGE DRIVE

OVERLAND FLOWAGE
EASEMENT

PUBLIC STORM
SEWER EASEMENT

PUBLIC SANITARY
SEWER EASEMENT

15' PARKWAY
LANDSCAPE
EASEMENT

10' RECREATIONAL TRAIL,
BY DEVELOPER (TYP)

5' SIDEWALK (TYP)

20' PARKWAY
LANDSCAPE
EASEMENT

20' LANDSCAPE
BUFFER EASEMENT

35' BUILDING SETBACK

BUILDING SETBACK

OWNER: YOUNG
INVESTMENTS, LC

NORTH

0 30 60 120
SCALE IN FEET

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

LAYOUT AND
DIMENSION PLAN

C104

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FOUR SEASONS POLK
CITY PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

LAYOUT AND DIMENSION PLAN

C105

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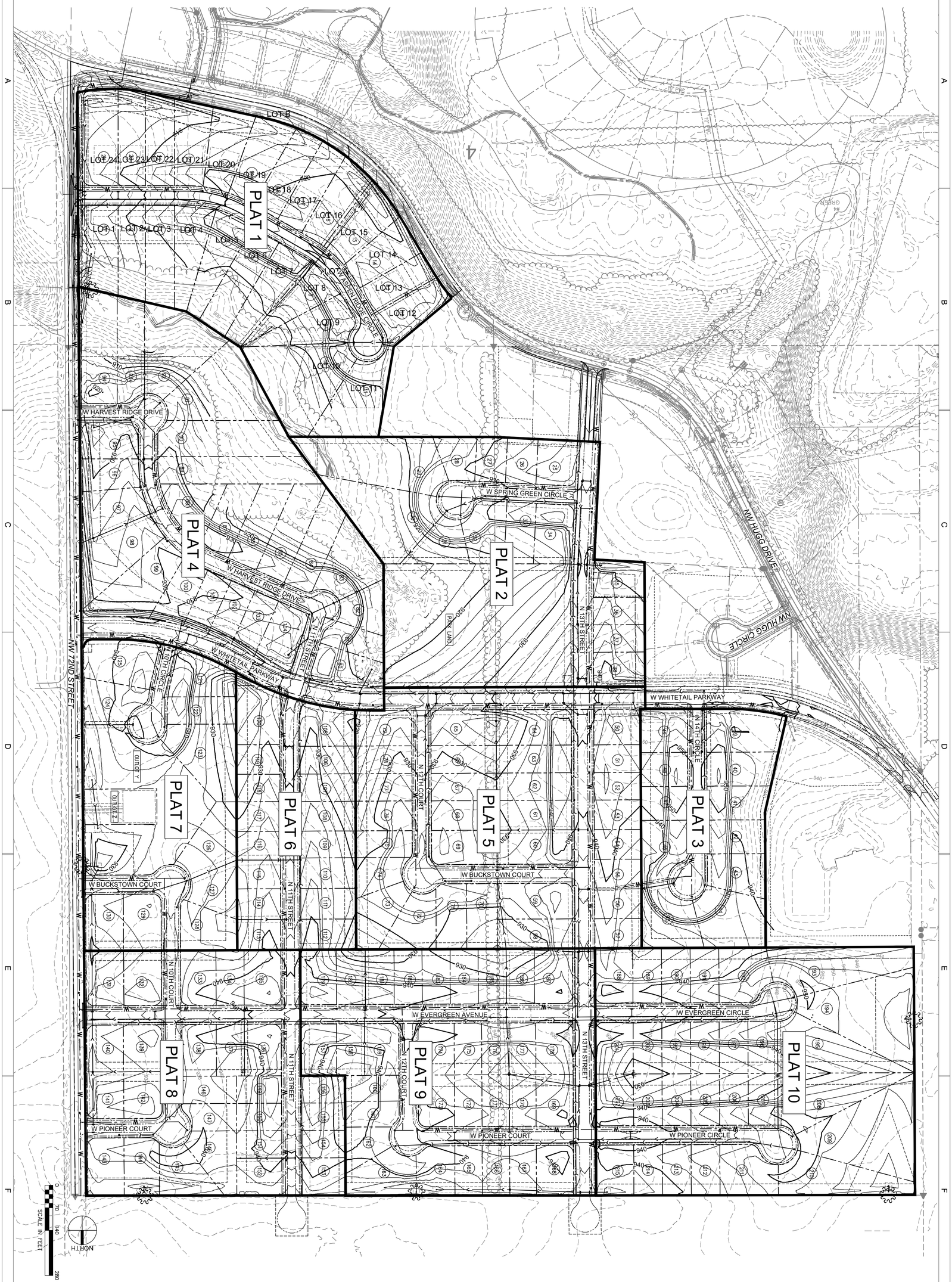

C200

OVERALL GRADING AND UTILITY PLAN

DRAWN:	CWH
APPROVED:	KAS
ISSUED FOR:	CITY SUBMITTAL 04
DATE:	03/09/2021
PROJECT NO:	4207540
FIELD BOOK:	---
CLIENT NO:	---

PRELIMINARY - NOT FOR CONSTRUCTION

FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

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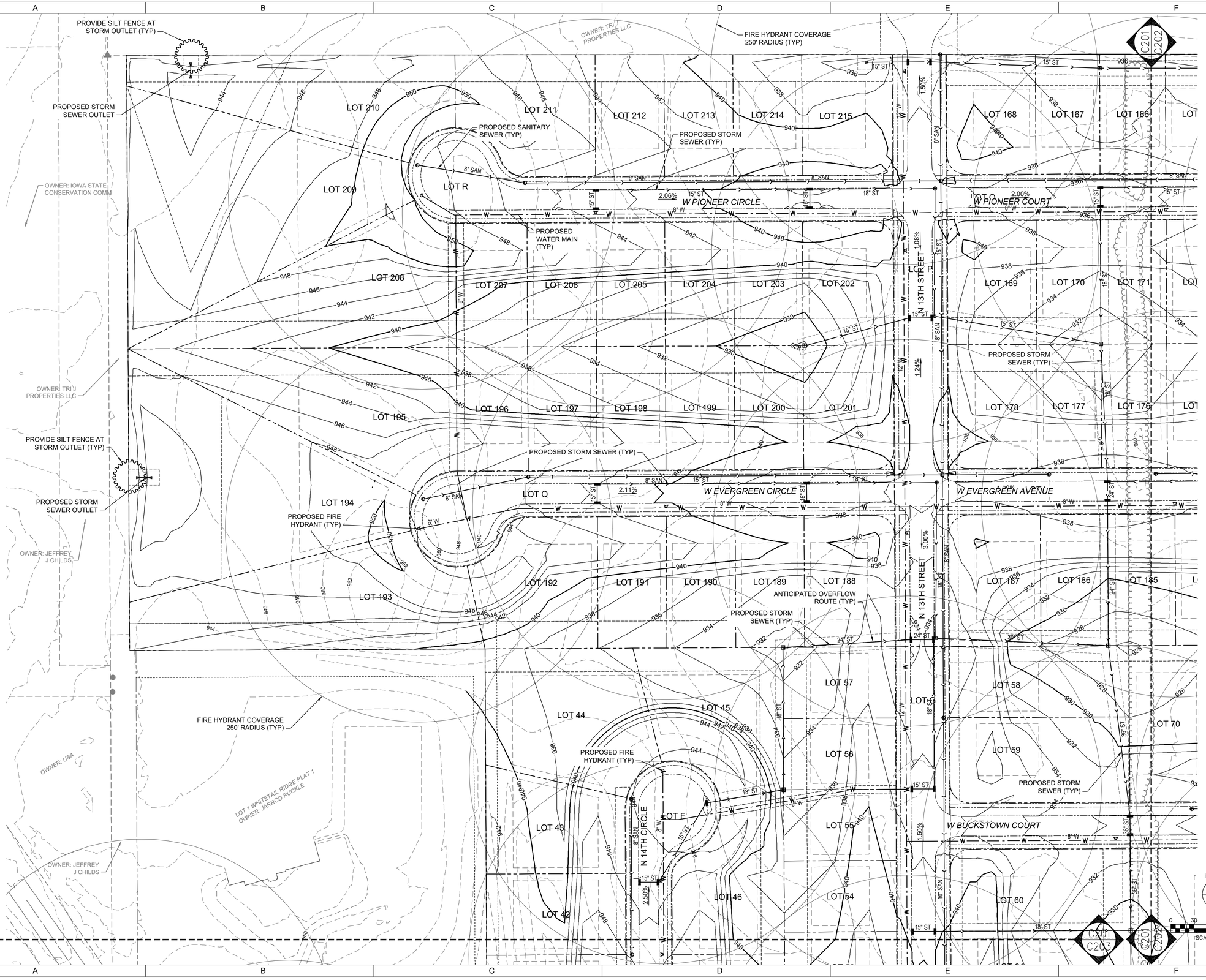

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

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APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

GRADING AND UTILITY PLAN

C201

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PROVIDE SILT FENCE AT STORM OUTLET (TYP)
PROPOSED STORM SEWER OUTLET
OWNER: TRI J PROPERTIES LLC
PROVIDE SILT FENCE AT STORM OUTLET (TYP)
PROPOSED STORM SEWER OUTLET
C201
C202
LOT 166
LOT 165
LOT 164
LOT 163
LOT 153
LOT 145
LOT 162
LOT O
LOT 161
LOT 155
LOT N
LOT 150
LOT 147
LOT M
W PIONEER COURT
PROPOSED SANITARY SEWER (TYP)
PROVIDE POSITIVE DRAINAGE IN ROADWAY DITCH (TYP)
LOT 171
LOT 172
LOT 173
LOT 160
LOT 156
LOT 149
LOT 148
LOT 142
LOT 141
N 12TH COURT
N 11TH STREET
N 10TH COURT
LOT 176
LOT 175
LOT 174
LOT 159
LOT 158
LOT 157
LOT 136
LOT 137
LOT 138
LOT 139
LOT 140
PROPOSED STORM SEWER (TYP)
EVERGREEN AVENUE
LOT L
FIRE HYDRANT COVERAGE 250' RADIUS (TYP)
LOT 185
LOT 184
LOT 183
LOT 182
LOT 181
LOT 180
LOT 179
LOT 135
LOT 134
LOT 133
LOT 132
LOT 131
NW 72ND STREET
OWNER: YOUNG INVESTMENTS, LC
LOT 70
LOT 71
LOT 72
LOT 73
LOT 112
LOT 113
LOT 128
LOT 129
LOT 130
PROVIDE POSITIVE DRAINAGE IN ROADWAY DITCH (TYP)
LOT H
LOT 74
LOT 111
LOT I
LOT 114
LOT 127
LOT 110
LOT 115
LOT K
W BUCKSTOWN COURT
PROPOSED DITCH CULVERT (TYP)
PROVIDE SILT FENCE AT STORM OUTLET (TYP)
LOT 69
LOT 75
LOT 109
LOT 116
LOT 126
OUTLOT Y
C201
C202
C204
NORTH
0 30 60 120
SCALE IN FEET

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT
MJR DEVELOPMENTS, LLC
NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

GRADING AND UTILITY PLAN

C202

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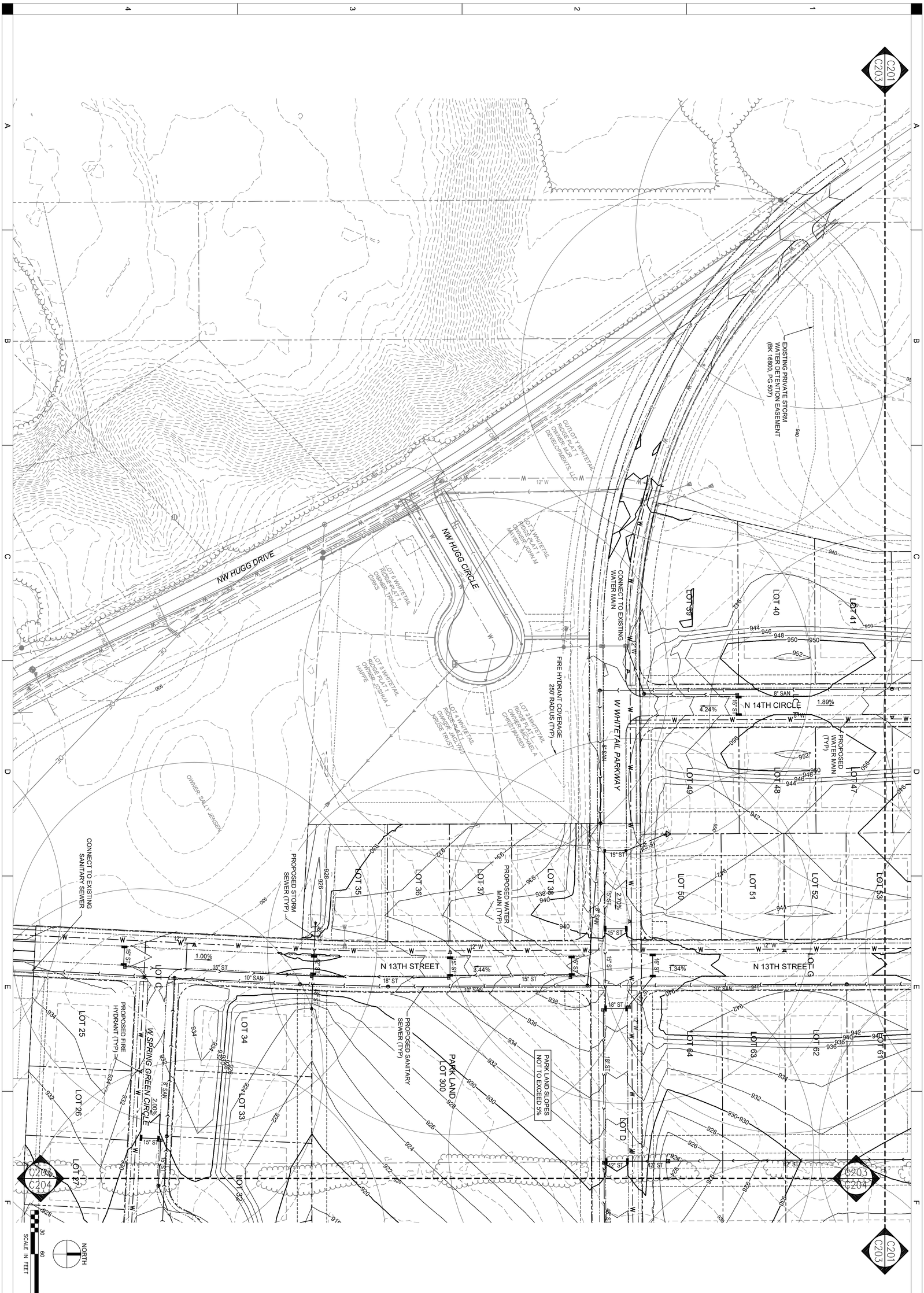

C203

GRADING AND UTILITY PLAN

DRAWN:	---
APPROVED:	---
ISSUED FOR:	CITY SUBMITTAL 04
DATE:	03/09/2021
PROJECT NO:	4207540
FIELD BOOK:	---
CLIENT NO:	---

PRELIMINARY - NOT FOR CONSTRUCTION

FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

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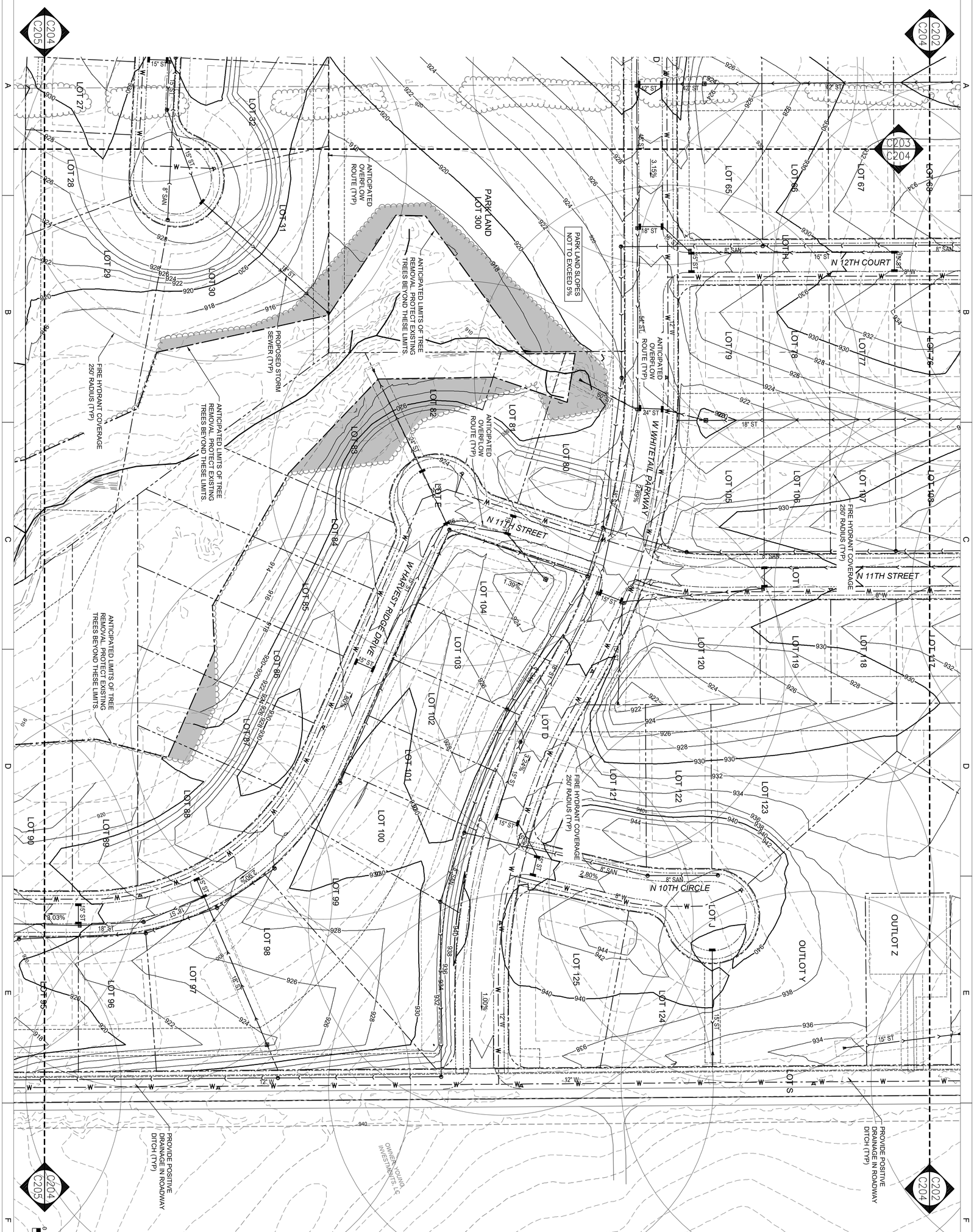

SCALE IN FEET: 0, 30, 60, 120

NORTH

C204

GRADING AND UTILITY PLAN

DRAWN:	---
APPROVED:	---
ISSUED FOR:	CITY SUBMITTAL 04
DATE:	03/09/2021
PROJECT NO:	4207540
FIELD BOOK:	---
CLIENT NO:	---

PRELIMINARY - NOT FOR CONSTRUCTION

FOUR SEASONS POLK CITY PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

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C204
C205

LOT 90
LOT 95
ANTICIPATED OVERFLOW ROUTE (TYP)
W HARVEST RIDGE DRIVE
PROPOSED WATER MAIN (TYP)
LOT E
1.25%
PROPOSED DITCH CULVERT (TYP)
LOT 91
OWNER: YOUNG INVESTMENTS, LC
FIRE HYDRANT COVERAGE 250' RADIUS (TYP)
LOT 11
LOT 92
LOT 93
LOT 94
PROPOSED STORM SEWER (TYP)
SANITARY SEWER STUB TO PLAT 1 BOUNDARY
LOT 10
15" ST
18" ST
24" ST
EXISTING PRIVATE DRIVE
OWNER: TERESE A YOUNG
PROPOSED WATER MAIN (TYP)
LOT 9
LOT 12
PROVIDE SILT FENCE AT STORM OUTLET (TYP)
UTILIZE EXISTING RAVINE FOR REGIONAL DETENTION BASIN
ANTICIPATED LIMITS OF TREE REMOVAL. PROTECT EXISTING TREES BEYOND THESE LIMITS.
PROPOSED DETENTION OUTLET STRUCTURE
NW 72ND STREET
EXISTING CMP FES IE = 873.03
EXISTING CMP FES IE = 887.97
LOT 13
LOT 8
LOT A
LOT 7
EXISTING 48" STORM @ 8.95%
CONNECT TO EXISTING WATER MAIN
NW HUGG DRIVE
LOT 14
LOT 6
1.33%
W ASPEN RIDGE CIRCLE
LOT 5
LOT 15
LOT 4
LOT 3
LOT 2
LOT 1
LOT 16
PROPOSED SANITARY SEWER (TYP)
3.95%
OWNER: YOUNG INVESTMENTS, LC
LOT 17
LOT 18
PROPOSED DITCH CULVERT (TYP)
PROPOSED FIRE HYDRANT (TYP)
PROVIDE POSITIVE DRAINAGE IN ROADWAY DITCH (TYP)
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
4
OWNER: TOURNAMENT CLUB OF IOWA, LLC
ANTICIPATED OVERFLOW ROUTE (TYP)
LOT B
LOT 35 BIG CREEK VALLEY PLAT 1 OWNER: MJR DEVELOPMENTS, LLC
LOT 34 BIG CREEK VALLEY PLAT 1 OWNER: MJR DEVELOPMENTS, LLC
LOT 33 BIG CREEK VALLEY PLAT 1 OWNER: MJR DEVELOPMENTS, LLC
LOT 32 BIG CREEK VALLEY PLAT 1 OWNER: MJR DEVELOPMENTS, LLC
LOT 31 BIG CREEK VALLEY PLAT 1 OWNER: EQUITY TRUST COMPANY
FIRE HYDRANT COVERAGE 250' RADIUS (TYP)
CONNECT TO EXISTING SANITARY SEWER
CONNECT TO EXISTING WATER MAIN

NORTH

0 30 60 120
SCALE IN FEET

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

GRADING AND UTILITY PLAN

C205

NOTES:

1. PROPOSED GINKGO TREE IS OF THE MALE VARIETY. SHOULD A SUBSTITUTE GINKGO TREE BE PROPOSED DURING THE CONSTRUCTION DRAWING PHASE, THE PROPOSED SUBSTITUTION MUST ALSO BE OF THE MALE VARIETY PER POLK CITY ORDINANCE.
2. TREE SPACING ALONG WHITETAIL PARKWAY SHALL BE 40' ON CENTER.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING ALL PARKWAY TREES ALONG WHITETAIL PARKWAY WITH STREET AND TRAIL IMPROVEMENTS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	CEL OCC	45	Celtis occidentalis	Common Hackberry	B & B	2"Cal
	GIN BIL	27	Ginkgo biloba `Magyar`	Magyar Ginkgo	B & B	2"Cal
	QUE RUB	45	Quercus rubra	Red Oak	B & B	2"Cal

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC

NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

LANDSCAPE PLAN

C401

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	CEL OCC	45	Celtis occidentalis	Common Hackberry	B & B	2"Cal
	GIN BIL	27	Ginkgo biloba `Magyar`	Magyar Ginkgo	B & B	2"Cal
	QUE RUB	45	Quercus rubra	Red Oak	B & B	2"Cal

NOTES:
1. PROPOSED GINKGO TREE IS OF THE MALE VARIETY. SHOULD A SUBSTITUTE GINKGO TREE BE PROPOSED DURING THE CONSTRUCTION DRAWING PHASE, THE PROPOSED SUBSTITUTION MUST ALSO BE OF THE MALE VARIETY PER POLK CITY ORDINANCE.
2. TREE SPACING ALONG WHITETAIL PARKWAY SHALL BE 40' ON CENTER.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING ALL PARKWAY TREES ALONG WHITETAIL PARKWAY WITH STREET AND TRAIL IMPROVEMENTS.

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC
NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: ---
APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

LANDSCAPE PLAN

C402

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NOTES:
1. PROPOSED GINKGO TREE IS OF THE MALE VARIETY. SHOULD A SUBSTITUTE GINKGO TREE BE PROPOSED DURING THE CONSTRUCTION DRAWING PHASE, THE PROPOSED SUBSTITUTION MUST ALSO BE OF THE MALE VARIETY PER POLK CITY ORDINANCE.
2. FUTURE HOMEOWNERS WILL BE RESPONSIBLE FOR INSTALLING ALL LANDSCAPE BUFFER TREES ALONG NW HUGG DRIVE WITH BUILDING PERMITS.

PLANT SCHEDULE WHITETAIL RIDGE

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	5	Celtis occidentalis	Common Hackberry	B & B	2"Cal
	11	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2"Cal
	5	Quercus ellipsoidalis	Northern Pin Oak	B & B	2"Cal
	10	Quercus rubra	Red Oak	B & B	2"Cal

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FOUR SEASONS POLK CITY
PRELIMINARY PLAT

MJR DEVELOPMENTS, LLC
NW HUGG DRIVE, POLK CITY, IOWA 50226

PRELIMINARY - NOT FOR CONSTRUCTION

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APPROVED: ---
ISSUED FOR: CITY SUBMITTAL 04
DATE: 03/09/2021
PROJECT NO: 4207540
FIELD BOOK: ---
CLIENT NO: ---

LANDSCAPE PLAN

C403

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Planning & Zoning Commission
February 15, 2021 discussion
Implementation Plan

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	In progress	April 2021	May 2021
Update Ordinances	Staff	In progress	May 2021	July 2021

- Commercial/Industrial Site Plans
  - Define parking lot tree requirements
  - Define design requirements including allowable materials and desire for more neighborhood friendly architecture
  - Examine the need for targeting certain areas of town with an overlay district
- Parkways
  - Review Parkway Designations on Major Streets Plan
  - Define species and caliper of trees for Parkways in Subdivision Ordinance
- Update code sections for 5’ wide sidewalks
- Limit number of cul-de-sacs in subdivisions
- Residential Buildings with 3 or more units
  - Define design standards

Comprehensive Plan Updates	P&Z	In progress	June 2021	August 2021

- Identify additional areas for commercial use
- Review areas designated for industrial uses
- Update Future Land Use Map and Major Streets Plan