

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

November 21, 2022 | 6:00 pm
City Hall | Council Chambers

**Public Meeting participation in person or via phone
Call in #515-726-3598 Participant Code 535355**

**Public Members can provide comments directly to support@polkcityia.gov
*any comments received before the time of the meeting will be made a part of the minutes**

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

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

Tentative Meeting Agenda

Doug Sires | Chair

Deanna Triplett | Vice Chair

P&Z Commission Members: Ron Hankins | Krista Bowersox | Doug Ohlfest | Justin Vogel | Amber Pringnitz

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Approval of P&Z Commission Meeting minutes for October 17, 2022
6. Approval of P&Z Commission Special Meeting Minutes for November 10, 2022
7. Recommend Council approve the Site Plan for Lakeside Office Park, Lot 1
8. Recommend Council approve the Plat of Survey in 2-mile area for Mack
9. Reports & Particulars

Council Liaison, City Manager, Staff, and Commission

10. Adjourn until December 19, 2022

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, October 17, 2022

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on October 17, 2022, in City Hall Council Chambers.

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

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Triplett, Sires, Ohlfest, Pringnitz, Vogel| In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Bowersox and seconded by Triplett to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Triplett and seconded by Ohlfest to approve P&Z Commission Meeting Minutes for September 19, 2022
MOTION CARRIED UNANIMOUSLY
6. **Leonard Senior Living**
Bryan Schnurr, CEO/Partner for MavenCrux Development reviewed the project details as shown on the Master Plan. Kathleen Connor, City Engineering Representative reviewed her memo regarding the project. Commission Members discussed the project.
The following residents made comments to the Commission regarding the project:
Bruce Lefkow, 1513 Tournament Club Way
Dawn Borwig, 1330 Twelve Oaks Dr.
Gary Mahannah, 313 Maple Dr.
Donita Berkland, 408 Hillcrest
Anthony Capaldo, 417 Hillcrest
Robert Schultz, 404 Hillcrest
DeeDee Godfrey, 509 Adams St.
Laura Conway, 413 Hillcrest
Martin Hug, COO for Agemark provided input regarding operations of the project. Commission Members discussed concerns regarding density and parking
MOTION: A motion was made by Sires and seconded by Hankins to table the discussion until a future P&Z Meeting
MOTION CARRIED UNANIMOUSLY
7. **Reports & Particulars** | None
8. **Adjournment**
MOTION: A motion was made by Triplett and seconded by Pringnitz to adjourn at 7:27 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, November 21, 2022

Attest:

Jenny Coffin - City Clerk

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission – Special Meeting
6:00 p.m., Thursday, November 10, 2022

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on November 10, 2022, in City Hall Council Chambers.

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

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Triplett, Sires, Ohlfest, Pringnitz, Vogel| In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Ohlfest and seconded by Triplett to approve the agenda.
MOTION CARRIED UNANIMOUSLY

4. **Leonard Senior Living**

The following residents made comments to the Commission regarding the project:

Dana Crable, 428 Hillcrest

Robert Schultz, 404 Hillcrest

Gary Mahannah, 313 Maple Dr.

Anthony Capaldo, 417 Hillcrest

Bryan Schnurr, CEO/Partner for MavenCrux Development reviewed the changes proposed to the project details as shown on the Master Plan, including parking, staffing, traffic, lighting, deliveries, dumpsters, alarms, the trail and increased setback buffers and landscaping. Schnurr discussed the various reasons why he believes this is the right location for a residential project of this nature and his desire to be a good neighbor by increasing setbacks and buffers above and beyond the requirements of a project of this type.

Ross Nichols, CEO/Partner for MavenCrux Development discussed additional details regarding this residential project and the impact it could have on the community.

Kathleen Connor, City Engineering Representative reviewed her updated memo regarding parking and this project. She confirmed that the Fire Chief provided input and approval for the fire road's turning radius and the bollards proposed to use on the trail. Kathleen reviewed the research done on parking, providing comparisons from other metro communities and recommends 101 proposed stalls for this project based on that research. She also discussed the developer's willingness to provide parking at the nearby Leonard Park to alleviate neighborhood congestion for use of the park and nearby trail.

Chelsea Huisman, City Manager said the City is excited about this project looking at the growth, taxable valuation and creation of 70-80 new jobs, which would be a tremendous contribution for the community the size of Polk City. She discussed the importance of the Park parking proposal as it shows creativity and having a dual purpose without a sea of concrete for parking.

Commission Members discussed the project. Commission Member Bowersox said this project is in her neighborhood, and she lived near the nursing home most of her life, where family members worked and lived. She said the underground path for the trail under Parker Blvd makes this location a great place to offer access to the new residents of this development. Commission Member Hankins said his only concerns are to get written confirmation of the verbal promises regarding parking and use restricted to senior living only. Schnurr agreed to the stipulation for restricting use. Nichols suggested restricted covenants to outline parking enforcement. Commission Member Sires said this project would be a positive economic impact for the City and he appreciates the developer coming back and working with the City. He said he appreciates comments from the neighbors living next to this location and the Commission needs to look at all of the variables and what is best for all citizens that Polk City serves. Commission Member Ohlfest said he was originally reluctant to change the comp plan but this is a unique opportunity that he is in favor of. He said the comparisons on parking requirements in other communities has helped him understand what should be required for this type of project in Polk City and he is excited for the Leonard Park enhancements to reduce load on side streets. He said after looking at the architecture proposed he thinks it will look residential and the setbacks increased will help buffer the existing neighbors. He said this will be a great asset to the community.

MOTION: A motion was made by Hankins and seconded by Ohlfest to recommend Council approve amending the Comp Plan Future Land Use Map
MOTION CARRIED UNANIMOUSLY

MOTION: A motion was made by Hankins and seconded by Triplett to recommend Council approve the request to rezone the property to PUD as presented, subject to Staff and Engineering comments dated 11/7/2022 and restricting the use of the property to senior living and associated services and asking the developer to establish restrictive covenants.
MOTION CARRIED UNANIMOUSLY

5. Adjournment

MOTION: A motion was made by Triplett and seconded by Ohlfest to adjourn at 6:56 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, November 21, 2022

Attest:

Jenny Coffin - City Clerk

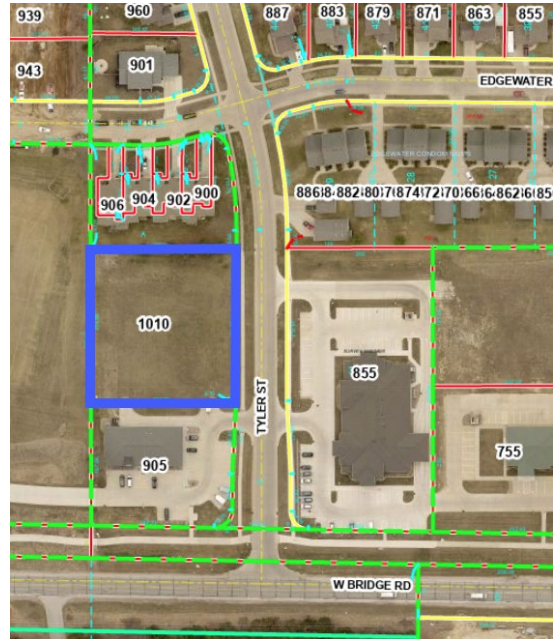
SITE PLAN REVIEW

Date: November 16, 2022
 Project: Lake Front Office Park – Lot 1

Prepared by: Kathleen Connor
 Travis Thornburgh, P.E.
 Project No.: 122.1532.01

GENERAL INFORMATION:

Owner/ Applicant:	Iron House Properties, LLC
Requested Action:	Approval of Site Plan
Location	1010 Tyler Street North of Bridge Road & West of Tyler Street
Size:	0.99 acres
Zoning:	C-2 Commercial
Proposed Use:	Office/Retail (Low Volume) Restaurant (Drive-thru) Restaurant (Sit Down)



BACKGROUND:

Shane Torres on behalf of Iron House Properties, LLC, proposes construction of a single story, 7,700 square feet mixed use building with an approximately 1,000 square feet covered patio located on the north end of the building. The proposed location was originally platted as Lot 1 of the Lake Front Office Park Plat 1 subdivision, recorded on May 23, 2016. The existing lot is zoned in the C-2 Commercial district.

The proposed building will offer 4 tenant spaces, with the northernmost space (3,448 SF indoor with 990 SF patio) being designated as a restaurant space, the southernmost space (1,303 SF) being designated as a café restaurant space, and the middle two spaces being designated as future office or retail space (1,202 SF & 1,201 SF). The building includes sprinkler and mechanical rooms (50 SF) to serve all tenants. The proposed uses are in general compliance with the C-2 commercial district.

The building will be constructed primarily of “Vintage Black” brick and wainscot masonry, along with accent stone around the retail entrances. Parapet walls will be extended to conceal the bulk of the roof-mounted mechanical units at the front and sides of the building and fiber cement screening wall will conceal the units at the rear (west side) of the building.

The developer is proposing a parking lot that wraps around the building and provides space for five cars to queue at the drive-thru window without obstructing parking stalls. Since the proposed parking lot does not provide enough parking stalls to meet Code (58 stalls required vs. 49 spaces

provided on site), the developer has proposed a shared parking agreement between Lots 1 and 2 Lake Front Office Park Plat 1 to meet the parking requirements.

As part of the construction, the developer will be modifying the existing detention basin located on Lot 1 of Lake Front Office Park Plat 1. Utilities will be extended to the building to serve the tenants, including a shared grease trap that will be maintained by the property owner.

Plant materials will be installed as part of the site plan to meet Polk City's open space and headlight screening requirements. The developer has proposed construction of a 6' wooden fence along the north property line in addition to the existing Type 'B' buffer trees to provide additional screening from the existing residential lots north of the proposed site.

The developer proposes protection of the existing 5' sidewalk along the Tyler Street and will replace any damaged sidewalk following construction operations.

ISSUES:

The Polk City Zoning Regulations require site plans to provide adequate off-street parking based on the proposed uses that are developed. According to Section 165.17 of the Zoning Regulations, the uses of this site plan would require 58 total parking stalls. The developer has proposed installation of 49 new parking stalls and wishes to meet the required number of parking stalls through a shared parking agreement and easement to share parking stalls with the existing ReMax building on Lot 2 of the Lake Front Office Park. The current uses of Lot 2, an eye care clinic and real estate office, experience the heaviest traffic loading during the daytime hours, while the proposed uses of Lot 1 are most likely to experience heavy traffic in the early morning or evening hours.

City Staff believes that this arrangement is acceptable, given the varying peak use of the buildings, provided the developer signs an Agreement for shared parking that includes the following restrictions:

1. The shared parking stalls shall be covered by a blanket easement across all of Lots 1 and 2 so the stalls in front of both buildings are primarily available for customer parking. This minimizes the concern that, should there be vehicle overlap, there is plenty of available parking for the tenants of both buildings. This blanket easement would also eliminate the need to revise the existing Ingress/Egress easement on Lot 1 since the parking lot layout has changed somewhat since the Final Plat was approved.
2. Employee parking for both buildings shall be restricted to the stalls on the west side of the building on Lot 1, the furthest west stalls on Lot 2 for the west tenant of the building on Lot 2, and the south stalls for the east tenant of the building on Lot 2.
3. Parking of company vehicles or trailers shall be prohibited on Lot 2 and on the east side of Lot 1 to leave all stalls in front of the buildings available for customer parking and employee parking for Lot 2 only. If the City determines parking has become a concern at Lakefront Office Park, the City Manager may require company vehicles and trailers be moved to an off-site location.
4. The restaurant shall have a public entrance on the west side of the building providing access to the building for any patrons that may use the west parking lot.

REVIEW COMMENTS: Pursuant to our review of Submittal #3 of the Site Plan for conformance to applicable city code, we offer the following comments:

1. The Traffic Memo prepared by McClure Engineering estimated the trip generation to be 42 new trips during the AM peak, based on one high-turnover (sit down) restaurant and one coffee/donut shop with drive-thru and no seating, with the remainder as office or retail space. Since the developer indicates the café will have indoor seating, the Traffic Memo will need to be revised to reflect that use. If the site will generate 10 or more added trips, a Traffic Impact Study will be prepared by the City Engineer and the Site Plan will need to be revised to include the improvements recommended by the TIS, including provision of Construction Drawings for Public Improvements if applicable
2. Revise Note 19 on the Utility Plan to refer to the “Property Owner” in lieu of “Owner of the Building” per our 11/15/22 email regarding the shared grease trap.
3. Prior to this Site Plan being presented to City Council for approval, the following items will need to be addressed:
 - a. The developer’s attorney will need to provide a draft Agreement covering the blanket easement across Lots 1 and 2 regarding shared parking, ingress/egress, and trash enclosure if applicable, for review by staff based on the items discussed under “Issues” above.
 - b. The developer’s attorney will need to provide legal documents for amending the Private Detention Easement document to conform with the requirements for a Stormwater Management Facility Easement to ensure perpetual maintenance of the facility. Upon request, as sample Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement document will be provided for reference.

RECOMMENDATION:

Based on the satisfactory resolution of each of the foregoing review comments, we recommend approval of the Site Plan for Lake Front Office Park Lot 1 Site Plan, subject to the following:

1. Provision of an Agreement to cover shared parking stalls, blanket ingress/egress, shared trash enclosure, and shared monument sign between Lots 1 and 2 for review and approval by the City Attorney prior to this Site Plan being presented to City Council. This Agreement should address all issues discussed in the Staff Memo dated 11/4/22.
2. Provision of an amended Private Detention Easement document to bring the existing easement into conformance with the city’s standard Storm Water Facility Maintenance Covenant and Permanent Easement Agreement for review and approval by the City Attorney prior to this Site Plan being presented to City Council.
3. If required per the revised Traffic Memo, the City Engineer shall complete a Traffic Impact Study and the Site Plan shall be revised to include the recommended improvements, including Construction Drawings for Public Improvements if applicable, prior to issuance of a Building Permit.

4. The developer shall record all Agreements and Easements and shall provide a recorded copy of each document to the City Clerk prior to issuance of a Building Permit for Lake Front Office Park Lot 1.
5. P&Z's recommendation(s) if any being addressed prior to this item moving forward to City Council for approval.
6. Payment in full of all fees and professional billings.

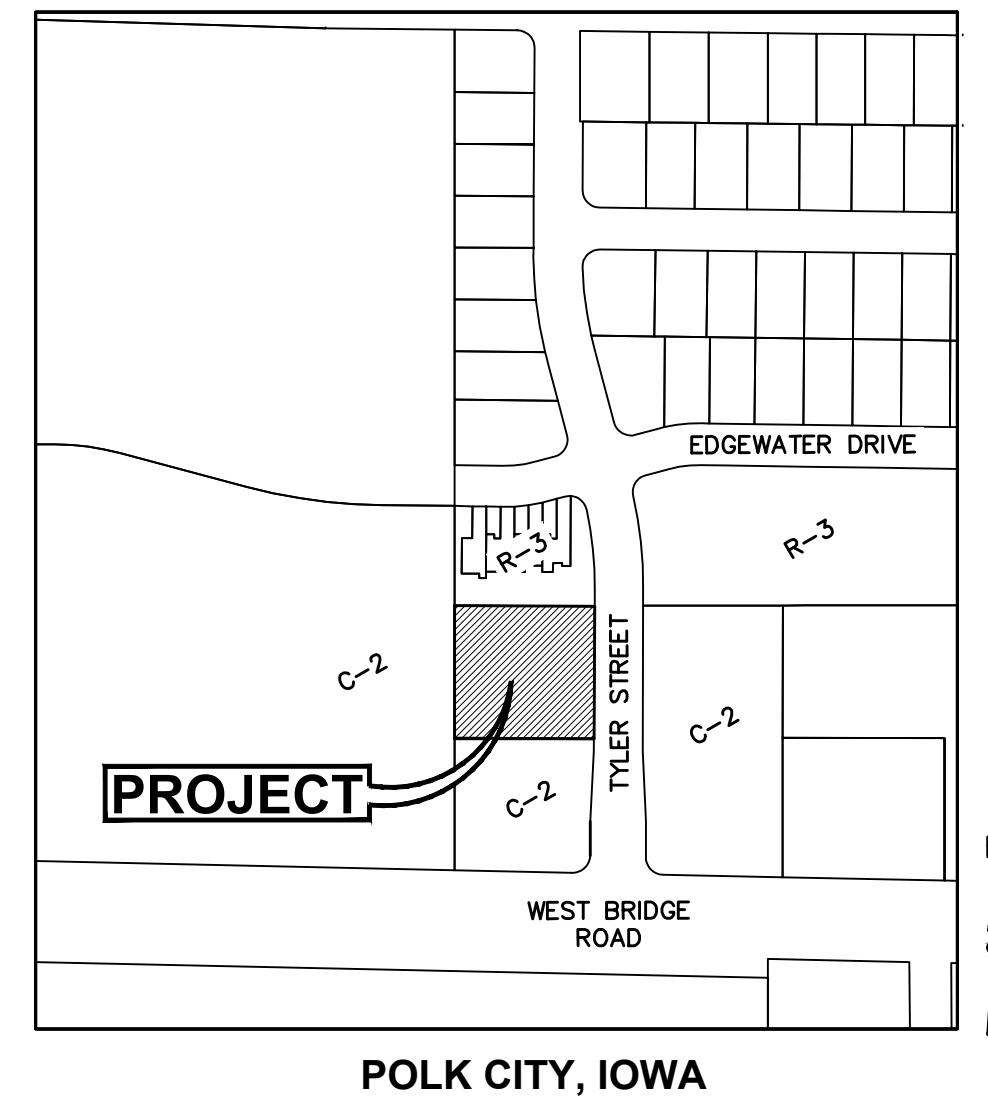
SITE PLAN & PRELIMINARY PLAT FOR:

LAKE FRONT OFFICE PARK - LOT 1

1010 TYLER STREET, POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



OWNER / DEVELOPER

IRON HOUSE PROPERTIES LLC
CONTACT: SHANE TORRES
905 W BRIDGE RD STE 2
POLK CITY, IA 50226
PH: (515) 984-0222

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
FX: (515) 369-4410

DATE OF SURVEY

DECEMBER, 2015

BENCHMARKS

BM#1: BURY BOLT ON HYDRANT NE CORNER OF TYLER STREET AND WEST BRIDGE ROAD. ELEVATION=944.07

BM#2: BURY BOLT ON HYDRANT NE CORNER OF PARKER BLVD AND WEST BRIDGE ROAD. ELEVATION=904.04

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = FALL 2023

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 10/26/2022
-SITE PLAN SUBMITTAL TO CITY #2: 11/09/2022
-SITE PLAN SUBMITTAL TO CITY #3: 11/15/2022

LEGAL DESCRIPTION

LOT 1 OF LAKE FRONT OFFICE PARK PLAT 1,
CONTAINING 43,126 SF

ZONING

C2 - COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

1010 TYLER STREET

DEVELOPMENT SUMMARY

AREA: 0.99 ACRES (43,126 SF)

SETBACKS:

FRONT = 25'
SIDE = 0'
REAR = 35'

*FOR EACH FOOT THE FRONT YARD IS INCREASED OVER 25', THE REAR YARD MAY BE REDUCED PROPORTIONALLY.

PRINCIPAL USE:

OFFICE/RETAIL (LESS THAN 6,000 SF)
CAFE (DRIVE-THROUGH)
RESTAURANT (FULL SERVICE SITE-DOWN)

BUILDING FOOTPRINT:

TOTAL NET BUILDING = 7,220 SF
TOTAL GROSS BUILDING = 7,700 SF

ESTIMATED NUMBER OF EMPLOYEES PER SHIFT FOR BUILDING:

EARLY MORNING: 4 EMPLOYEES
LUNCH HOUR: 8 EMPLOYEES
EVENING HOURS: 15 EMPLOYEES

PARKING REQUIREMENTS:

OFFICE/ RETAIL (LOW VOLUME)
1 / 400 SF
RESTAURANT
1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA PLUS 1 SPACE FOR EVERY FOUR OUTSIDE SEATS PLUS RESERVOIR LANE CAPACITY EQUAL TO 5 SPACES PER DRIVE-IN WINDOW

REQUIRED:

4,817 SF OF RESTAURANT = 42 SPACES
2,403 OFFICE/ RETAIL (LOW VOLUME) = 6 SPACES
PATIO (40 SEATS) = 10 SPACES

TOTAL REQUIRED:

= 58 SPACES

TOTAL PROVIDED:

= *49 SPACES (2 ADA SPACES)
*SHARED PARKING AGREEMENT WITH LOT 2

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	-----
SECTION LINE	-----
CENTER LINE	-----
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8" S
SANITARY SERVICE	S - S - S
STORM SEWER	ST - ST
STORM SERVICE	ST - ST
WATERMAIN WITH SIZE	8" W
WATER SERVICE	W - W
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(U.A.C.)
FINISH GRADE AT HYDRANT	(F.G.H.)
FINISH FLOOR ELEVATION	FFE
TOP OF WALL	TW
FINISHED GRADE AT WALL	BW
DOWNSPOUT LOCATION	DS
TOP OF CURB	TC
FORM GRADE	FG

EXISTING

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



UTILITY WARNING

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



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

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

THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

ERIN K. OLLENDIKE, P.E.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly Licensed Professional Engineer under the laws of the State of Iowa.

DATE _____

PRELIMINARY

NOT FOR CONSTRUCTION

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-5

GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE AND DESIRABLE TREES PARKED OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. AN AGREEMENT SHALL BE RECORDED ACROSS ALL OF LOTS 1 AND 2 TO COVER SHARED PARKING SPACES, INGRESS/EGRESS, AND TRASH ENCLOSURE. EMPLOYEE PARKING FOR LOTS 1 AND 2 SHALL BE RESTRICTED TO THE SPACES ON THE WEST SIDE OF THE BUILDING ON LOT 1, THE FURTHEST WEST SPACES ON LOT 2 FOR THE WEST TENANT OF THE BUILDING ON LOT 2, AND THE SOUTH SPACES FOR THE EAST TENANT OF THE BUILDING ON LOT 2. PARKING OF COMPANY VEHICLES OR TRAILERS SHALL BE PROHIBITED ON LOT 2 AND ON THE EAST SIDE OF LOT 1. IF THE CITY DETERMINES PARKING HAS BECOME A CONCERN THE CITY MANAGER MAY REQUIRE COMPANY VEHICLES AND TRAILERS TO BE MOVED TO AN OFF-SITE LOCATION.
21. AN EXISTING CLUSTER MAILBOX ON LOT 2 WHICH SHALL BE USED FOR MAIL COLLECTION FOR THE PROPOSED BUILDING ON LOT 1.
22. THE MAXIMUM SIGN AREA FOR EACH TENANT SHALL BE BASED UPON THE WIDTH OF THEIR INDIVIDUAL SPACE AS A PERCENTAGE OF THE TOTAL WIDTH OF THE BUILDING, EXCLUSIVE OF AWNING, TIMES 100 SQUARE FEET. NO MORE THAN 100 SQUARE FEET OF SIGNAGE SHALL BE ALLOCATED TO THE ENTIRE BUILDING. FOR EXAMPLE, IF THE RESTAURANT HAS 64 LF OF FRONTAGE OUT OF THE TOTAL 140.55 LF FOR THE ENTIRE BUILDING, THEY ARE ENTITLED TO UP TO 45.5 SQ FT OF SIGNAGE. (45.54% x 100 = 45.5 SQ FT).
23. SIGNAGE ON THE AWNING, IF ANY, SHALL BE CONSIDERED AS PART OF THE ALLOWABLE SIGNAGE FOR THE NORTH TENANT SPACE.
24. THERE SHALL BE NO MONUMENT SIGN ON LOT 1 WITHOUT APPROVAL OF A SITE PLAN AMENDMENT INCLUDING PROVISION OF AN EASEMENT IF THE LOT 1 SIGN WILL BE SHARED WITH LOT 2.
25. ALL DAMAGED SIDEWALKS SHALL BE REMOVED AND REPLACED PRIOR TO BUILDING OCCUPANCY.
26. ALL PROPOSED DETECTABLE WARNING PANELS SHOWN ON THIS PLAN SHALL BE CHARCOAL GREY COLOR.

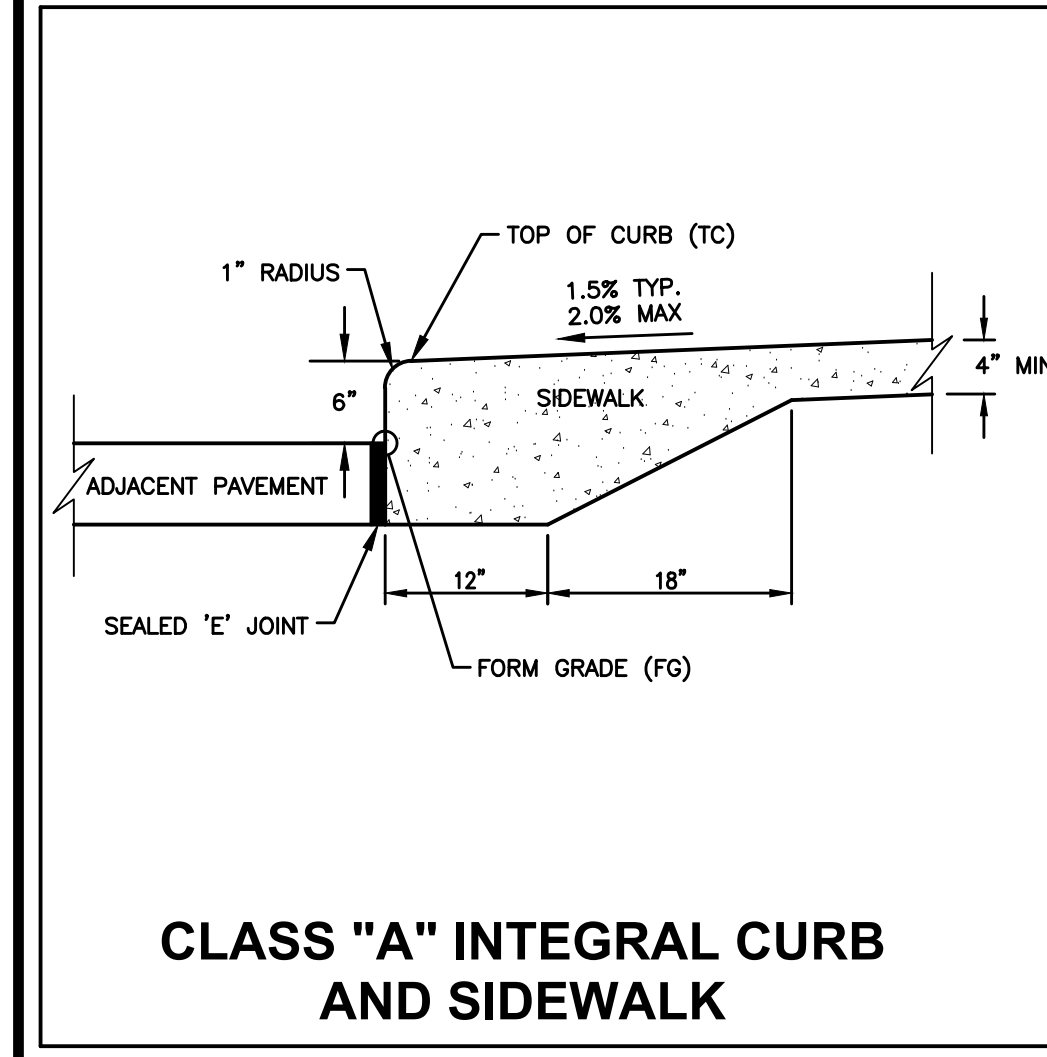
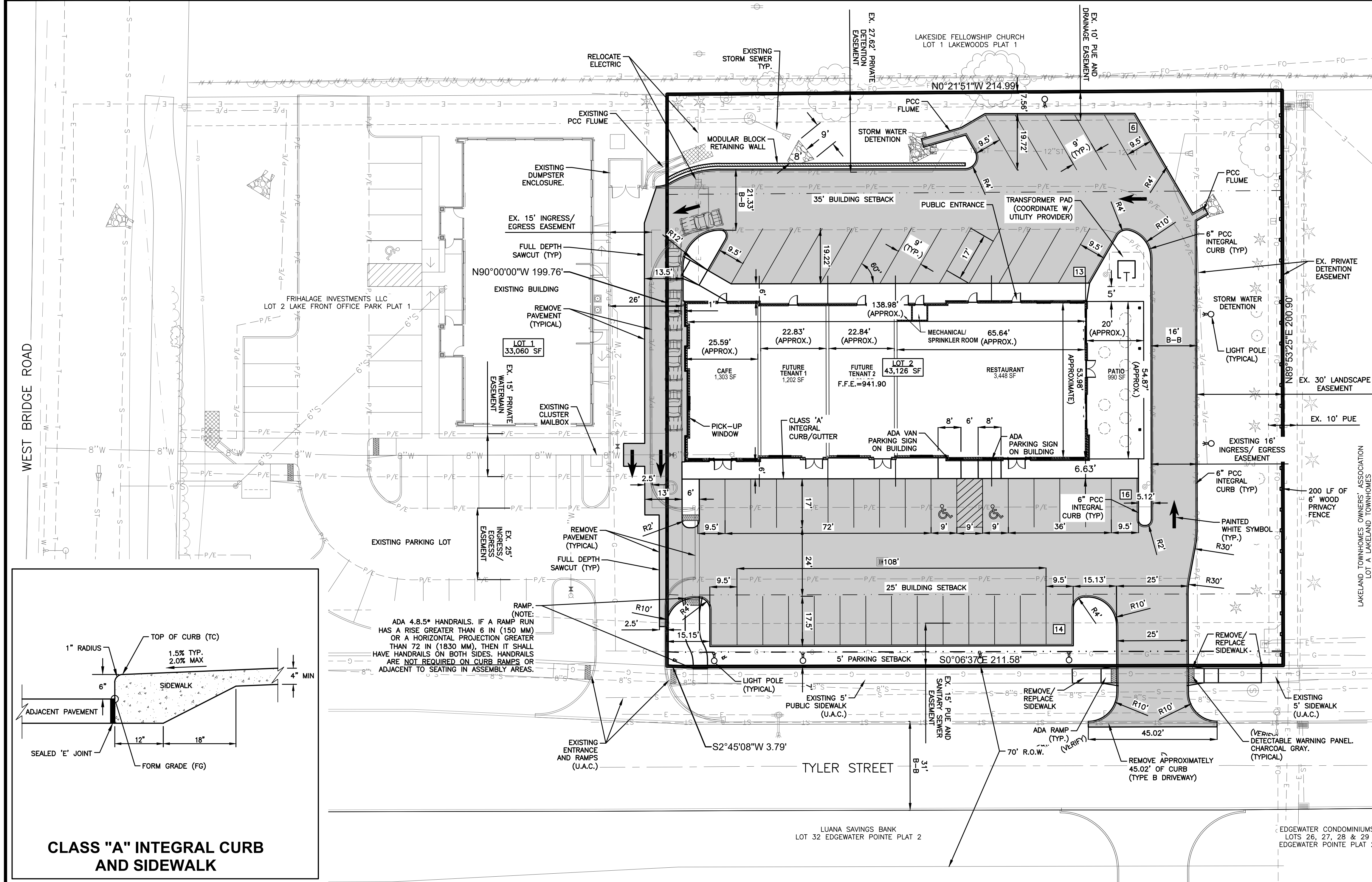
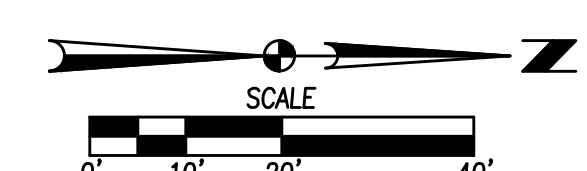
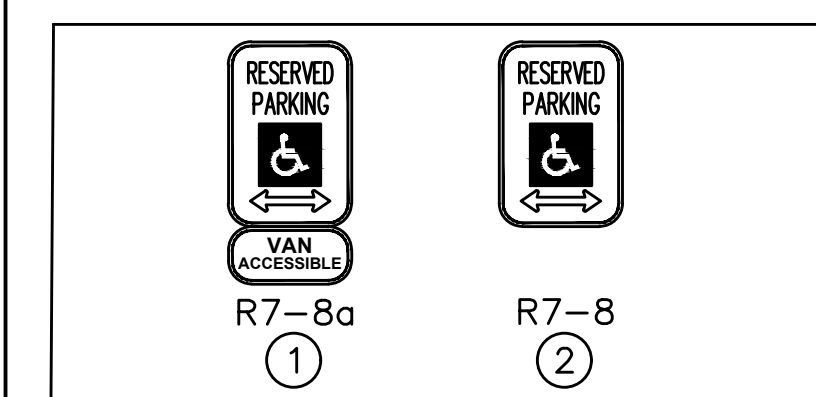
TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

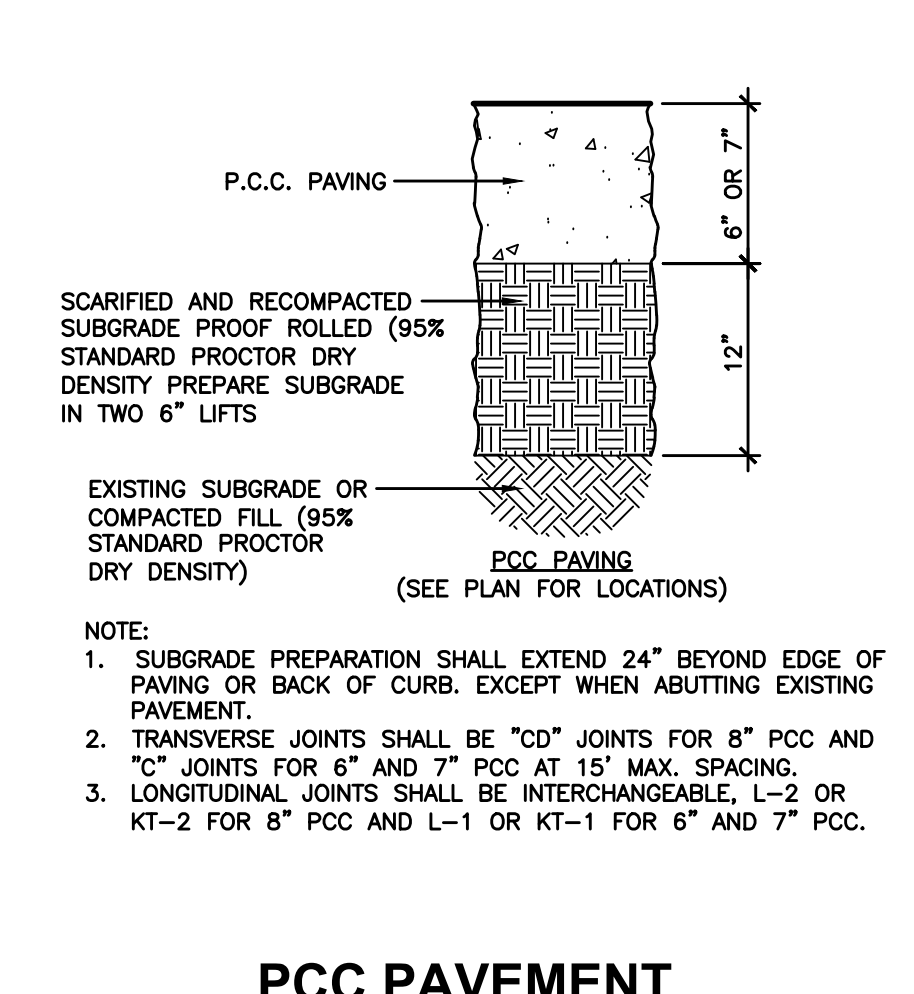
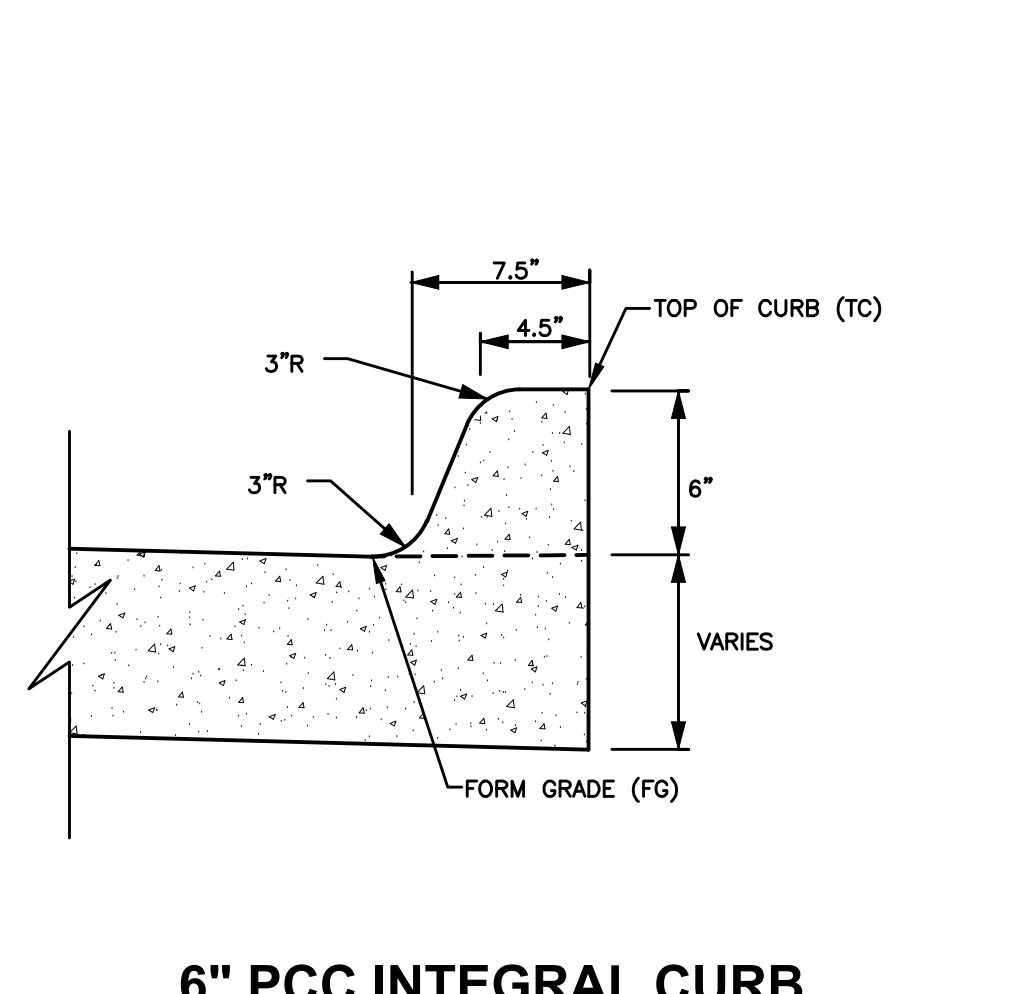
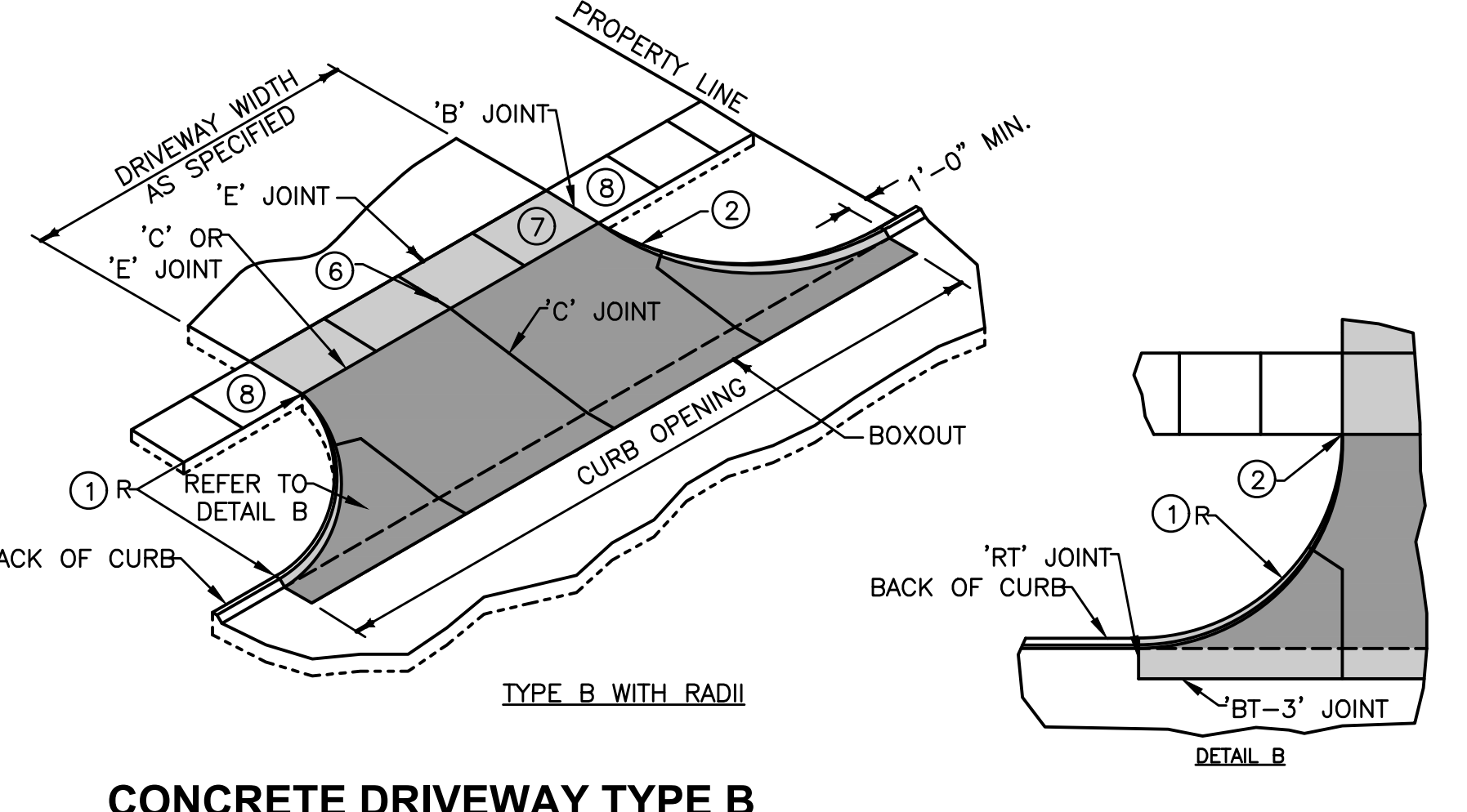
PAVEMENT THICKNESS

- | | |
|---------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 3. PARKING LOT | 6" P.C.C. |
| 5. DRIVEWAY WITHIN R.O.W. | 7" P.C.C. |

SIGN LEGEND



1. DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.
3. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
5. IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.
6. FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.
7. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
8. IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.
9. TRANSITION STREET CURB AT MINIMUM 1:1 SLOPE TO MEET DRIVEWAY CURB



LAKE FRONT OFFICE PARK LOT 1
DIMENSION PLAN

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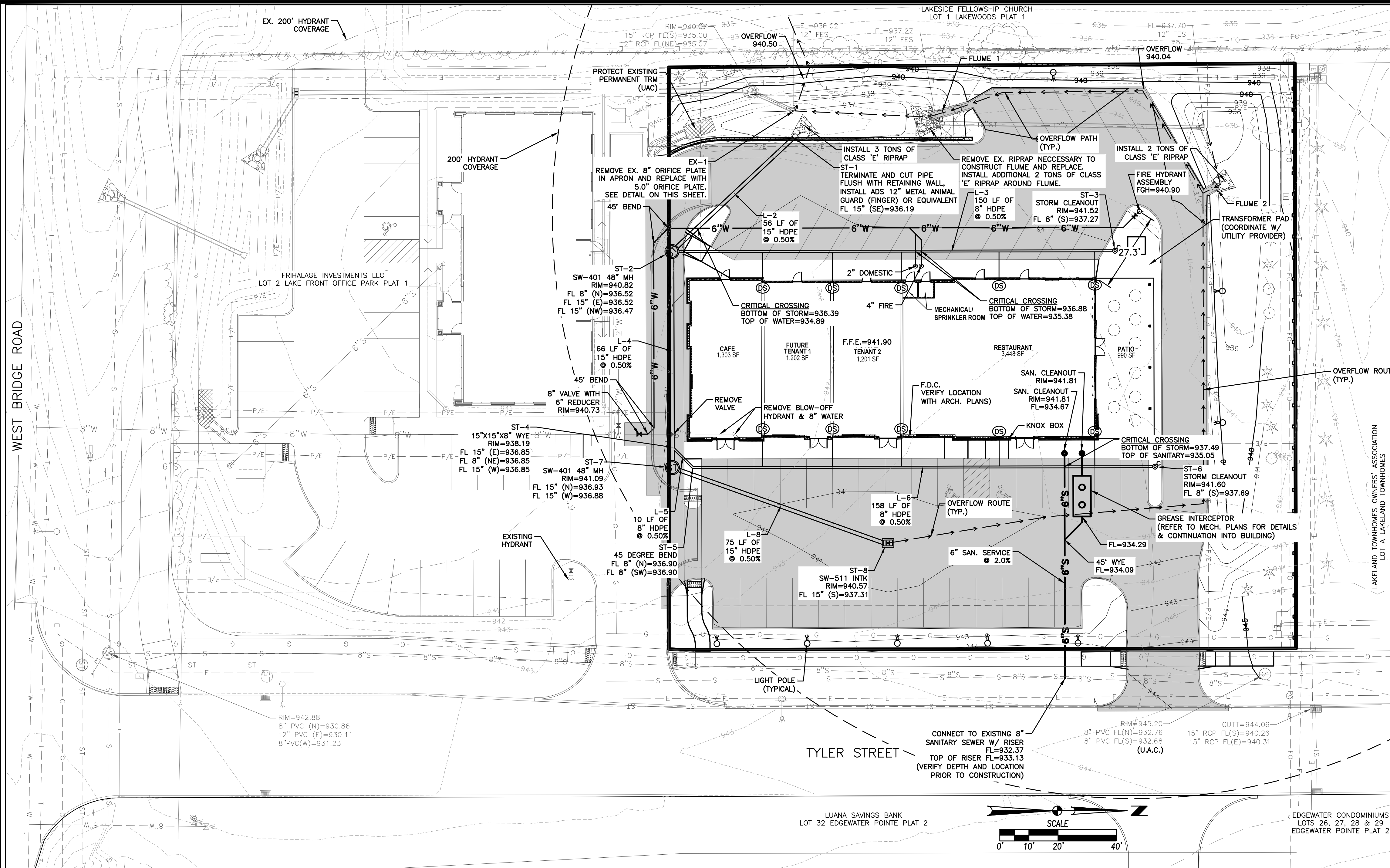
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11/09/2022

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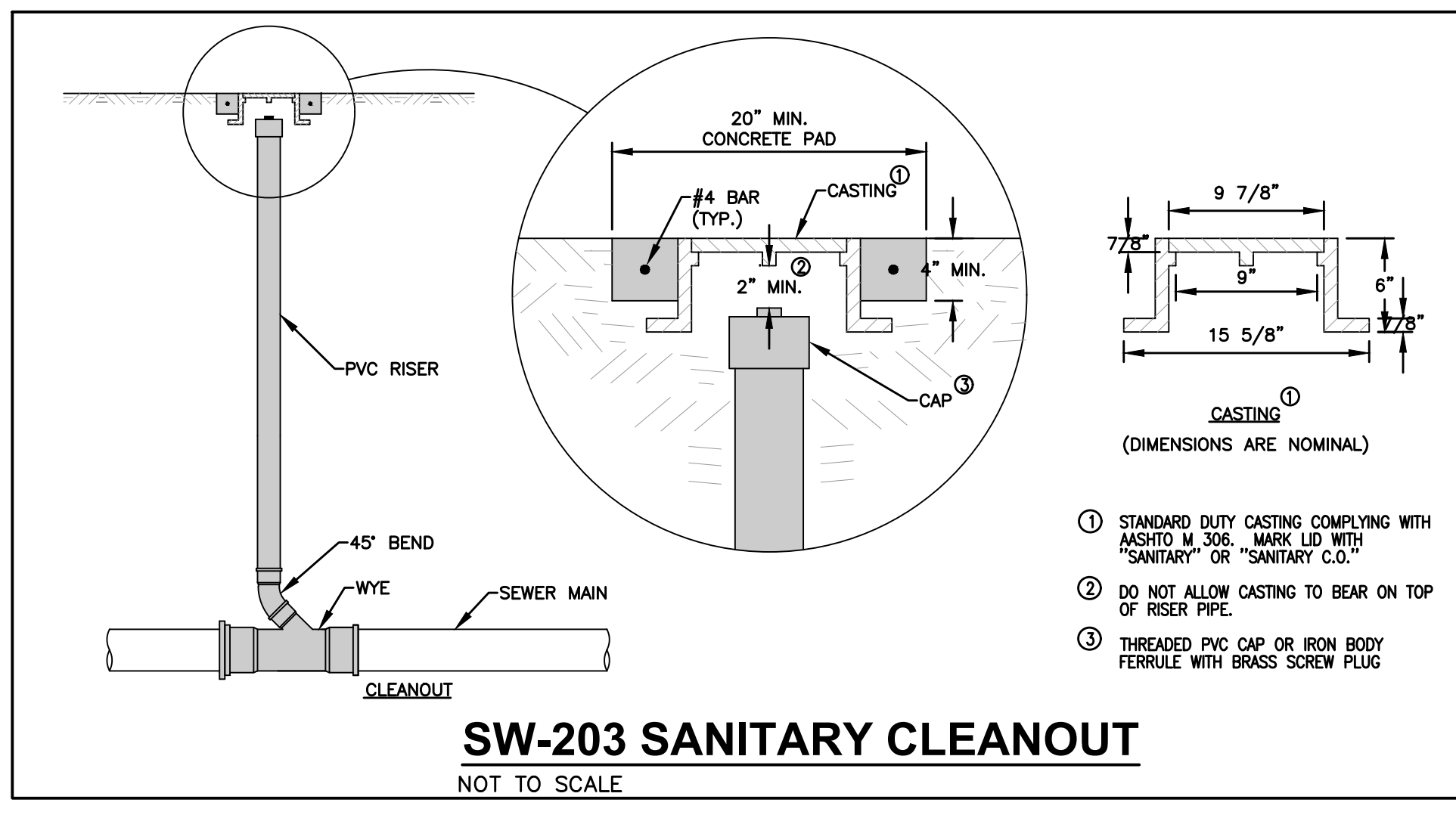
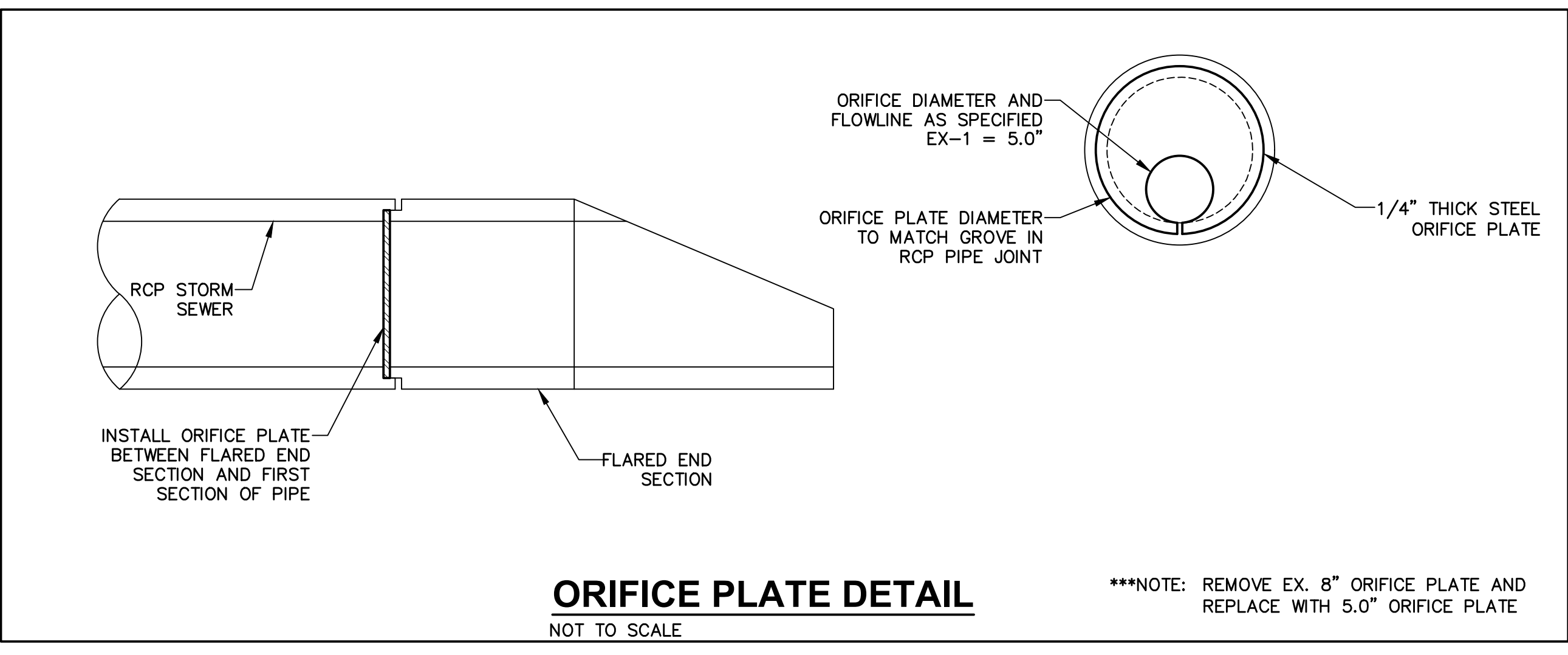
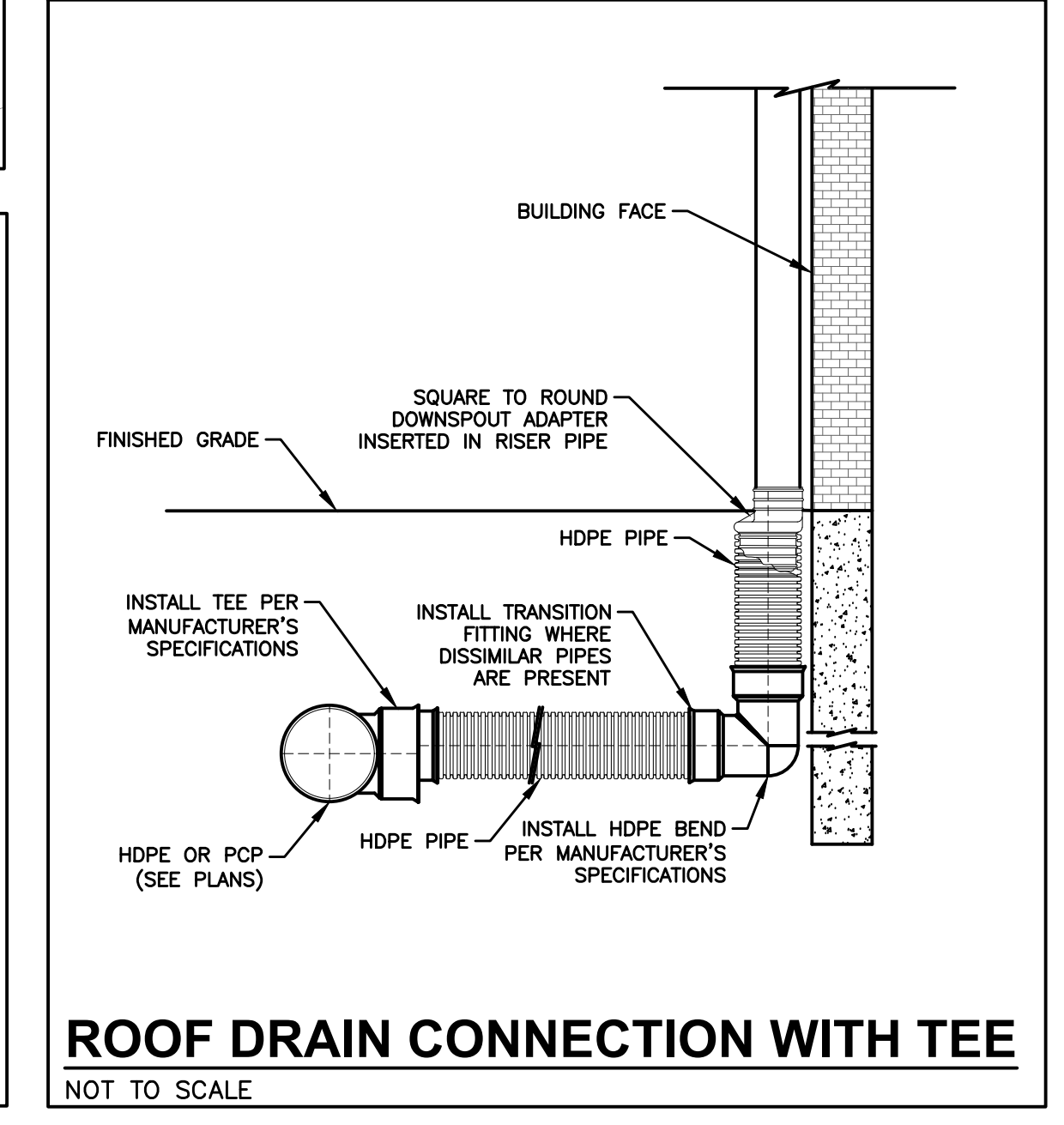
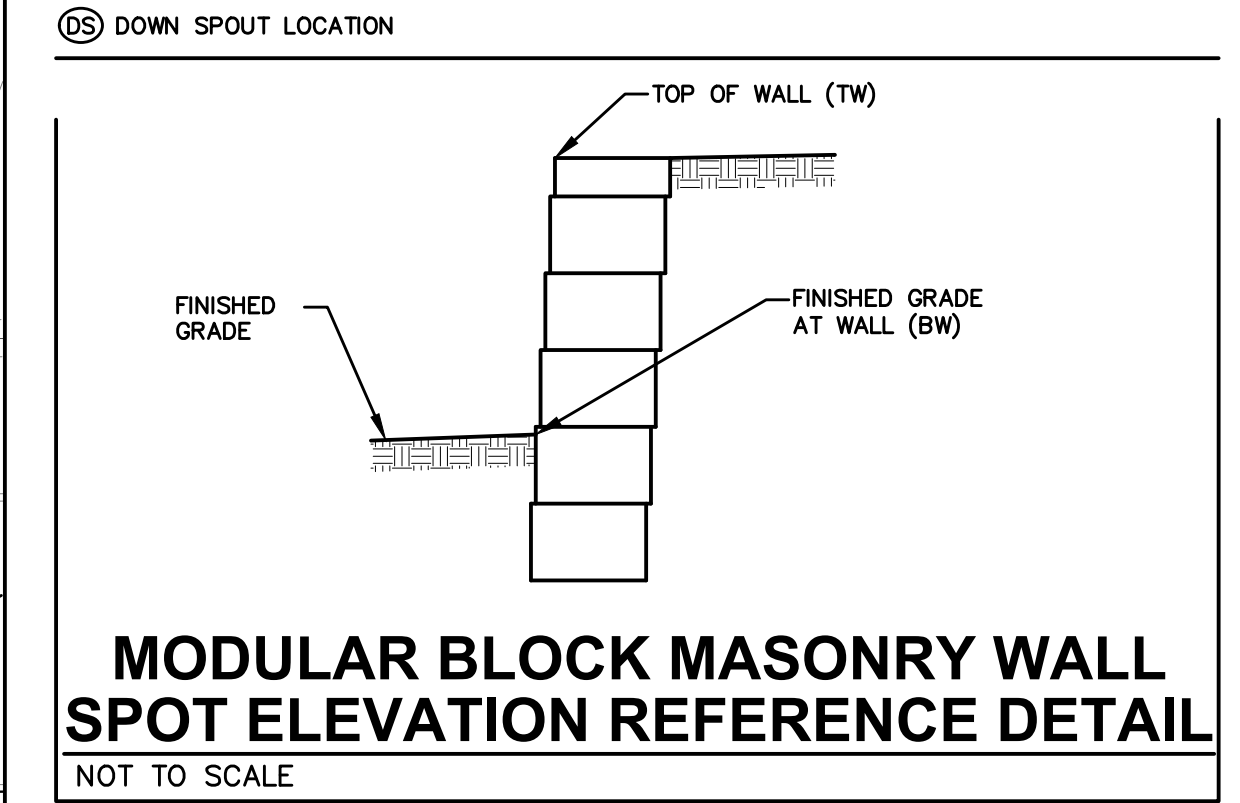
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
ENGINEER: EKO ENGINEER: JWM TECH: RL

POLK CITY, IOWA



- ### UTILITY NOTES
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
 - FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.
 - BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
 - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
 - ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
 - ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
 - 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
 - MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
 - WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8899 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
 - ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
 - OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
 - CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
 - BUILDING WILL BE SPRINKLED.
 - ALL SERVICES SHALL BE BURIED AND CONSTRUCTED UNDERGROUND. OVERHEAD SERVICES WILL NOT BE ALLOWED.
 - THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR OPERATION OF THE BUILDING, INCLUDING BUT NOT LIMITED TO A WRA FOG PERMIT.
 - THERE WILL BE ONE SANITARY SEWER SERVICE AND GREASE INTERCEPTOR INSTALLED FOR THIS BUILDING. THE OWNER OF THE BUILDING SHALL BE RESPONSIBLE FOR ANY MAINTENANCE AND/OR REPAIRS TO THE GREASE INTERCEPTOR.
 - MECHANICAL UNITS FOR THIS BUILDING WILL BE ROOF MOUNTED. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND SCREENING.



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SECOND SUBMITTAL	10/26/2022
FIRST SUBMITTAL	

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 PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

ENGINEER: EKO
 ENGINEER: JWM TECH: RL

LAKE FRONT OFFICE PARK LOT 1
UTILITY PLAN

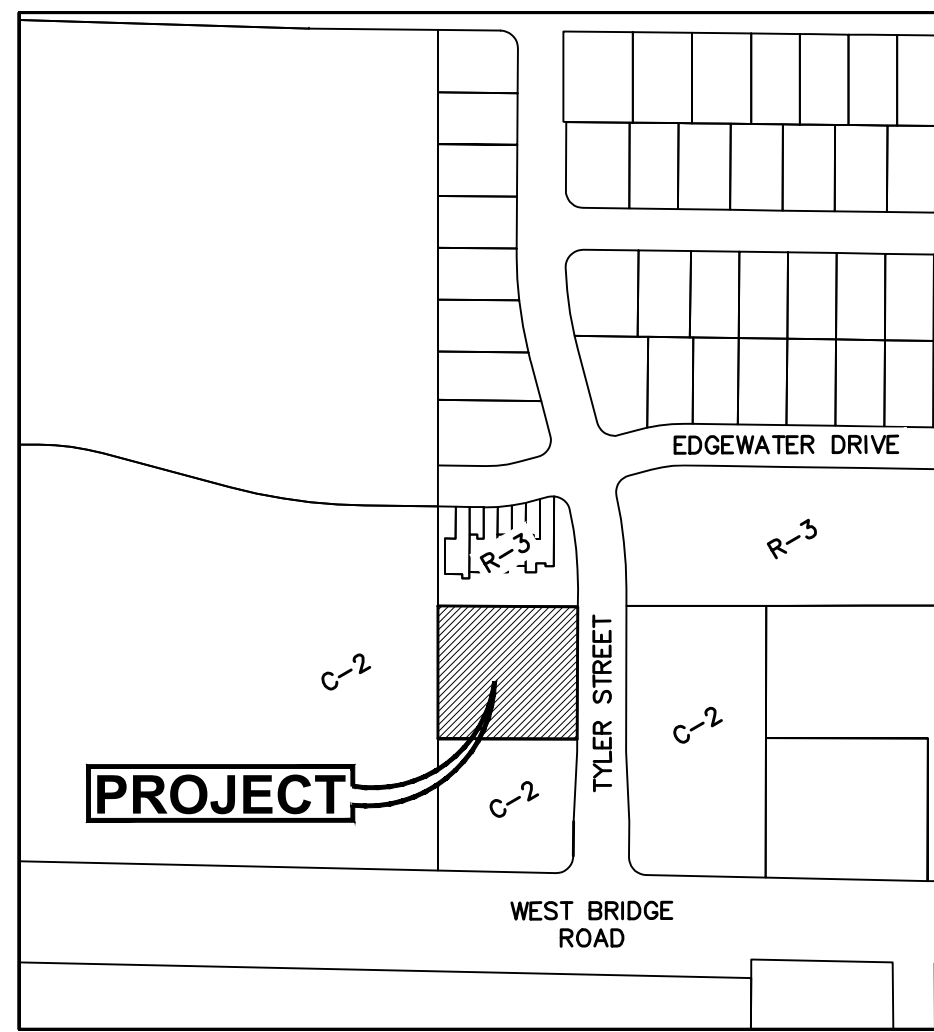
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LAKE FRONT OFFICE PARK LOT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	548
2	DITCH CHECKS	LF	96
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.75
4	INLET PROTECTION DEVICES	EA	1
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

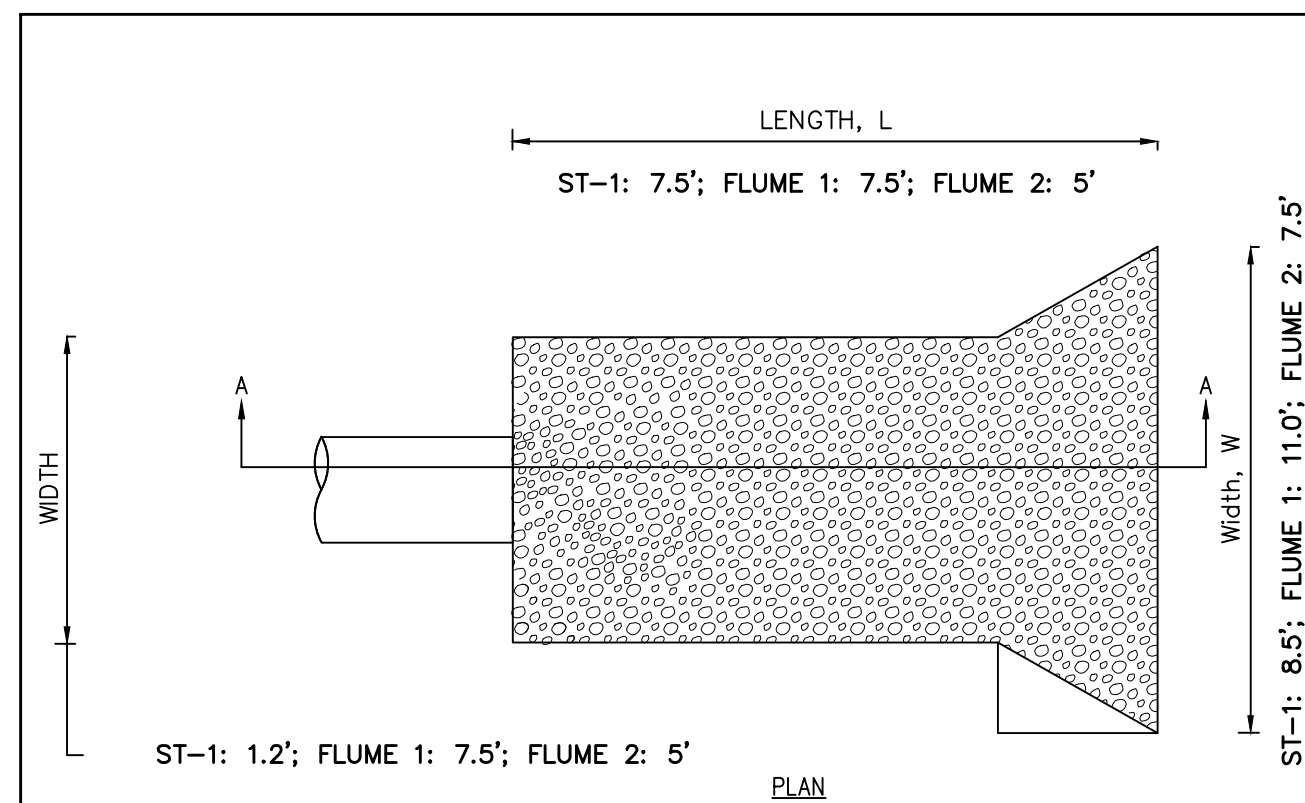
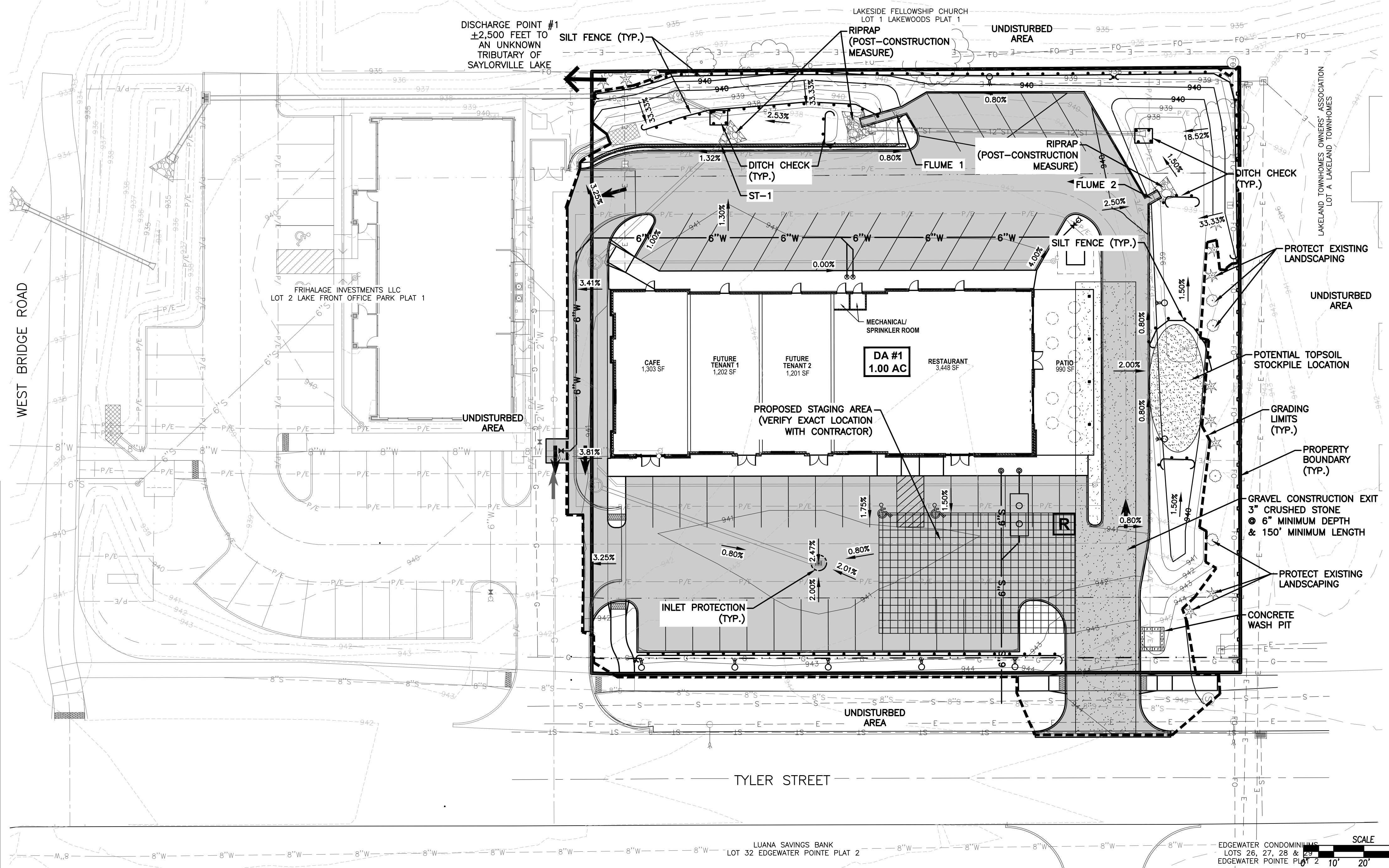
DISCHARGE POINT #1 TO AN UNKNOWN TRIBUTARY OF SAYLORVILLE LAKE ±2,500 FT	1.00 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	3,600 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (548 LF @ 4.5 CU FT/LF OF FENCE)	5,480 CU FT
VOLUME PROVIDED IN DITCH CHECK (96 LF @ 4.5 CU FT/LF)	1,440 CU FT
TOTAL VOLUME PROVIDED	6,920 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- TREE PROTECTION FENCE SHALL BE INSTALLED AND INSPECTED BY A POLK CITY CONSTRUCTION OBSERVER PRIOR TO CONSTRUCTION STARTING.

SWPPP LEGEND

DRAINAGE ARROW	←X.XX %	UNDISTURBED AREA	
GRADING LIMITS		RIP-RAP	
FILTER SOCK		GRAVEL ENTRANCE	
SILT FENCE		STAGING AREA	
INLET PROTECTION		CONCRETE WASHOUT PIT	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			



ROCK APRON FOR OUTLET

NOT TO SCALE

DATE: 11/15/2022, 11/09/2022, 10/26/2022

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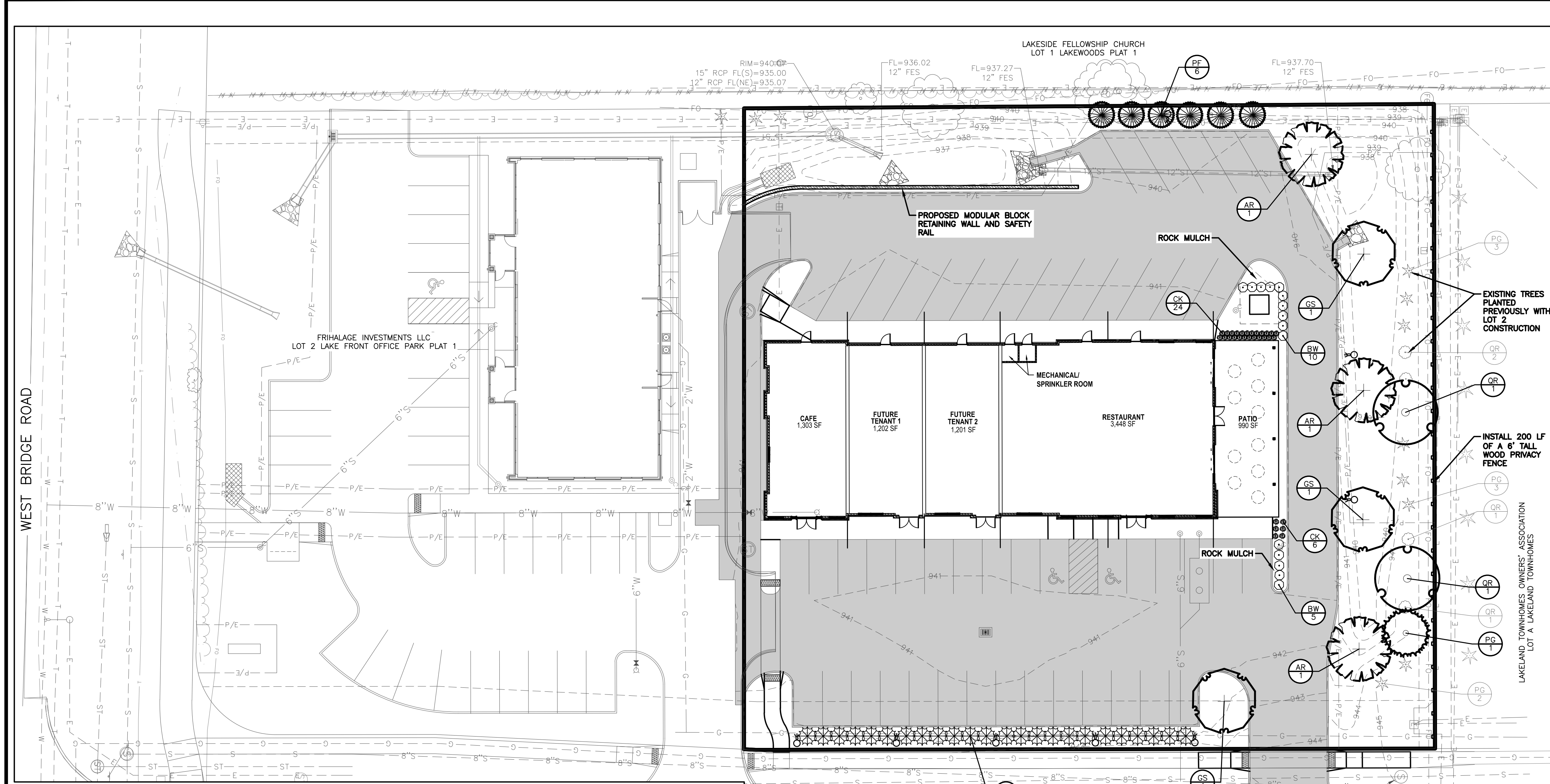
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CIVIL DESIGN ADVANTAGE

POLK CITY, IOWA

LAKE FRONT OFFICE PARK LOT 1
EROSION AND SEDIMENT CONTROL PLAN

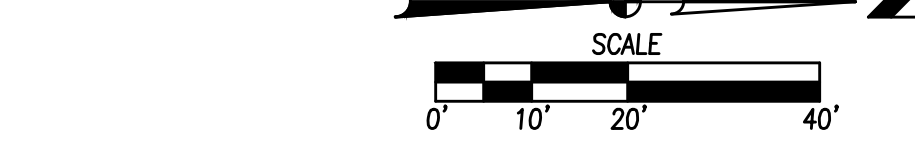
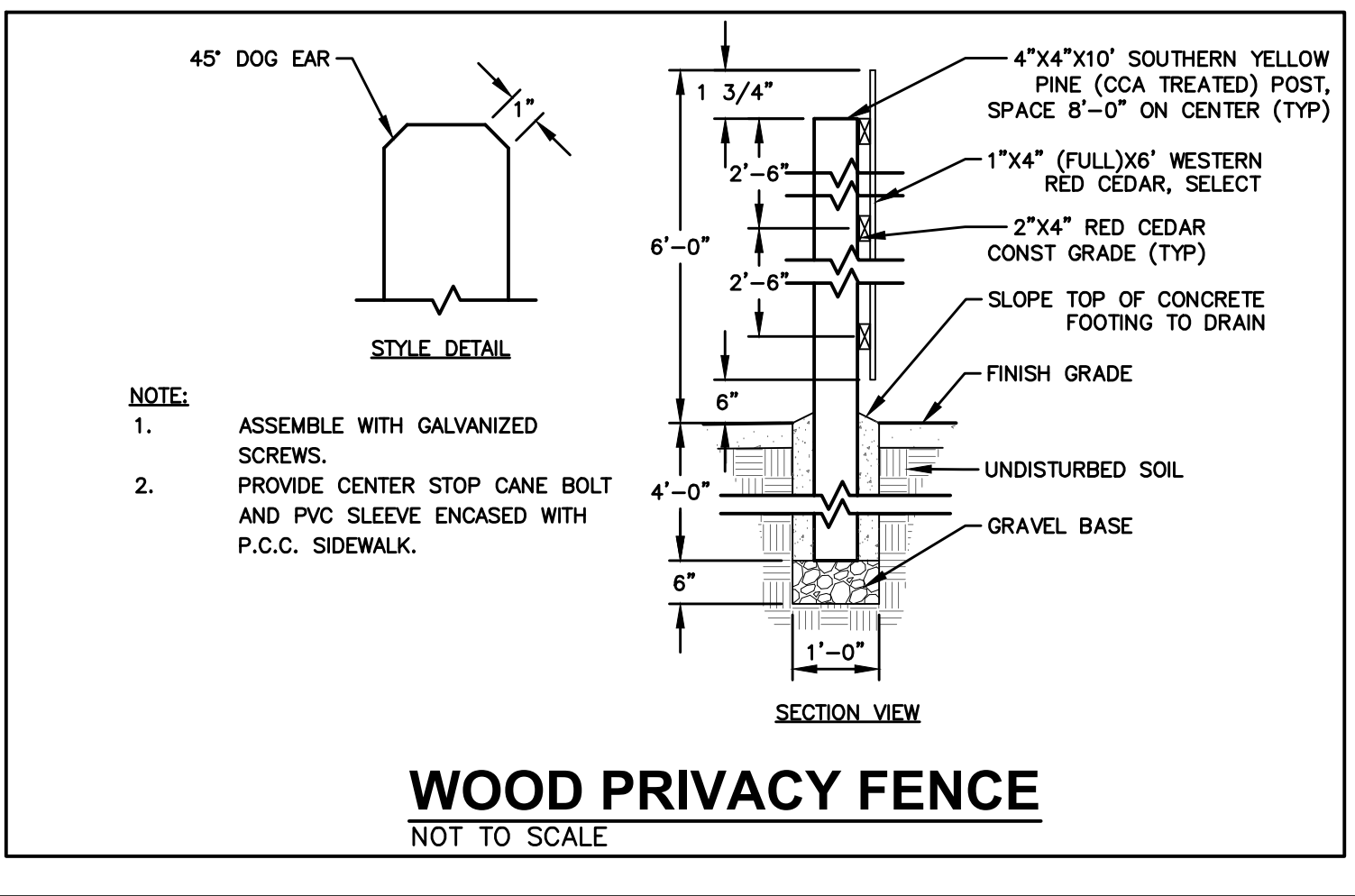
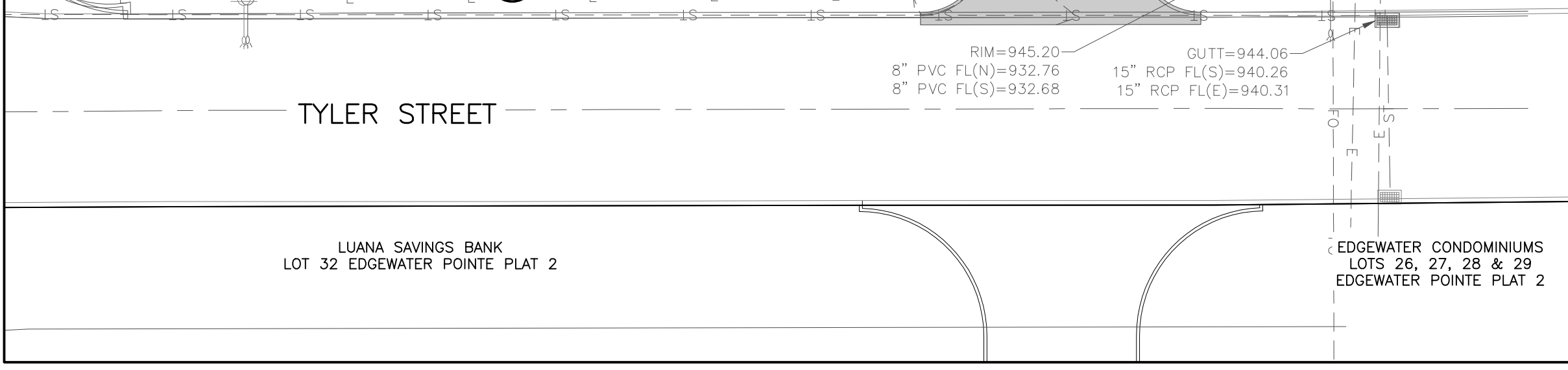
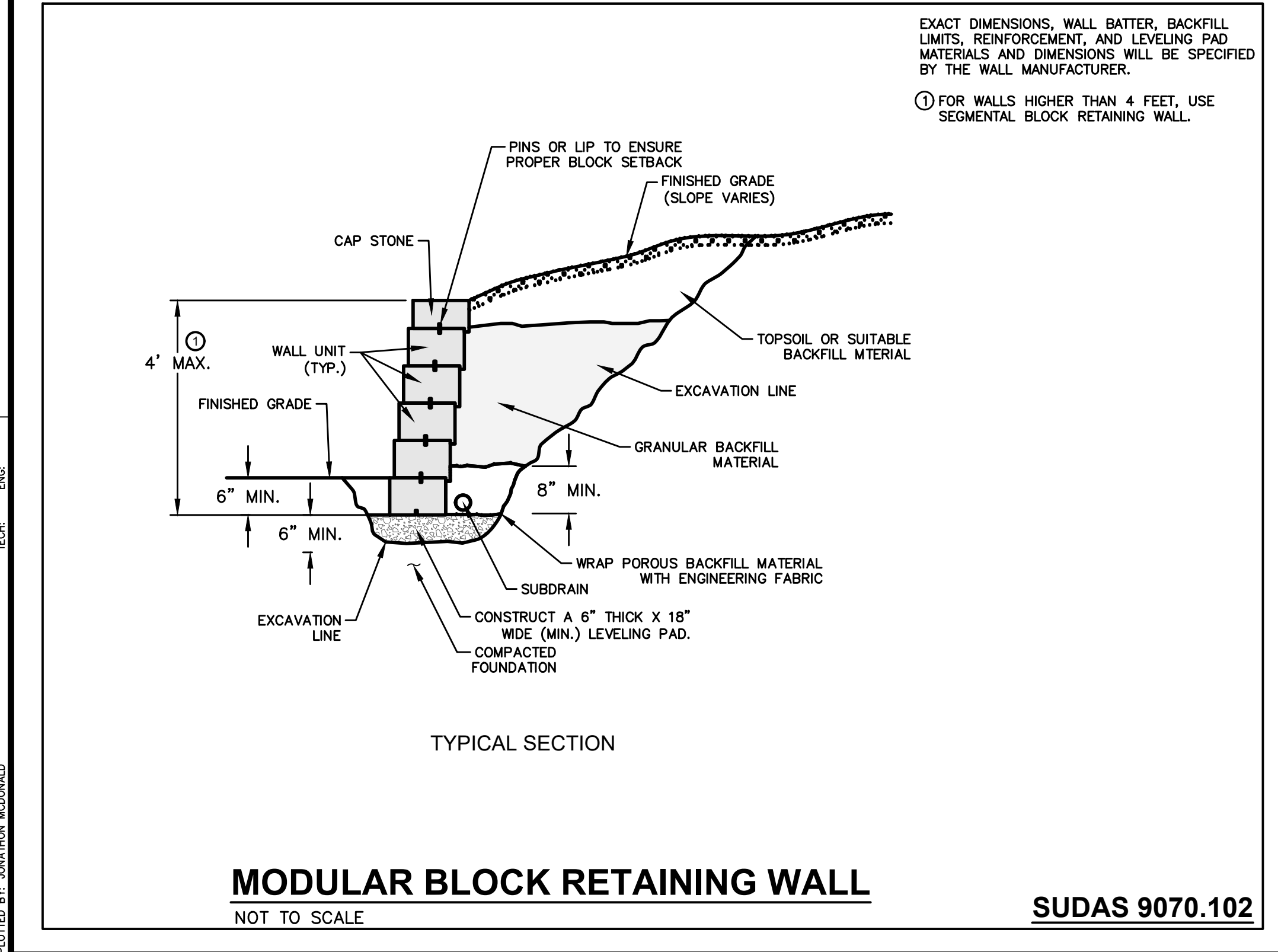
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- ### LANDSCAPE NOTES
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 - THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 - TYPE,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

- ### LANDSCAPE REQUIREMENTS
- OPEN SPACE**
 LOT 1 AREA = 43,126 SF
 OPEN SPACE REQUIRED = 6,469 SF (15%)
 OPEN SPACE PROVIDED = 15,515 SF (36%)
- 2 TREES AND 6 SHRUBS PER 3,000 SF OF REQ. OPEN SPACE**
 TREES REQUIRED = 6 TREES
 SHRUBS REQUIRED = 18 SHRUBS
- TREES PROVIDED**
 SHRUBS PROVIDED = 39 SHRUBS
 GRASSES PROVIDED = 30 GRASSES
- PARKING LOT LANDSCAPING**
 20% OF PAVEMENT SHALL BE SHADED
 PAVEMENT = 19,921 SF
 19,921 x 20% = 3,984 SF
 3,984 SF / 700 = 6 TREES
 TREES PROVIDED = 6 TREES
- SCREENING REQUIRED:**
 TYPE 'B' SCREEN ON NORTH.
 3' OPAQUE SCREEN WITH INTERMITTENT VISUAL OBSTRUCTION TO A HEIGHT OF 20 FEET. NO OPENINGS SHALL BE MORE THAN TEN FEET IN WIDTH.
- PROVIDED:**
 6' TALL WOOD PRIVACY FENCE AND EXISTING TREES.
- NORTH BUFFER TREES REPLACED = 3 TREES**



PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PF	6	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT
PG	1	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	B&B, 6' HEIGHT
OVERSTORY TREES				
AR	3	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
GS	3	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>	B&B, 8' HEIGHT
QR	2	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT
SHRUBS				
BW	15	Wintergreen Boxwood	<i>Buxus microphylla 'Wintergreen'</i>	15" HT
JF	24	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	24" HT.
GRASSES				
CK	30	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	GAL

COMMENT: ENSURE ALL UTILITIES ARE LOCATED AND MARKED BEFORE ANY CONSTRUCTION.
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CIVIL DESIGN ADVANTAGE

LAKE FRONT OFFICE PARK LOT 1
 LANDSCAPE PLAN

POLK CITY, IOWA

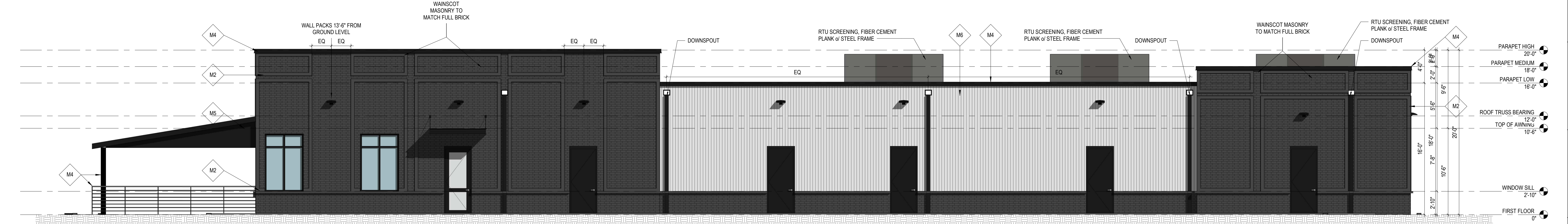
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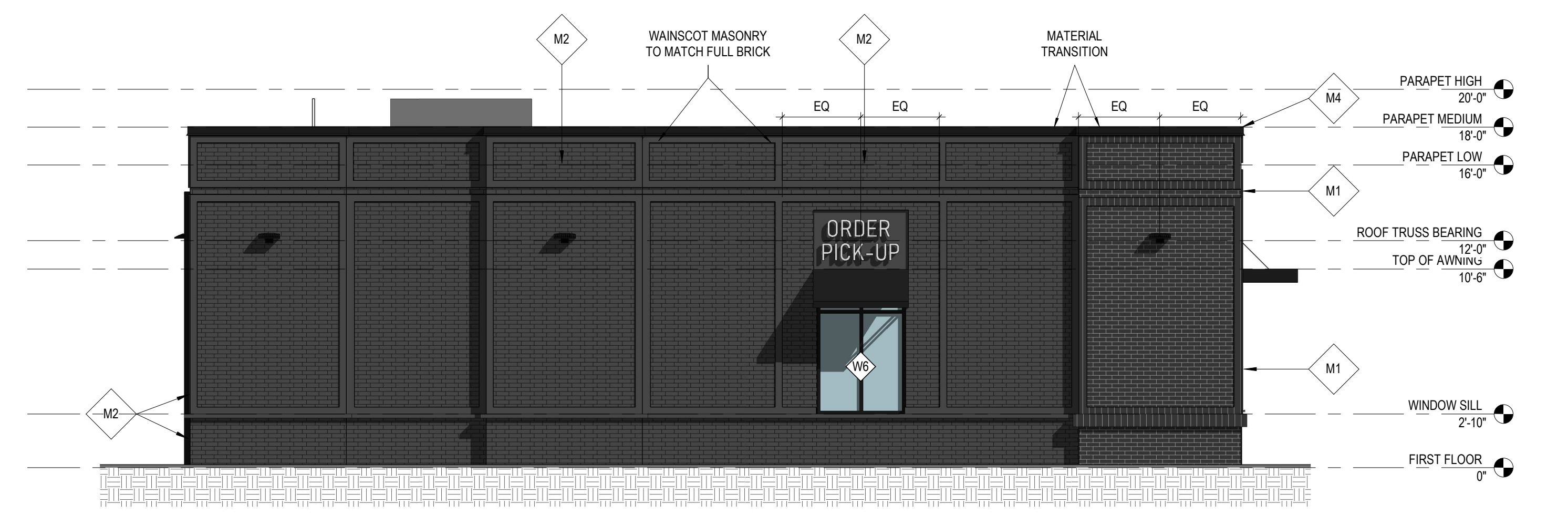


1L EAST ELEVATION
3/16" = 1'-0"

PARAPET HEIGHTS TO ACT AS SCREENING ELEMENTS FOR HVAC ROOF MOUNTED UNITS; SEE 3D STREET VIEWS FOR REFERENCE



1G WEST ELEVATION
3/16" = 1'-0"



1B SOUTH ELEVATION
3/16" = 1'-0"



9B NORTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH LEGEND

Material	Description
M1	BRICK (OR SIMILAR) DESCRIPTION: SIOUX CITY BRICK BRAND: SMOOTH FINISH: VINTAGE BLACK COLOR: RUNNING BOND ORIENTATION: (MATERIAL)
M2	WAINSCOT MASONRY (OR SIMILAR) DESCRIPTION: N/A BRAND: PAINTED FINISH: TO MATCH BRICK COLOR: N/A ORIENTATION: N/A
M3	STONE VENEER (OR SIMILAR) DESCRIPTION: K2 PACIFIC ASHLAR BRAND: 2" AND 4" FINISH: NATURAL STONE COLOR: ASHLAR PATTERN LAY: (MATERIAL)
M4	METAL TRIM (OR SIMILAR) DESCRIPTION: FIRESTONE BRAND: MATTE FINISH: EXTRA DARK BRONZE COLOR: N/A ORIENTATION: N/A
M5	STANDING SEAM METAL ROOF (OR SIMILAR) DESCRIPTION: N/A BRAND: STANDING SEAM FINISH: DARK COLOR: WITH SLOPE ORIENTATION: (MATERIAL)
M6	CEMENT BOARD SIDING PLANK (OR SIMILAR) DESCRIPTION: HARDIE BRAND: PLANK WOOD GRAIN FINISH: OFF-WHITE COLOR: VERTICAL ORIENTATION: (MATERIAL)
M7	CEMENT BOARD SIDING PANEL (OR SIMILAR) DESCRIPTION: HARDIE BRAND: SMOOTH FINISH: MIDNIGHT SOOT COLOR: N/A ORIENTATION: (MATERIAL)

EXTERIOR MATERIAL COVERAGES

	TOTAL AREA	M1 & M2	M3	M6	M7	Openings
N	1,108 SF	866 SF 100%	0 SF 0%	0 SF 0%	0 SF 0%	243 SF 21.90%
S	1,000 SF	952 SF 98.36%	0 SF 0%	0 SF 0%	16 SF 1.64%	33 SF 3.26%
E	2,543 SF	1,089 SF 58.11%	226 SF 12.07%	440 SF 23.48%	119 SF 5.33%	668 SF 26.28%
W	2,492 SF	1,457 SF 64.46%	0 SF 0%	803 SF 35.54%	0 SF 0%	232 SF 9.30%

*Percentage calculations are exclusive of glass, openings and all fenestration coverages
*Calculated are based on materials visible in elevations above and do not account for any materials not visible in elevations

PLAT OF SURVEY IN 2-MILE EXTRA-TERRITORIAL AREA

Date: November 14, 2022

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

Project: Mack Plat of Survey

Project No.: 122.1533.01

GENERAL INFORMATION:

Applicant: OH & Iowa Mack Company
Owner: OH & Iowa Mack Company
Requested Action: Approval of P.O.S. for Parcel 2022-1210
Location: East of NW 44th Street
South of NW 134th Avenue
Parcel Size: 2.80 acres, net with 0.20 acres of future Right of Way
Residual Parcel Size: 153.00 acres, net
Current Zoning: Polk County – AG



PROJECT DESCRIPTION:

On behalf of the applicant, Civil Engineering Consultants, Inc. has prepared a Rural Survey for the OH & Iowa Mack Company property highlighted in red on the aerial photo above. The property owners plan to split off a small lot, defined in blue above, on the west side of this parcel to separate the existing farmstead site from the surrounding farm fields. We understand the property owner recently removed the existing home and septic system under permit with Polk County. The new home will connect to the DMWW water main as did the previous residence.

Polk County’s zoning for this approximately 156-acre property is AG – Agricultural, 150.25 acres of which will be defined as permanent as open space based on current zoning. Since the proposed 2.80-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 shall need to meet or exceed Polk City’s R-1 requirements for lot size and width; including 125’ minimum width since sanitary sewer service is not available.

Polk City’s amended Future Land Use Plan does not currently include a designated use for these parcels. Restrictions, proposed uses, parkland, and trail requirements will need to be determined in a future update to Polk City’s Comprehensive Plan.

The Major Streets Plan in Polk City’s 2016 Comprehensive Plan identifies both NW 44th Street as a minor arterial and identifies NW 134th Street as a collector street. As such, the Plat of Survey shows

a future 50' half Right of Way along NW 44th Street, which will be dedicated to Polk City at no charge at such time as this parcel is annexed into the City.

The resulting parcel has two (2) existing gravel driveway accesses onto NW 44th Street. Both the resulting and residual parcel will not be permitted to construct additional accesses within written approval from both Polk County and Polk City.

The Subdivision regulations require installation of a 5' wide public sidewalk along NW 44th Street. Staff recommends this sidewalk construction be deferred, provided the property owner signs the Petition and Waiver prepared by the City Attorney prior to Council approval of the plat.

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. The applicant should be aware that neither the subject parcel nor the remnant parcel can be split again via a Plat of Survey; a Plat of Subdivision will be required.

REVIEW COMMENTS:

All of staff's comments were addressed on the revised Plat of Survey,

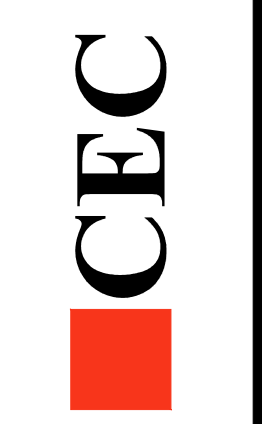
RECOMMENDATION:

Based on the satisfactory resolution of the above review comments, we recommend P&Z approval of the Plat of Survey for Parcel 2022-1210 subject to the following:

1. The property owner shall sign a Petition & Waiver for a 5' public sidewalk along NW 44th Street prior to this item being presented for Council approval. The applicant shall be responsible for reimbursing the City of Polk City for recording fees and the City Clerk shall be responsible for recording the Petition & Waiver.
2. P&Z recommendations, if any, shall be addressed prior to this item being placed on the Council agenda.
3. Payment to the City Clerk for the Application Fee and Engineering Review Fees prior to Council action on this Plat of Survey.
4. Provision to the City Clerk of a signed copy of the Plat of Survey following approval by Polk County and recordation.



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



DATE:	Nov. 11, 2022
DESIGNED BY:	JAG
DRAWN BY:	JAG
DATE OF SURVEY:	AUG. 24, 2022
1ST SUB. OCT. 26, 2022	
2ND SUB. NOV. 11, 2022	
3RD SUB. ...	

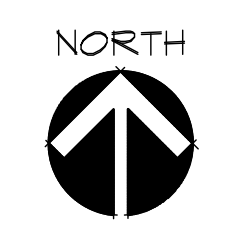
PRELIMINARY

PARCEL 2022-1210
13939 NW 44TH STREET, FOLK CITY, IOWA 50226

PLAT OF SURVEY

SHEET
2
OF 2

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")



E6416

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