

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

January 20, 2020 | 6:00 pm
City Hall | Council Chambers

Tentative Meeting Agenda

Dennis Dietz / Chair

Krista Bowersox / Pro Tem

P&Z Commission Members: Ron Hankins / Deanna Triplett / Doug Ohlfest / Justin Vogel / Doug Sires

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Audience: *Items not on the agenda will be discussed at this time*
5. P&Z Commission Meeting minutes for December 16, 2019
6. Recommend Council approves Site Plan for Lot 2 of Edgewater Pointe Plat 3
7. Reports & Particulars
 Council Liaison, City Manager, Staff, and Commission
8. Adjourn until February 17, 2020

SITE PLAN REVIEW

Date: January 16, 2020

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

Project: Lot 2 - Edgewater Pointe Plat 3

Project No.: 119.0523.01

GENERAL INFORMATION:

Applicant:	Bruce Boland Trust
Property Owner:	Bruce Boland Trust
Requested Action:	Approval of Site Plan
Location	Lot 2 of Edgewater Pointe Plat 3
Size:	1.86 acres
Zoning:	C-2
Propose Use:	Unspecified Future Commercial Use



PROJECT BACKGROUND:

The Preliminary Plat for Edgewater Pointe Plat 3 was approved on April 25, 2005. This plat included two lots, one intended for a bank and the other reserved for future commercial development. Ingres/Egress easements across both lots were required to accommodate access for the overall area in conformance with the Access Management Plan for W. Bridge Road.

The Site Plan for First State Bank Iowa, which later became Luana Bank, was approved on April 25, 2005. The Final Plat for Edgewater Pointe Plat 3 was recorded on July 27, 2005, prior to issuance of a Certificate of Occupancy for the bank.

PROJECT DESCRIPTION:

The proposed site improvements are located east of the new Luana Bank building, located on Lot 32 of Edgewater Pointe Plat 2, and north of the now-vacant original Luana Bank site, located on Lot 1 of Edgewater Pointe Plat 3. The developer intends to improve the marketability of this property by paving an access drive across to facilitate future development on the site. The current site plan improvements also include a small detention basin for the proposed access drive. In addition, utilities will be stubbed across the access drive to facilitate extension to future buildings. The required landscape buffer will be installed along the north property line.

The building(s), parking stalls, sidewalks, landscaping, and other improvements will require City approval of a future Site Plan prior to further development of this lot.

CONCEPT PLAN:

The developer has provided a conceptual sketch showing the potential general location of the buildings and parking areas. This concept plan has not been formally reviewed by staff and shall not be considered as approved. Approval of a Site Plan is required prior to further development or issuance of a building permit for this lot.

- Parking stalls are indicated at a rate of 1 space per 200 square feet of gross floor area which will suffice for uses such as office, medical clinics, and retail sales. Restaurants require significantly more parking stalls (1 space per 200 square feet, with additional stalls if outdoor seating is provided) and therefore would not be permitted if the Site Plan conforms to this concept plan.
- Detention is currently being provided for the access drive only. Full detention will be required per SUDAS in conjunction with the future Site Plan.
- All Site Plan improvements; including but not limited to architectural design standards, trash enclosures, pedestrian circulation, landscaping, hydrant coverage, utilities, lighting, and signage; will be reviewed with the future Site Plan submittal.
- As proposed, all buildings will be under one ownership. If one or more buildings will be sold off, prior approval of a Minor Plat of Subdivision is required.

REVIEW COMMENTS: Pursuant to staff's review of Submittal #5, which is also the first submittal for the revised concept for drive alignment, we offer the following:

1. We recommend the developer consider installing a curb along the west side of the southern portion of the access drive, extending westerly around the corner to the future parking stalls. A curb in this location would help establish grass on the slope and in the detention pond, reduce erosion, and minimize ongoing maintenance issues at the detention basin. Intakes should be provided, either now or in the future, to collect runoff and direct it to the basin.
2. Provide a signed Ingress/Egress Easement document, revised if necessary per the City Attorney.

RECOMMENDATION:

Based on City Attorney's approval, we recommend P&Z approval of the Site Plan for Lot 2 of Edgewater Pointe Plat 3, subject to the following:

1. Approval of this Site Plan for Lot 2 does not include approval of the concept plan.
2. P&Z recommendations, if any, shall be satisfactorily addressed prior to this item being placed on the Council agenda for approval.
3. Provision of an Ingress/Egress Easement Document, with easement plat attached, as approved by the City Attorney, prior to this item being placed on the Council agenda. Said easement shall be recorded prior to issuance of a Grading/Building Permit for this lot.
4. All application fees and review fees must be paid in full prior to this item being placed on the Council agenda.

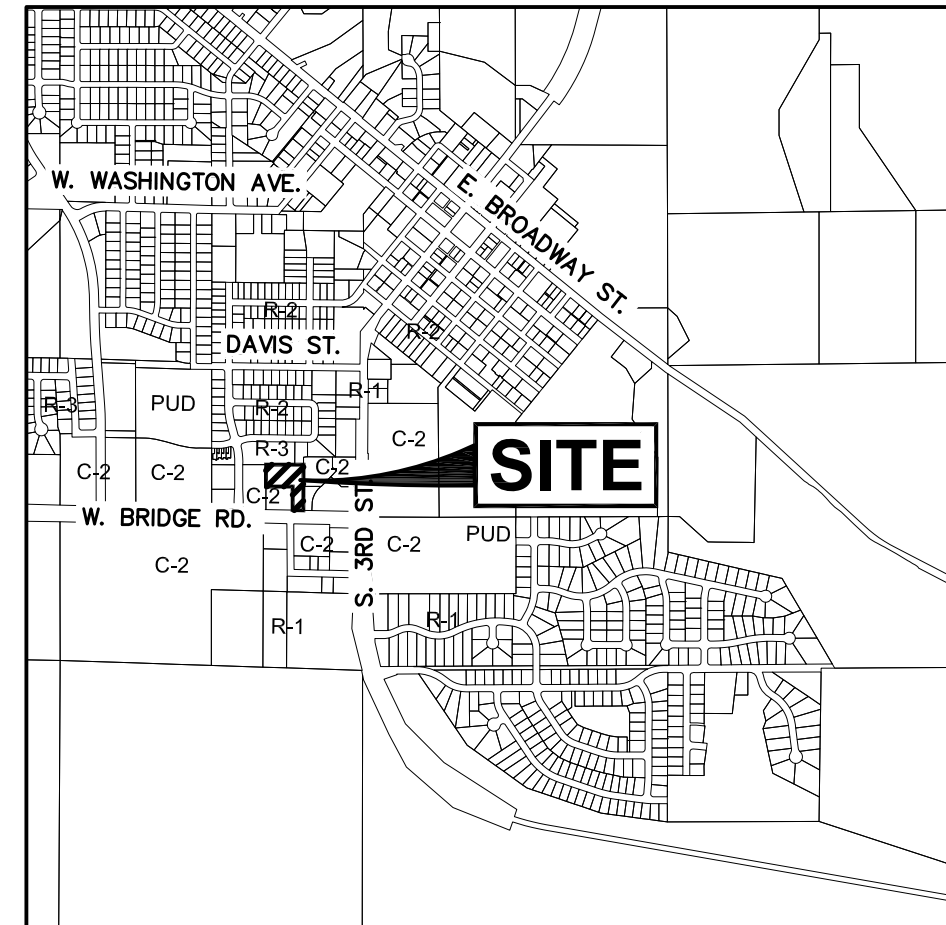
SITE PLAN

LOT 2 EDGEWATER POINTE PLAT 3

POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

LEGAL DESCRIPTION

LOT 2, EDGEWATER POINTE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA

CONTAINING 1.86 ACRES (81,022 SQUARE FEET).

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

ZONING

C-2: COMMERCIAL DISTRICT

DEVELOPMENT SUMMARY

AREA: 1.86 ACRES (81,022 SF)

BULK REGULATIONS:

FRONT YARD SETBACK	= 25 FEET
REAR YARD SETBACK	= 25 FEET
SIDE YARD SETBACK	= 0 FEET
MINIMUM LOT AREA	= NONE
MINIMUM LOT WIDTH	= NONE

OWNER / DEVELOPER

BRUCE BOLAND TRUST
CONTACT: BRUCE BOLAND
3818 NW 92ND PLACE
POLK CITY, IA 50226
PH: (515) 329-8001

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

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

DATE OF SURVEY

MAY 24, 2018

BENCHMARKS

SET BENCHMARK:
BURY BOLT ON HYDRANT 75' +/- NORTH OF THE
SOUTHWEST CORNER OF THE SITE
ELEVATION=949.08

BENCHMARK:
BURY BOLT NORTHWEST CORNER OF PARKER &
WASHINGTON
ELEVATION=955.65

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = APRIL 2020
ANTICIPATED FINISH DATE = JULY 2020

SUBMITTAL DATES

1ST SUBMITTAL:	05/24/2019
2ND SUBMITTAL:	06/07/2019
3RD SUBMITTAL:	06/12/2019
4TH SUBMITTAL:	12/17/2019
5TH SUBMITTAL:	01/07/2020

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN & LANDSCAPE PLAN
3	GRADING & UTILITY 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	

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.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1805.295

REFER TO CONSTRUCTION DRAWINGS FOR CROSSROADS AT THE LAKES PLAT 1 FOR CONSTRUCTION DETAILS OF PUBLIC WATER MAIN AND SANITARY SEWER.

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 CONTRACTOR'S 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 MOST RECENT 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.

PRELIMINARY
NOT FOR CONSTRUCTION

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

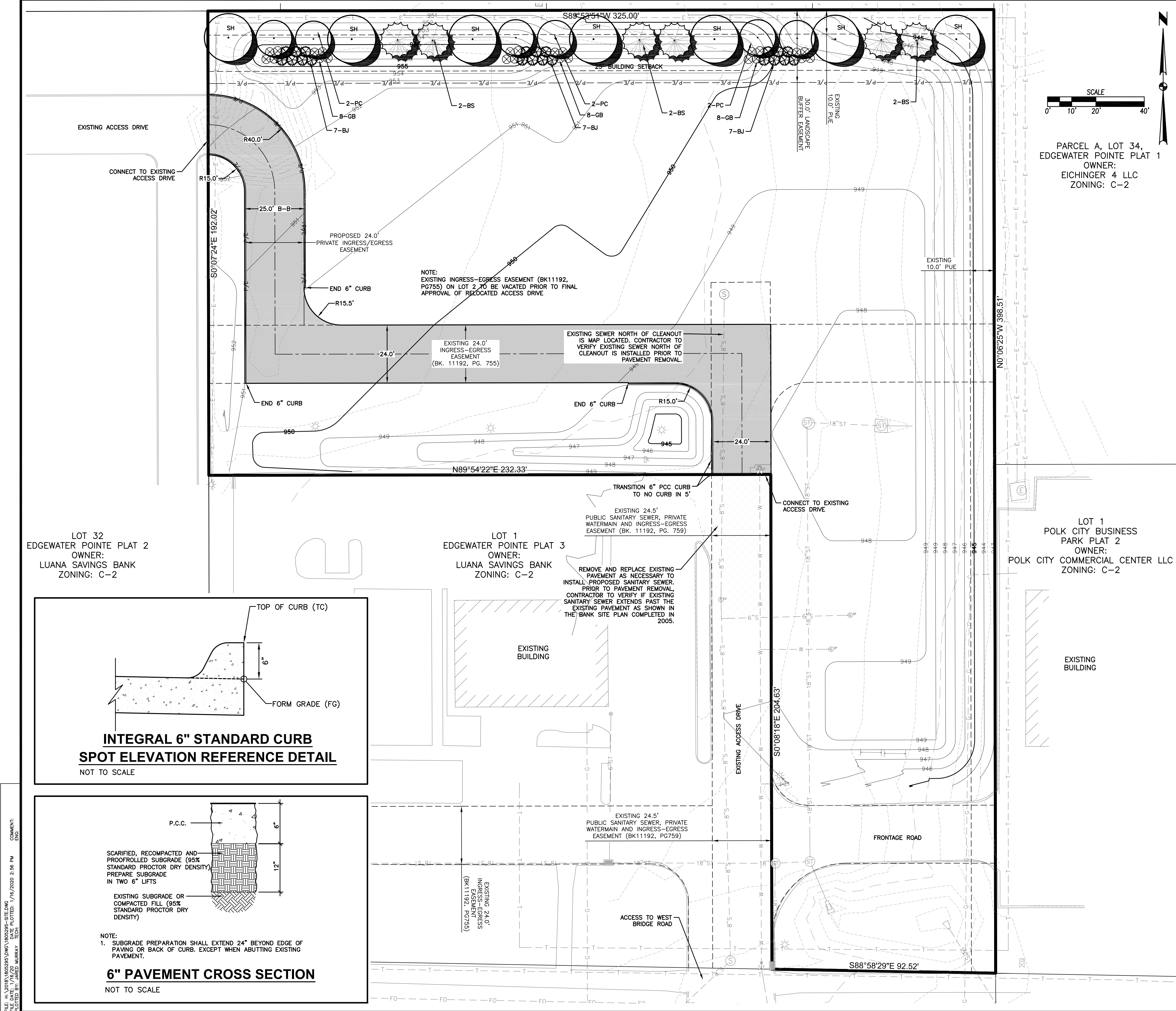
DATE: _____

PROJECT NO. 1805.295

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

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PLOTTED BY: JARED MURRAY

LOT 2 EDGEWATER POINTE PLAT 3



GENERAL NOTES

1. 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.
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 POLK CITY PUBLIC WORKS.
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 GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER. 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 PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. DETENTION IS PROVIDED FOR THE PROPOSED ACCESS DRIVE. THE CALCULATIONS WILL REFLECT ALL PAVEMENT BEING P.C.C. NO ADDITIONAL IMPERMEABLE SURFACE INCLUDING BUILDING AND PAVEMENT IS ALLOWED ON LOT 2 WITHOUT PROVIDING ADDITIONAL DETENTION.
20. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EMBANKMENTS ON THE PROPERTY, INCLUDING THOSE WITHIN THE OVERLAND FLOWAGE EASEMENT.
21. APPROVAL OF THE FUTURE MONUMENT SIGN WILL REQUIRE THAT A DETAIL AND PERMIT BE SUBMITTED FOR REVIEW BY CITY STAFF.
22. ALL STRIPING SHALL BE 4" WIDE, WHITE LINES.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
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.

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. 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.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PAVEMENT THICKNESS

1. SHARED ACCESS DRIVE 6" P.C.C.

LANDSCAPE BUFFER

NORTH PROPERTY LINE: TYPE "B" SCREEN

LANDSCAPE REQUIREMENTS

OPEN SPACE	= 81,022 SF
LOT AREA	= 12,153 SF (15%)
OPEN SPACE REQUIRED	
2 TREES AND 6 SHRUBS PER 3,000 SF OF REQ. OPEN SPACE	
TREES REQUIRED	= 9 TREES
SHRUBS REQUIRED	= 25 SHRUBS
TREES PROVIDED	= 9 TREES *
SHRUBS PROVIDED	= 25 SHRUBS *

* NO OPEN SPACE TREES OR SHRUBS ARE BEING PROVIDED AT THIS TIME

PARKING AREA LANDSCAPING

PAVEMENT AREA (8,860 SF) * 0.20	= 1,172 PLANT SF
PLANT SF (1,172 SF) / 700	= 3 TREES *

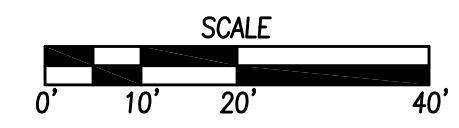
* PARKING AREA LANDSCAPING WILL BE PROVIDED WITH A FUTURE SITE PLAN

PLANT SCHEDULE

CODE	QTY	OVERSTORY AND ORNAMENTAL TREES	SIZE	COND
SH	7	SKYLINE HONEYLOCUST	GLEDTISIA TRICANTHOS INERMIS 'SKYCOLE'	6' HT. B&B
PC	6	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	6' HT. B&B

CODE	QTY	EVERGREEN TREES	SIZE	COND
BS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. B&B

CODE	QTY	SHRUBS	SIZE	COND
SB	24	GOLDEN BARBERRY	BERBERIS THUNBERG AUREA	3 GAL CONT
BL	21	BUFFALO JUNIPER	JUNIPERUS SAMBINO 'BUFFALO'	3 GAL CONT

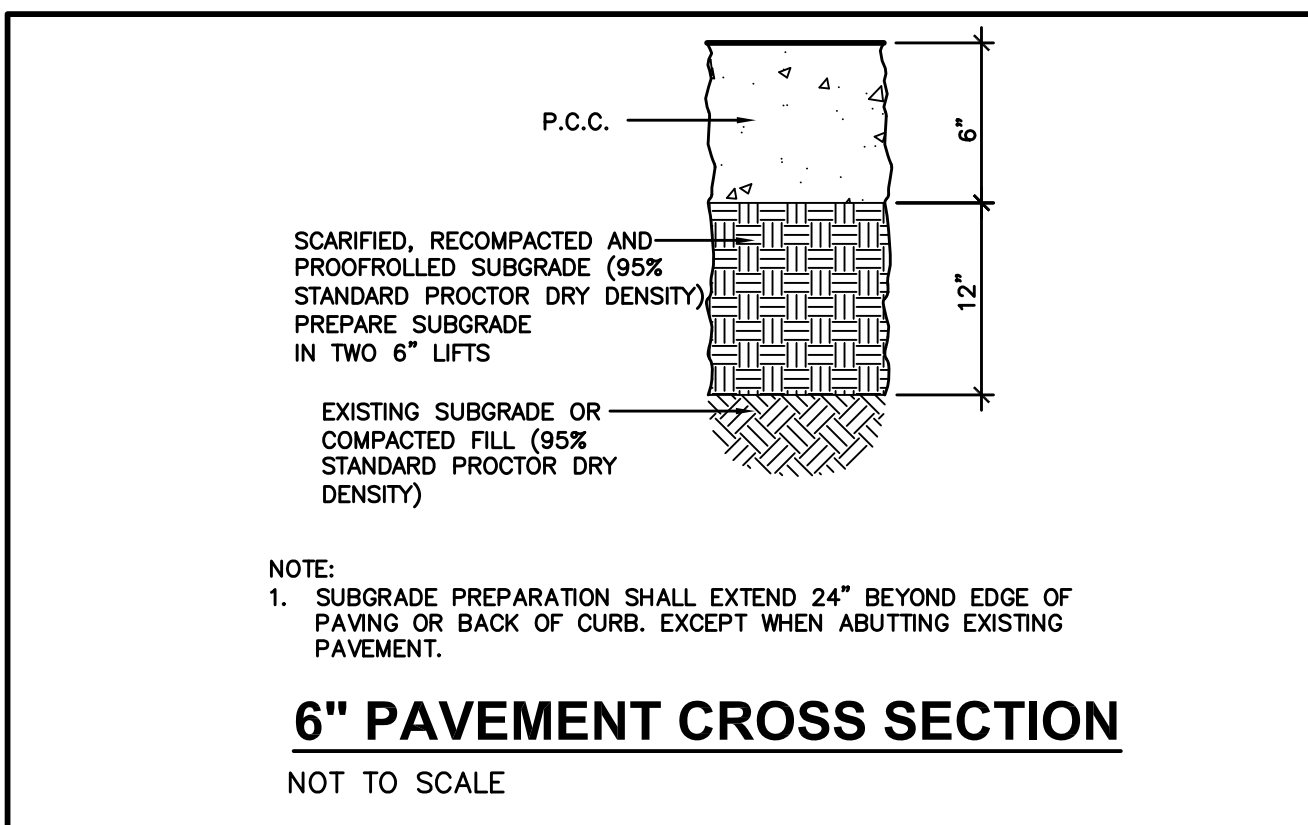
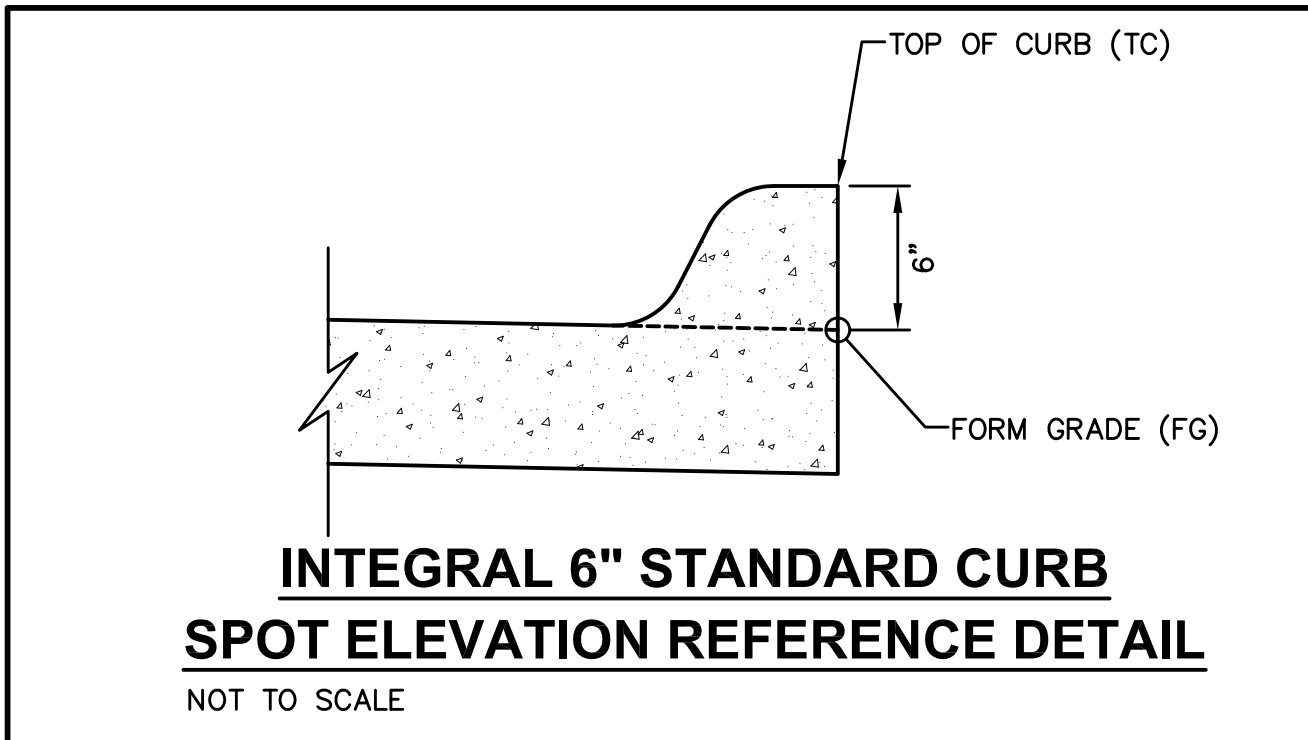


PARCEL A, LOT 34,
EDGEWATER POINTE PLAT 1
OWNER:
EICHINGER 4 LLC
ZONING: C-2

LOT 32
EDGEWATER POINTE PLAT 2
OWNER:
LUANA SAVINGS BANK
ZONING: C-2

LOT 1
EDGEWATER POINTE PLAT 3
OWNER:
LUANA SAVINGS BANK
ZONING: C-2

LOT 1
POLK CITY BUSINESS
PARK PLAT 2
OWNER:
POLK CITY COMMERCIAL CENTER LLC
ZONING: C-2



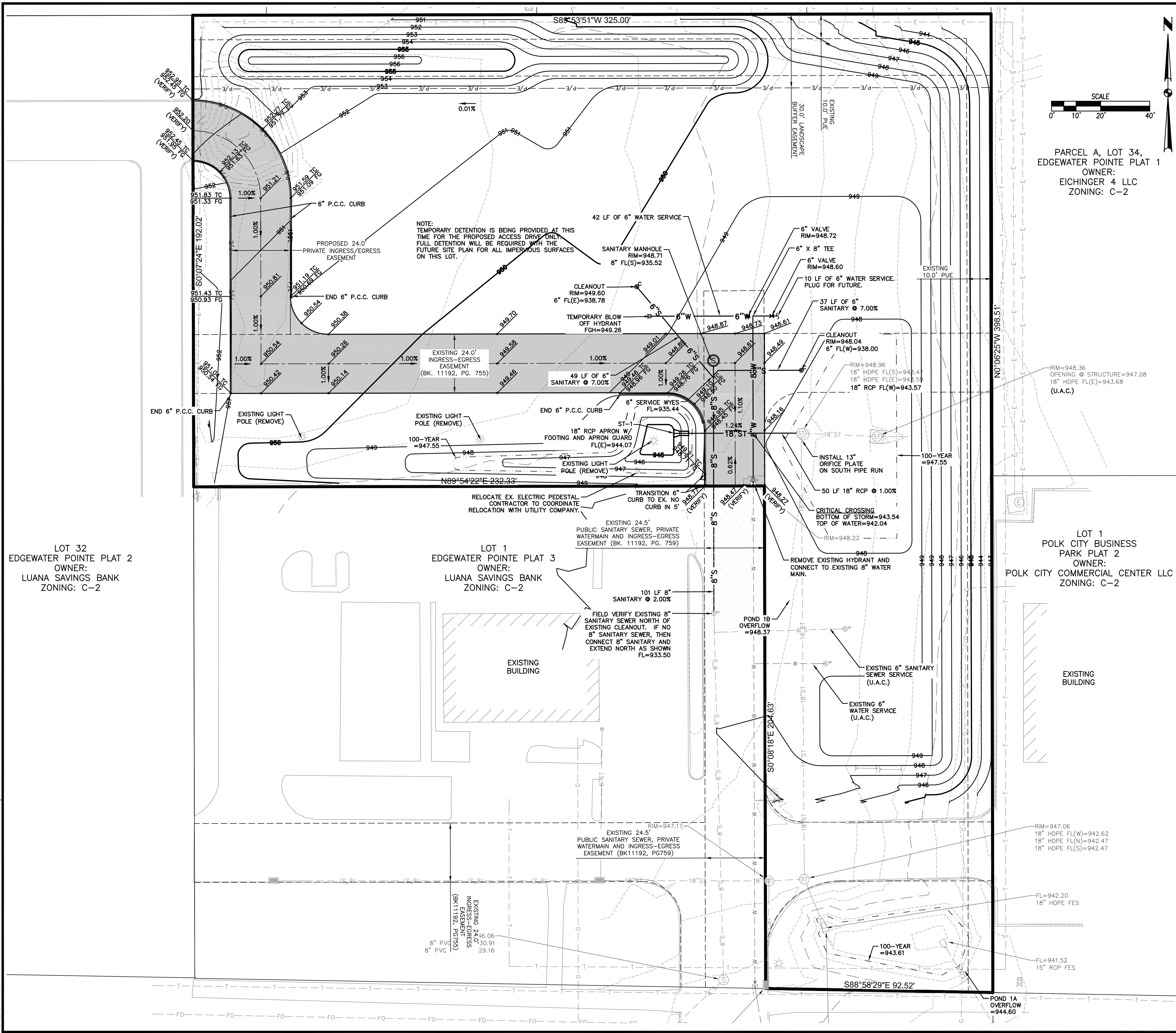
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 DATE: 1/16/2020 2:56 PM
 PLOT: 1

2 LOT 2, EDGEWATER POINTE PLAT 3
3 DIMENSION & LANDSCAPE PLAN
 CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA
 1805.295

DATE	REVISIONS
01/07/20	5TH SUBMITTAL
12/17/19	4TH SUBMITTAL
06/12/19	3RD SUBMITTAL
06/07/19	2ND SUBMITTAL
05/24/19	1ST SUBMITTAL

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

FILE: H:\2018\1805295\DWG\1805295-SITELDWG
 PLOTTED BY: MARGO MURRAY
 DATE: 1/16/2020 2:58 PM
 COMMENT:
 END



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

UTILITY NOTES

1. 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.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 IBC AS PER POLK CITY CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. 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.

SCALE
 0' 10' 20' 40'

PARCEL A, LOT 34,
 EDGEWATER POINTE PLAT 1
 OWNER:
 EICHINGER 4 LLC
 ZONING: C-2

DATE	REVISIONS
01/07/20	5TH SUBMITTAL
12/17/19	4TH SUBMITTAL
06/12/19	3RD SUBMITTAL
06/07/19	2ND SUBMITTAL
05/24/19	1ST SUBMITTAL

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

ENGINEER: JMM
 EI

3 LOT 2, EDGEWATER POINTE PLAT 3
 GRADING & UTILITY PLAN

CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

1805.295