

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

May 20, 2019 | 6:00 pm
City Hall | Council Chambers

Tentative Meeting Agenda

Doug Ohlfest | Chair

Dennis Dietz | Pro Tem

P&Z Commission Members: Ron Hankins | Deanna Triplett | Krista Bowersox | 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. Approval of the P&Z Commission Meeting minutes for March 18, 2019
6. Consider motion to recommend Council approve the Amended Site Plan for Beautiful Savior Lutheran Church.
7. Consider motion to recommend Council approve the Amended Site Plan for Lakeside Fellowship Church.
8. Consider motion to recommend Council approve the Preliminary Plat for Bridgeview Plat 2
9. Staff Report
10. Commission Report
11. Adjourn until June 17, 2019

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, March 18, 2019
City Hall

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on March 18, 2019. The Agenda was posted at the City Hall office as required by law. **These tentative minutes reflect all action taken at the meeting.**

| | |
|---|--|
| <p><u>P&Z Commission Members Present:</u> Doug Ohlfest Chair Dennis Dietz Pro Tem Ron Hankins P&Z Commission Member Deanna Triplett P&Z Commission Member Krista Bowersox P&Z Commission Member Justin Vogel P&Z Commission Member – via phone</p> <p><u>P&Z Commission Members Absent:</u> Doug Sires P&Z Commission Member</p> | <p><u>Staff Members Present:</u> Jason Morse Mayor Kathleen Connor City Engineering Representative Becky Leonard Deputy City Clerk</p> |
|---|--|

1. **Call to Order** | Chair Ohlfest called the meeting to order at 6:00p.m.
2. **Roll Call** | Hankins, Triplett, Dietz, Ohlfest, Vogel (via phone) | In attendance
 Sires | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Hankins and seconded by Bowersox to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Audience Items** | No discussion items
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Hankins and seconded by Dietz to approve the January 21, 2019 meeting minutes.
YES: Dietz, Ohlfest, Bowersox, Hankins, Triplett
ABSTAIN: Vogel
MOTION CARRIED
6. **Bridgeview Plat 2**
 Tom Wittman, Knapp Properties, presented the updated proposed Planned Unit Development Master Plan for Bridgeview Plat 2.
 - Met with neighbors and have a Memorandum of Understanding in which Knapp created seven outlots at the south end of the property adjacent to the residents on Seagrass to preserve trees and provide a buffer between the properties. The outlots will extend 50 feet long and will be individually owned by the abutting property owners, with each outlot the same width as the residents' existing lots.
 - 50 lots in total
 - Bridgeview Street will terminate in a cul-de-sac.
 - Pelican Drive will extend northeasterly to Parker Blvd between Phillips and Washington
 - Trail connection was extended to the street and added connector on opposite side of the street
 - 15-foot wide landscape buffer located along west side of Parker
 - Knapp will plan to submit preliminary plat as early as next week if Commission finds the plan favorable.

Engineer Comments

- City Engineering Representative Connor listed the three items the Commission was concerned with in January:
 - o Meet with the neighbors
 - o Extend the trail connection to the street
 - o Concern over the Pelican Drive access onto Parker Blvd.
- Connor advised that Justin Jackson, Traffic Engineer with Snyder & Associates, reviewed the proposed location for Pelican Drive and determined it meets SUDAS requirements.
- From Staff's perspective, all comments have been addressed.
- Current plan also relocates the storm sewer, in the vicinity of Outlots X and Y, to the north which will preserve trees along the south plat boundary

Commission Comments

- Concerned about Pelican Drive's access onto Parker not lining up with Phillips Street and not limiting access points on a main roadway
- This version saves more natural growth than the concept plan dated April 2014
- Expressed appreciation to developer for meeting with neighboring residents

Audience Comments

- Jared Foss, 1520 Seagrass Ave, was in attendance to support the revised plan and thanked the Commission and Knapp Properties for listening to their concerns.

MOTION: A motion was made by Bowersox and seconded by Triplett on the recommendation to Council to approve the Planned Unit Development (P.U.D.) Master Plan for Bridgeview Plat 2 subject to the recommendation and comments in the Engineer Memo dated March 13, 2019.

YES: Triplett, Dietz, Ohlfest, Bowersox, Vogel

NO: Hankins

MOTION CARRIED

7. **Staff Report** | Connor shared that Fenders will be installing an outdoor refrigeration unit using a building permit since an amended site plan was not required due to the existing roof and foundation. Mayor Morse stated that Gary Mahannah retired and his last day was March 1, 2019. A search firm will be enlisted to assist with hiring a city administrator which may take several months.
8. **Commission Report** | The Commission members appreciated the information regarding a Planning & Zoning Workshop hosted by ISU Extension & Outreach in Johnson next month. Mayor Morse encouraged them to attend and to submit their receipt to the City for reimbursement. Hankins shared his appreciation for the Council Liaison position and Mayor Morse advised that discussions regarding the role are still underway.

9. **Adjournment**

MOTION: A unanimous motion was made to adjourn at 6:19 p.m.

Next Meeting Date – Monday, April 15, 2019

Becky Leonard – Deputy City Clerk

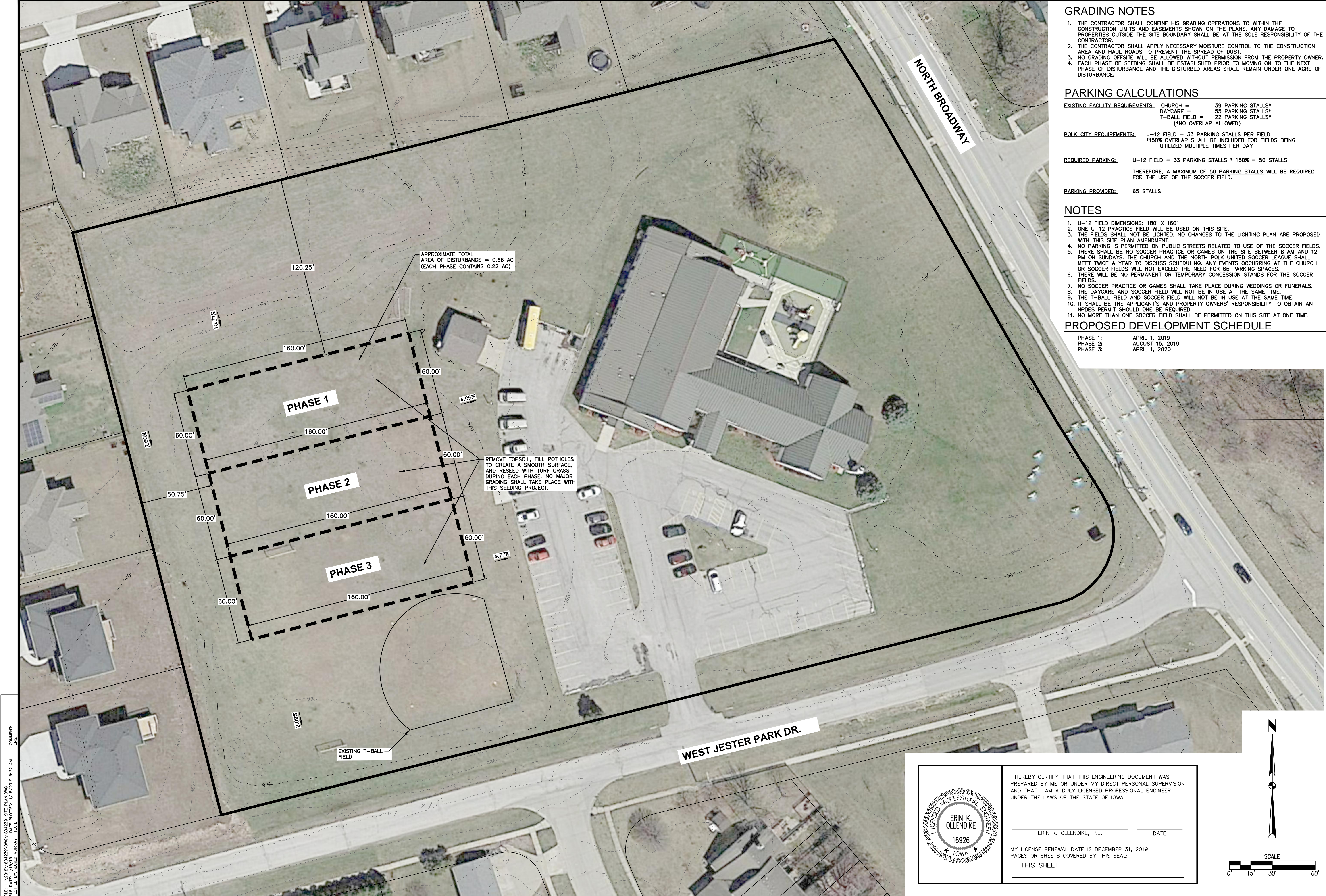
REVIEW COMMENTS: Pursuant to our review of Submittal #3, we offer the following comment:

1. Prior to this item being placed on the P&Z agenda, provide documentation that Beautiful Savior Lutheran Church, as owners of this property, has approved this site plan amendment.

RECOMMENDATION:

Based on the foregoing, staff recommends approval of the Site Plan Amendment for Beautiful Savior Lutheran Church subject to the following:

1. P&Z comments, if any, are addressed prior to this item being placed on the Council agenda.
2. Payment of all fees to the City Clerk.



GRADING NOTES

1. 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.
2. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
3. NO GRADING OFFSITE WILL BE ALLOWED WITHOUT PERMISSION FROM THE PROPERTY OWNER.
4. EACH PHASE OF SEEDING SHALL BE ESTABLISHED PRIOR TO MOVING ON TO THE NEXT PHASE OF DISTURBANCE AND THE DISTURBED AREAS SHALL REMAIN UNDER ONE ACRE OF DISTURBANCE.

PARKING CALCULATIONS

EXISTING FACILITY REQUIREMENTS: CHURCH = 39 PARKING STALLS*
 DAYCARE = 55 PARKING STALLS*
 T-BALL FIELD = 22 PARKING STALLS*
 (*NO OVERLAP ALLOWED)

POLK CITY REQUIREMENTS: U-12 FIELD = 33 PARKING STALLS PER FIELD
 *150% OVERLAP SHALL BE INCLUDED FOR FIELDS BEING UTILIZED MULTIPLE TIMES PER DAY

REQUIRED PARKING: U-12 FIELD = 33 PARKING STALLS * 150% = 50 STALLS

THEREFORE, A MAXIMUM OF 50 PARKING STALLS WILL BE REQUIRED FOR THE USE OF THE SOCCER FIELD.

PARKING PROVIDED: 65 STALLS

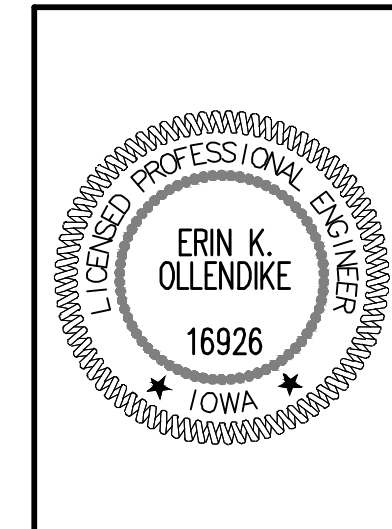
NOTES

1. U-12 FIELD DIMENSIONS: 180' X 160'
2. ONE U-12 PRACTICE FIELD WILL BE USED ON THIS SITE.
3. THE FIELDS SHALL NOT BE LIGHTED. NO CHANGES TO THE LIGHTING PLAN ARE PROPOSED WITH THIS SITE PLAN AMENDMENT.
4. NO PARKING IS PERMITTED ON PUBLIC STREETS RELATED TO USE OF THE SOCCER FIELDS.
5. THERE SHALL BE NO SOCCER PRACTICE OR GAMES ON THE SITE BETWEEN 8 AM AND 12 PM ON SUNDAYS. THE CHURCH AND THE NORTH POLK UNITED SOCCER LEAGUE SHALL MEET TWICE A YEAR TO DISCUSS SCHEDULING. ANY EVENTS OCCURRING AT THE CHURCH OR SOCCER FIELDS WILL NOT EXCEED THE NEED FOR 65 PARKING SPACES.
6. THERE WILL BE NO PERMANENT OR TEMPORARY CONCESSION STANDS FOR THE SOCCER FIELDS.
7. NO SOCCER PRACTICE OR GAMES SHALL TAKE PLACE DURING WEDDINGS OR FUNERALS.
8. THE DAYCARE AND SOCCER FIELD WILL NOT BE IN USE AT THE SAME TIME.
9. THE T-BALL FIELD AND SOCCER FIELD WILL NOT BE IN USE AT THE SAME TIME.
10. IT SHALL BE THE APPLICANT'S AND PROPERTY OWNERS' RESPONSIBILITY TO OBTAIN AN NPDES PERMIT SHOULD ONE BE REQUIRED.
11. NO MORE THAN ONE SOCCER FIELD SHALL BE PERMITTED ON THIS SITE AT ONE TIME.

PROPOSED DEVELOPMENT SCHEDULE

PHASE 1: APRIL 1, 2019
 PHASE 2: AUGUST 15, 2019
 PHASE 3: APRIL 1, 2020

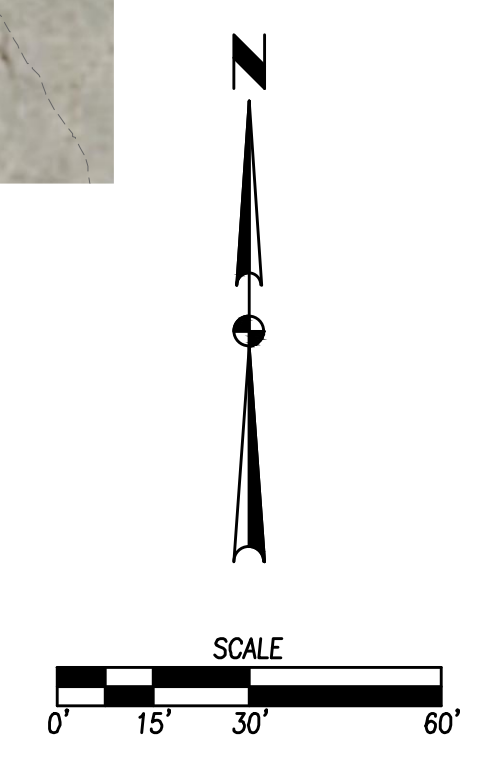
FILE: H:\2018\164239\164239-SITE PLANNING
 COMMENT: CON.
 PLOTTED BY: AEGED MURRAY
 DATE: 7/15/2019 9:22 AM



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.

ERIN K. OLLENDIKE, P.E. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET _____



| | |
|------------------|----------|
| DATE | 01/15/19 |
| REVISIONS | 12/07/18 |
| THIRD SUBMITTAL | 05/15/18 |
| SECOND SUBMITTAL | |
| FIRST SUBMITTAL | |

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

BEAUTIFUL SAVIOR CHURCH
PRACTICE SOCCER FIELD

CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

ENGINEER: EKO
 EI: JWM

1804.239

SITE PLAN AMENDMENT

Date: May 14, 2019
 Project: Lakeside Fellowship Church

Prepared by: Kathleen Connor
 Project No.: 119.0476.01

GENERAL INFORMATION:

| | |
|---------------------------|---|
| Applicant: | Lakeside Fellowship Church |
| Property Owner: | Lakeside Fellowship Church |
| Requested Action: | Approval of Site Plan for Prairie Grass Plantings |
| Location | 1121 W. Bridge Road; |
| Size: | 8.50 Acres |
| Zoning: | C-2 |
| Existing Land Use: | Church |



BACKGROUND AND DESCRIPTION

The original Site Plan for Lakeside Fellowship Church on Lot 1 of Lakewoods Plat 1 was approved April 27, 2015. The site plan has subsequently been amended for design changes to the building and parking lot, addition of soccer fields, and paving the south temporary gravel parking areas. (The above aerial photo does not reflect the completed paving improvements.)

Lakeside Fellowship Church would like to plant a portion of their site with native prairie flowers/grass due to the difficulty in mowing the significant slopes and wet areas in the detention basin and ditch, to reduce watering needed to keep the grass green, and to mitigate erosion occurring in the ditches. Since *Chapter 152 - Weeds* of Polk City code restricts the height of grass or weeds on private property to a maximum height of 6 inches, it was determined that a Site Plan was necessary so the City could formally waive the requirement for mowing in specific areas designated on the site plan which will be planted with prairie flowers. Approval of this site plan would also waive the Section 135.10 requirement for timely mowing of the right-of-way by the abutting property owner.

REVIEW COMMENTS: Pursuant to our review of Submittal #1 we offer the following comments:

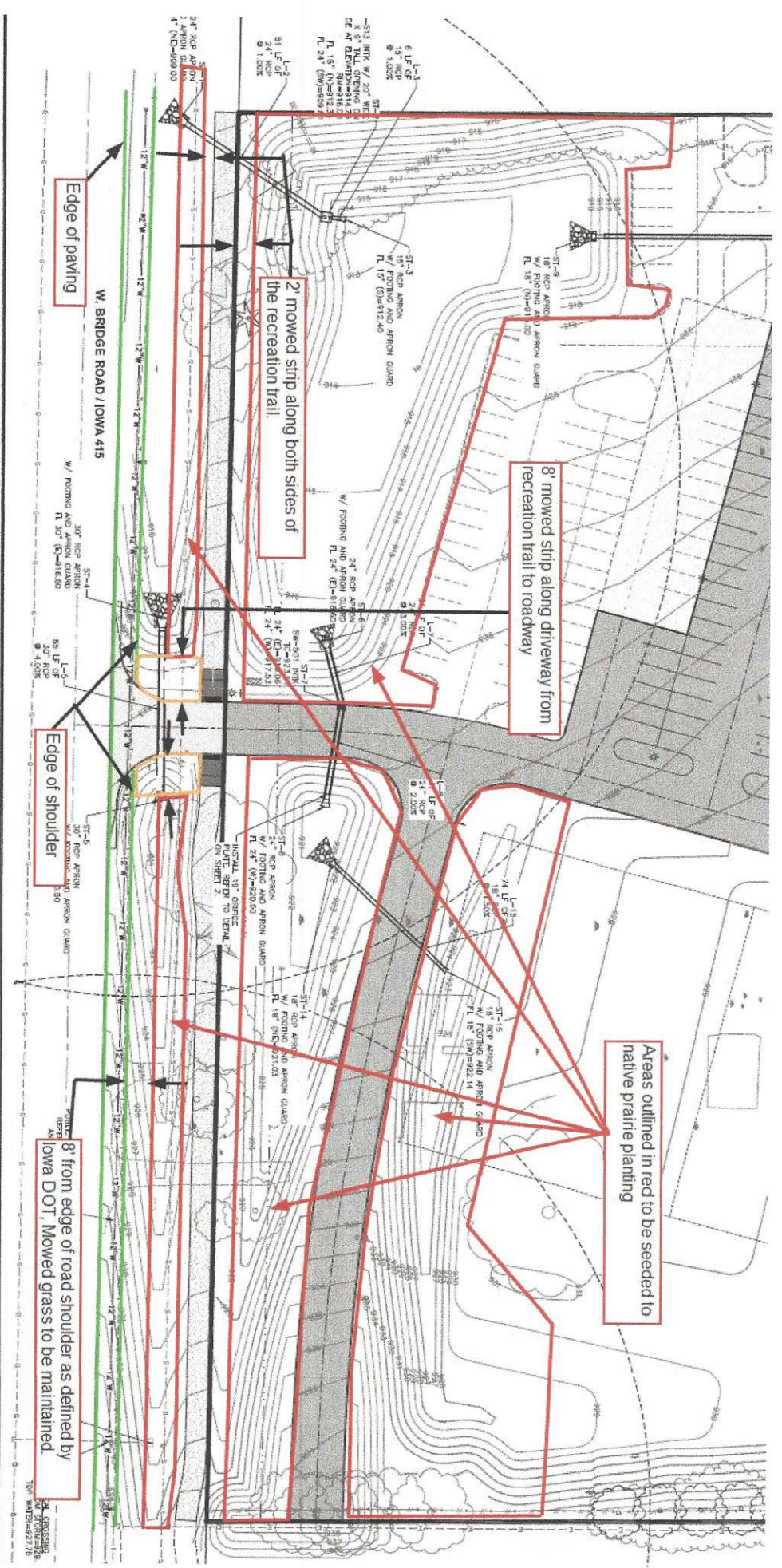
1. Since there are multiple seed mixtures for native plantings, please provide the proposed mixture(s) to be used for this site along with the height of the plants in each mixture. The seed mix used within the public right-of-way should include grasses and forbs up to maximum height of 3 feet. The seed mix(s) used on private property does not have a height limitation.

2. Prairie flowers can take up to three years to be fully established, so this area may not be very attractive until that point. However, if the prairie flowers are not established within three years, the City may wish to retain the right to require these areas to be reseeded with lawn mixture and mown as per usual.

RECOMMENDATION:

Staff recommends approval of the Site Plan Amendment for Lakeside Fellowship Church subject to the following:

1. Each of the above review comments shall be addressed prior to this item being placed on the City Council agenda.
2. Payment of all fees to the City Clerk.



8' mowed strip along driveway from recreation trail to roadway

2' mowed strip along both sides of the recreation trail.

Areas outlined in red to be seeded to native prairie planting

8' from edge of road shoulder as defined by Iowa DOT. Mowed grass to be maintained.

Edge of paving

Edge of shoulder

PRELIMINARY PLAT REVIEW

Date: May 10, 2019

 Prepared by: Kathleen Connor, Planner
 Travis Thornburg, E.I.

Project: Bridgeview Plat 2

Project No.: 119.0294.01

GENERAL INFORMATION:

| | |
|--------------------------|---|
| Applicant: | All Points Development L.C. |
| Property Owner: | All Points Development L.C. |
| Requested Action: | Approval of Preliminary Plat |
| Location | West of Parker Blvd., North of Bridgeview Plat 1 |
| Size: | 20.65 acres |
| Zoning: | Planned Unit Development |
| Proposed Use: | 50 single family lots; 7 Outlots to be tied to Bridgeview Plat 1 lots |



PROJECT BACKGROUND:

The subject property was rezoned to Planned Unit Development (PUD) in 1986. The Planning and Zoning Commission reviewed the PUD Master Plan for Bridgeview Plat 2 at their March 18th meeting and recommended its approval to Council. The PUD Master Plan was subsequently approved by City Council on March 25, 2019. All Points Development, LC now intends to move forward with development of Bridgeview Plat 2 and request approval of the Preliminary Plat.

PROJECT DESCRIPTION:

This Preliminary Plat is in conformance with the approved PUD Master Plan and includes 50 single family lots. These lots range in size from 8,986 sf to 35,040 sf. All lots are at least 65 feet wide. Front yard setbacks are 30' deep, providing the opportunity to save trees in rear yards. By agreement with the abutting property owners, Outlots Y-S will be individually and permanently tied to Lots 9-15 of Bridgeview Plat 1 respectively to provide a buffer to those existing residences.

The public improvements associated with this plat include the extension of Pelican D northeasterly to Parker Blvd and the extension of Bridgeview Street northwesterly where it will terminate in a cul-de-sacs. Water mains, sanitary sewers, and storm sewers will be extended to provide service to each lot. The developer indicates this subdivision may be constructed and platted in two separate phases.

An 8' wide recreational trail will connect to the Neal Smith Trail from Pelican Drive. The park land dedication for this development will be satisfied through dedication of Lot 'C' and construction of the trail and sidewalk in front of Lot C. The remainder, if any, will be addressed via the Development Agreement for Big Creek Technology Campus Phase 2.

Parkway trees will be planted along Parker Blvd by the developer, including species selected from Polk City's approved tree list, with the exception of Maples and Willows due to proximity of the sanitary sewer, and will include a diversification of species. The property owners will be responsible for maintaining these parkway trees. In addition, construction fencing will be installed around the grading limits prior to issuance of a grading permit to protect the trees that are to be saved.

Detention basins will be located on Lot 18 and on Lots 35 and 36 to control runoff velocity and mitigate erosion. These basins will be designed to keep tree removal a minimum for these facilities. The property owners will be responsible for maintaining these detention basins while the city will be responsible for maintaining pipes and structures. Separate easements will be required to distinguish the public storm sewer easements from private detention easements. The construction drawings will need to detail the outlet for the detention basin on Lot 18 to ensure it discharges into the natural drainage way, minimizing impact to Lot 16 of Bridgeview Plat 1. Understanding the developer's desire to minimize grading to save as many trees as possible, we will evaluate the need for swales and Overland Flowage Easements in conjunction with the Construction Drawings and Storm Water Management Plan.

No subdivision identification signs are proposed. The developer has not determined if there will be a Homeowner's Association for this subdivision. Prior to Final Plat approval, the developer may wish to formally vacate the Temporary Construction Easement (Bk 15613 Page 186) on the south side of Lot 18.

REVIEW COMMENTS:

All staff review comments were addressed on Submittal #4.

RECOMMENDATION:

Based on the satisfactory resolution of the aforementioned review comments, we recommend P&Z approval of the Preliminary Plat for Bridgeview Plat 2, subject to:

1. P&Z recommendations, if any, shall be addressed prior to this item being placed on the Council agenda.
2. All fees being paid in full to the City Clerk prior to Council approval.

PRELIMINARY PLAT BRIDGEVIEW PLAT 2

POLK CITY, IOWA

ALL POINTS DEVELOPMENT L.C.

KNAPP PROPERTIES

5000 WESTOWN PARKWAY, SUITE 400 WEST DES MOINES, IA 50266-5921

Sheet List Table

| SHEET NUMBER | SHEET TITLE |
|--------------|----------------------------------|
| 01 | COVER SHEET |
| 02 | SOUTH SITE - DIMENSION PLAN |
| 03 | NORTH SITE - DIMENSION PLAN |
| 04 | SOUTH SITE - GRADING & UTILITIES |
| 05 | NORTH SITE - GRADING & UTILITIES |

GENERAL NOTES:

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - CITY OF POLK CITY - PUBLIC WORKS DEPARTMENT
 - ALL POINTS DEVELOPMENT, L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2014 EDITION OF THE SDAS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
- IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- ALL PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY ENGINEER FOR POLK CITY AND CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES THAT HAVE NOT BEEN GRANTED APPROVAL.
- CONTRACTOR IS REQUIRED TO SET UP PRECONSTRUCTION MEETINGS WITH THE CITY ENGINEER FOR POLK CITY ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- PARKLAND DEDICATION WILL BE SATISFIED BY COMBINATION OF LOT 'C' DEDICATION, CONSTRUCTION OF THE 8.0 FOOT WIDE TRAIL, AND ADDITIONAL LAND AND/OR CASH PAYMENT.
- LOTS 'A', 'B' & 'C' WILL BE DEDICATED TO CITY OF POLK CITY FOR STREET PURPOSES AND PARKLAND DEDICATION.
- ALL PUBLIC STREETS SHALL BE 6-INCH REINFORCED P.C.C.
- SOILS INVESTIGATION WILL BE REQUIRED AT CONSTRUCTION PLAN PHASE.
- DEVELOPER IS RESPONSIBLE FOR OBTAINING RECREATIONAL TRAIL EASEMENT U.S.A.C.E. PROPERTY FOR TRAIL CONNECTION AT NORTH END OF LOT 'C'.
- PARKWAY TREES ALONG PARKER BOULEVARD SHALL BE INSTALLED BY DEVELOPER AS PART OF PLAT IMPROVEMENTS.
- OUTLOTS 'S' THRU 'Y' SHALL BE INDIVIDUALLY AND PERMANENTLY TIED TO LOTS 4 THRU 15 OF BRIDGEVIEW PLAT 1.
- 8.0 FOOT P.C.C. TRAIL IN LOT 'C' SHALL BE CONSTRUCTED AS PART OF PLAT IMPROVEMENTS, AS WELL AS THE PUBLIC SIDEWALK ADJACENT TO LOT 'C'. COST OF CONSTRUCTION OF TRAIL SHALL BE CREDITED TOWARD PARKLAND DEDICATION.

NPDES/SWPPP

- OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR INTERRUPTION OF SERVICE. HE SHALL NOTIFY PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHMARD.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADINGS FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCD AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL AREAS SHALL BE GRADED WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.
- CONSTRUCTION FENCING IS REQUIRED ALONG CLEARING AND GRADING LIMITS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF GRADING PERMIT.

UTILITY NOTES:

- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR SHALL CALL IOWA ONE CALL (MINIMUM OF 48 HOURS NOTICE). CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- COORDINATE EXISTING CITY UTILITIES TIE-INS WITH CITY PUBLIC WORKS DEPARTMENT.
- ALL UTILITIES TO BE TESTED TO CITY OF POLK CITY STANDARDS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
- SUBDRAINS SHALL PROVIDED ON BOTH SIDES OF ALL PUBLIC STREETS.

UTILITIES

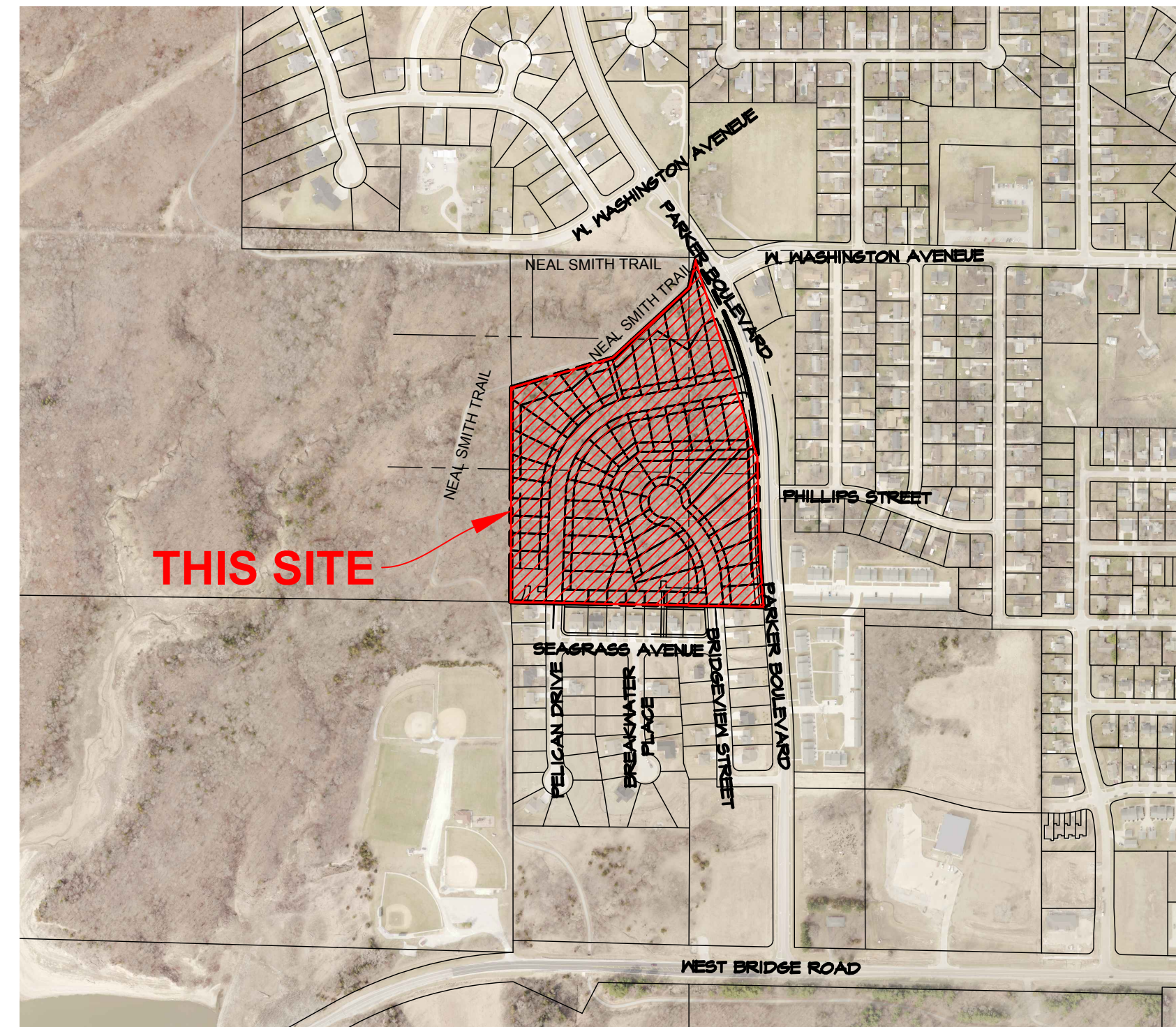
- SANITARY SEWER - CITY OF POLK CITY
- STORM SEWER - CITY OF POLK CITY
- WATER - CITY OF POLK CITY

DEVELOPMENT SCHEDULE

- RUD APPROVAL - MARCH 2019
- PRELIMINARY PLAT APPROVAL - APRIL 2019
- CONSTRUCTION PLAN APPROVAL - JUNE 2019
- CONSTRUCTION - SUMMER/FALL 2019
- FINAL PLAT APPROVAL - OCTOBER 2019

PHASING

THIS PROJECT MAY BE DIVIDED INTO TWO PHASES. THE CUL-DE-SAC COULD BE ONE PHASE AND THE LOOP STREET COULD BE ONE PHASE



VICINITY MAP:
NO SCALE



SCALE: 1"=500'
0' 500' 1000'

PROPERTY OWNER:
ALL POINTS DEVELOPMENT L.C.
KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: AIMEE STAUDI
PH: 515-223-4000
EMAIL: aimee.staudi@knappproperties.com

DEVELOPER:
ALL POINTS DEVELOPMENT L.C.
KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: AIMEE STAUDI
PH: 515-223-4000
EMAIL: aimee.staudi@knappproperties.com

PROJECT MANAGER:
JERRY P. OLIVER, PE
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT 212
EMAIL: oliver@ceclic.com

ZONING / LAND USE:

RUD - SINGLE FAMILY RESIDENTIAL

LAND USE

- SINGLE FAMILY RESIDENTIAL DEVELOPMENT
- MINIMUM LOT AREA = 8,000 SQ. FT.
- MINIMUM LOT WIDTH = 65 FEET
- MINIMUM FRONT YARD SETBACK = 30 FEET
- MINIMUM REAR YARD SETBACK = 35 FEET
- MINIMUM SIDE YARD SETBACK = 0 FEET
- MAXIMUM DENSITY = 2.6 DU / ACRE
- MAXIMUM HEIGHT = 2-1/2 STORIES

FRANCHISE UTILITIES

- CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
- STREET LIGHTS SHALL BE ON THE SAME SIDE OF THE STREET AS WATER MAIN.
- CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
- NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

GENERAL LEGEND

PROPOSED

--- PLAT BOUNDARY

--- SECTION LINE

--- LOT LINE

--- CENTERLINE

--- EASEMENT LINE

■ BUILDABLE AREA

◡ FLARED END SECTION

○ DRAIN BASIN OR SEDIMENT RISER

○ DRAIN BASIN WITH SOLID GRATE

○ WATER VALVE

○ FIRE HYDRANT ASSEMBLY

○ BLOW-OFF HYDRANT

○ SCOUR STOP MAT

--- ST 12" STORM SEWER WITH SIZE

--- W 8" WATER SEWER WITH SIZE

--- W 4" WATER SERVICE

--- 326 PROPOSED CONTOUR

--- X X SILT FENCE

○ 1234 ADDRESS

■ RIPRAP

EXISTING

--- LOT LINE

○ SANITARY/STORM MANHOLE

○ WATER VALVE

○ FIRE HYDRANT

○ STORM SEWER SINGLE INTAKE

○ STORM SEWER DOUBLE INTAKE

○ STORM SEWER ROUND INTAKE

○ FLARED END SECTION

○ DECIDUOUS TREE

○ CONIFEROUS TREE

○ SHRUB

○ POWER POLE

○ STREET LIGHT

○ GUY ANCHOR

○ ELECTRIC TRANSFORMER

○ GAS METER

○ TELEPHONE RISER

○ SIGN

--- CATV --- UNDERGROUND TELEVISION

--- UGE --- UNDERGROUND ELECTRIC

--- G --- UNDERGROUND GAS

--- UGFO --- UNDERGROUND FIBER OPTIC

--- UGT --- UNDERGROUND TELEPHONE

--- OHN --- OVERHEAD ELECTRIC

--- SAN --- SANITARY SEWER WITH SIZE

--- ST --- STORM SEWER WITH SIZE

--- W --- WATER MAIN WITH SIZE

--- 926 --- EXISTING CONTOUR

--- TREELINE

--- B.S.L. --- BUILDING SETBACK LINE

--- P.U.E. --- PUBLIC UTILITY EASEMENT

--- M.O.E. --- MINIMUM OPENING ELEVATION

LEGAL DESCRIPTION

A PARCEL OF LAND IN PARTS OF LOTS 17, 18, 19, 42, 43, AND 44 OF THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., RECORDED IN BOOK B, PAGE 380, CITY OF POLK CITY, POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 2; THENCE N80°50'51"W, 664.52 FEET ALONG THE NORTH LINE OF BRIDGEVIEW PLAT 1; AN OFFICIAL PLAT RECORDED IN BOOK 15683, PAGE 621 TO THE NORTHWEST CORNER OF SAID BRIDGEVIEW PLAT 1; THENCE N00°12'00"E, 749.85 FEET TO A POINT; THENCE N73°42'53"E, 391.35 FEET TO A POINT; THENCE N47°20'27"E, 382.64 FEET TO A POINT; THENCE N13°46'24"E, 104.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARKER BOULEVARD; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1392.40 FEET AND A CHORD BEARING OF S17°23'34"E, AN ARC LENGTH OF 778.85 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S01°22'06"E, 282.34 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2904.74 FEET AND A CHORD BEARING OF S02°48'19"E, AN ARC LENGTH OF 145.71 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S04°14'33"E, 124.22 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID BRIDGEVIEW PLAT 1; THENCE N80°50'50"W, 274.34 FEET ALONG THE NORTH LINE OF SAID BRIDGEVIEW PLAT 1 TO THE POINT OF BEGINNING AND CONTAINING 20.65 ACRES MORE OR LESS.

LAND AREA

20.65 ACRES.

PARKLAND DEDICATION

REQUIRED: 944.95 S.F. / LOT X 50 LOTS = 44,948 S.F. (1.1478 ACRES) @ \$25,000/ACRE = \$28,700 PARKLAND DEDICATION WILL BE A COMBINATION OF LOT 'C' PLUS THE COST OF THE TRAIL IN LOT 'C' PLUS OTHER PROPERTY.

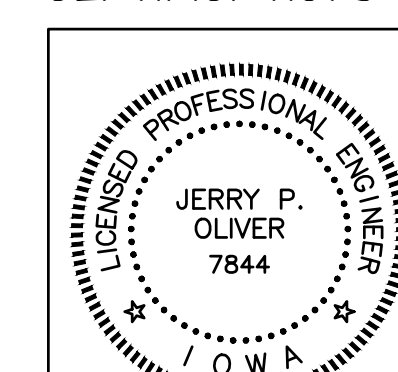
BENCHMARK (THE VERTICAL DATUM FOR BENCHMARKS ARE ACCORDING TO THE NAVD83 VERTICAL DATUM) POLK COUNTY BENCHMARK 114: IN NW 1/4 OF SEC. 26-81-25, ON NN HUGG DR, 500' E OF NN T2ND ST AN IDOT PILE IN TOP OF THE E HEADWALL OF A RCB CULVERT.

ELEV. = 866.03

USGS BENCH MARK BM 424.6: T-9IN, R-25M, NEAR N 16TH COR. BETWEEN SEC. 21 & 34, 31' N, 55' E & 1' HIGHER THAN T-DRIVE N, ON CREST OF HILL IN TOP OF IN TOP CONCRETE POST; A STANDARD TABLET STAMPED "26NMC 1464 430" PAINTED "BM 424.6"

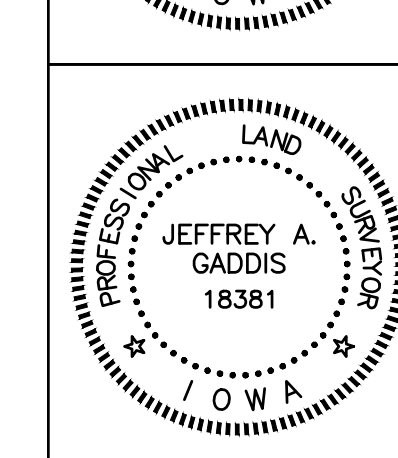
ELEV = 924.58

CERTIFICATIONS



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.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS



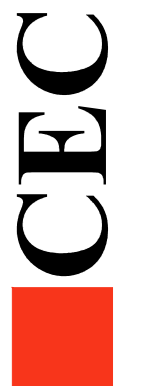
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 2 & 3



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



DATE: MARCH 22, 2019
REVISIONS:
1 04-10-2019
2 05-10-2019
3
4
5
6

DATE OF SURVEY: DEC. 2018

DESIGNED BY: JFO

DRAWN BY: MEH

BRIDGEVIEW PLAT 2
POLK CITY, IOWA

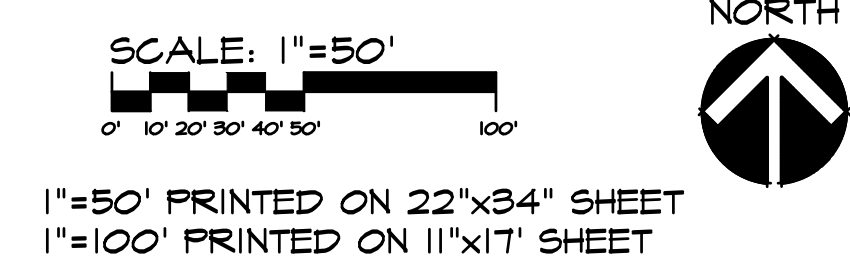
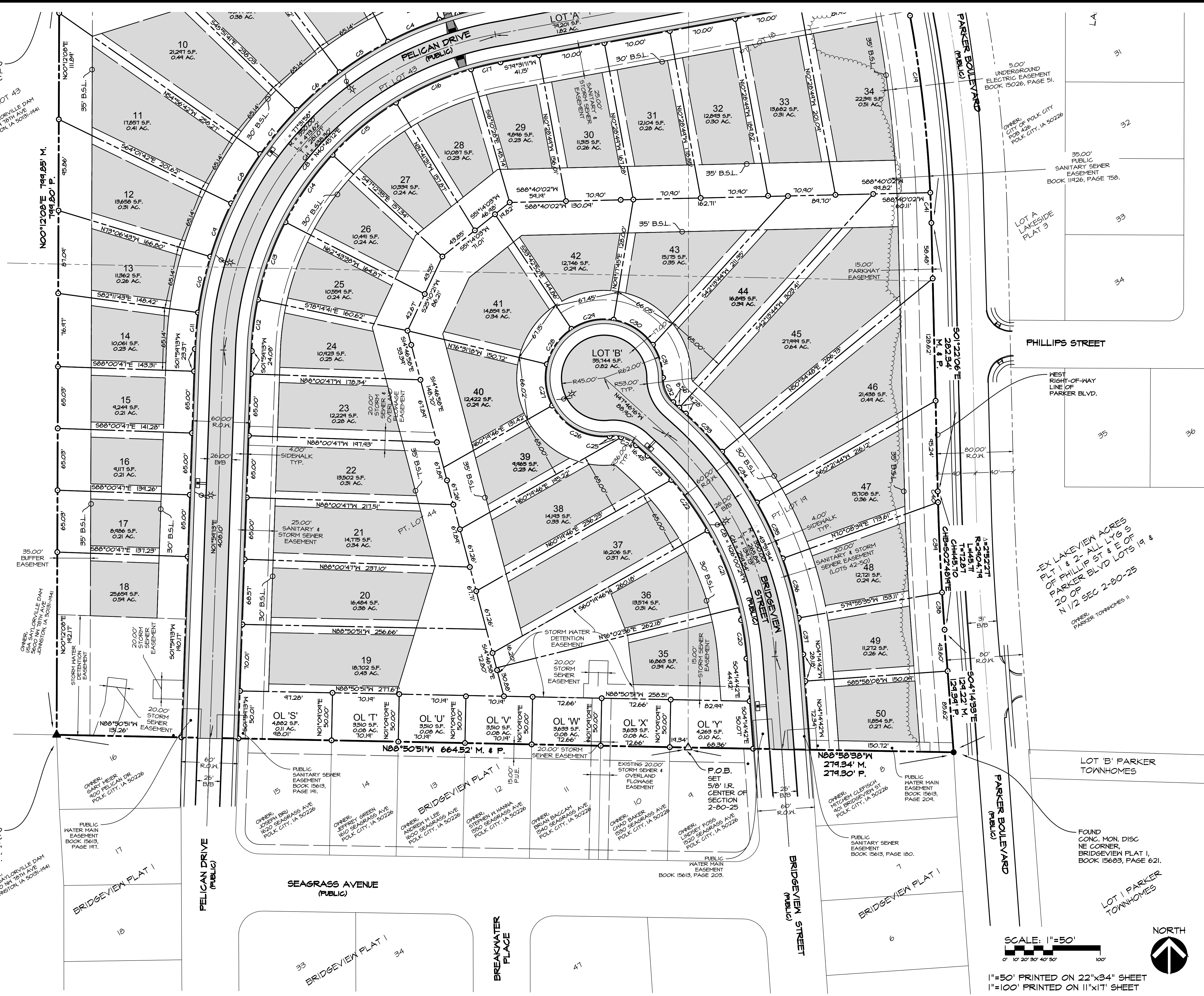
COVER SHEET

SHEET
01
OF 05

E-8072

CURVE DATA - LOTS

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-------|-----------|----------|---------|---------|---------|-------------|
| C1 | 44°58'02" | 30.00' | 44.72' | 32.72' | 44.23' | S82°02'10"W |
| C2 | 5°14'21" | 380.00' | 35.31' | 17.67' | 35.30' | S76°51'27"W |
| C3 | 3°01'00" | 380.00' | 20.01' | 10.01' | 20.01' | S72°41'13"W |
| C4 | 8°52'23" | 380.00' | 58.85' | 24.48' | 58.71' | S66°44'31"W |
| C5 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S57°45'50"W |
| C6 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S48°40'44"W |
| C7 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S39°35'44"W |
| C8 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S30°30'48"W |
| C9 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S21°25'48"W |
| C10 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S12°20'47"W |
| C11 | 5°44'04" | 380.00' | 38.54' | 19.31' | 38.57' | S04°53'45"W |
| C12 | 9°46'06" | 320.00' | 54.56' | 27.34' | 54.44' | S06°52'16"W |
| C13 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S19°30'50"W |
| C14 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S35°01'54"W |
| C15 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S50°32'51"W |
| C16 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S66°04'00"W |
| C17 | 5°41'34" | 320.00' | 31.20' | 15.91' | 31.71' | S76°40'21"W |
| C18 | 90°05'08" | 30.00' | 47.17' | 30.04' | 42.46' | N55°26'15"W |
| C19 | 7°42'56" | 1342.40' | 187.50' | 93.84' | 187.36' | S06°32'13"E |
| C20 | 9°42'42" | 320.00' | 54.24' | 27.14' | 54.18' | S04°06'03"E |
| C21 | 15°42'50" | 320.00' | 87.16' | 44.16' | 87.41' | S21°48'44"E |
| C22 | 11°43'11" | 320.00' | 65.46' | 32.84' | 65.34' | S35°31'50"E |
| C23 | 6°22'51" | 320.00' | 35.84' | 17.84' | 35.62' | S44°34'51"E |
| C24 | 28°25'44" | 36.00' | 17.86' | 4.12' | 17.68' | S61°54'11"E |
| C25 | 19°14'04" | 36.00' | 12.09' | 6.10' | 12.03' | S85°41'07"E |
| C26 | 67°23'42" | 62.00' | 72.43' | 41.34' | 68.80' | S61°44'18"E |
| C27 | 41°31'04" | 62.00' | 44.93' | 23.50' | 43.95' | S07°16'52"E |
| C28 | 42°48'26" | 62.00' | 46.32' | 24.30' | 45.25' | S34°52'55"W |
| C29 | 43°00'38" | 62.00' | 46.54' | 24.43' | 45.46' | S71°47'27"W |
| C30 | 46°34'03" | 62.00' | 50.34' | 26.68' | 44.02' | N57°25'13"W |
| C31 | 34°01'48" | 62.00' | 36.82' | 18.97' | 36.29' | N17°07'18"W |
| C32 | 45°28'35" | 36.00' | 28.57' | 15.09' | 27.83' | N22°47'07"W |
| C33 | 8°21'04" | 380.00' | 55.34' | 27.14' | 55.34' | N43°35'44"W |
| C34 | 9°46'56" | 380.00' | 64.88' | 32.52' | 64.80' | N34°31'44"W |
| C35 | 9°46'56" | 380.00' | 64.88' | 32.52' | 64.80' | N24°44'44"W |
| C36 | 9°46'56" | 380.00' | 64.88' | 32.52' | 64.80' | N14°57'53"W |
| C37 | 5°44'42" | 380.00' | 38.66' | 19.34' | 38.64' | N07°04'33"W |
| C38 | 0°46'24" | 2404.71' | 34.28' | 19.64' | 34.28' | S03°51'18"E |
| C39 | 1°52'18" | 2404.71' | 44.84' | 47.45' | 44.88' | S02°31'55"E |
| C40 | 0°13'40" | 2404.71' | 11.55' | 5.77' | 11.55' | S01°28'56"E |
| C41 | 1°18'40" | 1342.40' | 31.86' | 15.93' | 31.86' | S02°01'26"E |
| C42 | 5°03'10" | 1342.40' | 122.71' | 61.44' | 122.75' | S12°55'16"E |
| C43 | 17°58'10" | 1342.40' | 436.64' | 220.15' | 434.90' | S24°25'56"E |



Q:\EPL\15-0000\BRIDGEVIEW PLAT 2.dwg, 3/10/2019 7:06:39 AM, mchill, 1:1

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

CEC

| DATE | REVISIONS | COMMENTS |
|----------------|-----------|------------|
| MARCH 22, 2019 | 1 | 04-10-2019 |
| | 2 | 05-10-2019 |
| | 3 | |
| | 4 | |
| | 5 | |
| | 6 | |

DATE OF SURVEY: DEC. 2018
 DESIGNED BY: JFO
 DRAWN BY: MEH

BRIDGEVIEW PLAT 2
 POLK CITY, IOWA

SOUTH SITE - DIMENSION PLAN

SHEET **02** OF 05
 E-8072

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-------|-----------|----------|---------|---------|---------|-------------|
| C1 | 94°58'02" | 30.00' | 49.12' | 32.72' | 44.23' | S82°02'10"W |
| C2 | 5°14'27" | 380.00' | 35.31' | 17.61' | 35.30' | S76°51'27"W |
| C3 | 3°01'00" | 380.00' | 20.01' | 10.01' | 20.01' | S72°41'13"W |
| C4 | 8°52'23" | 380.00' | 58.85' | 29.48' | 58.71' | S66°44'31"W |
| C5 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S57°45'50"W |
| C6 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S48°40'44"W |
| C7 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S34°35'44"W |
| C8 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S30°30'48"W |
| C9 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S21°25'48"W |
| C10 | 9°05'01" | 380.00' | 60.24' | 30.19' | 60.18' | S12°20'47"W |
| C11 | 5°44'04" | 380.00' | 38.59' | 19.31' | 38.57' | S04°53'45"W |
| C12 | 9°46'06" | 320.00' | 54.56' | 27.34' | 54.44' | S06°52'16"W |
| C13 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S19°30'50"W |
| C14 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S35°01'54"W |
| C15 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S50°32'57"W |
| C16 | 15°31'03" | 320.00' | 86.67' | 43.60' | 86.40' | S66°04'00"W |
| C17 | 5°41'34" | 320.00' | 31.80' | 15.91' | 31.74' | S76°40'21"W |
| C18 | 90°05'08" | 30.00' | 47.11' | 30.04' | 42.46' | N55°26'15"W |
| C19 | 7°42'56" | 1342.40' | 187.50' | 93.89' | 187.36' | S06°32'13"E |
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| C21 | 15°42'50" | 320.00' | 87.76' | 44.16' | 87.44' | S21°48'44"E |
| C22 | 11°43'11" | 320.00' | 65.46' | 32.84' | 65.34' | S35°31'50"E |
| C23 | 6°22'51" | 320.00' | 35.64' | 17.84' | 35.62' | S44°34'51"E |
| C24 | 28°25'44" | 36.00' | 17.86' | 9.12' | 17.68' | S61°59'11"E |
| C25 | 19°14'04" | 36.00' | 12.09' | 6.10' | 12.03' | S85°49'07"E |
| C26 | 67°23'42" | 62.00' | 72.43' | 41.34' | 68.80' | S61°44'18"E |
| C27 | 41°31'04" | 62.00' | 44.43' | 23.50' | 43.45' | S07°16'52"E |
| C28 | 42°48'26" | 62.00' | 46.32' | 24.30' | 45.25' | S34°52'55"W |
| C29 | 43°00'38" | 62.00' | 46.54' | 24.43' | 45.46' | S71°47'27"W |
| C30 | 46°34'03" | 62.00' | 50.34' | 26.68' | 44.02' | N57°25'13"W |
| C31 | 34°01'48" | 62.00' | 36.82' | 18.91' | 36.24' | N17°07'18"W |
| C32 | 45°28'35" | 36.00' | 28.57' | 15.09' | 27.83' | N22°47'07"W |
| C33 | 8°21'04" | 380.00' | 55.34' | 27.14' | 55.34' | N43°35'44"W |
| C34 | 9°46'56" | 380.00' | 64.88' | 32.52' | 64.80' | N34°31'44"W |
| C35 | 9°46'56" | 380.00' | 64.88' | 32.52' | 64.80' | N24°44'44"W |
| C36 | 9°46'56" | 380.00' | 64.88' | 32.52' | 64.80' | N14°57'53"W |
| C37 | 5°44'42" | 380.00' | 38.66' | 19.34' | 38.64' | N07°04'33"W |
| C38 | 0°46'24" | 2404.74' | 39.28' | 19.64' | 39.28' | S03°51'10"E |
| C39 | 1°52'18" | 2404.74' | 94.89' | 47.45' | 94.88' | S02°31'55"E |
| C40 | 0°13'40" | 2404.74' | 11.55' | 5.77' | 11.55' | S01°28'56"E |
| C41 | 1°18'40" | 1342.40' | 31.86' | 15.93' | 31.86' | S02°01'26"E |
| C42 | 5°03'10" | 1342.40' | 122.71' | 61.44' | 122.75' | S12°55'16"E |
| C43 | 17°58'10" | 1342.40' | 436.64' | 220.15' | 434.90' | S24°25'56"E |



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CEC

| DATE: | REVISIONS | COMMENTS |
|----------------|-----------|------------|
| MARCH 22, 2014 | 1 | 04-10-2014 |
| | 2 | 05-10-2014 |
| | 3 | |
| | 4 | |
| | 5 | |
| | 6 | |

DATE OF SURVEY: DEC. 2018
 DESIGNED BY: JFO
 DRAWN BY: MEH

BRIDGEVIEW PLAT 2
 POLK CITY, IOWA

NORTH SITE - DIMENSION PLAN

SHEET **03** OF 05
 E-8072



Q:\EPL\15-0000\BRIDGEVIEW PLAT 2, CTD\Drawings\Plan\BRIDGEVIEW PLAT 2.dwg, 3/10/2019, 7:09:39 AM, mchill, L1

24-INCH CULVERT
CAPACITY = 26.75 CFS

FOUND
CONC. MON. DISC
NM CORNER,
BRIDGEVIEW PLAT 1,
BOOK 15683, PAGE 621.

PUBLIC
WATER MAIN
EASEMENT
BOOK 15613,
PAGE 191.

SEAGRASS AVENUE
(PUBLIC)

BRIDGEVIEW PLAT 2

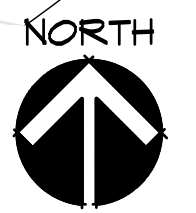
EXISTING 20.00'
STORM SEWER &
OVERLAND
FLOWAGE
EASEMENT

P.O.B.
SET
5/8" I.R.
CENTER OF
SECTION
2-80-25

PUBLIC
WATER MAIN
EASEMENT
BOOK 15613,
PAGE 204.

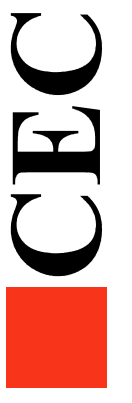
PUBLIC
SANITARY SEWER
EASEMENT
BOOK 15613,
PAGE 180.

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



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

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| MARCH 22, 2014 | 1 | 04-10-2014 |
| | 2 | 05-10-2014 |
| | 3 | |
| | 4 | |
| | 5 | |
| | 6 | |

BRIDGEVIEW PLAT 2
POLK CITY, IOWA
SOUTH SITE - GRADING & UTILITIES

SHEET
04
OF 05
E-8072



| DATE: | REVISIONS | COMMENTS |
|----------------|-----------|------------|
| MARCH 22, 2014 | 1 | 04-10-2014 |
| | 2 | 05-10-2014 |
| | 3 | |
| | 4 | |
| | 5 | |
| | 6 | |

DATE OF SURVEY: DEC. 2013
 DESIGNED BY: JFO
 DRAWN BY: MEH