

April 15, 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 Preliminary Plat for Bridgeview Plat 2
- 7. Staff Report
- 8. Commission Report
- 9. Adjourn until May 20, 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&Z Commission Members Present:	Staff Members Present:
Doug Ohlfest Chair	Jason Morse Mayor
Dennis Dietz Pro Tem	Kathleen Connor City Engineering Representative
Ron Hankins P&Z Commission Member	Becky Leonard Deputy City Clerk
Deanna Triplett P&Z Commission Member	and the amount of a contracted of
Krista Bowersox P&Z Commission Member	Political control of the control of
Justin Vogel P&Z Commission Member - via phone	and the state of t
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P&Z Commission Members Absent:	*
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- 1. Call to Order | Chair Hankins called the meeting to order at 6:00p.m.
- 2. <u>Roll Call</u> | 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

Extend the trail connection to the street

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. <u>Commission Report</u> | 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



PRELIMINARY PLAT REVIEW

Date: April 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	Approval of
Action:	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 developer indicates this subdivision may be constructed in two separate phase

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

An 8' wide recreational trail will connect to the Neal Smith Trail from Pelican Drive. The park land dedication for this development will 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 basin 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.

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:

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

- 1. Per Fire Code, the rear yard setback lines need to be revised so the entire buildable area of each lot falls within the 250' hydrant radii. (The building envelopes were revised on Submittal #2 but the setback lines were not.)
- 2. Revise the outlet for the detention basin on Lot 18 such that it discharges into the 35' wide buffer easement, rather than toward the residence, on Lot 16 of Bridgeview Plat 1. This alignment will be reviewed in more detail on the construction drawings.
- 3. Show and label two 20' Storm Sewer Easements on Lot 18. Revise the Storm Sewer Easement on Lot 35 to include the north pipe. For both basins, the Stormwater Detention Easement will be a separate, private easement from the public Storm Sewer easement straddling the pipes.
- 4. 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 more detailed Construction Drawings and Storm Water Management Plan for the full development. Rear yard and side yard drainage will be of particular concern such as the existing swale on Lots 23, 40 and 41.
- 5. On the future construction drawings, the cluster mailbox near Lot 35 will need to be relocated so it does not fall on top of the storm sewer.

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. All outstanding review comments shall be addressed prior to the item being placed on the Council agenda.
- 2. P&Z comments, if any, shall be addressed prior to this item being places on the Council agenda.
- 3. All fees being paid in full to the City Clerk prior to Council approval.

BRIDGEVIEW PLAT 2

POLK CITY, IONA

ALL POINTS DEVELOPMENT L.C. KNAPP PROPERTIES

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

CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING

- a. CITY OF POLK CITY PUBLIC WORKS DEPARTMENT
- ALL POINTS DEVELOPMENT, L.C. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
- 2. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2019 EDITION OF THE SUDAS STANDARD
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT. 4. 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 DETERMIN
- EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS. 5. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE,
- 7. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER
- 8. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY. 9. IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- IO. 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.
- II. CONTRACTOR IS REQUIRED TO SET UP PRECONSTRUCTION MEETING WITH THE CITY ENGINEER FOR POLK CITY ONE WEEK PRIOR TO
- 12. 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.
- 13. LOTS A, B' & C' WILL BE DEDICATED TO CITY OF POLK CITY FOR STREET PURPOSES AND PARKLAND DEDICATION.
- 14. ALL PUBLIC STREETS SHALL BE 6-INCH REINFORCED P.C.C. 15. SOILS INVESTIGATION WILL BE REQUIRED AT CONSTRUCTION PLAN PHASE.
- I6. DEVELOPER IS RESPONSIBLE FOR OBTAINING RECREATIONAL TRAIL EASEMENT U.S.A.C.E. PROPERTY FOR TRAIL CONNECTION AT
- 17. PARKWAY TREES ALONG PARKER BOULEVARD SHALL BE INSTALLED BY DEVELOPER AS PART OF PLAT IMPROVEMENTS 18. OUTLOTS 'S' THRU 'Y' SHALL BE INDIVIDUALLY AND PERMANENTLY TIED TO LOTS 9 THRU IS OF BRIDGEVIEW PLAT I.
- 19. 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/SMPPP

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

GRADING NOTES

- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- 2. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION MITHOUT 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. 3. 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
- 4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- 5. AREAS TO RECEIVE FILL TO BE BENCHED. 6. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING 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
- 7. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. 6. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD
- 9. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN
- 0% AND 4% OVER OPTIMUM MOISTURE. IO. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- II. ALL AREAS SHALL BE GRADED WITHIN O.I' OF PLAN GRADE.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- 14. CONSTRUCTION FENCING IS REQUIRED ALONG CLEARING AND GRADING LIMITS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF

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.
- 2. 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
- 3. IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- 4. COORDINATE EXISTING CITY UTILITIES TIE-INS WITH CITY PUBLIC WORKS DEPARTMENT. 5. ALL UTILITIES TO BE TESTED TO CITY OF POLK CITY STANDARDS.
- 6. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN. 7. SUBDRAINS SHALL PROVIDED ON BOTH SIDES OF ALL PUBLIC STREETS.

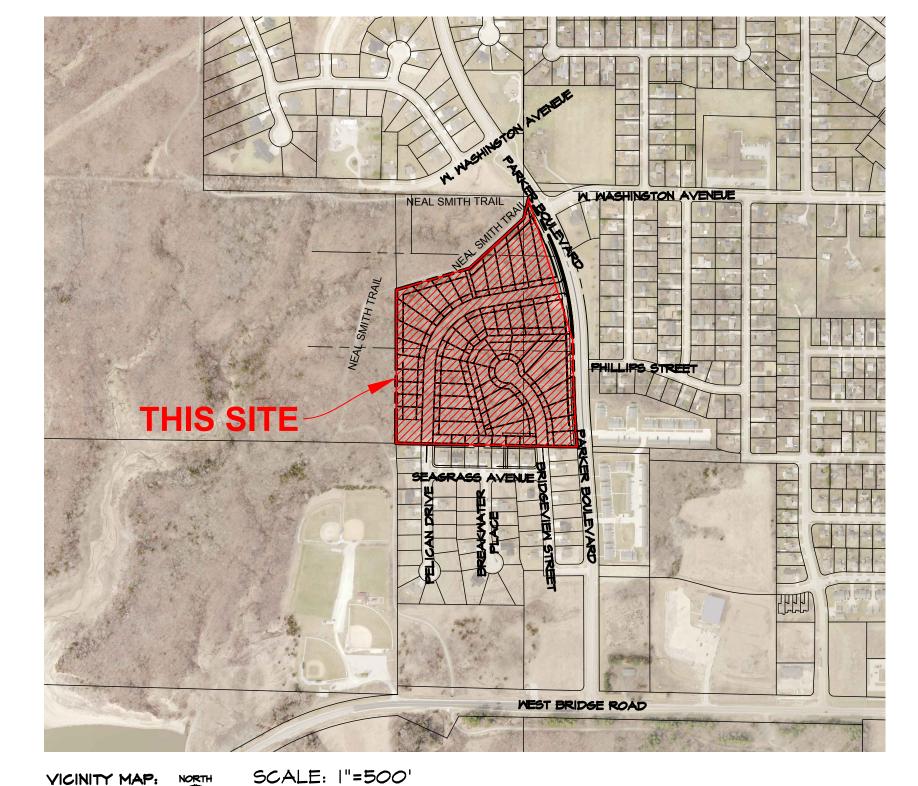
- CITY OF POLK CITY

DEVELOPMENT SCHEDULE

PRELIMINARY PLAT APPROVAL - APRIL, 2019 CONSTRUCTION PLAN APPROVAL- JUNE, 2019

- SUMMER/FALL 2019 FINAL PLAT APPROVAL

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



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

DEVELOPER: ALL POINTS DEVELOPMENT L.C. KNAPP PROPERTIES 5000 WESTOWN PARKWAY SUITE 400 WEST DES MOINES, IA 50266-5921

CONTACT: AIMEE STAUDT PH. 515-223-4000 EMAIL:aimee.staudt@knappproperties.com

PROJECT MANAGER: JERRY P. OLIVER, PE, CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #I2 DES MOINES, IOWA 50322

ZONING / LAND USE:

PH. 515-276-4884 EXT 212

EMAIL: oliver@ceclac.com

PUD - SINGLE FAMILY RESIDENTIAL

LAND USE

- SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM LOT AREA MINIMUM LOT WIDTH
- MINIMUM FRONT YARD SETBACK = 30 FEET MINIMUM REAR YARD SETBACK = 35 FEET MINIMUM SIDE YARD SETBACK = 8 FEET MAXIMUM DENSITY
- = 2.6 D.U. / ACRE = 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. 3. CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT. ELEV = 929.58 4. NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

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 N88°50'51"W, 664.52 FEET ALONG THE NORTH LINE OF BRIDGEVIEW PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 15683, PAGE 621 TO THE NORTHWEST CORNER OF SAID BRIDGEVIEW PLAT I; THENCE NOO°12'08'E, 799.85 FEET TO A POINT; THENCE N73°42'53"E, 397.35 FEET TO A POINT; THENCE N47°20'27"E, 382.64 FEET TO A POINT; THENCE NI3°46'24"E, IO4.32 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 1,392.40 FEET AND A CHORD BEARING OF SI7°23'34"E, AN ARC LENGTH OF 778.85 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE SOI°22'06"E, 282.34 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURYATURE; THENCE SOUTHERLY ALONG A CURYE TO THE LEFT HAVING A RADIUS OF 2904.79 FEET AND A CHORD BEARING OF SO2°48'19"E, AN ARC LENGTH OF 145.71 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE 504°14'33"E, 129.22 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID BRIDGEVIEW PLAT I; THENCE N88°58'38"W, 279.34 FEET ALONG THE NORTH LINE OF SAID BRIDGEVIEW PLAT I TO THE POINT OF BEGINNING AND CONTAINING 20.65 ACRES MORE OR LESS.

LAND AREA 20.65 ACRES.

PARKLAND DEDICATION

REQUIRED: 999.95 S.F. / LOT X 50 LOTS = 49,998 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'

BENCHMARK (THE VERTICAL DATUM FOR BENCHMARKS ARE ACCORDING TO THE NAVD88 VERTICAL DATUM) POLK COUNTY BENCHMARK 114: IN NW \$ OF SEC. 36-81-25, ON NW HUGG DR, 500' E OF NW 72ND ST AN IDOT PLUG IN TOP OF THE E HEADWALL OF A RCB CULVERT.

USGS BENCH MARK BM 929.6: T-8IN, R-25M, NEAR W 16TH COR. BETWEEN SEC. 27 & 34; 31' N, 55' E & 1.9' HIGHER THAN T-DRIVE N; ON CREST OF HILL IN TOP OF IN TOP CONCRETE POST; A STANDARD TABLET STAMPED "26WMC 1964 930" PAINTED "BM 929.6"

Sheet List Table

SHEET TITLE COVER SHEET SOUTH SITE - DIMENSION PLAN NORTH SITE - DIMENSION PLAN SOUTH SITE - GRADING & UTILITIES NORTH SITE - GRADING & UTILITIES

EXISTING

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

- CATY: - UNDERGROUND TELEVISION

- - G - UNDERGROUND GAS UNDERGROUND FIBER OPTIC UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC SANITARY SEWER WITH SIZE STORM SEWER WITH SIZE

MATER MAIN WITH SIZE EXISTING CONTOUR

BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT

MINIMUM OPENING ELEVATION

TREELINE

CERTIFICATIONS

GENERAL LEGEND

PROPOSED

BUILDABLE AREA

WATER VALVE

FLARED END SECTION

DRAIN BASIN OR SEDIMENT RISER

DRAIN BASIN WITH SOLID GRATE

FIRE HYDRANT ASSEMBLY

BLOW-OFF HYDRANT

SCOUR STOP MAT

____W__ MATER SERVICE

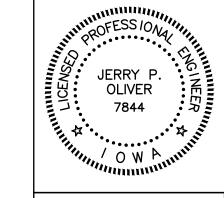
>> SILT FENCE

926 PROPOSED CONTOUR

__W^{8"}___ WATER SEMER WITH SIZE

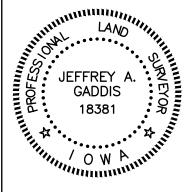
———— PLAT BOUNDARY

---- EASEMENT LINE



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 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL:



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

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

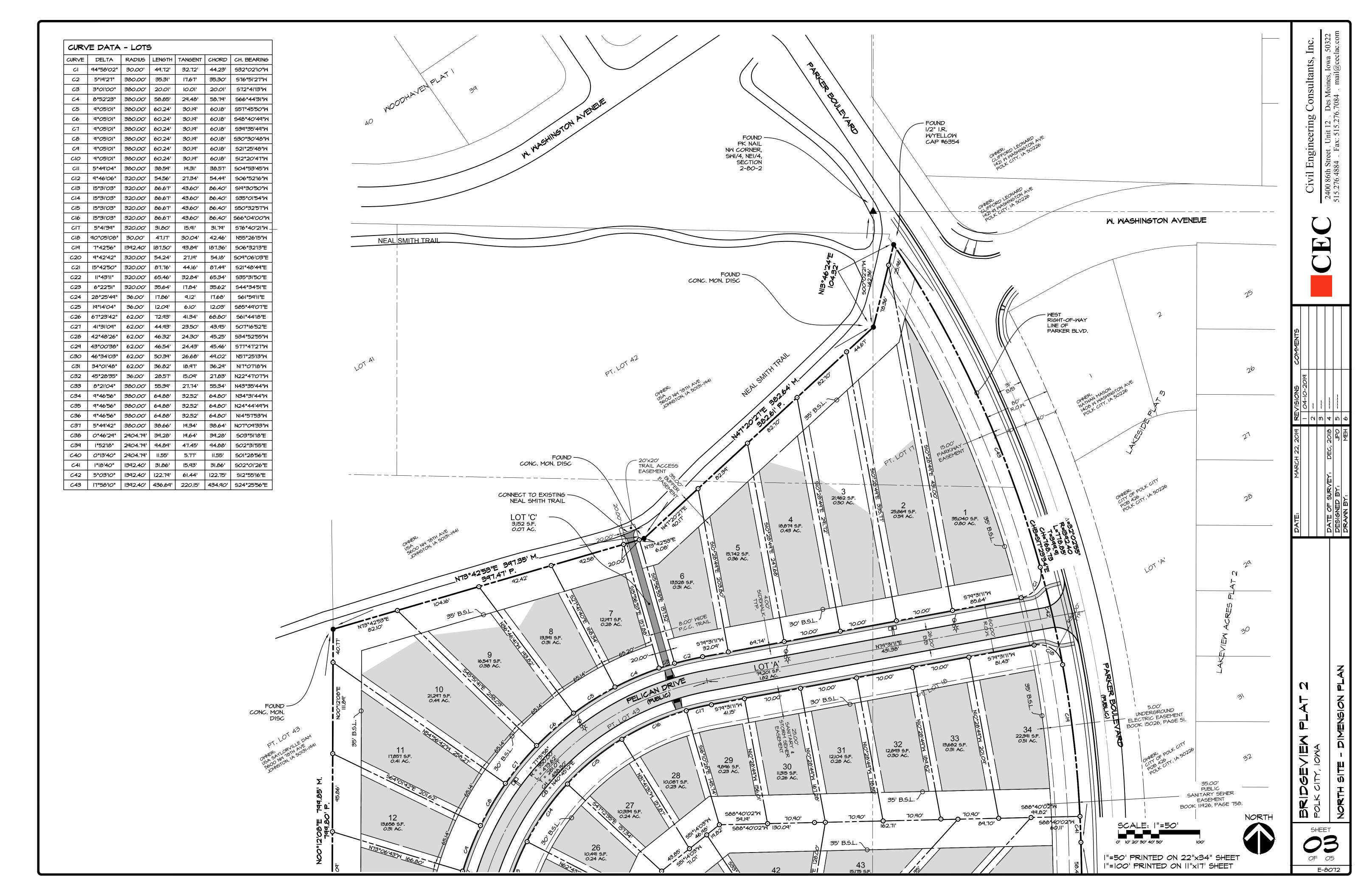
SHEETS 2 & 3



*OF 0*5

E-8072

ILES\E-8000\E8072_C3D Drawings\Plat\E8072 PP 02.dwg, 4/10/2019 8:39:58 AM, mehill, 1:1



E-FILES\:E-8000\:E8072_C3D Drawings\Plat\:E8072 PP 02.dwg, 4/10/2019 8:39:40 AM, mehill, 1

(E-FILES\: E-8000\: E8072\: C3D Drawings\: Plat\: E8072 PP 03. dwg. 4/10/2019 8:42:47 AM, mehill, 1:

VE-FILES\(\text{E-8000\text{LES}}\) (23D Drawings\(\text{Plat\(\text{E8072}\) PP 03\text{.dwg, }4\10\2019\) 8:43:11 AM, mehill, 1:1