

**Docket Number:** 23/12483  
23/12484

**Appellants:** Lamar Outdoor Advertising  
4131 109<sup>th</sup> Street  
Urbandale, IA 50322

**Property Owner:** Pamela Wagner Family Trust  
2800 E 40<sup>th</sup> Street  
Des Moines, IA 50317-3942

**Appeal:** The Appellants are requesting a variance to allow light from a proposed digital billboard to project over property boundaries, and for a variance to allow a gravel access driveway without curbing to be utilized in lieu of a paved and curbed access driveway.

**Appeals Given:** The Appellant's appeal for both variances are shown on each variance's application form, which are included as Attachment B and Attachment C.

### **Background**

The subject property is located at 3879 NE 56<sup>th</sup> Street, and is legally described as a portion of the Southwest Quarter of the Southwest Quarter of Section 23, Clay Township, which is located northeast of the intersection of NE 56<sup>th</sup> Street and NE 38<sup>th</sup> Avenue. The subject property is bordered to the east by US Highway 65, though takes primary access from NE 56<sup>th</sup> Street, a hard-surfaced County roadway. The subject property is bordered by the City of Des Moines Corporate Boundary to the south and the west, and the City of Altoona corporate boundary is on the opposite side of US Highway 65, approximately 290-feet from the subject property.

The subject property is 3.48 acres in area and contains an existing Lamar Outdoor Advertising static billboard. The subject property is zoned "LI" Light Industrial District, in which Off-Site Signs (billboards) are considered a permitted principal use. Surrounding properties to the North are zoned "LDR" Low Density Residential, and are undeveloped. Surrounding Properties to the West and South are located within the City of Des Moines, with the property to the west, being zoned PUD- Planned Unit Development, and the property to the south being zoned N1a, a large lot single family residential district. Surrounding properties to the East on the opposite side of US Highway 65 are located within the City of Altoona. Surrounding land uses include a commercial business to the south, residential properties near the southwest corner of the property, undeveloped land to the west and north, and US Highway 65 to the east. See *Attachment A* at the end of this report for an aerial vicinity map of the subject property and surrounding area.

Lamar Outdoor Advertising first submitted a Major Site Plan to the Polk County Public Works Department for review and approval on July 8, 2022. The third submittal of said site plan has been included with this report as *Attachment D*.

### **Summary of Request**

The Polk County Zoning Ordinance, *Article 11: Signs, Division 4: Detailed Sign Regulations, Section 4. All Illuminated Signs* states "Illuminated signs shall divert glare and keep light from encroaching beyond property boundaries and into the road right-of-way."

Article 15. *Construction Standard* of the Polk County Zoning Ordinance states “All developments, except conventional single-family and uses which have an average daily traffic count fewer than forty-nine (49) vehicles in the AG, AT, and OS Districts are required to pave their drives, parking, loading and display areas. Curbs and/or wheel stops are required in parking areas and curbs are required in paved drive areas. The approach, drive and parking areas for nonresidential uses shall meet a minimum thickness as identified in SUDUS – current edition. Conventional single-family development and uses which have an average daily traffic count fewer than forty-nine (49) vehicles in the AG, AT, and OS Districts are required to maintain a durable and dust free surface on drives and parking areas as approved by the Zoning Administrator. If the proposed use cannot adequately define the average daily traffic counts to be fewer than forty nine (49) the Zoning Administrator is permitted to require paving and curbing.”

Light that is emitted from a specific source is measure in foot-candles on a photometric plan. One foot-candle is defined as being equal to the emitted light of one candela at a distance of one foot. To meet current Polk County lighting standards, all light sources must be angled and positioned in such a way that there is no detectable light from any source at a property line, with LED billboards being including as a source of emitting light. In the Photometric plan that was submitted by the application, included in this report as *Attachment E*, it is shown that at a distance of 250-feet from the face of the LED Billboard, a maximum of 0.22-foot candles of light will be detectable, with traces light being detectable at greater than 750-feet from the billboard. In the Lighting Analysis Letter (*Attachment F*) it is noted that no more than 0.3-foot candles of light above the ambient light levels will be emitted from the billboard.

Staff mailed out six (6) notices regarding this request, including the date and time of the public hearing, to surrounding property owners within the 250-foot notification boundary. To-date staff has received no responses in support or in opposition. Additionally, Staff sent notification to the City of Altoona and City of Des Moines requesting comments in regards to the variance. The City of Des Moines provided opposition to the requested lighting variance in a response letter that is included as *Attachment G*.

The appellants have requested two (2) variances for the subject property, which are notated as follows:

**Docket #23/12483:** A variance to allow a maximum of 0.3-foot candles of light to be detectible at the property line from a proposed digital billboard in lieu of the standard that no light from illuminated signs can be detectible at the property line.

**Docket #23/12484:** A variance to a gravel driveway with no curbing be used to access the site in lieu of the construction standard that access driveways in the “LI” Light Industrial District be paved and curbed.

### **Natural Resources**

The subject property features a steady slope with a total elevation change of 24-feet from the highpoint at the northern edge of the property to the low point at the southern edge of the property. The subject property is situated approximately four (4) feet lower than the roadway surface of NE 56<sup>th</sup> Street, and is approximately twenty (20) feet higher than the grade of US

Highway 65. The southern portion of the site features a natural drainageway and wetland area. The proposed improvements to the site are not anticipated to impact the wetland areas. The property is not located within any mapped floodplain.

### **Roads & Utilities**

The subject property has approximately 793.2 feet of frontage along NE 56<sup>th</sup> Street, and currently does not have an access point that is built to Polk County Entrance Standards. The appellants are proposing to construct an access point onto NE 56<sup>th</sup> Street in association with the conversion of the existing static billboard to a digital billboard. The site is not served by public water, and does not have an on-site septic system. Appellants are proposing for electric service to come to the sign from a private service line extending south from the proposed digital billboard.

### **Recommendations:**

**Docket #23/12483:** A variance to allow a maximum of 0.3-foot candles of light to be detectible at the property line from a proposed digital billboard in lieu of the standard that no light from illuminated signs can be detectible at the property line.

**The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.**

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?  
Yes. The subject property is triangular in shape, with the northern portion of the site having significantly less depth than the southern portion of the site. The southern portion of the site features a natural stream which further limits where a digital billboard could be constructed on the property.
- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)  
Yes. Digital billboard are a permitted principal use in the "LI" Light Industrial District.
- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?  
Yes. The appellants will be required to install a photocell/light sensor on the digital billboard to reduce the light that is emitted to acceptable levels. While privately owned properties will not be significantly impacted by the digital billboard due to being undeveloped or commercial uses, NE 56<sup>th</sup> Street, a public right-of-way will be subject to detectible light.
- 4.) Is there a special condition or circumstance that did not result from the actions of the applicant?  
Yes. While the necessity of the variance is due to the appellants request to desire an existing static billboard and construct a digital billboard, the appellants had no impact on the shape of the subject property and presence of natural drainageways.

- 5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?
- Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were all answered in the affirmative, staff recommends **approval** of the requested variance subject to the following conditions:

1. At no point should greater than 0.3-foot candles of light emitted from the on-site billboard be detectible at any property line.
2. The billboard shall have a photocell/light sensor installed and should be functional to adjust the brightness of the sign to appropriate levels to ambient light.
3. The appellants shall obtain approval of the Commercial Site Plan that is currently being reviewed by the Polk County Public Works Department for all site improvements, and shall obtain necessary building permits prior to construction of the digital billboard.

**Docket #23/12484:** A variance to a gravel driveway with no curbing be used to access the site in lieu of the construction standard that access driveways in the "LI" Light Industrial District be paved and curbed.

**The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.**

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?  
Yes. The subject property is zoned "LI" Light Industrial District, but due to the unique triangular shape and presence of wetlands and natural drainageways is not well suited for industrial development. The appellants are proposing a digital billboard which will require only minimal on-site maintenance and little to none day-to-day traffic. The proposed driveway would require improvement for any more intensive uses if they were presented in the future.
- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)  
Yes. The proposed driveway would have no impact on the proposed and permitted use of the property as an off-site sign..
- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?  
Yes. The proposed gravel driveway will have no impact on adjacent properties. The minimal use of the driveway for periodic maintenance of the digital billboard will be well fewer than the forty-nine (49) average daily traffic count which would permit a gravel and uncurbed driveway in other zoning districts within Polk County.



- 4.) Is there a special condition or circumstance that did not result from the actions of the applicant?
- Yes. The property has a unique shape and natural features which would be a detriment to more intensive light industrial development. A gravel and uncurbed driveway would be appropriate for the current use of an off-site sign.
- 5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?
- Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were not all answered in the affirmative, staff recommends **approval** of the requested variance subject to the following condition:

1. The appellants shall obtain appropriate Polk County Right-Of-Way permits prior to doing any work in the right-of-way of NE 56<sup>th</sup> Street.
2. The apron area of the driveway adjacent to NE 56<sup>th</sup> Street shall be a paved asphalt or Portland concrete cement from the roadway surface to the edge of the right-of-way line, and shall be constructed to Polk County Engineering Division standards.

**Attachments:**

Attachment A – Vicinity Map

Attachment B – Light Encroachment Variance Application Form

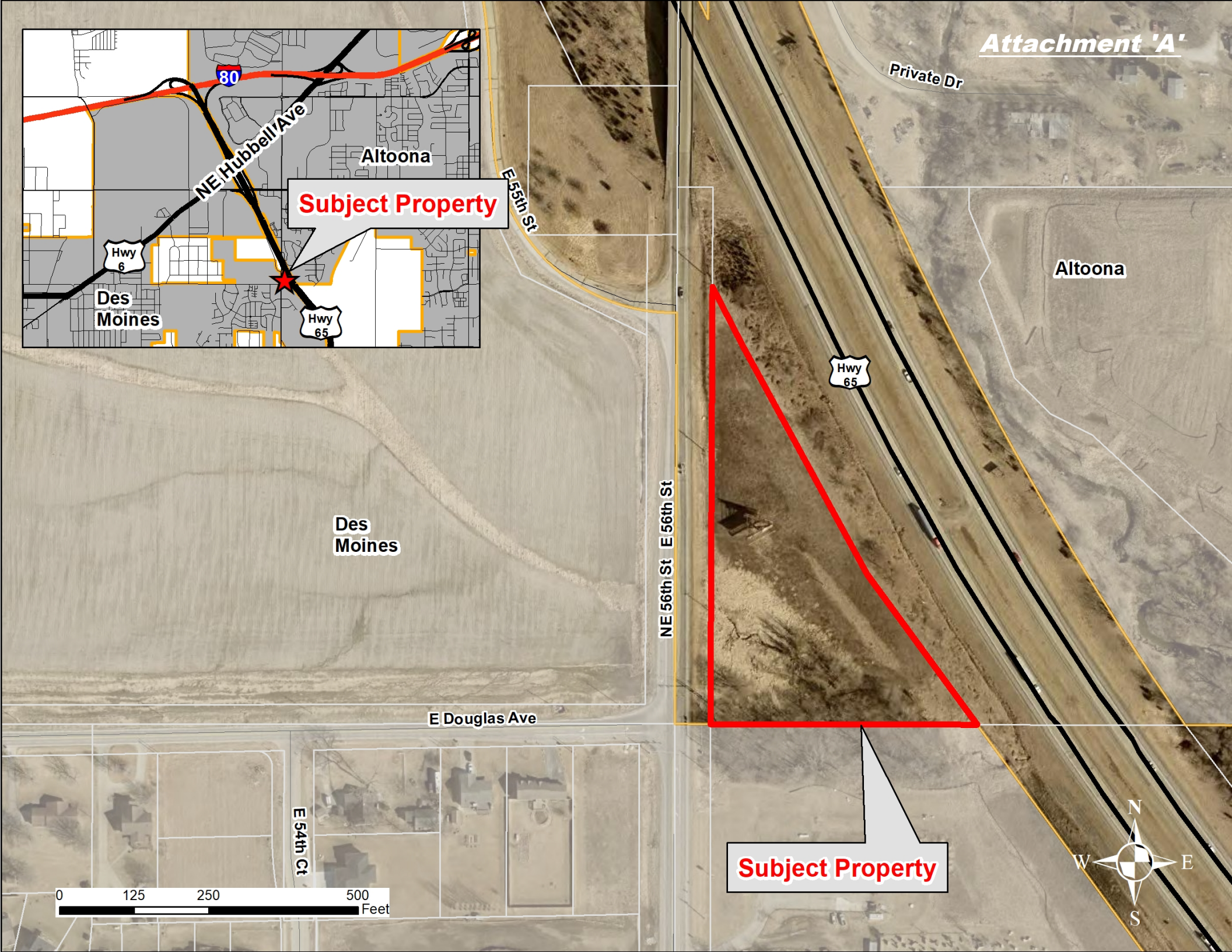
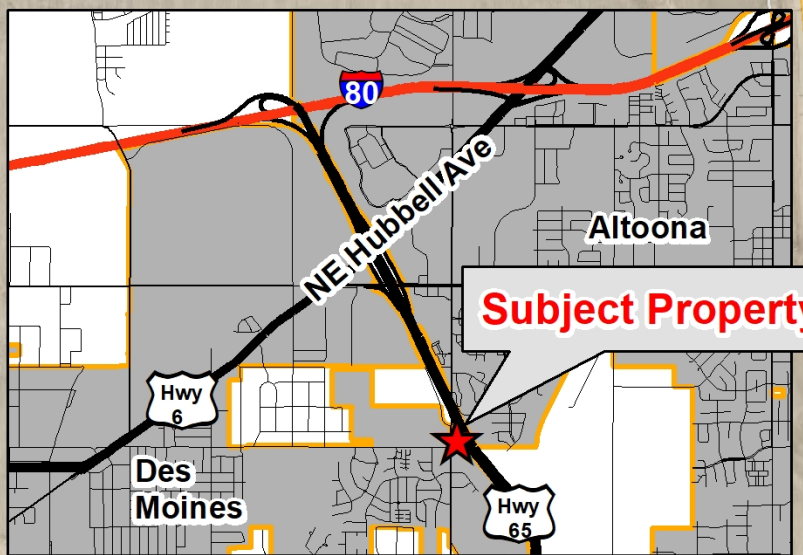
Attachment C – Driveway Paving and Curbing Variance Application Form

Attachment D – Site Plan

Attachment E – Photometric Plan

Attachment F – Photometric Plan Submittal Letter

Attachment G – City of Des Moines Letter



NE 56th St E 56th St

E Douglas Ave

E 54th Ct



Subject Property





# Attachment 'B'

## Variance Appeal Application



### Board of Adjustment Authority

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

Lamar Outdoor Advertising is seeking a variance which will allow for the light emitted from a two 14'X48' (672 sqft) digital billboard located at 3725 NE 56th St to encroach beyond property boundaries and onto the right-of-way. The brightness of the light emitted from the changeable message sign will not exceed .17 foot candles over ambient light levels measured at a distance of two hundred fifty feet (250')

(time stamp)  
Official Use Only

2. Subject Property Address: 3725 NE 56th St

3. Subject Property Zoning District: Light Industrial

4. District and Parcel Number: 170-00306-007-000

5. Subject Property Legal Description (attach if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

6. Filing Fee: \$353.00 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

Lamar Outdoor Advertising-Jason Pomrenke  
Applicant (Print Name)

Signature

1/25/2023  
date

Lessee  
Interest in Property (owner, renter, prospective buyer, etc.)

Jpomrenke@lamar.com  
Email

4131 109th St, Urbandale, IA 50322  
Address, City, State and Zip

515-875-4017  
Phone

Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

\_\_\_\_\_  
Applicant Representative (Print Name)

\_\_\_\_\_  
Firm or Business Name

\_\_\_\_\_  
Address, City, State and Zip

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax





Required Information: (must be included prior to making submittal)

1. Complete Application including the description of requested variance(s) with specific information for the request and state the reason(s) the variance is necessary and why you cannot comply with the regulations of the Zoning Ordinance.
2. Submit site drawing as required see details below.

#### Site Drawing

All variance appeals must submit three (3) 11x17 copies of a site drawing with the application. The site drawing must be fully dimensioned and legible. All required information must be drawn to a scale. The Zoning Administrator may require a petitioner to submit a site plan drawn by an engineer or architect. The site plan shall include the following:

1. Boundary drawing of the lot or area involved.
2. Location, dimensions, height and setbacks of all existing and proposed buildings and structures and the uses of each.
3. Use of the proposed addition to building or structure.
4. Approximate location of the vehicle entrance to the site.
5. Show the approximate location of water and sewer (septic system) facilities, if applicable.
6. Location of parking area and number of stalls required, if applicable.
7. General location of landscaping, buffer areas and screening, if applicable.
8. If the appeal is for a **sign**, the appeal must be accompanied by both a fully dimensioned, to scale elevation and site plan drawing of the sign, showing the exact location and size of the sign.

#### Variance Regulations

No variance from the provisions or requirements of this ordinance shall be authorized by the Board of Adjustment unless the Board finds beyond reasonable doubt that all the following conditions and circumstances exist. These regulations are found in the Zoning Ordinance, Article 17. Variance. The conditions and circumstances will be addressed by the Polk County Planning Division staff in reviewing the variance(s) request.

1. There must be exceptional or extraordinary circumstances or special conditions applying to the property in question, and do not exist generally on other properties in the same zoning district. By virtue of the unique or special conditions, it is, therefore, exceptionally difficult to place a use permitted in said district on the property.
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity and such variances will not permit uses that are prohibited in that district.
3. The authorization of such variance will not be of substantial detriment to adjacent property and will not be contrary to the purpose of this Ordinance and the public interest.
4. That the special conditions or circumstances did not result from the actions of the applicant.
5. The variance will not entirely void the natural resource protection requirements of this Ordinance.

The condition and/or situation of a property for which a variance is sought must be of an unusual nature. A variance shall not be authorized if the condition or situation is of a general or recurrent nature such that adopting a general regulation as an amendment to this Ordinance is a reasonably practicable solution.

The variance granted shall be the minimum necessary to permit a use of the property. A variance shall neither increase the number of permitted dwelling units by more than one (1), nor allow the minimum lot area required for a use to be decreased by more than ten (10) percent. If natural resources are involved, then mitigation for any damage to the environment shall be a condition of the variation.

**Attachment 'C'**

**Variance Appeal Application**



**Board of Adjustment Authority**

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

Lamar Outdoor Advertising is seeking a variance to allow for a rock drive way from the new proposed paved entrance at 3725 NE 56th St to the new proposed billboard location.

(time stamp)  
Official Use Only

2. Subject Property Address: 3725 NE 56th St

3. Subject Property Zoning District: Light Industrial

4. District and Parcel Number: 170-00306-007-000

5. Subject Property Legal Description (attach if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

6. Filing Fee: \$353.00 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

Lamar Outdoor Advertising-Jason Pomrenke  
Applicant (Print Name)

*Jason Pomrenke*  
Signature

1/25/2023  
date

Lessee  
Interest in Property (owner, renter, prospective buyer, etc.)

Jpomrenke@lamar.com  
Email

4131 109th St, Urbandale, IA 50322  
Address, City, State and Zip

515-875-4017  
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Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

\_\_\_\_\_  
Applicant Representative (Print Name)

\_\_\_\_\_  
Firm or Business Name

\_\_\_\_\_  
Address, City, State and Zip

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax





Required Information: (must be included prior to making submittal)

1. Complete Application including the description of requested variance(s) with specific information for the request and state the reason(s) the variance is necessary and why you cannot comply with the regulations of the Zoning Ordinance.
2. Submit site drawing as required see details below.

#### Site Drawing

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1. Boundary drawing of the lot or area involved.
2. Location, dimensions, height and setbacks of all existing and proposed buildings and structures and the uses of each.
3. Use of the proposed addition to building or structure.
4. Approximate location of the vehicle entrance to the site.
5. Show the approximate location of water and sewer (septic system) facilities, if applicable.
6. Location of parking area and number of stalls required, if applicable.
7. General location of landscaping, buffer areas and screening, if applicable.
8. If the appeal is for a **sign**, the appeal must be accompanied by both a fully dimensioned, to scale elevation and site plan drawing of the sign, showing the exact location and size of the sign.

#### Variance Regulations

No variance from the provisions or requirements of this ordinance shall be authorized by the Board of Adjustment unless the Board finds beyond reasonable doubt that all the following conditions and circumstances exist. These regulations are found in the Zoning Ordinance, Article 17. Variance. The conditions and circumstances will be addressed by the Polk County Planning Division staff in reviewing the variance(s) request.

1. There must be exceptional or extraordinary circumstances or special conditions applying to the property in question, and do not exist generally on other properties in the same zoning district. By virtue of the unique or special conditions, it is, therefore, exceptionally difficult to place a use permitted in said district on the property.
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity and such variances will not permit uses that are prohibited in that district.
3. The authorization of such variance will not be of substantial detriment to adjacent property and will not be contrary to the purpose of this Ordinance and the public interest.
4. That the special conditions or circumstances did not result from the actions of the applicant.
5. The variance will not entirely void the natural resource protection requirements of this Ordinance.

The condition and/or situation of a property for which a variance is sought must be of an unusual nature. A variance shall not be authorized if the condition or situation is of a general or recurrent nature such that adopting a general regulation as an amendment to this Ordinance is a reasonably practicable solution.

The variance granted shall be the minimum necessary to permit a use of the property. A variance shall neither increase the number of permitted dwelling units by more than one (1), nor allow the minimum lot area required for a use to be decreased by more than ten (10) percent. If natural resources are involved, then mitigation for any damage to the environment shall be a condition of the variation.



Attachment 'D'

3879 NE 56TH STREET  
BILLBOARD SITE PLAN

CIVIL SHEET INDEX:

- C0.1 COVER SHEET
C1.1 EXISTING CONDITION & DEMO PLAN
C2.1 GRADING, UTILITY & LAYOUT PLAN

PROPERTY DESCRIPTION:

QUIT CLAIM DEED BOOK 16298 PAGE 856-857 PARCEL D, BEING A PARCEL OF LAND PARTLY IN THE SW1/4 OF THE SW1/4 OF SECTION 23, AND PARTLY IN THE NW1/4 OF THE NW1/4 OF SECTION 26, ALL IN T79N, R23W, OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN ON PLAT OF SURVEY, RECORDED IN BOOK 7569, PAGE 843.

ADDRESS:

3879 NE 56TH ST ALTOONA, IOWA

OWNER:

PAMELA LUANN WAGNER FAMILY TRUST 2800 E. 40TH STREET DES MOINES, IA 50317

PREPARED FOR:

JASON POMRENKE LAMAR OF DES MOINES 4131 109TH STREET URBANDALE, IA 50322

ZONING:

L1-LIGHT INDUSTRIAL DISTRICT

OPEN SPACE REQUIREMENTS:

REQUIRED OPEN SPACE: 53,056 SQ. FT. (35%) EXISTING OPEN SPACE: 150,944.33 SQ. FT. (100%) PROPOSED OPEN SPACE: 143,061.15 SQ. FT. (94.8%)

IMPERVIOUS SURFACE:

EXISTING IMPERVIOUS AREA: 0.00 SQ. FT. (0.00%) PROPOSED IMPERVIOUS AREA: 7,883.18 SQ. FT. (5.2%)

SIGN REGULATIONS:

HEIGHT ABOVE HIGHEST ROAD FACED BY SIGN: 50 FEET (MAX.) ACTUAL SIGN HEIGHT: 39 FEET SETBACK FOR ER, RR, LDR, MDR, HDR, MU, OR MH DISTRICT: 100 FEET (MIN.) ACTUAL DISTANCE TO NEAREST ROAD: 114 FEET SETBACK TO NEAREST BILLBOARD: 1,000 FEET (MIN.)

NO SUCH SIGN SHALL BE PERMITTED ON ANY LOT ON WHICH IS LOCATED A PUBLIC SQUARE, PUBLIC PARK, PUBLIC OR PAROCHIAL SCHOOL, CHURCH, FUNERAL HOME, CEMETERY, PUBLIC LIBRARY OR PUBLIC MUSEUM.

BENCHMARK:

CP #9000, REBAR N: 593948.27 E: 1639559.48 ELEV. = 899.21 DESCRIPTION: LOCATED SOUTH WEST OF THE EXISTING BILLBOARD, EAST OF NW 56TH STREET

CP #9001, REBAR

N: 594283.72 E: 1639554.76 ELEV. = 905.09 DESCRIPTION: LOCATED NORTH OF THE PROPOSED ACCESS DRIVE

NOTE:

- 1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
2. BASIS OF BEARING ASSUMED FOR THE PURPOSES OF THIS SURVEY
3. ONE CALLS WERE NOT PERFORMED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO PERFORM LOCATES AND CONTACT ENGINEER IF IN CONFLICT WITH PROPOSED IMPROVEMENTS AND CONSTRUCTION ACTIVITIES



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. POLK COUNTY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND POLK COUNTY.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- 1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH POLK COUNTY STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- 1. THERE IS NO WATER, SANITARY SEWER OR SEPTIC IMPROVEMENTS PROPOSED FOR THIS SITE.

UTILITY CONFLICT NOTES:

- 1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

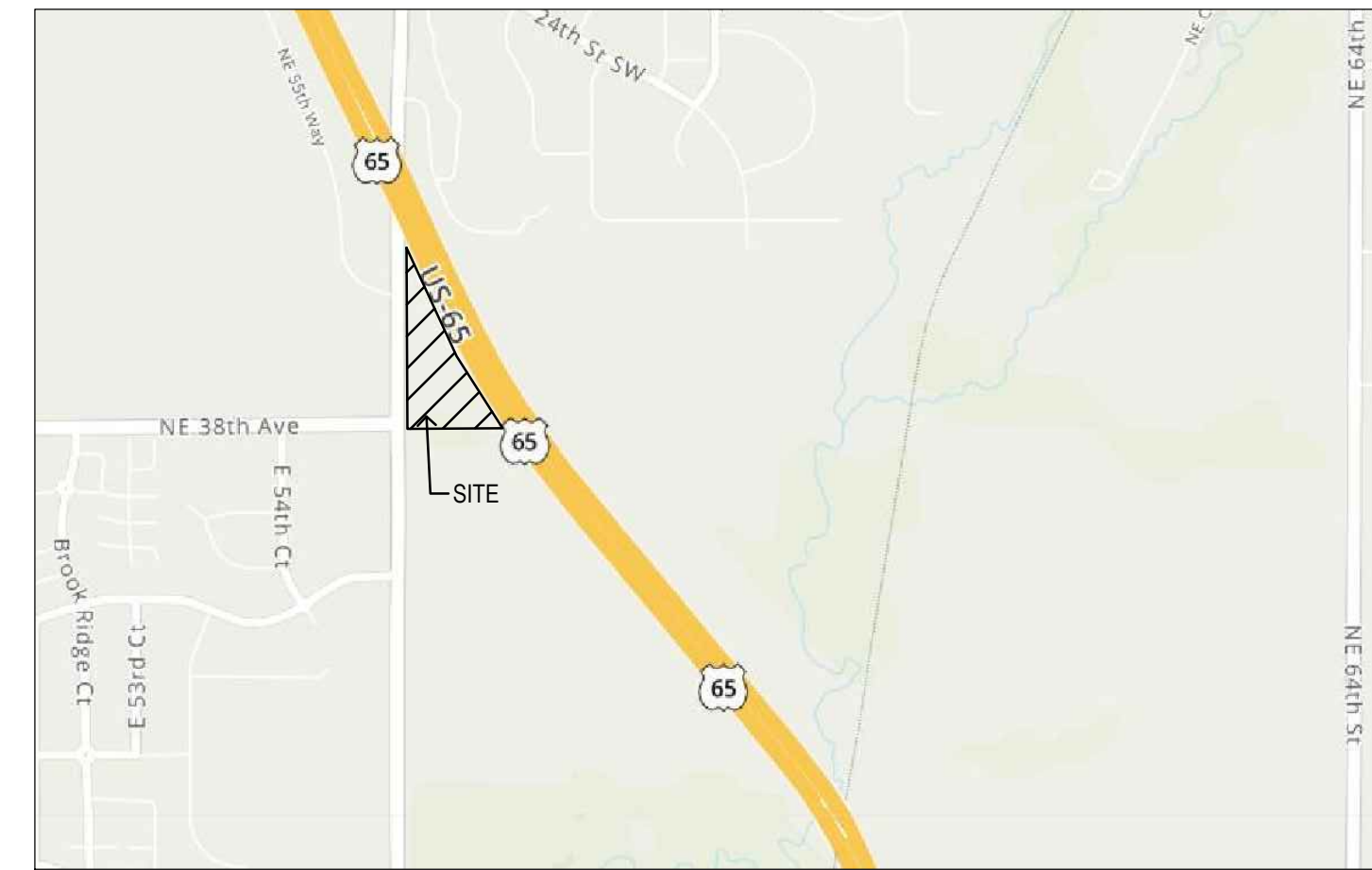
- 1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

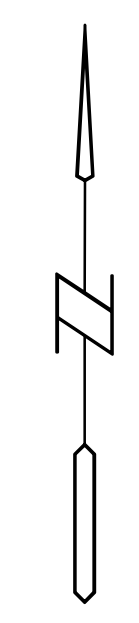
- 1. SURVEY WORK WAS COMPLETED BY STEPHEN ZIMMERMAN ON 06-20-2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

LEGEND:

- SAN - SANITARY SEWER
- ST - STORM SEWER
- W - WATER LINE
- G - GAS LINE
- U/E - UNDERGROUND ELECTRIC
- O/E - OVERHEAD ELECTRIC
- TELE - TELEPHONE LINE
- F/O - FIBER OPTIC
- CATV - CABLE TV
[Symbol] STORM MANHOLE
[Symbol] CURB INTAKE
[Symbol] SURFACE INTAKE
[Symbol] FLARED END SECTION
[Symbol] SANITARY MANHOLE
[Symbol] CLEANOUT
[Symbol] FIRE HYDRANT
[Symbol] SPRINKLER
[Symbol] IRRIGATION CONTROL VALVE
[Symbol] WATER MANHOLE
[Symbol] WELL
[Symbol] WATER VALVE
[Symbol] WATER SHUT OFF
[Symbol] YARD HYDRANT
[Symbol] ELECTRIC MANHOLE
[Symbol] ELECTRIC METER
[Symbol] ELECTRIC RISER
[Symbol] ELECTRIC VAULT
[Symbol] POWER POLE
[Symbol] TRANSFORMER POLE
[Symbol] LIGHT POLE
[Symbol] ELECTRIC JUNCTION BOX
[Symbol] ELECTRIC PANEL
[Symbol] TRANSFORMER
[Symbol] GROUND LIGHT
[Symbol] GUY WIRE
[Symbol] ELECTRIC HANDHOLE
[Symbol] GAS METER
[Symbol] GAS VALVE
[Symbol] AIR CONDITIONING UNIT
[Symbol] TELEPHONE RISER
[Symbol] TELEPHONE VAULT
[Symbol] TELEPHONE MANHOLE
[Symbol] TRAFFIC SIGNAL MANHOLE
[Symbol] FIBER OPTIC MANHOLE
[Symbol] FIBER OPTIC RISER
[Symbol] FIBER OPTIC VAULT
[Symbol] CABLE TV RISER
[Symbol] SIGN
[Symbol] BOLLARD
[Symbol] DENOTES NUMBER OF PARKING STALLS
[Symbol] PROPERTY CORNER - FOUND AS NOTED
[Symbol] PROPERTY CORNER- PLACED AS NOTED
[Symbol] SECTION CORNER - FOUND AS NOTED

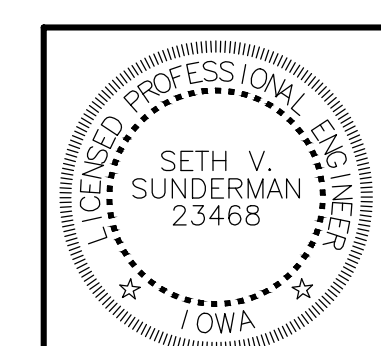


VICINITY MAP SCALE: 1" = 1,000'



ABBREVIATIONS:

- AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
OPC ORANGE PLASTIC CAP
P PLATTED DISTANCE
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY
RPC RED PLASTIC CAP
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
YPC YELLOW PLASTIC CAP
N NORTH
S SOUTH
E EAST
W WEST



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.
SIGNED: SETH V. SUNDERMAN, P.E. 23468 DATE:
LICENSE RENEWAL DATE: DEC. 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1-C2.1

Bishop Engineering logo and contact information: 3501 104th Street, Des Moines, Iowa 50322-3825, Phone: (515)276-0467, Fax: (515)276-0217, Civil Engineering & Land Surveying, Established 1959.

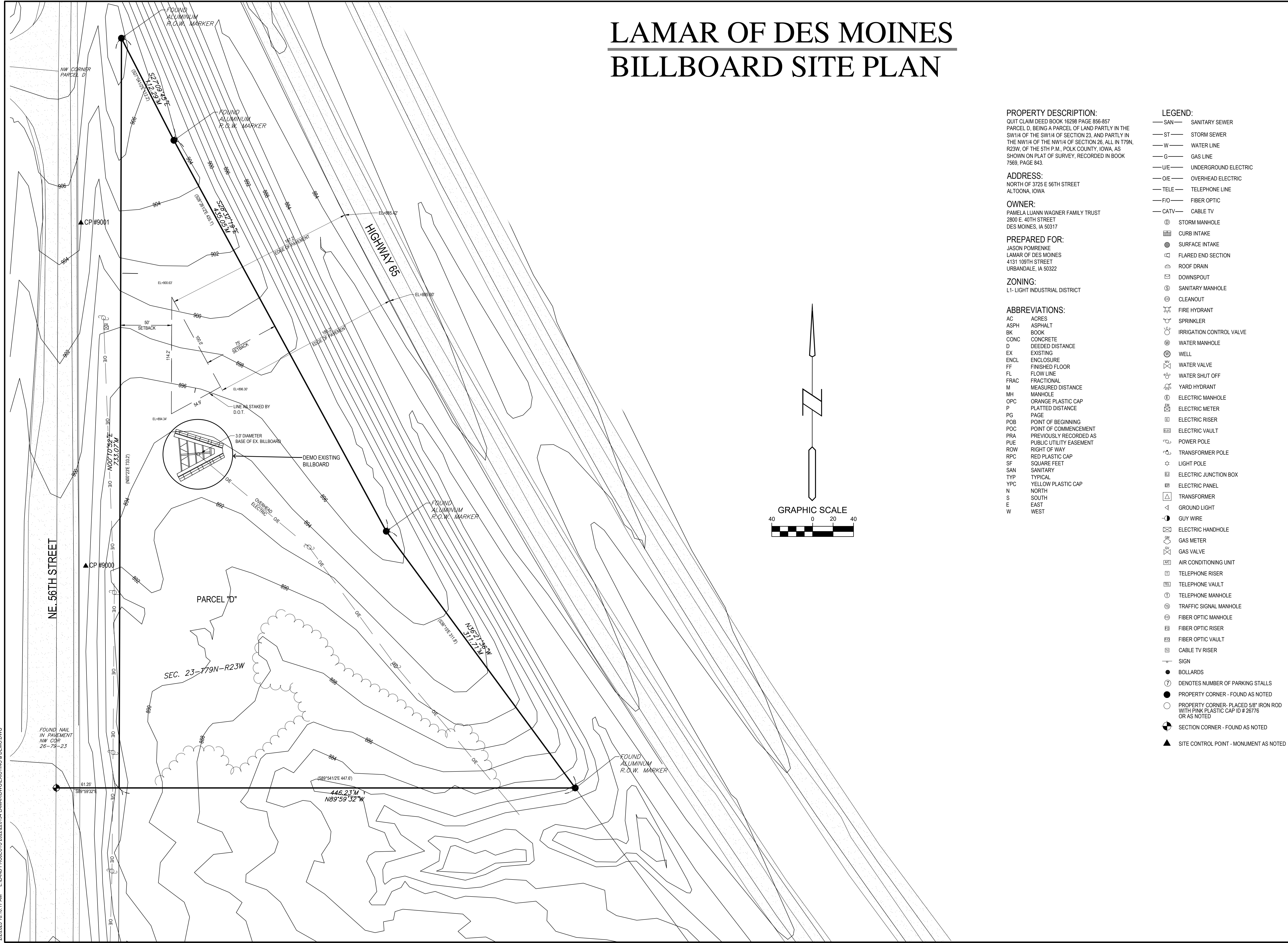
HIGHWAY 65 BILLBOARD ALTOONA, IOWA COVER SHEET

Table with project details: REFERENCE NUMBER, DRAWN BY: LR, CHECKED BY: SZ/SS, REVISION DATE: 2022-07-08 (1ST SUBMITTAL), 2023-01-16 (2ND SUBMITTAL), REVISED: 2023-02-01, PROJECT NUMBER: 220194, SHEET NUMBER: C0.1



PRELIMINARY- NOT FOR CONSTRUCTION

# LAMAR OF DES MOINES BILLBOARD SITE PLAN



**PROPERTY DESCRIPTION:**  
QUIT CLAIM DEED BOOK 16298 PAGE 856-857  
PARCEL D, BEING A PARCEL OF LAND PARTLY IN THE SW1/4 OF THE SW1/4 OF SECTION 23, AND PARTLY IN THE NW1/4 OF THE NW1/4 OF SECTION 26, ALL IN T79N, R23W, OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN ON PLAT OF SURVEY, RECORDED IN BOOK 7569, PAGE 843.

**ADDRESS:**  
NORTH OF 3725 E 56TH STREET  
ALTOONA, IOWA

**OWNER:**  
PAMELA LUANN WAGNER FAMILY TRUST  
2800 E. 40TH STREET  
DES MOINES, IA 50317

**PREPARED FOR:**  
JASON POMRENKE  
LAMAR OF DES MOINES  
4131 109TH STREET  
URBANDALE, IA 50322

**ZONING:**  
L1- LIGHT INDUSTRIAL DISTRICT

**ABBREVIATIONS:**  
AC ACRES  
ASPH ASPHALT  
BK BOOK  
CONC CONCRETE  
D DEEDED DISTANCE  
EX EXISTING  
ENCL ENCLOSURE  
FF FINISHED FLOOR  
FL FLOW LINE  
FRAC FRACTIONAL  
M MEASURED DISTANCE  
MH MANHOLE  
OPC ORANGE PLASTIC CAP  
P PLATTED DISTANCE  
PG PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PRA PREVIOUSLY RECORDED AS  
PUE PUBLIC UTILITY EASEMENT  
ROW RIGHT OF WAY  
RPC RED PLASTIC CAP  
SF SQUARE FEET  
SAN SANITARY  
TYP TYPICAL  
YPC YELLOW PLASTIC CAP  
N NORTH  
S SOUTH  
E EAST  
W WEST

- LEGEND:**
- SAN — SANITARY SEWER
  - ST — STORM SEWER
  - W — WATER LINE
  - G — GAS LINE
  - U/E — UNDERGROUND ELECTRIC
  - O/E — OVERHEAD ELECTRIC
  - TELE — TELEPHONE LINE
  - F/O — FIBER OPTIC
  - CATV — CABLE TV
  - ⊙ STORM MANHOLE
  - ⊠ CURB INTAKE
  - ⊙ SURFACE INTAKE
  - ⊠ FLARED END SECTION
  - ⊠ ROOF DRAIN
  - ⊠ DOWNSPOUT
  - ⊙ SANITARY MANHOLE
  - ⊙ CLEANOUT
  - ⊠ FIRE HYDRANT
  - ⊠ SPRINKLER
  - ⊠ IRRIGATION CONTROL VALVE
  - ⊙ WATER MANHOLE
  - ⊙ WELL
  - ⊠ WATER VALVE
  - ⊠ WATER SHUT OFF
  - ⊠ YARD HYDRANT
  - ⊙ ELECTRIC MANHOLE
  - ⊠ ELECTRIC METER
  - ⊠ ELECTRIC RISER
  - ⊠ ELECTRIC VAULT
  - ⊠ POWER POLE
  - ⊠ TRANSFORMER POLE
  - ⊠ LIGHT POLE
  - ⊠ ELECTRIC JUNCTION BOX
  - ⊠ ELECTRIC PANEL
  - ⊠ TRANSFORMER
  - ⊠ GROUND LIGHT
  - ⊠ GUY WIRE
  - ⊠ ELECTRIC HANDHOLE
  - ⊠ GAS METER
  - ⊠ GAS VALVE
  - ⊠ AIR CONDITIONING UNIT
  - ⊠ TELEPHONE RISER
  - ⊠ TELEPHONE VAULT
  - ⊠ TELEPHONE MANHOLE
  - ⊠ TRAFFIC SIGNAL MANHOLE
  - ⊠ FIBER OPTIC MANHOLE
  - ⊠ FIBER OPTIC RISER
  - ⊠ FIBER OPTIC VAULT
  - ⊠ CABLE TV RISER
  - ⊠ SIGN
  - BOLLARDS
  - ⑦ DENOTES NUMBER OF PARKING STALLS
  - PROPERTY CORNER - FOUND AS NOTED
  - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
  - ⊠ SECTION CORNER - FOUND AS NOTED
  - ▲ SITE CONTROL POINT - MONUMENT AS NOTED

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"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Civil Engineering & Land Surveying Established 1959

**HIGHWAY 65 BILLBOARD  
ALTOONA, IOWA  
EXISTING CONDITIONS & DEMO PLAN**

|                   |                            |
|-------------------|----------------------------|
| REFERENCE NUMBER: |                            |
| DRAWN BY:         | LR                         |
| CHECKED BY:       | SZ/SS                      |
| REVISION DATE:    | 2022-07-08 (1ST SUBMITTAL) |
|                   | 2023-01-16 (2ND SUBMITTAL) |
|                   | REVISED: 2023-02-01        |
| PROJECT NUMBER:   | 220194                     |
| SHEET NUMBER:     | C1.1                       |

2/2/2023 10:10:17 AM L:\LAND PROJECTS 2022\20194 LAMAR\DWG\EXISTING & DEMO DWG



PRELIMINARY- NOT FOR CONSTRUCTION

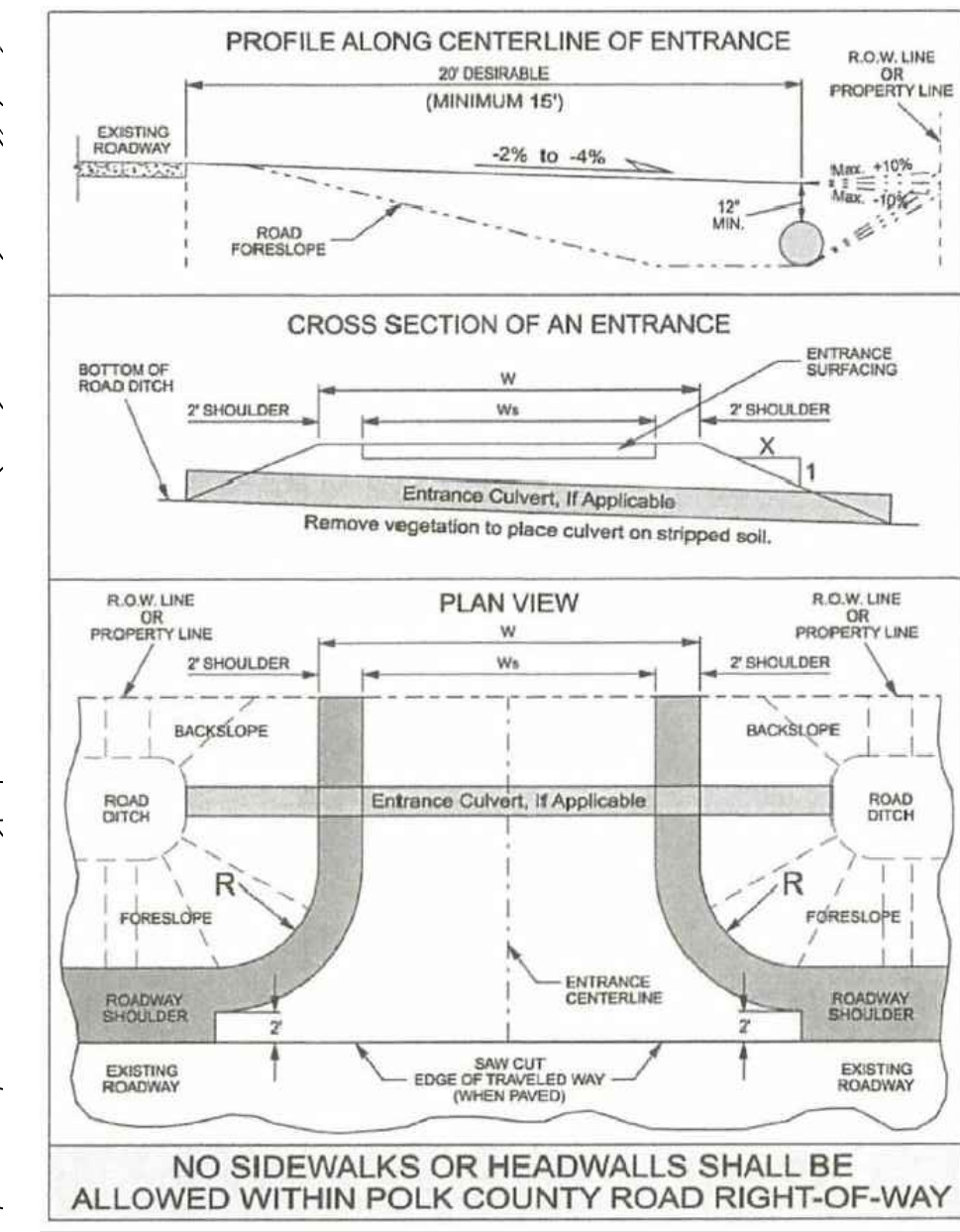
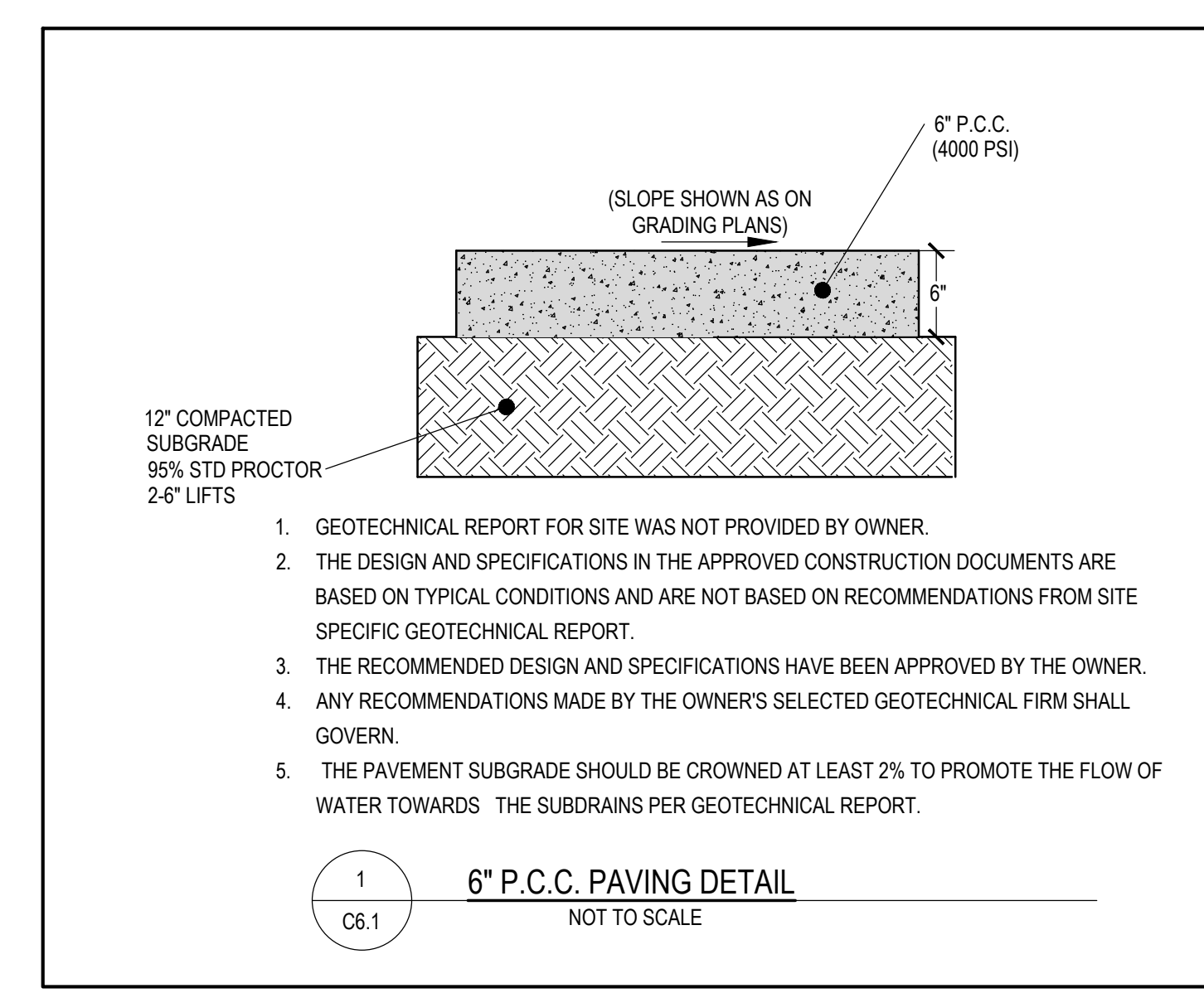
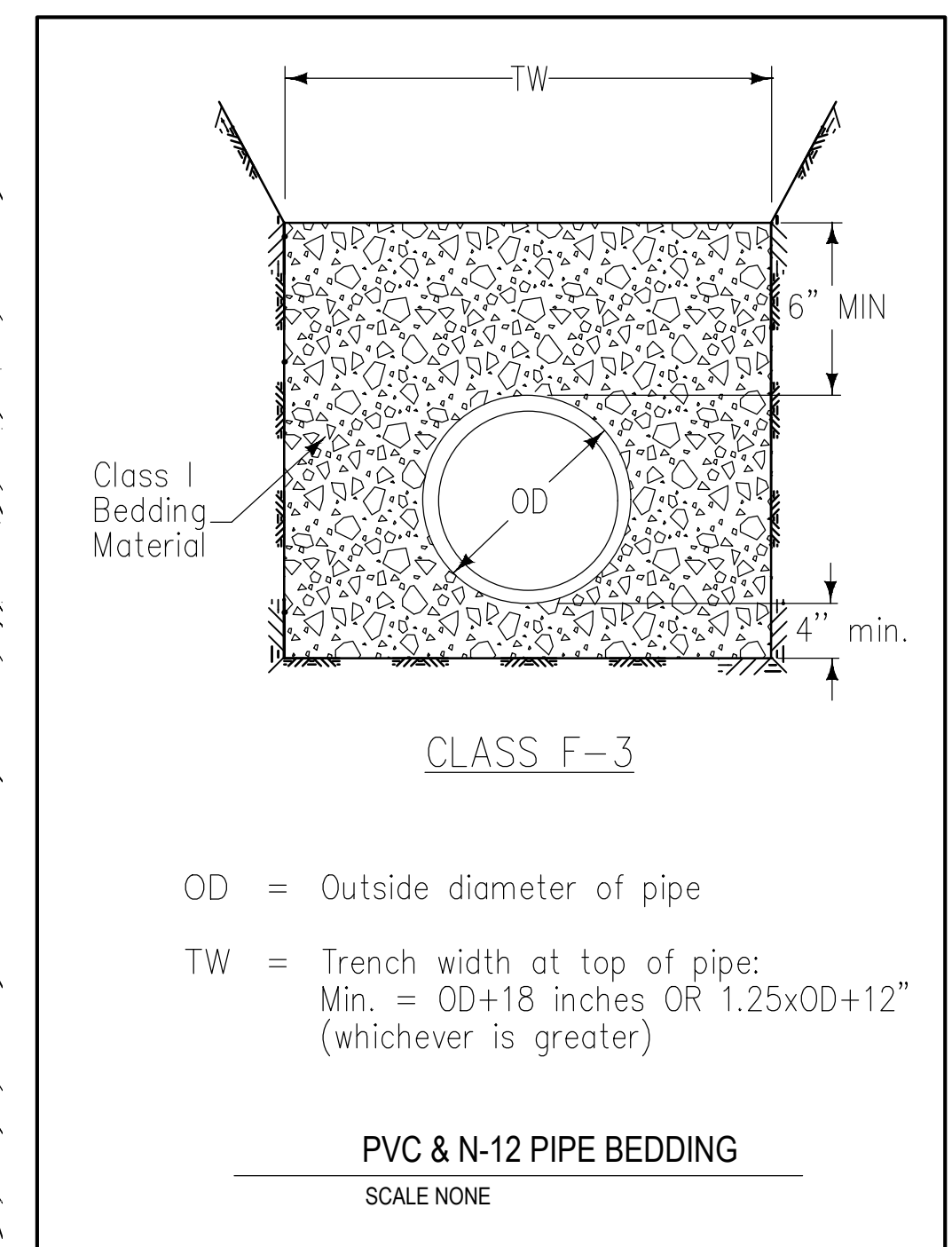
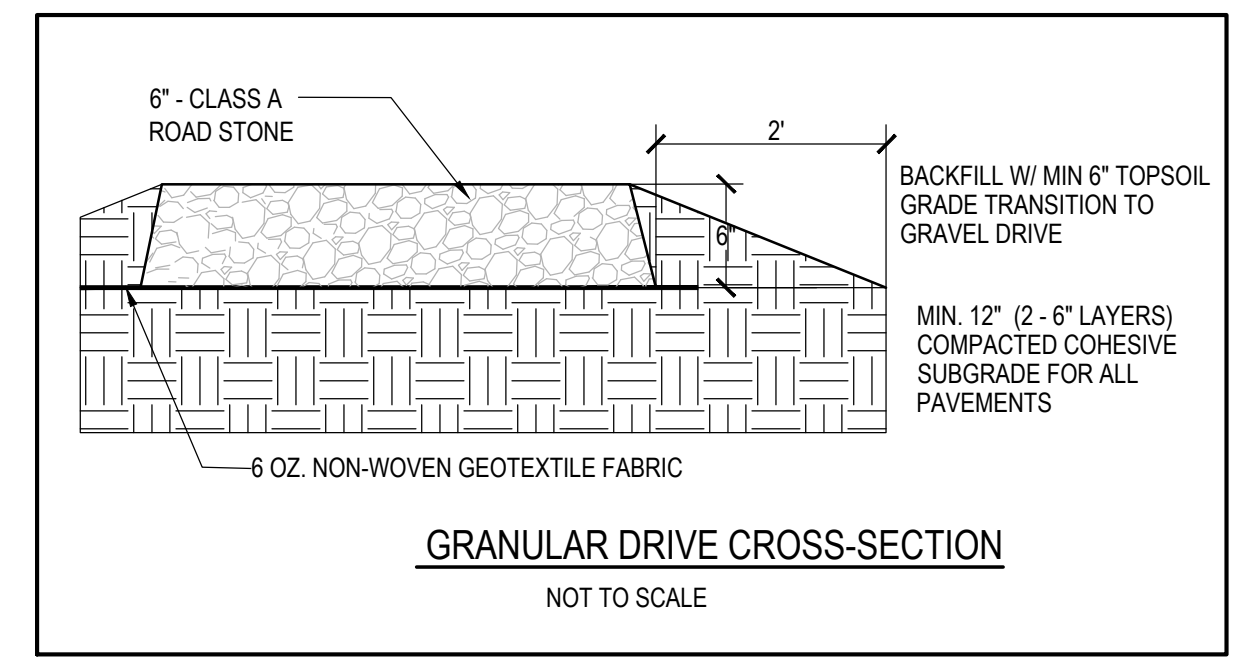
2/2/2023 10:11:37 AM L:\LAND PROJECTS 2022\220194 LAMAR\DWG\GRADING & LAYOUT.DWG



# LAMAR OF DES MOINES BILLBOARD SITE PLAN

- TOPSOIL NOTES:**
- STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
  - RESURFACE TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
  - TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  - TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- GRADING LEGEND:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - FINISHED GROUND ELEVATION
  - TOP OF CURB ELEVATION
  - GUTTER ELEVATION
  - TOP OF WALL ELEVATION
  - BOTTOM OF WALL ELEVATION
  - EDGE OF WALK ELEVATION
  - TOP OF STAIR ELEVATION
  - BOTTOM OF STAIR ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



**General Notes:**

Entrance side slopes, X, as listed below shall be the horizontal distance for every one foot of vertical distance. If adjacent entrance side slopes are flatter than the value listed in the table, the flatter slopes shall be utilized on the proposed entrance.

All non-paved entrances must be surfaced with a granular material conforming to I.D.O.T. Class 'A' Road-Stone, or similar.

The subgrade for paved entrances shall be of uniform material so constructed as to have a stability for a width at least equal to that of the proposed pavement, plus one foot on each side.

All commercial entrances must be paved. A minimum 4,000 PSI non-reinforced Portland Cement Concrete (PCC) mixture or a Polk County approved Hot Mix Asphalt (HMA) mixture must be utilized for all paved entrances. Minimum pavement thickness shall be as shown in the table on this standard.

Culvert material shall be minimum of 16 Gs., Zinc Coated, Riveted CMP or 1500D Reinforced Concrete Pipes.

All other restrictions listed on the Polk County Entrance Permit shall apply.

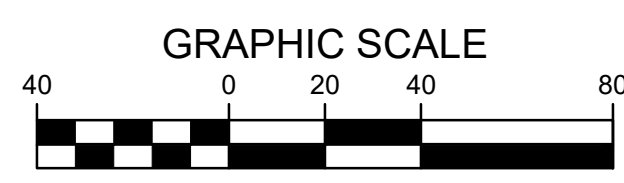
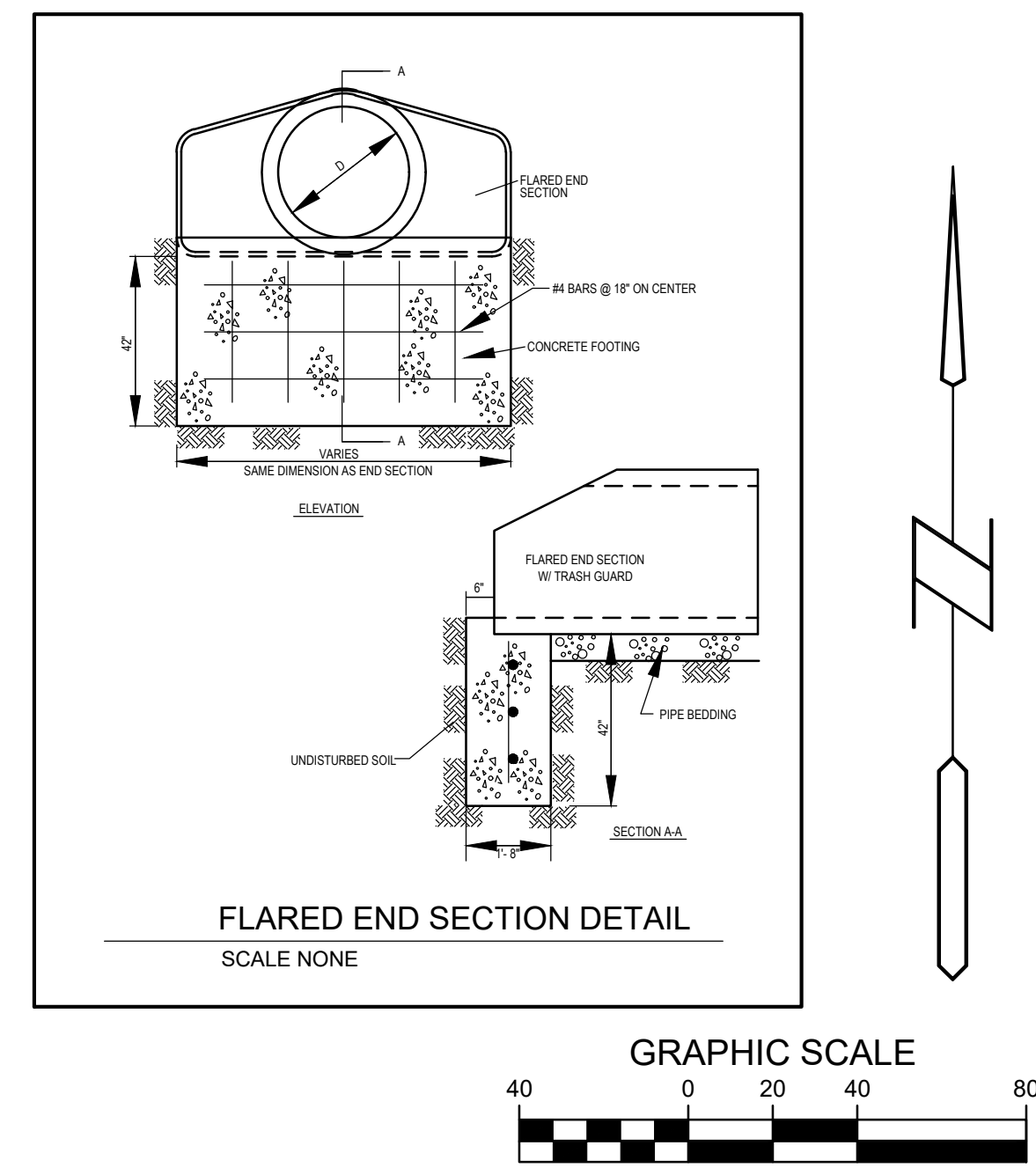
| Type of Roadway                             | Speed Limit 25 MPH | Speed Limit 30-35 MPH | Speed Limit 40-55 MPH |
|---|--------------------|-----------------------|-----------------------|
| Paved Roads (Culvert Required)              | 3                  | 4                     | 8                     |
| Non-Paved Roads (Entrance Requires Culvert) | 3                  | 3                     | 4                     |
| All Roads (Culvert NOT Required)            | 10                 | 10                    | 10                    |

| Type of Entrance                 | Width, W, Feet | Surface Width, Ws, Feet | Radius, R, Feet | Surfacing Thickness, T, Inches |    |               |               |
|----------------------------------|----------------|-------------------------|-----------------|--------------------------------|----|---------------|---------------|
| Single Residential or Farm Field | 16             | 30                      | 12              | 26                             | 10 | 6             |               |
| Joint Residential or Farm Field  | 24             | 30                      | 20              | 26                             | 15 | 6             |               |
| Light Commercial                 | 28             | 34                      | 30              | 25                             | 8  | Pavement Only |               |
| Heavy Commercial                 | 34             | 44                      | 30              | 40                             | 30 | 10            | Pavement Only |

**SRAP-2 SECONDARY ROAD ACCESS POLICY - 2**  
Entrance Standard for Connection to an Open Ditch Roadway

**POLK COUNTY**  
Des Moines, Iowa 50319  
Phone: 515.281.3701 Fax: 515.281.3437  
E-Mail: polkcounty@polkcountyia.gov

EFFECTIVE DATE: 1/30/2015 | APPROVED FOR USE: 1/25/2023



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Established 1959  
Civil Engineering & Land Surveying

**HIGHWAY 65 BILLBOARD**  
ALTOONA, IOWA

**LAYOUT, UTILITY & GRADING PLAN**

REFERENCE NUMBER:

DRAWN BY:  
LR

CHECKED BY:  
SZ/SS

REVISION DATE:  
2022-07-08  
(1ST SUBMITTAL)

2023-01-16  
(2ND SUBMITTAL)  
REVISED: 2023-02-01

PROJECT NUMBER:  
220194

SHEET NUMBER:  
C2.1





Light Analysis for DB 14' x 48'

Lamar Outdoor Des Moines

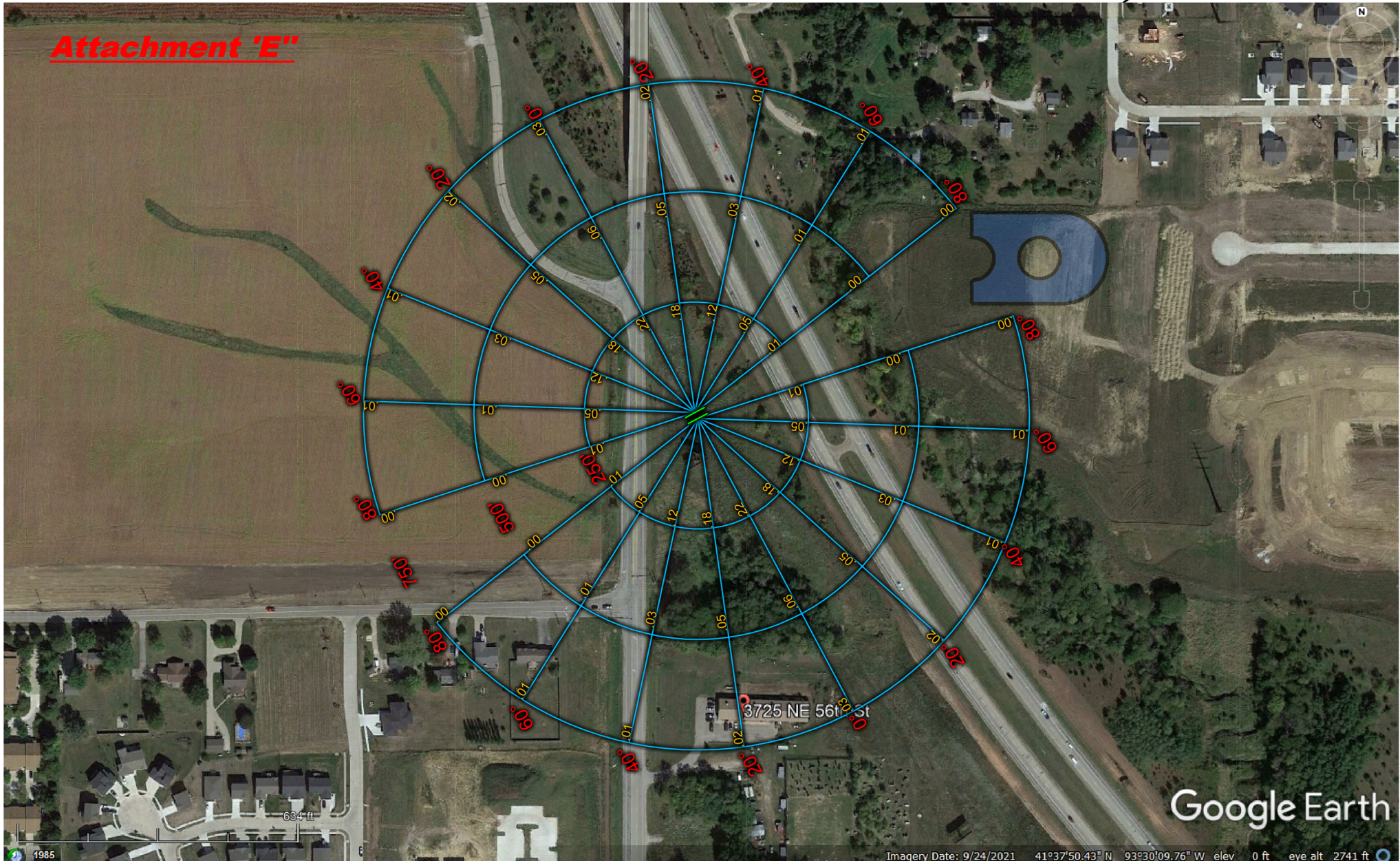
3725 NE 56th St, Altoona, IA

Date: 2/02/2023

Prepared by: Eric Johnson

Values expressed are specific to Daktronics product only

**Attachment 'E'**



- Display at 3% of Maximum Daytime Brightness(8,500)
- Calculations take into account an overall Billboard height of 55'
- Any rise or fall in elevation or physical blockage is not shown in calculations

\*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).





February 2, 2023

**Re: Lighting Analysis for Daktronics DB 14' x 48'**  
Lamar Outdoor Des Moines

Please note, the Light Analysis for 3725 NE 56th used an incorrect brightness value in the calculations that resulted in lower fc measurements at the various distance and angles. Light Analysis for 3725 NE 56<sup>th</sup> Rev 2 dated 02/02/2023 uses the correct values as shown below.

The attached lighting analysis pertains to the digital display manufactured by Daktronics, Inc., and proposed for installation at 3725 NE 56<sup>th</sup> St., Altoona, Iowa. The following is an explanation of the analysis:

1. Units of Measurement. A foot-candle (or foot-candle, fc, lm/ft<sup>2</sup>, or ft-c) is a measurement of light intensity. One foot-candle is defined as enough light to saturate a one-foot square with one lumen of light. For example, where the display illuminates at 0.22 foot-candles, it has a light intensity of approximately 22% of a single wax candle as viewed from 1 foot away.
2. Assumptions: The accompanying graph depicts illumination levels in foot candles that the display will produce based on nighttime running levels measured at a height of 55'. The measurements assume *total darkness* with regards to the surrounding light and an *all-white content* on the display. These assumptions provide for the worst-case scenario, not the more likely application.
3. Practical Application: Typical content runs at 25-35% of the brightness of all-white content, therefore, the actual levels of illumination will nearly always be markedly lower than that shown in the graph.
4. Ambient Light Effects. The presence of ambient light producing elements at night including, but not limited to, roadway and traffic lighting, commercial lighting from nearby commercial properties, the moon, etc., will further diminish the impact of the light output from the display in question.
5. Display Features. The display is equipped so as not to exceed 0.3 foot candles above ambient light as measured from the appropriate distance. This standard is based on the acceptable standards for outdoor illumination from the Illuminating Engineering Society of North America, and has been implemented in the numerous states and municipalities throughout the U.S.
6. Automatic Dimming Technology. The perceived brightness of an electronic message center is dependent on a variety of factors. Ambient light conditions play the largest role in affecting the brightness of the display.



[DAKTRONICS.COM](http://DAKTRONICS.COM)

201 Daktronics Drive PO Box 5128  
Brookings, South Dakota 57006-5128  
T 800-325-8766 605-692-0200 F 605-697-4700  
[signagelegislation@daktronics.com](mailto:signagelegislation@daktronics.com)

An electronic message center communicates its messages by emitting light. It therefore must not be too dim, since it couldn't be distinguished in sunlight; nor should it be too bright, as the image will be distorted and difficult to read. The sign must adjust its brightness over the course of the day. Today's signs can dim from 100% during a bright sunny afternoon, to around 3% (depending on manufacturer and model) during the darkest night. That means the sign is only 3% as bright at night as during the daytime. During the course of the day, the sign will periodically adjust its brightness levels to ensure it is operating appropriately.

This adjustment is possible because of the photocell/light sensor. All electronic message centers manufactured by Daktronics come equipped with a light sensor, which detects the ambient light level, and adjusts the sign's brightness accordingly. There are up to two hundred fifty-six levels of dimming available.

Please let me know if you have any questions or concerns.

Sincerely,

Eric Johnson  
Applications Engineer  
605-692-0200

## **Attachment 'G'**



February 15, 2023

RE: VAR-2023-12483 and VAR-2023-12484 - Letter of Opposition

Polk County Board of Adjustment:

The City of Des Moines received notice of a request from Lamar Outdoor Advertising for variances from standards found in Articles 11 and 15 of the Polk County Zoning Ordinance for property located near the intersection of NE 56<sup>th</sup> Street and East Douglas Avenue. The properties to the west, southwest and south of the subject property are located within the City of Des Moines. These properties are zoned for residential use and are expected to develop with traditional suburban densities.

Given the expected development pattern in the area, we are opposed to the requested relief. Light spillage has a substantial detrimental impact on adjoining properties and paved driveways are expected in developed areas. The proposal does not meet the criteria for granting variances found in Article 19, Division 2, Section 1 of the Polk County Zoning Ordinance, as there does not appear to be “unique or special conditions” that make it “exceptionally difficult to place a use permitted in said district on the property.” Nor does it appear that the relief “is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity.”

Section 134-5.8.6 of the Des Moines Zoning Ordinance requires a sign of this nature to be separated by at least 200 feet from any lot that is used or zoned for residential uses. It appears that the proposed sign would be less than 200 feet away from residentially zoned property to the west that is located within the City of Des Moines. A variance of this provision would be required for the proposed sign location if the subject property was in Des Moines’ corporate limits.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP  
Planning & Urban Design Administrator