

Docket Number: 23/13476

Applicants: Jennifer K. Nelson Living Trust (applicant / property owner), represented by Jennifer & David Nelson, 2734 NE 96th Place, Ankeny, IA 50021

Request: Approval of a Conditional Use Permit for an Agri-tourism use of a flower farm with public access for flower cutting and on-farm education.

Subject Property / Surrounding Land Uses:

The subject property is located at the northeast corner of the intersection of NE 38th Street and NE 142nd Avenue, being approximately one (1) mile northwest of the corporate limits of the City of Elkhart. The site is approximately 17.95 acres in size, and is legally described as the west 20 acres of the south ½ of the southwest ¼, Section 16 of Township 81 North, Range 23 West of the 5th P.M. (Elkhart Township). The subject property is zoned “AG” Agricultural District, is currently used in row crop production, and contains no development or structures. Surrounding properties are primarily dedicated to agricultural row crop production and agriculturally zoned, with a few rural residences on large acreages. Land to the south, east and west is zoned agricultural, including one (1) single-family residence adjacent to the east on an approximately 13.58-acre parcel. Land directly adjacent to the north is zoned “ER” Estate Residential District, including one (1) single-family residence on an approximately 7.08-acre parcel. See *Attachment A* for a vicinity map of the subject property and surrounding area.

Application

The applicants propose to establish a cut-flower farm at the subject property, to be known as Rooted Resplendence Farm. Produced flowers and vegetation will be sold to the public and wholesale off-property. The applicants also intend to construct their future single-family residence and accessory barn on the property. For the purposes of this request, their proposed business model includes public access to the property for flower cutting and on-farm education sessions. Specifically, their application states they intend to offer “U-Cut” opportunities for the public. Through online sales, the public will purchase a ticket for a limited number of spots, on specific days, to visit the farm and cut their own flowers. These sessions would be limited generally to a 4-hour window, 2-3 times per week. Each session would also be limited to approximately 20 tickets. These events would typically be held during the prime harvesting season of June through October. The applicants also intend to offer up to 1 educational session per week, to be held outdoors in the southwestern portion of the property near a proposed parking area accessed via NE 142nd Avenue. They are requesting this Conditional Use Permit in order to allow public access to the property for these proposed activities. See *Attachment B* for a copy of the submitted application and preliminary site plan.

The Polk County Zoning Ordinance, *Article 4: Use Regulations, Division 2 Table of Uses, Table 4.1* permits Agri-tourism uses within the “AG” Agricultural District upon the granting of a Conditional Use Permit by the Polk County Board of Adjustment. The use category of Agri-tourism allows limited commercial uses when they are accessory to an agricultural use on the same property. Examples include pumpkin patches, wineries, flower farms, corn mazes, and similar uses. Staff has determined this request fits within the Agri-tourism category, specifically the proposed public

access for flower cutting and on-farm education sessions, and would be permitted subject to Conditional Use Permit approval by the Board of Adjustment and any conditions.

Public Testimony

Staff mailed out a total of eight (8) notices regarding this request, including the date and time of the public hearing, to surrounding property owners within the 500-foot notification boundary. To-date staff has received one (1) response in support, and one (1) response in opposition, of the request.

Natural Resources / Environmental

The site topography contains gradual changes in elevation, but is relatively flat within the middle portion of the site with an elevation of approximately 970 feet. There is a high point of approximately 980 feet at the southwest corner and a low elevation of approximately 950 in the far northwest corner approaching a natural drainageway in this area that continues onto the adjacent property to the north. The property contains no areas of mapped floodplain or other environmental hazards or features. The site is entirely dedicated to row crop production at present and contains no woodlands or trees, except a very small number in the far northwest corner of the site near the beginning of the drainageway previously mentioned.

Roads / Utilities

The property is located at the northeast corner of NE 38th Street and NE 142nd Avenue, having approximately 1,275 feet (¼ mile) of frontage to the west onto NE 38th Street and approximately 600 feet of frontage to the south along NE 142nd Avenue. Both are two-lane local roadways maintained by Polk County, however NE 38th Street is paved and NE 142nd Avenue is gravel. The application proposes a new entrance onto NE 142nd Avenue in the southwest corner of the property to provide access to a seasonal grass parking area to support the proposed flower picking and educational sessions open to the public. Polk County Engineering staff has commented that a minimum of 150 feet of clearance from the intersection with NE 38th Street is needed for the proposed NE 142nd Avenue access. The applicant's preliminary site plan also identifies a future access onto NE 38th Street in the northern portion of the property for the planned single-family residence.

Public water is available from Des Moines Water Works. Available mapping indicates there is a four-inch (4") water main adjacent to the property along both NE 38th Street and NE 142nd Avenue. There is no public sanitary sewer available to the property, therefore wastewater needs shall be provided via a private septic system. The future single-family residence will be required to be served by the available public water and a private wastewater treatment system. The proposed use of seasonal flower picking and educational sessions open to the public may be served by portable restrooms and handwashing stations in compliance with Polk County Environmental Health and Building Code regulations.

Analysis

The Board of Adjustment in reviewing an application for a Conditional Use permit shall consider the proposal in terms of the following:

1. Existing zoning and land use in the vicinity of the uses.

Surrounding properties are primarily zoned agricultural and utilized in agricultural row crop

production. There are two (2) adjacent single-family residences to the north and east, being located on large parcels. The applicants propose to convert the subject property to a flower production farm, including a future single-family residence, as well as seasonal public activities at the site to promote the flower farm.

2. Planned and proposed public and private development, which may be adversely affected by the proposed use.

There are no major public or private developments planned in the area.

3. Whether and to what extent the proposed use, at the particular location for which it is suggested, is necessary or desirable to provide a development which is in the interest of the public convenience or which will contribute to the general welfare of the area or Polk County.

The proposed flower farm, including seasonal public activities and education, would contribute to value-added agriculture and education thereof within Polk County. The proposed use(s) would align with the rural character of this area.

4. Whether and to what extent all steps possible have been taken by the developer to minimize any adverse effects of the proposed use on the immediate vicinity and on the public health, safety and welfare in general.

If approved, the applicants will be required to comply with all conditions of approval, including an approved site plan, compliance with local regulations and limitations on the types of public activities and times of operation.

Findings

The application shall be denied if the Board of Adjustment finds any of the following:

a. The application and record fail to establish compliance with the standard made applicable to the proposed development by the provision of this Ordinance.

The use is permitted within the "AG" Agricultural District upon approval of a Conditional Use Permit by the Board of Adjustment. Upon staff's review, the proposal complies with the standards set forth in the Ordinance for Agri-tourism uses, subject to the recommended conditions of approval and final approval by the Board of Adjustment.

b. The proposed use, developed in the proposed manner, and at the proposed location, would be inconsistent with the standards pursuant to the provisions of this Ordinance.

The proposed use is consistent with the Ordinance, subject to approval of this Conditional Use Permit and compliance with the conditions of approval.

c. The adverse impacts on the overall public health, safety and welfare are not balanced by the public or private benefits of the proposal. The Board of Adjustment shall include in this balance, any proposals of the applicant and any conditions that it might impose on the development, pursuant to the provisions of this Ordinance, to ameliorate problems associated with the development.

See recommended conditions of approval at the end of this report.

In addition, no application for a Conditional Use Permit shall be approved unless the Board of Adjustment specifically finds the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- A. **The proposed use is not in harmony with the general purpose, goals, objectives, and standards of the following:**
 - 1. **Polk County Comprehensive Plan:** The application is consistent with the goals and policies of the 2050 Polk County Comprehensive Plan.
 - 2. **Polk County Zoning Ordinance:** The application is consistent with the Polk County Zoning Ordinance for allowable Agri-tourism uses, subject to approval of a Conditional Use Permit by the Board of Adjustment.
 - 3. **Other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County:** None.

- B. **The proposed location of the use is not consistent with policies or provisions of the following:**
 - 1. **Comprehensive Plan:** The proposed use is consistent with the goals and policies of the 2050 Polk County Comprehensive Plan.
 - 2. **Polk County Zoning Ordinance:** Agri-tourism uses are permitted within the “AG” Agricultural District, subject to approval of a Conditional Use Permit by the Board of Adjustment.
 - 3. **Other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County:** None.

- C. **The proposed use at the proposed location results in a substantial or undue adverse effect on any of the following either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County or other governmental agency having jurisdiction to guide growth and development:**
 - 1. **Adjacent property:** The proposed use is compatible with adjacent properties and the rural character of the surrounding area.
 - 2. **Character of the neighborhood:** The surrounding area is primarily agricultural in nature with a few residences in close proximity. Limited impacts to adjacent residences are anticipated given the nature of the use, being agricultural, seasonal, and with limited activities open to the public. Furthermore, staff’s recommended conditions of approval (see end of this report) clearly define permitted and non-permitted public activities and additional requirements to ensure limited impacts upon adjacent properties and the general public.

3. **Traffic conditions:** The proposed Agri-tourism activities open to the public are anticipated to be by-appointment only and limited to small groups of approximately 20 people. Temporary parking will be available via a proposed entrance and parking area just east of the intersection of NE 38th Street and NE 142nd Avenue. Polk County Engineering staff has reviewed this request and had no concerns with proposed traffic impacts.
 4. **Parking:** There is adequate room to provide temporary parking onsite. A new entrance will be required along NE 142nd Avenue for this purpose, otherwise no additional improvements are anticipated.
 5. **Public improvements:** No impact upon future public improvements is anticipated.
 6. **Public sites or rights-of-way:** No impact upon public sites is anticipated. Minimal impact upon adjacent rights-of-way is anticipated to accommodate a new entrance for temporary, seasonal parking. The public right-of-way is adequate to handle this impact.
 7. **Other matters affecting the public health, safety, and general welfare:** None.
- D. **The proposed use in the proposed area is not adequately served by or imposes an undue burden on any of the following.**
1. **Public improvements:** Adequate for proposed use.
 2. **Public facilities:** Adequate for proposed use.
 3. **Public utilities:** Adequate for proposed use.
 4. **Public services:** Adequate for proposed use.

Recommendation

Staff recommends approval of the Conditional Use Permit for an Agri-tourism use of a flower farm with public access for flower cutting and on-farm education, subject to the following conditions:

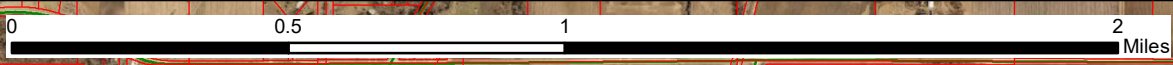
1. This Conditional Use Permit is valid only for the Agri-tourism use of a flower farm, to include public access to the property for flower picking and educational sessions. Such sessions shall be limited to no more than three (3) times per week between the months of May to November, and restricted to the hours of 6am to 10pm.
2. Under the definition and intent of the Agri-tourism use category within the Polk County Zoning Ordinance, the primary agricultural use of the property as a flower farm must be established and remain continually operational. If this agricultural use ceases for any reason, then the associated Agri-tourism uses (public access for flower picking and

educational sessions) would no longer be permitted, and this Conditional Use Permit would be considered null and void.

3. No public access is permitted to any future buildings or structures on the property.
4. Special Events are specifically prohibited, including weddings, parties, concerts, or similar large gatherings/events. The seasonal flower picking and educational sessions approved by this permit are not considered Special Events.
5. No live music, amplified sound, or exterior lighting is permitted.
6. This Conditional Use Permit is valid only for the subject property and only for the applicants and property owners (Jennifer & David Nelson). This approval is not transferrable to a different property owner, without first obtaining approval of a new or revised Conditional Use Permit.
7. Any significant changes to the proposed Agri-tourism operations, including but not limited to, expanded months, days and/or hours of operation, addition of Special Events, public access to future buildings, etc., first requires a re-hearing and amendment of this Conditional Use Permit.
8. Public access to the property for flower picking and educational sessions shall comply with all applicable Polk County Building Code and Environmental Health regulations. Specifically, applicants shall provide a handicapped accessible portable restroom and handwashing station onsite during all activities/sessions open to the public.
9. The use is permitted one (1) freestanding sign, not to exceed 32 square feet in area and ten (10) feet in height. The sign may not be internally or externally illuminated. Prior to installation, a Sign Permit shall be obtained from Polk County Public Works.
10. Applicants shall gain approval of a Minor Site Plan from Polk County Public Works prior to beginning operations.
11. Applicants shall submit an Entrance Permit Application to Polk County Public Works and have the public access entrance approved/inspected by Polk County prior to beginning operations.

Attachment A Vicinity Map

NE 150th Ave



S

NE White Oak Dr

NE 46th St

NE 33rd Ct

NE 142nd Ave

Subject Property

NE 44th Ct

NE 141st Ave

NE 140th Ave

NE 51st Ct

Interstate
35

NE 29th St

NE 38th St

NE 134th Ave

NW Reagan Ave

Elkhart

N Grant Ave

Attachment B

Conditional Use Permit Application

Conditional Uses are those uses which may have a special impact or uniqueness demanding closer scrutiny and analysis to the site and the surrounding environment. When such a use is proposed, a review and report by Planning Division staff of the location, design, configuration, and impact will be conducted, comparing the proposed use to fixed standards and presented to the Board of Adjustment for action at a public hearing. Notices of the request are mailed to all property owners located within 500 feet of the subject property.



Please complete the entire application, submit with fee and review the standards on page 3.

To: **Polk County Board of Adjustment**

1. The undersigned Petitioners request that the Board consider this application for a Conditional Use Permit for the following use: (Describe briefly the nature of the use.)

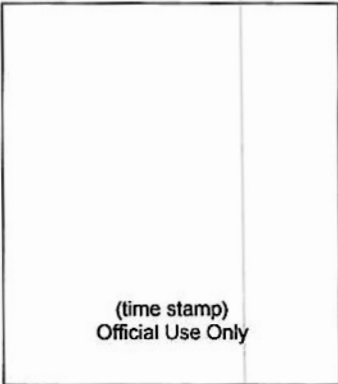
Agri-tourism for a U-Cut flower farm where the public will cut flowers, explore the fields and attend educational sessions

2. Subject Property Address: _____

3. Subject Property District and Parcel Number: 210/00212-000-000

4. Subject Property Legal Description (attach if necessary):

W 20 A S 1/2 SW 1/4 LESS 2.051 A RD SEC 16-81-23



5. Filing Fee: - \$457.00

6. Applicant(s) Information:

David Nelson
Applicant (Print Name)

Signature

Date

Owner
Interest in Property (owner, renter, perspective buyer, etc.)

dave@rootedresplendencefarm.com
Email

2734 NE 96th PL, Ankeny, IA 50021
Address, City, State and Zip

515-304-9470
Phone Fax

7. 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

8. Property Owner Consent:

The application must be signed by all the Titleholders, Contract Purchasers, or Option Purchasers of the subject property. The application may also be signed by the Registered Agent for a corporation or other person with similar legal authority to sign for a property owner. (if additional signatures are needed please attach)

David Nelson
(Print Name)

Trustee
Signature

11/30/2023
Date

Jennifer Nelson
(Print Name)

Trustee
Signature

11/30/23
Date

Written Description:

The property owners, David and Jennifer Nelson, are establishing Rooted Resplendence Farm, a cut-flower farm, on 18 acres of land currently zoned Agricultural District (AG). These fields will produce flowers and other vegetation to be sold to public and wholesale markets off farm. The owners wish to be granted a conditional use permit for agri-tourism.

Approximately 80% of cut-flowers sold in the US are imported. To reduce the reliance on imports, the cut flower industry is encouraging awareness and education of the public on the benefits of domestic flower production by local growers. To further these efforts, Rooted Resplendence Farm believes on-farm education and events will promote the environmental, economic and social benefits of local flower production.

The owners plan to offer "U-Cut" opportunities for the public. Through online sales, the public will purchase a ticket for a limited number of spots, on specific days, to visit the farm and cut their own flowers. These sessions would be limited generally to a 4-hour window, 2-3 times per week. Each session would be limited to approximately 20 tickets. These events would typically be during the prime harvesting season of June through October.

The owners plan to offer up to 1 educational session per week. This activity would be held outdoors in the fields near the parking area.

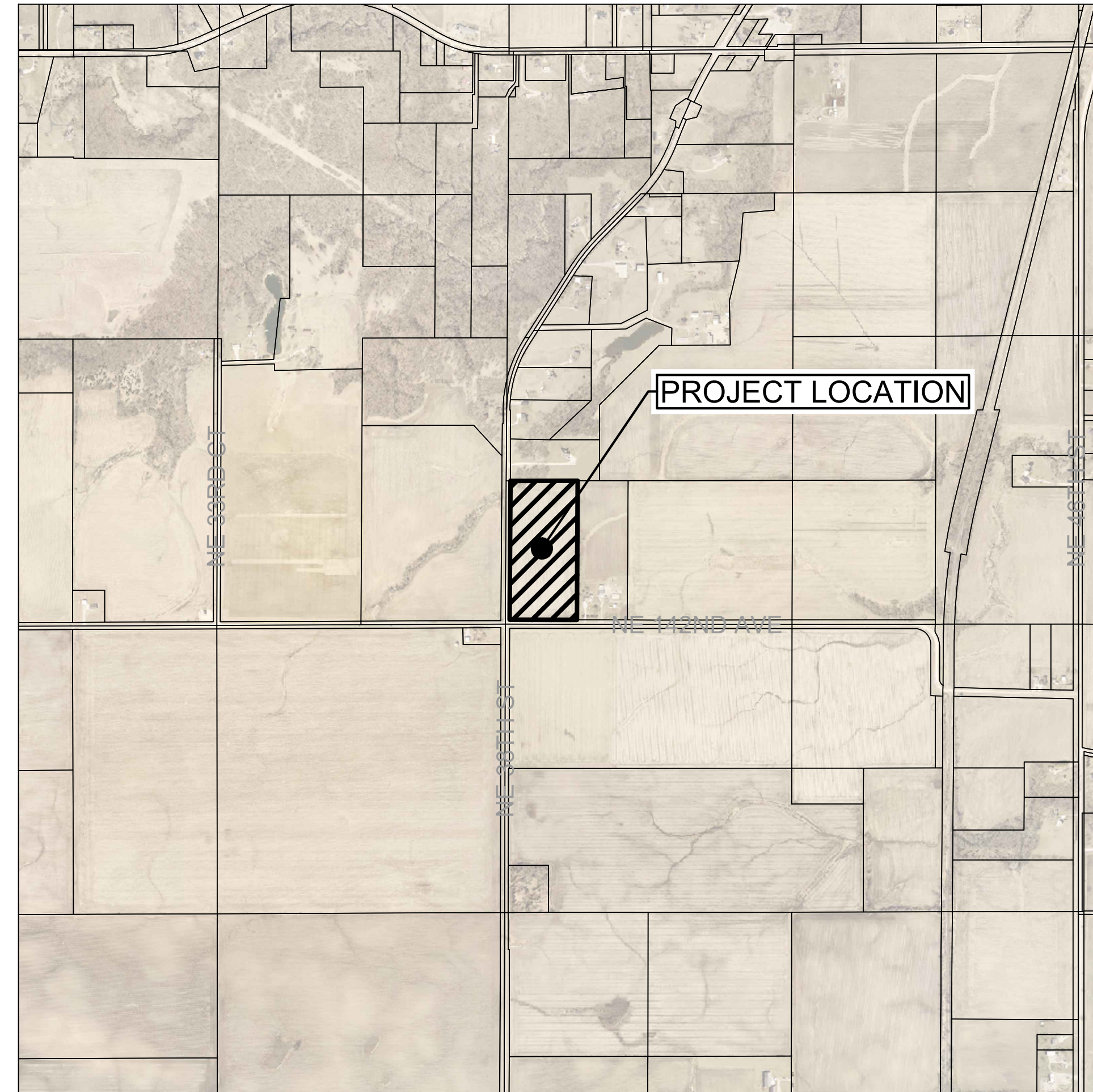
There is an existing field entrance on NE 142nd Ave. which is a gravel road. We propose moving this entrance approximately 100' to the east to provide on-field visitor parking. This entrance would then be 135' from the pavement of NE White Oak Drive (NE 38th St.)

The owners will be living on the farm and desire to maintain the rural farm character of the area. Any impact from noise or traffic is expected to be minimal and will not change the rural, agricultural characteristics of the area. The adjacent property owners have been contacted to discuss the planned usage and have provided positive feedback.

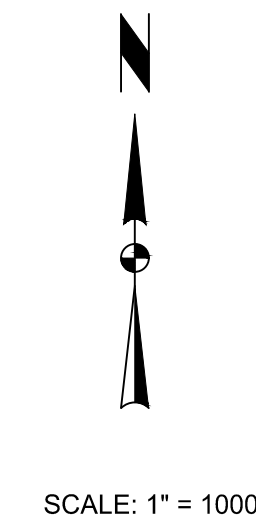
MINOR SITE PLAN
FOR
ROOTED RESPLENDENCE FARM
GEO PARCEL 8123-16-351-001
NE CORNER OF NE 38TH STREET & NE 142ND AVENUE
CITY OF ELKHART, POLK COUNTY, IOWA

OWNER / DEVELOPER
JENNIFER K NELSON LIVING TRUST
2734 NE 96TH PL
ANKENY, IA 50021
CONTACT: DAVE NELSON
PHONE: 515-304-9470
EMAIL:
DAVE@ROOTEDRESPLENCEFARM.COM

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: JUSTIN F. STROM, P.E.
PHONE: 319-330-0303
EMAIL:
JSTROM@SNYDER-ASSOCIATES.COM



VICINITY MAP



Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 SITE LAYOUT

APPROVED

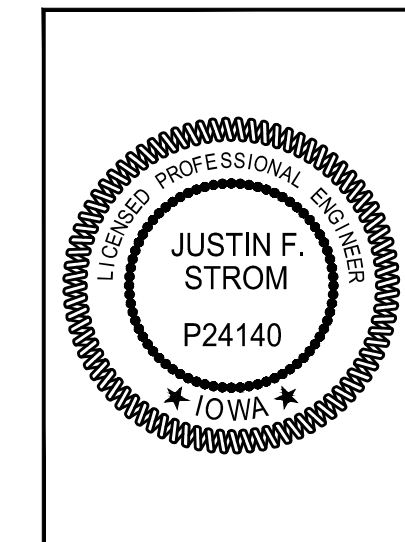
MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: JFS	Scale: 1" = 1000'	
Technician: TLS	Date: 12/13/2023	T-R-S: TTN-RRW-SS	

Project No.: 123.1405.01
Sheet C100

ROOTED RESPLENDENCE FARM
TITLE SHEET
ELKHART, POLK COUNTY, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.



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.

Justin F. Strom, P.E. _____ Date _____
License Number P24140
My License Renewal Date is December 31, 2024
Pages or sheets covered by this seal: _____

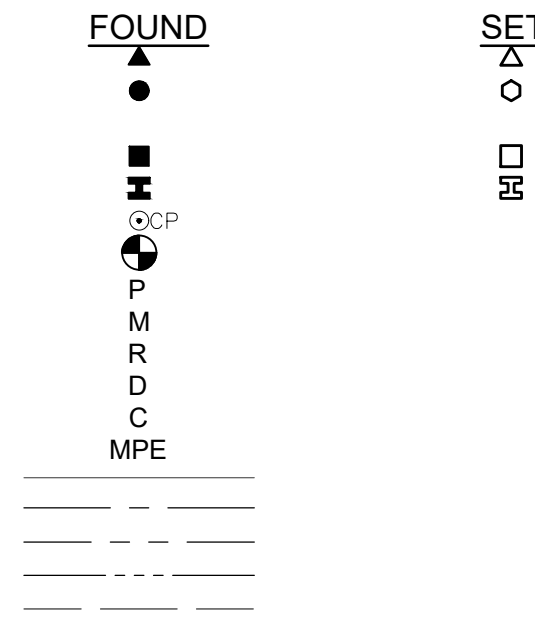


Project No.: 123.1405.01
Sheet C100

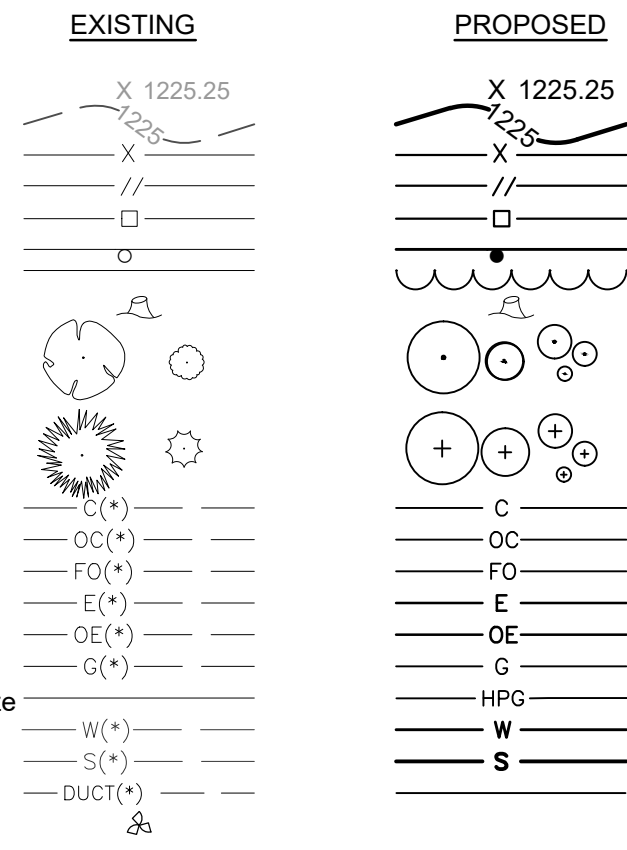
I:\Projects\2023\123.1405.01\CADD\SP01_1231405_TTL.dwg T.M. SCHULCKMAN, TITLE SHEET, 2023/12/11, 10:52 AM, ANSI FULL BLEED D (34.00 X 27.00 INCHES)

LEGEND

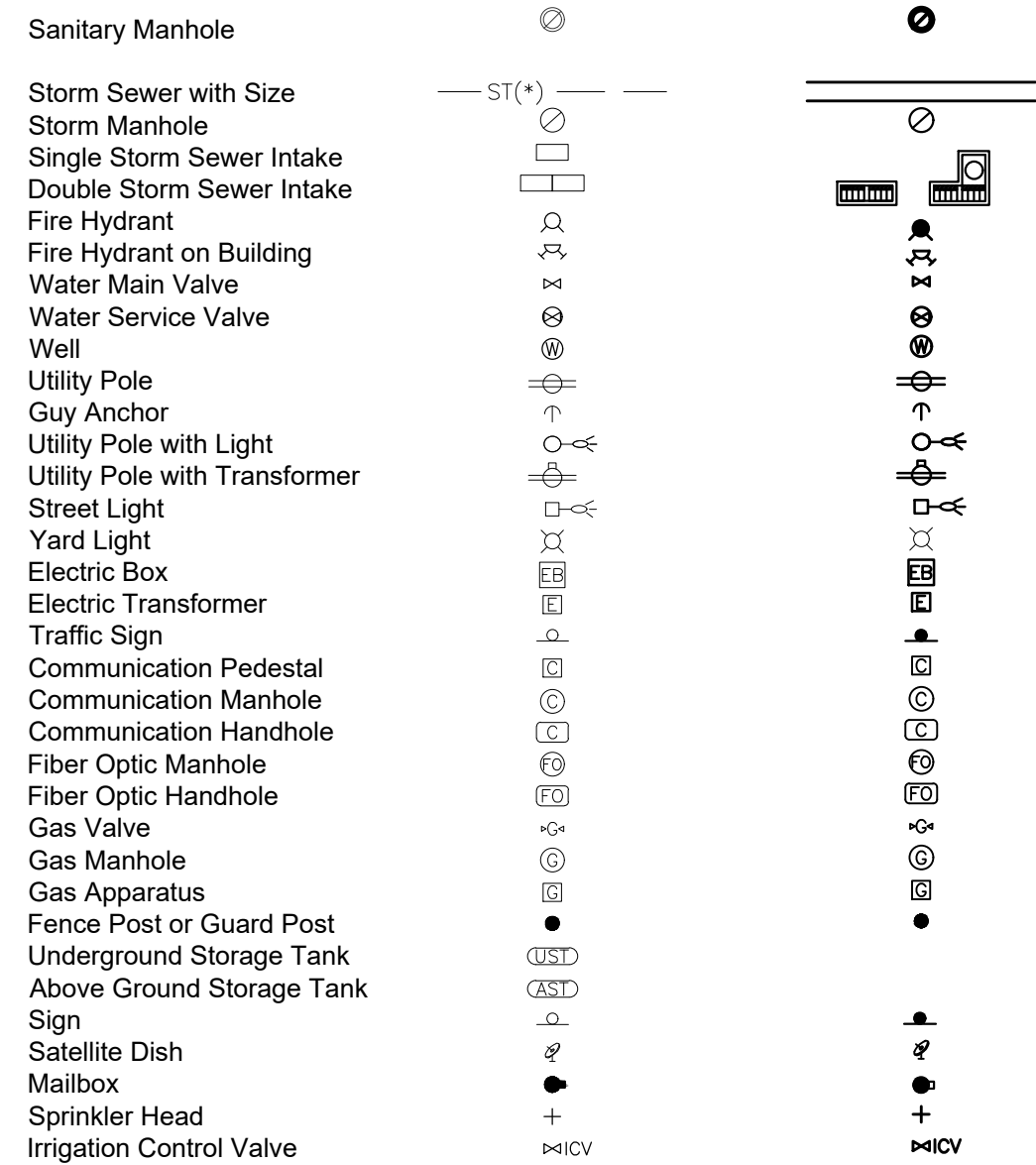
- FEATURES**
 Section Corner
 1/2" Rebar, Cap # 11579
 (Unless Otherwise Noted)
 ROW Marker
 ROW Rail
 Control Point
 Bench Mark
 Platted Distance
 Measured Bearing & Distance
 Recorded As
 Deed Distance
 Calculated Distance
 Minimum Protection Elevation
 Centerline
 Section Line
 1/4 Section Line
 1/4 1/4 Section Line
 Easement Line



- EXISTING**
 Spot Elevation
 Contour Elevation
 Fence (Barbed, Field, Hog)
 Fence (Chain Link)
 Fence (Wood)
 Fence (Silt)
 Tree Line
 Tree Stump
 Deciduous Tree \ \ Shrub
 Coniferous Tree \ \ Shrub
 Communication
 Overhead Communication
 Fiber Optic
 Underground Electric
 Overhead Electric
 Gas Main with Size
 High Pressure Gas Main with Size
 Water Main with Size
 Sanitary Sewer with Size
 Duct Bank
 Test Hole Location for SUE w/ID



(*) Denotes the survey quality service level for utilities



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

GENERAL NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER AND POLK COUNTY PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

- FIELD SURVEY WAS NOT CONDUCTED DURING THIS PROJECT. GIS, AERIAL, LIDAR, AND GIS PARCEL MAPS USED FOR THE BACKGROUND OF THIS MINOR SITE PLAN.

PROPERTY DESCRIPTION

W 20 A S 1/2 SW 1/4 LESS 2.051 A RD SEC 16-81-23

PROPERTY ADDRESS

GEO PARCEL 8123-16-351-001

NE CORNER OF NE 38TH ST AND NE 142ND ACE

GENERAL USE

AGRI-TOURISM, FLOWER AND VEGETATION FARM

ZONING

AG - AGRICULTURAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK =50'
 REAR YARD SETBACK =15'
 SIDE YARD SETBACK =15'
 BUILDING SPACING =0'
 MAXIMUM HEIGHT =135'

PARKING REQUIREMENTS

TOTAL REQUIRED =0
 TOTAL PROVIDED =26

BASE CALCULATIONS

N/A

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION**
- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
 - DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT**
- THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
 - A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN**
- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
 - THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
 - THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

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Engineer: JFS	Checked By: JFS	Scale: 1" = NONE	
Technician: TLS	Date: 12/13/2023	T-R-S: TTN-RRW-SS	
Project No: 123.1405.01			Sheet C101

ROOTED RESPLENDENCE FARM

PROJECT INFORMATION

ELKHART, POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 123.1405.01

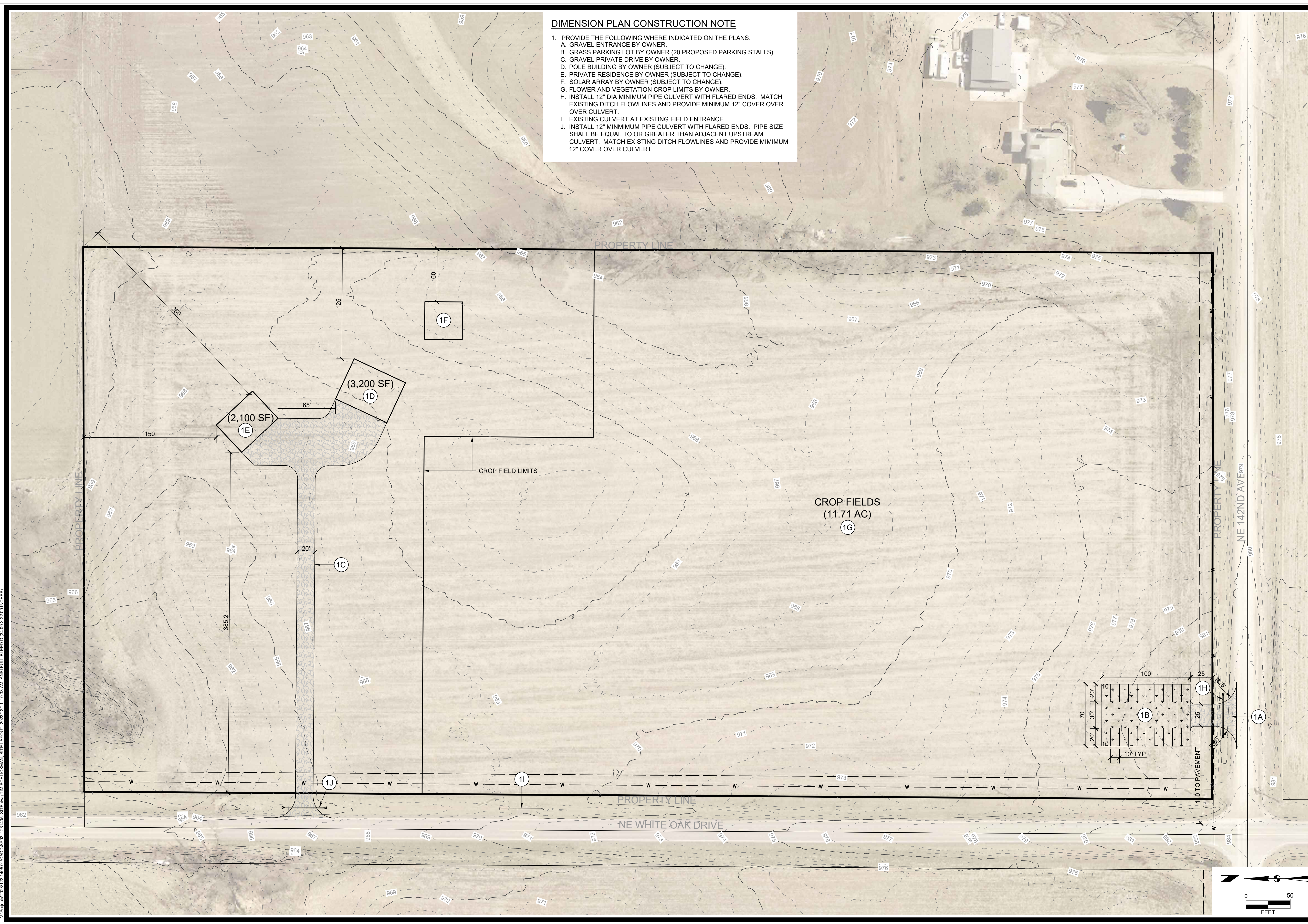
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1-800-292-6989
 www.iowaonecall.com

DIMENSION PLAN CONSTRUCTION NOTE

1. PROVIDE THE FOLLOWING WHERE INDICATED ON THE PLANS.
 - A. GRAVEL ENTRANCE BY OWNER.
 - B. GRASS PARKING LOT BY OWNER (20 PROPOSED PARKING STALLS).
 - C. GRAVEL PRIVATE DRIVE BY OWNER.
 - D. POLE BUILDING BY OWNER (SUBJECT TO CHANGE).
 - E. PRIVATE RESIDENCE BY OWNER (SUBJECT TO CHANGE).
 - F. SOLAR ARRAY BY OWNER (SUBJECT TO CHANGE).
 - G. FLOWER AND VEGETATION CROP LIMITS BY OWNER.
 - H. INSTALL 12" DIA MINIMUM PIPE CULVERT WITH FLARED ENDS. MATCH EXISTING DITCH FLOWLINES AND PROVIDE MINIMUM 12" COVER OVER OVER CULVERT.
 - I. EXISTING CULVERT AT EXISTING FIELD ENTRANCE.
 - J. INSTALL 12" MINIMUM PIPE CULVERT WITH FLARED ENDS. PIPE SIZE SHALL BE EQUAL TO OR GREATER THAN ADJACENT UPSTREAM CULVERT. MATCH EXISTING DITCH FLOWLINES AND PROVIDE MINIMUM 12" COVER OVER CULVERT.



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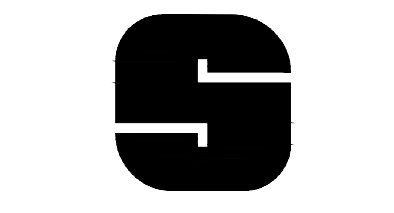
ROOTED RESPLENDENCE FARM

SITE LAYOUT

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