

SAYLORVILLE CASEY'S PLAT

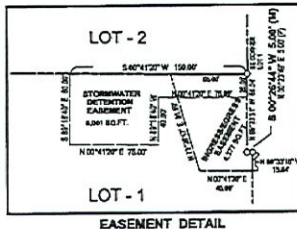
MINOR FINAL PLAT

INDEX LEGEND:

LOCATION: SECTION 4-79N-35W
 REGULATOR: CASEY'S MARKETING COMPANY INC.
 PROPRIETOR: CASEY'S MARKETING COMPANY INC.
 SURVEYOR: VOLCKMANN & PHILDES
 COMPANY: PIELDS DESIGN SERVICES
 RETURN TO: 2323 DIXON STREET, DES MOINES, IA 50316

LEGAL DESCRIPTION:

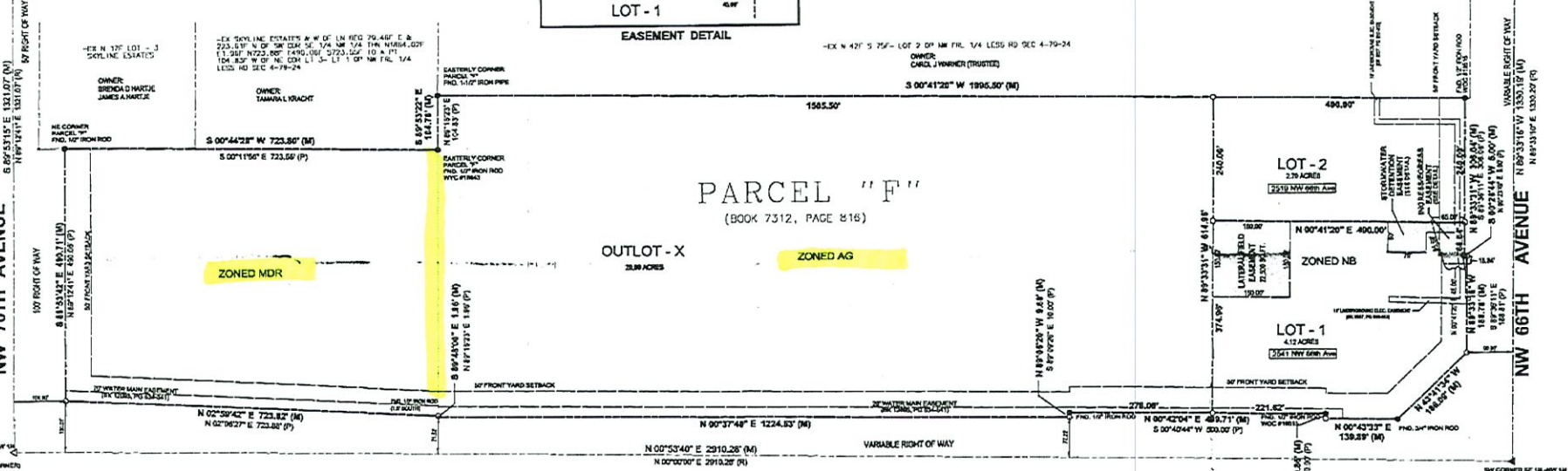
PARCEL "F" AS RECORDED IN BOOK 7312, PAGE 816 IN THE POLK COUNTY RECORDERS OFFICE, WHICH IS PART OF LOTS 1 AND 3 OF THE OFFICIAL PLAT OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN FOR RIGHT OF WAY SHOWN IN ACQUISITION PLAT AS RECORDED IN BOOK 16723, PAGES 1-6 IN SAID RECORDERS OFFICE, ALL BEING IN AND FORMING A PART OF POLK COUNTY, IOWA, CONTAINING 36.72 ACRES MORE OR LESS.



- GENERAL NOTES:**
- THIS DRAWING IS BEING MADE AVAILABLE BY PIELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR CONVEYANCE OR OTHERWISE FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
 - SURVEY WORK WAS COMPLETED BY PIELDS DESIGN SERVICES. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.
 - PIELDS DESIGN SERVICES 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.
 - MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF BREAKAWAY DESIGN.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR RELOCATED BY THE PROPERTY OWNER.
 - SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE MOVED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
 - ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
 - ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
 - POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
 - LANDING ON OTHER MODIFICATIONS THAT ALTERS EXISTING TERRACING AND DRAINAGE FACILITIES SHALL NOT ADVERSELY AFFECT DOWNSTREAM PROPERTY OWNERS.

PARCEL "F"

(BOOK 7312, PAGE 816)



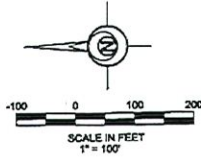
ZONING:
 NB - NEIGHBORHOOD BUSINESS DISTRICT
 AG - AGRICULTURAL DISTRICT
 MDH - MEDIUM DENSITY RESIDENTIAL DISTRICT

NOTES:
 Lots 1 and 2 are currently zoned NB Neighborhood Business District, as it was changed with a Countywide rezoning in 2007. However, the underlying conditions run with the property and are not void. The southern ~7 acres was rezoned from Ag to Light Business in 1996, with the condition that the only uses permitted are those allowed within the Neighborhood Business District. This allowed for the original construction of the convenience store. In 2002, the County approved Casey's request to amend the zoning for the eastern ~2.75 acres of the original rezoning area (proposed Lot 2 of the plat) from Light Business into the 1992 condition to Light Business with the following conditions:
 A. Use agree to only use the Property for office and warehouse uses.
 B. Use agree that the actual height of the structures on any office or warehouse will not exceed Forty (40) feet in height.
 C. Use agree to have no outside storage facilities on the Property.
 D. In addition to agreeing to the above the requirements of the Polk County Landscaping Ordinance, we agree to place between (12) evergreen trees of four feet to five feet in height to the north of the proposed office/warehouse building.
 E. Use agree that the lowest floor of the office/warehouse building area will be constructed at a minimum of one (1) foot above the 100-year floodplain elevation (806 - National Geodetic Vertical Datum).

UTILITIES:
 WASTEWATER: ON-SITE SEPTIC
 WATER: DES MOINES WATER WORKS
 GAS: MID AMERICAN ENERGY
 ELECTRIC: MID AMERICAN ENERGY

FLOODPLAIN:
 PER FEMA MAP #16100C0185F AND #1910C00185F EFFECTIVE DATE 3-1-2015. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

NON RESIDENTIAL DEVELOPMENT CALCULATIONS:
 LOT 1: (AREA = 4.17)
 MIN. REQUIRED OPEN SPACE = 35%
 1.52 x 0.35 = 0.53 ACRES
 MAX. FLOOR AREA RATION = 25%
 (4.17 x 0.25) = 1.04 ACRES
 PROVIDED FLOOR AREA = 0.16 ACRES
 LOT 2: (AREA = 2.99)
 MIN. REQUIRED OPEN SPACE = 35%
 2.79 x 0.35 = 0.98 ACRES
 PROVIDED OPEN SPACE = 1.94 ACRES
 MAX. FLOOR AREA RATION = 25%
 2.99 x 0.25 = 0.75 ACRES
 PROVIDED FLOOR AREA = 0.81 ACRES



OWNER / DEVELOPER:
 CASEY'S MARKETING COMPANY
 ONE SE CONVENTINCE BLVD.
 ANKENY, IOWA 50021
 (515) 950-0100

DESIGN SERVICES
 Architects - Engineers - Surveyors
 2323 Dixon Street, Des Moines, Iowa 50316 PO Box 462N, Des Moines, Iowa 50305 Pk 315 263 8194

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-392-6689).

- LEGEND:**
STANDARD SYMBOLS:
- IRON ROD OR PIPE FOUND
 - CALCULATED CORNER
 - ▲ SECT. COR. MONUMENT FOUND
 - △ SECT. COR. MONUMENT CALC.
 - ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - FF FINISHED FLOOR

- +/- MORE OR LESS
- FENCE LINE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- VALVE
- SPOT ELEVATION (± x)
- N.T.S. NOT TO SCALE
- H.M.A. HOT MIX ASPHALT

- P.C.C. PORTLAND CEMENT CONCRETE
- UTILITY LINE OR PIPE
- W WATER
- GAS GAS
- SAN SANITARY SEWER
- ST STORM SEWER
- UNDERGROUND ELEC./TEL.
- OHE1 OVERHEAD ELEC./TEL.
- F-O FIBER OPTIC

Final Plat - APPROVED
 Project Number: 2023-12-12-1237
 Surveyor: Volckmann & Philides
 Polk County Commissioner, Board of Supervisors

STATE OF IOWA
 VOLCKMANN & PHILIDES
 18642
 IOWA SURVEYORS

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT, AND THAT I AM Satisfied THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF IOWA.
Valerie Rose 01/30/2023
 MY LICENSE EXPIRES DATE IS December 31, 2024.
 ADDITIONAL NOTES OR COMMENTS GOVERNED BY THIS SEAL SHALL UNLESS INDICATED HEREIN.

SAYLORVILLE CASEY'S PLAT
FINAL PLAT,
POLK COUNTY, IOWA

DATE OF RECORD: 1-13-2023
 SHEET NO: 22-167
 SHEET 1 OF 1

Section 2. Residential Districts

These districts are intended to provide, a range of housing opportunities to encourage and direct the future growth of Polk County. The districts represent a critical element of the County's growth management program. They are intended to provide for a range of densities with urban services and provide for rural development without public water or sanitary sewer service.

(A) Rural Residential District – RR

This district is intended to provide for low density single family development served by septic systems and supplied with public water in unincorporated Polk County at a density of approximately 1 unit per acre. Clustered and planned developments are permitted and will have substantial open spaces.

(B) Low Density Residential District – LDR

This district is intended to provide for additional development in areas where the development pattern is already suburban in character. The full development of the site will most likely not occur until public water and public sewer is available. The District permits development at densities of approximately three (3) single family units per acre with allowances for planned developments with specific areas of open space. The location of some of this district is around the edges of the growing cities, and indicates areas that are likely to be annexed during the time period of the 2030 Comprehensive Plan and under most circumstances not to be developed prior to annexation.

(C) Medium Density Residential – MDR

This district is intended to accommodate medium-density housing that will be served by public utilities. Housing types include both small lot single-family development and attached housing types. The district is located around the edges of the growing cities, where it recognizes this development type within municipal land use plans and locations in the North Central unincorporated areas where neighborhood infill and revitalization is expected. The district permits development at densities of approximately 5 units per acre for single-family development. Attached housing densities will typically range from 8 to 15 units per acre. The location of much of this district is in locations likely to be annexed during the time period of the 2030 plan.

(D) High Density Residential – HDR

This district is intended to accommodate high-density housing that will be served by public utilities. It is located around the edges of the growing cities, where it recognizes this development type within municipal land use plans. The location of this district is primarily around the edges of the growing cities, and indicates areas that are likely to be annexed during the time period of this plan.

(E) Mobile Home Park District – MH

The purpose of this district is to provide for mobile home parks subdivisions. A mobile home park is a planned subdivision containing mobile home lots for sale or for rent. Without public utilities existing parks are not expected to be expanded and new areas are not expected to be rezoned for such development. Mapping of this district will be through rezoning of property for this district.