

MARSHALLTOWN

IOWA

Board of Adjustment

Notice of Public Meeting

Tuesday, March 21, 2023 at 5:00 PM

City Council Chambers, City Hall

10 West State Street, Marshalltown IA

1. Call To Order & Roll Call

Botello

Engle

Schulze

Thurston

Wenner

2. Select Chair Person

3. Approve Meeting Minutes From September 21, 2021

Documents:

[BOARD OF ADJUSTMENT MIN 092121_FINAL.PDF](#)

4. PUBLIC HEARING And ACTION To Board Of Adjustment On Special Use Permit Request
102 N 9th Ave, Dustin Tapp

Written or verbal comments may be presented to the Board/Commission during the public hearing. Please state your name and address for the record and keep comments brief and limit repetitive comments so all may have a chance to speak.

Documents:

[03212023_BOA_MEMO_TOWING 102 N 9TH AVE.PDF](#)
[SPECIAL USE PERMIT APPLICATION.PDF](#)
[LETTER OF CONSENT.PDF](#)
[FULL LEGAL DESCRIPTION OF THE PROPERTY.PDF](#)

5. PUBLIC HEARING And ACTION To Board Of Adjustment On Special Use Permit Request
1414 Iowa Ave W, TC Casady Property LLC

Written or verbal comments may be presented to the Board/Commission during the public hearing. Please state your name

and address for the record and keep comments brief and limit repetitive comments so all may have a chance to speak.

Documents:

[PUBLIC HEARING LETTERS.PDF](#)
[03212023_BOA_MEMO_STONES 1414 IOWA AVE W.PDF](#)
[SPECIAL USE PERMIT APPLICATION_1414 IOWA AVE W.PDF](#)
[NEW STS BUILDING BUILD TO SUIT DETAILS.PDF](#)
[BUILDING DESIGN.PDF](#)
[STONE SITE PLAN 22-8115 TODD CASADY PROPERTY REVIEW SET
2022.10.25.PDF](#)
[1414 IOWA AVE DEED.PDF](#)

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Board of Adjustment

Meeting Minutes – September 21, 2021

Meeting was called to order at 5:00 PM in the City Council Chambers at 10 W. State Street

1. Roll Call:

Present: Engle, Schulze, Thurston, and Wenner

Absent: One vacant position

2. Meeting Minutes From 08/17/21

Thurston moved to approve the minutes as presented. Second by Wenner. Motion Carried. 4-0

3. Special Use Permit: 1901 S Center St – Real Estate Office

City staff provided information on the history of the property as a real estate office under a Special Use permit in the R-5 zoning district.

Kelli Thurston presented her plans to the Board of Adjustment. She does not have any plans to change the footprint of the building. She will update windows, doors and interior including maintenance. There is no intention of having a Center Street drive access and she plans to have standard business hours.

Motion by Wenner to approve the special use permit for 1901 S Center St for purposes of a real estate office. Second by Schulze. Thurston Abstained due to a conflict of interest.

Motion Carried 3-1 (abstain)

Meeting minutes prepared by,
Michelle Spohnheimer
Housing & Community Development Director

MARSHALLTOWN

I O W A

TO: Board of Adjustment

FROM: Hector Hernandez, City Planner

DATE: March 21, 2023 – Meeting Date

SUBJECT: Public Hearing and Action: Special Use Permit Application for 102 N 9th Ave.

Request: Dustin Tapp is proposing a towing service use at 102 N 9th Ave. Similar use to what it is currently used for. Special Use Permit will need to be applied for with the change of ownership and the updated zoning ordinance.

Current Zoning Classification: General commercial (GC) and businesses such as restaurants, retail, office, hotels, banks, and other mixture of uses in areas along major road corridors and further from residential areas. Setbacks for GC are 40' front, 10'side, and 10' rear.

Comprehensive Plan Designation: Marshalltown 2030 Comprehensive plan has this zoned as commercial for future land use (2012).

Staff Review: Vehicle Sales and Services is defined as a use category containing establishments related to direct sales of and service to passenger vehicles, light, medium, and heavy trucks and equipment, and other motor vehicles such as motorcycles, boats, and recreational vehicles. Uses in this use category include: Car wash; Heavy vehicular equipment sales, service, and repair; Rental or sales of manufactured homes, mobile homes, portable buildings, or trailers; Truck stop; Personal vehicle repair; Vehicle service; Vehicle fuel station; Vehicle sales, rental, and leasing; and other uses meeting the definition of Vehicle Sales and Service.

Heavy Vehicular Equipment Sales, Service, and Repair means an establishment engaged in the display, sale, leasing, rental, or repair of heavy equipment of 12,000 or more pounds gross vehicular weight.

Buffering will not be required. Additional buffering can be required as a condition by the Board of Adjustment. The building will continue to be used as an existing use. No comments from the Engineering Department related to traffic concerns. 102 N 9th Ave is a local street and it is located next State street which is a collector street. 102 N 9th Ave already had heavy vehicular traffic with previous owner.



Housing & Community Development

24 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Table 156.C.003-1, Use Table																	
Use Category	Specific Use ¹	Cv = Conventional Cl = Cluster In = Infill	Residential								Mixed-Use		Nonresidential				Standards
			AS	RR	RL		RM		RH		MU	UC	GC	PI	REC	GI	
					Cv	Cl	Cv	In	Cv	In							
Vehicle Sales and Service	Car Wash	--	--	--	--	--	--	--	--	--	--	P	--	--	P	N/A	
	Heavy Vehicular Equipment Sales, Service, and Repair	--	--	--	--	--	--	--	--	--	--	S	--	--	P	156.C.005	

Plan and Zoning Commission Recommendation: The Commission met and held a public hearing on Thursday, March 9, 2023 as part of their regular meeting. No public comments were received during the meeting, the applicant and staff presented the application and the Commission discussed the proposal.

The Commission made the following recommendation: Motion to approve the Special Use Permit for 102 N 9th Ave. for Dustin Tap for the operation of a Heavy Vehicular Equipment Sales, Service and Repair use, with the following conditions;

- Install an 8' solid fence around the outdoor storage area.

Board Review Criteria: Review the request based on the following criteria and act on the application

(C) *Review and approval.*

(1) *Standards.* In the review of special use permit applications, the Zoning Administrator, the Plan and Zoning Commission, and the Board of Adjustment shall utilize the following standards:

(a) *Surrounding properties.* The proposed special use will operate or be designed in a manner that does not diminish the use or functionality of surrounding properties;

(b) *Hours of operation and site improvements.* Provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements have been provided;

(c) *Public services.* Adequate public services (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection) must be available without the reduction of services to any existing uses;

(d) *Nuisance.* If, in the opinion of Plan and Zoning Commission or Board of Adjustment, the special use becomes a nuisance, the special use permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

(e) *Design features.* The proposed use will incorporate design features to sufficiently protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing, and building placement; and

(f) *Compatibility.* The proposed use is compatible with adjacent existing uses. Compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.

(2) *Conditional approval.* The Board of Adjustment may require additional conditions beyond the general standards listed in division (C)(1) of this section, to reasonably mitigate any adverse impacts upon surrounding properties in the zoning district of the property for which the special use is requested.

Housing & Community Development

24 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Motions: It is the staff recommendation that motions are made in the affirmative. The following are examples of recommended motions.

- Motion to approve the special use permit request as submitted for 102 N 9th Ave owned by Dustin Tapp for purposes of Heavy vehicular equipment sales, service, and repair.
- Motion to approve the special use permit request with the following conditions (specify conditions as part of the motion) for 102 N 9th Ave. owned by Dustin Tapp for purposes of Heavy vehicular equipment sales, service, and repair.

Three affirmative votes are required in order to pass a motion. If three affirmative votes are not received the motion would fail.

Housing & Community Development

24 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Special Use Permit Application

Housing & Community Development Department - 24 N. Center Street, Marshalltown, IA 50158
 Ph: 641-754-5756 - Fax: 641-754-5742 - E-mail: hhernandez@marshalltown-ia.gov

All applicable items listed must be submitted with this application:

- ☒ **Project Description.** Include a cover letter or project description summarizing the proposed project.
- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** This may include site improvements, design features, public services, and compatibility.
- ☒ **Application fee.** A \$300 fee is required for a special use request. Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted.
- ☒ **Full legal description of the property.** *Please note that the tax description on the Marshall County assessor's webpage is NOT the full legal description.* The legal description is listed on the property's abstract and/or a recorded deed or may be obtained from the Marshall County Recorder's Office for a fee.
- ☒ **Owner's consent to apply (if applicable).** If the applicant is NOT the current title owner, a letter from the title owner shall be included indicating consent to apply.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met.

For all special use requests, the Plan & Zoning Commission shall first review the proposal, hold a public hearing and make a recommendation to the Board of Adjustment which will also hold a public hearing prior to acting. A public hearing notice will be published and a sign will be posted on site for public information.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 102-108 N 9th Ave, Marhsalltown, IA	
Owner: Proposed Owner: Dustin Tapp	
Mailing Address: 2019 E Lincoln Wy, Ames, IA 50010	
Phone: 515-290-4188	Email Address: DTAPPCITR@GMAIL.COM
Agent Name (if applicable): Chris Betts- RE/MAX Real Estate Center	
Owner's Agent Address: 1606 S Duff Ave, Suite 100, Ames, IA 50010	
Agent Phone: 515-231-9180	Agent Email Address: CHRIS@BETTSTEAM.COM

Answer the following questions as part of the application. Responses may be provided as a separate document.

1. **Surrounding Properties.** How will this special use permit impact the surrounding properties? How will the proposed special use operate or be designed in a manner that does not diminish the use or functionality of surrounding properties? You may include supporting evidence from a professional appraiser, real estate professional, or other professional. *Additional review criteria:* The board shall consider if approval creates an unwanted concentration of similar special uses.

The proposed buyer of the property plans to use the property in a similar fashion as it is currently being utilized. It will have no impact on the surrounding area beyond it's existing use.

2. **Hours of Operation and Site Improvements.** Please state the following: Provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements.

Office hours will be 8-5, limited client traffic. There will be 1-3 employees at the location at any given time. Signage will be affixed to the building, privacy fence will improve facility aesthetics.

3. **Public Services Available.** Please state if adequate public services are available without disruption to existing uses (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection).

All existing ammenities are present and adequate for use.

4. **Nuisance.** Is there any existing or potential of a nuisance if the special use permit is granted? (If, in the opinion of Plan and Zoning Commission or Board of Adjustment, the special use becomes a nuisance, the Special Use Permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.)

None. The facility has been used for truck parking and storage and will be used in a similar manner moving forward.

5. **Design Features.** Please describe how design features will be incorporated to sufficiently protect adjacent uses. Address areas such as: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing, and building placement;

The purchaser will be using the existing structure. They will be adding a fence and regrading a ramp to access an additional drive-in bay to the building for interior truck storage/mechanic bay.

6. **Compatibility.** Will the proposed use be compatible with adjacent existing uses? (Compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.)

No change in utilization over the current use. It will be compatible to the adjacent properties and their industrial usage.

7. **Location.** Identify any other practicable alternative locations considered where a Special use would not be required

This site was identified as it was available for purchase and is being used in the same capacity.

The board will use this information provided as part of the application in addition to information presented at the public meetings to review your request. Please attach any additional supporting information to be considered that has not previously been discussed. If you have any questions, please contact the Zoning Department at 641-754-5756 or hhernandez@marshalltown-ia.gov Meeting schedules will be set by the City Planner and agendas are posted to the City website: <https://www.marshalltown-ia.gov/AgendaCenter>

Owner/Agent Signature: _____

Dustin Tapp

dotloop verified
02/21/23 5:49 PM CST
PHGM-EC29-HO7D-FM2D

Date: 2/21/2023

108 N 9th Ave

Project Description

The facility will be used in its current capacity with outside truck parking for West Wind Logistics and warehousing/shop space for Central Iowa Towing. The lot will be fully privacy fenced.

Site Address and Legal Description

102-108 N 9th Ave, Marshalltown, IA

LOT 6/2 & LOT 7/2 OF SUB SE SW

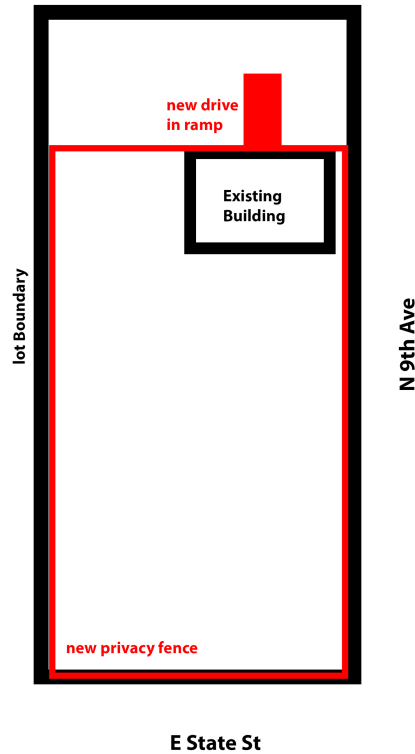
Site Plan

The site features an existing building and parking lot. The north side of the building will be re-graded to allow for an additional drive-in bay vs loading dock. The lot will be fenced. There will be no other changes to the site.





Bromley St



Contacts

Chris Betts, Buyer's Representative

RE/MAX Real Estate Center

Email: chris@bettsteam.com

Phone Number: 515-231-9180

Dustin Tapp, Central Iowa Towing

Buyer

Email: dtappcitr@gmail.com

Phone Number: 515-290-4188

Ben Brackett, Seller's Representative

Ferguson Commercial Real Estate

Email: ben@fergusoncres.com

Phone Number: 515-556-4596

Thank you!

Dustin Tapp

dotloop verified
02/21/23 5:49 PM CST
STAA-QTE2-BF47-HBCS

From: Jeff DeVries <JeffDeVries@westwindlogistics.net>
Sent: Wednesday, February 22, 2023 7:33 AM
To: Ben Brackett <ben@fergusoncrest.com>
Cc: Craig Crossland <Craig@fergusoncrest.com>
Subject: Re: Letter of Consent

As the owner of WWL Properties LLC who owns the property at 108 N 9th Ave in Marshalltown, I consent to Dustin Tapp submitting a special use permit to the city of Marshalltown

Jeff DeVries
WestWind Logistics, LLC
1658 East Euclid Ave
Des Moines, IA 50313
563-210-3989

--

Chris Betts
Lead Realtor® for the Betts Team at RE/MAX Real Estate Center
Phone: 515-231-9180
Email: chris@bettsteam.com

Thinking of moving? Get market updates and set up your dream home search at www.bettsteam.com. The most powerful home search available encompassing all three Central Iowa MLS's. Betts Team is a member of RE/MAX Real Estate Center at 1606 S Duff Ave, Suite 100, Ames, IA 50010.

Unique Doc ID: 3203005
Recorded: 10/25/2021 at 4:29:50.183 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$208.80
Marshall County, Iowa
Nan Benson - Recorder
Doc. Number: 202100020063

Prepared By/Return to: Karen L. Karr, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, 515.242.2400
Taxpayer Information: WWL Properties LLC, 1920 Hempstead Drive, Pella, IA 50219

Warranty Deed

For the consideration of One Dollar (\$1.00) and other valuable consideration, WestWind Logistics, LLC f/k/a Andrew Pallet, L.L.C., an Iowa limited liability company ("Grantor"), does hereby convey to WWL Properties LLC, an Iowa limited liability company ("Grantee"), the following described real estate in Marshall County, Iowa (the "Real Estate"):

LOT 6 OF LOT 2 AND LOT 7 OF LOT 2 OF THE SUBDIVISION OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL
COUNTY, IOWA.

Subject to easements, covenants, restrictions, and other matters of record.

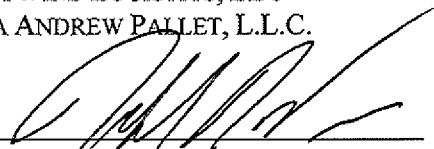
Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the Real Estate; that the Real Estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantor covenants to warrant and defend the Real Estate against the lawful claims of all persons, except as may be above stated. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

[Signature Page Follows]

Effective Date: October 21, 2021

GRANTOR:

WESTWIND LOGISTICS, LLC
F/K/A ANDREW PALLET, L.L.C.

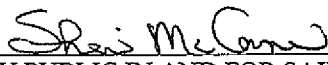
By: 

Name: Jeff DeVries

Its: Manager

STATE OF IOWA)
) SS:
COUNTY OF Polk)

This record was acknowledged before me on October 21, 2021 by Jeff DeVries, as Manager of WestWind Logistics, LLC f/k/a Andrew Pallet, L.L.C., an Iowa limited liability company.



NOTARY PUBLIC IN AND FOR SAID STATE



Exhibit A
Legal Description of Property

LOT 6 OF LOT 2 AND LOT 7 OF LOT 2 OF THE SUBDIVISION OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL
COUNTY, IOWA.

Zimbra**hhernandez@marshalltown-ia.gov**

Zoning

From : Britson, Cynthia R. <Cynthia.Britson@unitypoint.org> Thu, Mar 09, 2023 10:16 AM
Subject : Zoning
To : HHernandez@marshalltown-IA.gov

CAUTION: This email originated from outside of the City of Marshalltown. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to proposed Zoning on Iowa Ave for a garbage service to be allowed to establish. You would not want a garbage service in your neighbor hood with the stench and traffic. If you think this is a good idea, then put it downtown Marshalltown since there are lots of empty buildings and lots there already. There are already 3 eyesore/seedy motels on Iowa Ave that you do nothing about. Marshalltown has very little to offer anymore so let's not ruin a residential neighborhood and drive more people to leave Marshalltown. If you adopt this, it makes me even more disappointed in the leadership of Marshalltown and the people we vote in! Please listen to the voice of a resident not a garbage service. DO NOT ALLOW THIS TO HAPPEN! Let's beautify the city not make all the nasty to anyone driving in. I pay my taxes, I take good care of my house and yard, I DO NOT WANT THIS PASSED! I was here first. This is not a good neighbor. If this is passed I would like a personal phone call from everyone who votes it in to explain this stupidity to me.

Cynthia Britson
1508 Greenfield Dr.
Marshalltown, IA 50158
641-751-1687

This message and accompanying documents are covered by the Electronic Communications Privacy Act, 18 U.S.C. sections 2510-2521, and contain information intended for the specified individual(s) only. This information is confidential. If you are not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, copying, or the taking of any action based on the contents of this information is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

Zimbra**hhernandez@marshalltown-ia.gov**

Zoning permit 1414 Iowa Ave west

From : Antonio Banderas <sleepy150158@gmail.com>

Thu, Mar 09, 2023 12:19 PM

Subject : Zoning permit 1414 Iowa Ave west**To :** hhernandez@marshalltown-ia.gov

CAUTION: This email originated from outside of the City of Marshalltown. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It was brought to my attention that a company wants to put in garbage services at 1414 Iowa Ave w. My family and I live on Greenfield Dr and we are very much opposed to this. We lost our home to the tornado in July of 2018 and after a lot of searching and frustrations we found a home perfect for our family. It's a beautiful neighborhood that's in a quiet location which is what drew us in. Then you have the Mitchell Funeral home nearby that does an amazing job helping families in hard times. Do you really think grieving family and friends want to smell garbage when they go outside to get some air? We have a playground in our neighborhood, do you think kids are going to want to play outside when it smells like garbage? We have a wonderful breakfast cafe called OJ's nearby, would you like to see or smell garbage before or after a nice meal? No one wants to live, play, eat or shop next to a place that has garbage services, it's disgusting! Garbage services need to be a few miles outside of city limits and away from creeks, rivers, neighborhoods, shopping businesses and other community services. Please do not give this permit to a company that would ruin our community.

--

LET THEM EAT CAKE
309 BROMLEY ST.
MARSHALLTOWN, IA 50158
(641)752-4502

MARSHALLTOWN

I O W A

TO: Board of Adjustment

FROM: Hector Hernandez, City Planner

DATE: March 21, 2023 – Meeting Date

SUBJECT: Public Hearing and Action: Special Use Permit Application for 1414 Iowa Avenue W.

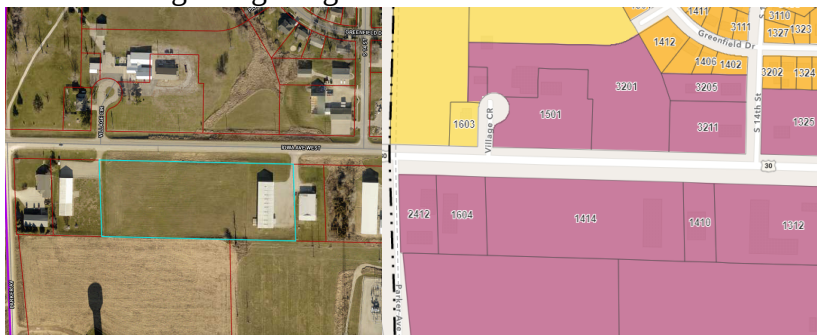
Request: TC Casady Property LLC, is proposing the property at 1414 Iowa Ave W. be utilized for the special use of Warehousing & Freight Movement which requires a Special Use Permit. More specifically Stone Sanitation is proposing occupancy of the site to conduct their operations. A new building will be proposed which will meet the building and fire codes. The building will include office space, shop space and a wash bay.

Current Zoning Classification: General commercial (GC) and businesses such as restaurants, retail, office, hotels, banks, and other mixture of uses in areas along major road corridors and further from residential areas. Setbacks for GC are 40' front, 10' side, and 10' rear.

Comprehensive Plan Designation: Marshalltown 2030 Comprehensive plan has this zoned as commercial for future land use (2012).

Staff Review: Warehousing and Freight movement which is defined in the ordinance as a use category containing establishments involved in the storage or movement of goods for themselves, other firms, or individual consumers. Goods are generally delivered to recipients with little on-site sales activity to customers. Uses in this use category include: Bulk storage, including cold storage plants, household moving and general freight storage, nonflammable liquids, and other retail and wholesale consumer goods sold in person or online; Food processing, packing, and distribution; Motor freight or truck terminal; Outdoor storage yard; Truck, tractor, trailer, or bus storage, parking yard, lot, or garage;

Buffering will not be required. Additional buffering can be required as a condition by Board of Adjustment. No comments from the Engineering Department related to traffic concerns. Iowa Avenue is an arterial roadway and garbage trucks are allowed on roadways. It is our understanding that garbage will not be stored on site.



Housing & Community Development

24 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Table 156.C.003-1, Use Table																	
Use Category	Specific Use ¹	Cv = Conventional Cl = Cluster In = Infill	Residential								Mixed-Use		Nonresidential				Standards
			AS	RR	RL		RM		RH		MU	UC	GC	PI	REC	GI	
					Cv	Cl	Cv	In	Cv	In							
	Laboratory																
	All Other Light Industrial Uses		--	--	--	--	--	--	--	--	--	L	--	--	P	156.C.004	
Warehousing and Freight Movement	All Warehousing and Freight Movement Uses		--	--	--	--	--	--	--	--	--	S	--	--	P	156.C.005	

Plan and Zoning Commission Recommendation: The Commission met and held a public hearing on Thursday, March 9, 2023 as part of their regular meeting. Public comments were received during the meeting, the applicant and staff presented the application and the Commission discussed the proposal.

The Commission made the following recommendation: Motion to approve the Special Use Permit for 1414 Iowa Avenue W. for TC Casady LLC for the operation of a Warehousing and Freight Movement use, specifically Stone Sanitation, with the following conditions;

- Install an 8' solid fence around the outdoor storage area.
- No impacts or by-products of the use, including noise, dust, or odor shall be discernible from abutting property.

Board Review Criteria: Review the request based on the following criteria and act on the application.

(C) *Review and approval.*

(1) *Standards.* In the review of special use permit applications, the Zoning Administrator, the Plan and Zoning Commission, and the Board of Adjustment shall utilize the following standards:

(a) *Surrounding properties.* The proposed special use will operate or be designed in a manner that does not diminish the use or functionality of surrounding properties;

(b) *Hours of operation and site improvements.* Provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements have been provided;

(c) *Public services.* Adequate public services (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection) must be available without the reduction of services to any existing uses;

(d) *Nuisance.* If, in the opinion of Plan and Zoning Commission or Board of Adjustment, the special use becomes a nuisance, the special use permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

(e) *Design features.* The proposed use will incorporate design features to sufficiently protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing, and building placement; and

(f) *Compatibility.* The proposed use is compatible with adjacent existing uses. Compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.

Housing & Community Development

24 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

(2) *Conditional approval.* The Board of Adjustment may require additional conditions beyond the general standards listed in division (C)(1) of this section, to reasonably mitigate any adverse impacts upon surrounding properties in the zoning district of the property for which the special use is requested.

Motions: It is the staff recommendation that motions are made in the affirmative. The following are examples of recommended motions.

- Motion to approve the special use permit request as submitted for 1414 Iowa Avenue W. owned by TC Casady LLC for purposes of Warehousing and Freight Movement.
- Motion to approve the special use permit request with the following conditions (specify conditions as part of the motion) for 1414 Iowa Avenue W. owned by TC Casady LLC for purposes of Warehousing and Freight Movement.

Three affirmative votes are required in order to pass a motion. If three affirmative votes are not received the motion would fail.

Housing & Community Development

24 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Special Use Permit Application

Housing & Community Development Department - 24 N. Center Street, Marshalltown, IA 50158
Ph: 641-754-5756 - Fax: 641-754-5742 - E-mail: hhernandez@marshalltown-ia.gov

All applicable items listed must be submitted with this application:

- ☒ **Project Description.** Include a cover letter or project description summarizing the proposed project.
- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** This may include site improvements, design features, public services, and compatibility.
- ☒ **Application fee.** A \$300 fee is required for a special use request. Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted.
- ☒ **Full legal description of the property.** Please note that the tax description on the Marshall County assessor's webpage is NOT the full legal description. The legal description is listed on the property's abstract and/or a recorded deed or may be obtained from the Marshall County Recorder's Office for a fee.
- ☒ **Owner's consent to apply (if applicable).** If the applicant is NOT the current title owner, a letter from the title owner shall be included indicating consent to apply.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met.

For all special use requests, the Plan & Zoning Commission shall first review the proposal, hold a public hearing and make a recommendation to the Board of Adjustment which will also hold a public hearing prior to acting. A public hearing notice will be published and a sign will be posted on site for public information.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 1414 Iowa Ave W Marshalltown. Iowa 50158	
Owner: TC Casady Property LLC	
Mailing Address: 1510 235th St State Center. Iowa 50247	
Phone: 6417516707	Email Address: tccasadyproperty@gmail.com
Agent Name (if applicable):	
Owner's Agent Address:	
Agent Phone:	Agent Email Address:

Answer the following questions as part of the application. Responses may be provided as a separate document.

1. **Surrounding Properties.** How will this special use permit impact the surrounding properties? How will the proposed special use operate or be designed in a manner that does not diminish the use or functionality of surrounding properties? You may include supporting evidence from a professional appraiser, real estate professional, or other professional. *Additional review criteria:* The board shall consider if approval creates an unwanted concentration of similar special uses.

Proposed project will not impact surrounding properties, due to the location, there will be approx 2 acres of vacant land to the west of the new project and is being built on parcel that I already own.

2. **Hours of Operation and Site Improvements.** Please state the following: Provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements.

Trucks(4am to 5pm) Shop (6am to 6pm) Office (8am to 5pm). Building and Parking lot lights. One driveway. Parking lot to accommodate all employees and walk-in traffic. See site plans for parking

3. **Public Services Available.** Please state if adequate public services are available without disruption to existing uses (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection).

Will not effect current streets. All parking off street.

4. **Nuisance.** Is there any existing or potential of a nuisance if the special use permit is granted? (If, in the opinion of Plan and Zoning Commission or Board of Adjustment, the special use becomes a nuisance, the Special Use Permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.)

NONE

5. **Design Features.** Please describe how design features will be incorporated to sufficiently protect adjacent uses. Address areas such as: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing, and building placement;

See Site Plan

6. **Compatibility.** Will the proposed use be compatible with adjacent existing uses? (Compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.)

YES

7. **Location.** Identify any other practicable alternative locations considered where a Special use would not be required

NONE. This location provides the business the best location in town.

The board will use this information provided as part of the application in addition to information presented at the public meetings to review your request. Please attach any additional supporting information to be considered that has not previously been discussed. If you have any questions, please contact the Zoning Department at 641-754-5756 or hhernandez@marshalltown-ia.gov Meeting schedules will be set by the City Planner and agendas are posted to the City website: <https://www.marshalltown-ia.gov/AgendaCenter>

Owner/Agent Signature: 

Date: 2-20-2023

New building build to suit details

2-1-2023

TC Casady Property LLC will build and provide the following building to Stone Sanitation assuming 20-year lease as agreed to in the letter of intent.

Steel 60x112x16 1:12 roof with 24" overhangs building.

Or

Steel 60x82x16 with 60x30x10 attached for office space. Depending on fire code.

Building will be built to code per city of Marshalltown, Iowa. Floorplan drawings have been reviewed. Following items are included.

6" roof and 4" wall insulation throughout building.

OFFICE SPACE

60x30 office space consisting of 2-11x12 offices, 2-10x12 office, 2-restroom, 1-15x30 conference room, and 20x20 lobby area. ALL DIMENSIONS ARE APPROXIMATE.

This space will be finished painted sheetrock and will have a \$6.00 flooring allowance.

36" commercial aluminum full glass storefront entry door, with matching storefront windows on front facing wall.

60x30 office space will be conditioned with central air and forced air furnace. All electrical and plumbing will be to code at minimum including 2 15 amp outlets in each office space. Any additional electrical, network, or plumbing needs will be at tenant's expense. Exterior walls will have additional insulation added during framing and sheetrock process. All ceilings in office space shall be a minimum of 8' interior height.

There will be a mezzanine area above the office 60x30 area where HVAC, water heater, etc will be housed. (if code allows). If code does not allow, HVAC may be placed in a closet in the "record keeping office" or above tool room.

SHOP SPACE

60x55 shop space will include a 10x10 tool room, floor drains and smooth finished 6" concrete floor, radiant tube heater, 2- 16x16 insulated OHD's, walk in door, 4-4x3 fixed glass window's located near top of side walls. Electrical to consist of 2 15 amp outlets on each wall and wired for air compressor above tool room.

WASH BAY

60x24 wash bay with lined walls and ceiling, floor drain, mud/oil separator per code, 1-16x16 insulated OHD, radiant tube heater, walk in door(s) per code, double 6' walk doors in partition wall between shop, water line for power washer.

ELECTRICAL SERVICE

Minimum 200-amp main single phase service, LED interior and exterior wall pack lights. All OHD's, shop, and office space will have wall outlets at minimum to meet code. Tenant will be responsible for any additional electrical or network to meet their needs.

EXTERIOR

Exterior paving and rock will be to site plan provided. Tenant will be responsible for any fencing needed to meet their needs. Downspouts will be tiled underground to drainage area.

NOTE

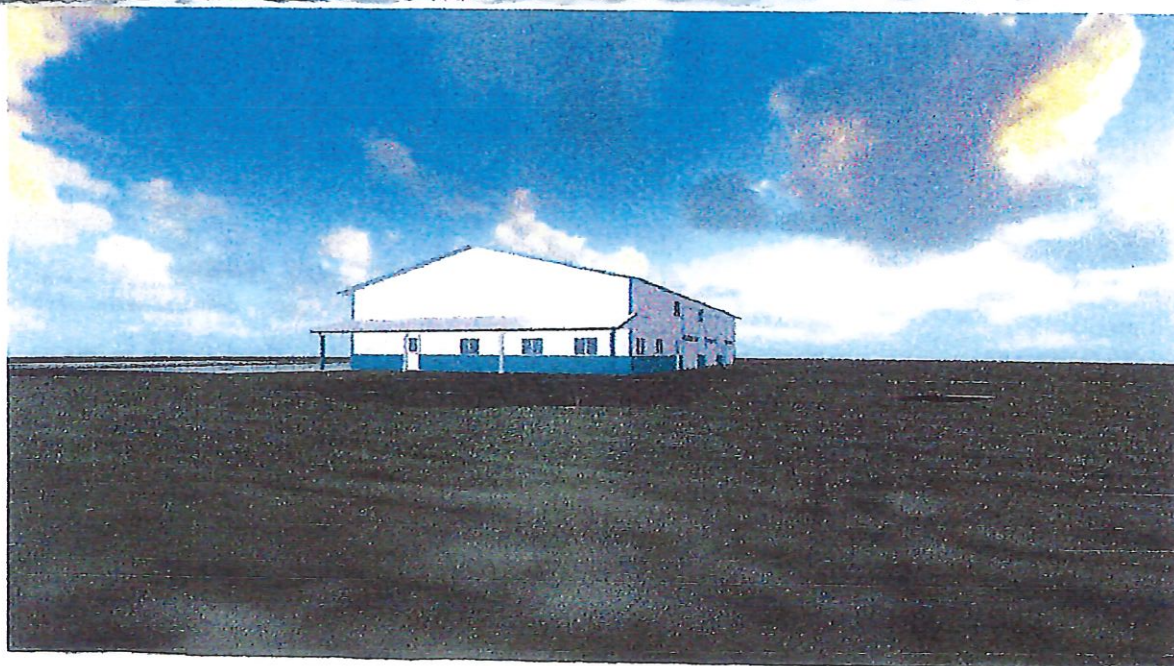
All information above is tentative and subject to change if needed to meet local building code requirements.

Todd Casady
TC Casady Property LLC.

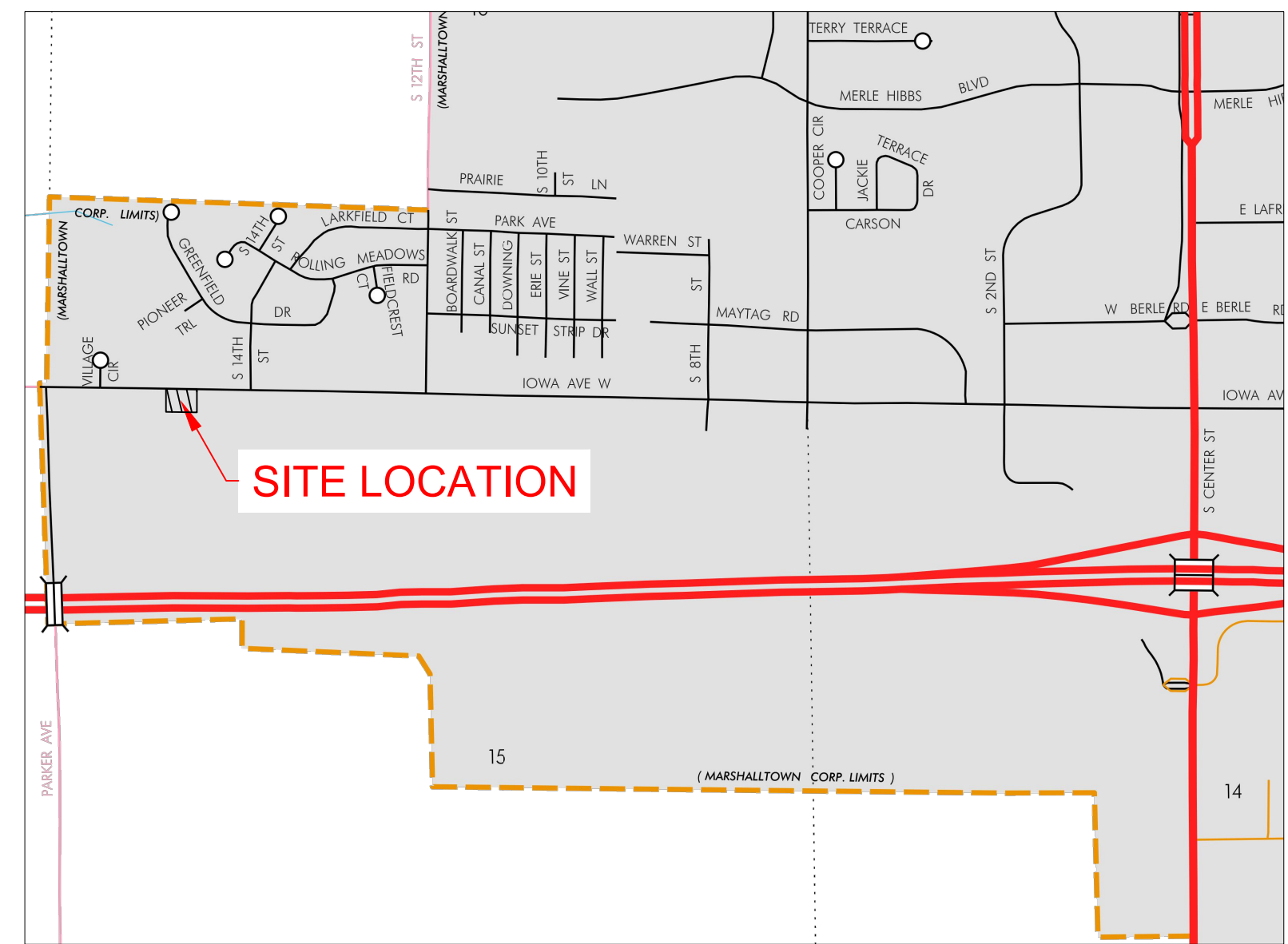
Date: _____

Michael Keeran
Stone Sanitation.

Date: _____



This aerial map shows a property with a proposed building, an existing building, a parking lot, and surrounding streets. The property is bounded by Iowa Avenue West to the north and a street to the south. The proposed building is a large, rectangular structure with a stone pattern, labeled "PROPOSED 120'x60' BUILDING". The existing building is a smaller, rectangular structure with a red hatched pattern, labeled "EXISTING BUILDING". The parking lot is located between the proposed building and the existing building, with yellow lines indicating parking spaces. The surrounding area includes a road, a sidewalk, and some landscaping. A north arrow and a scale bar (0, 30, 60 feet) are located in the bottom right corner.

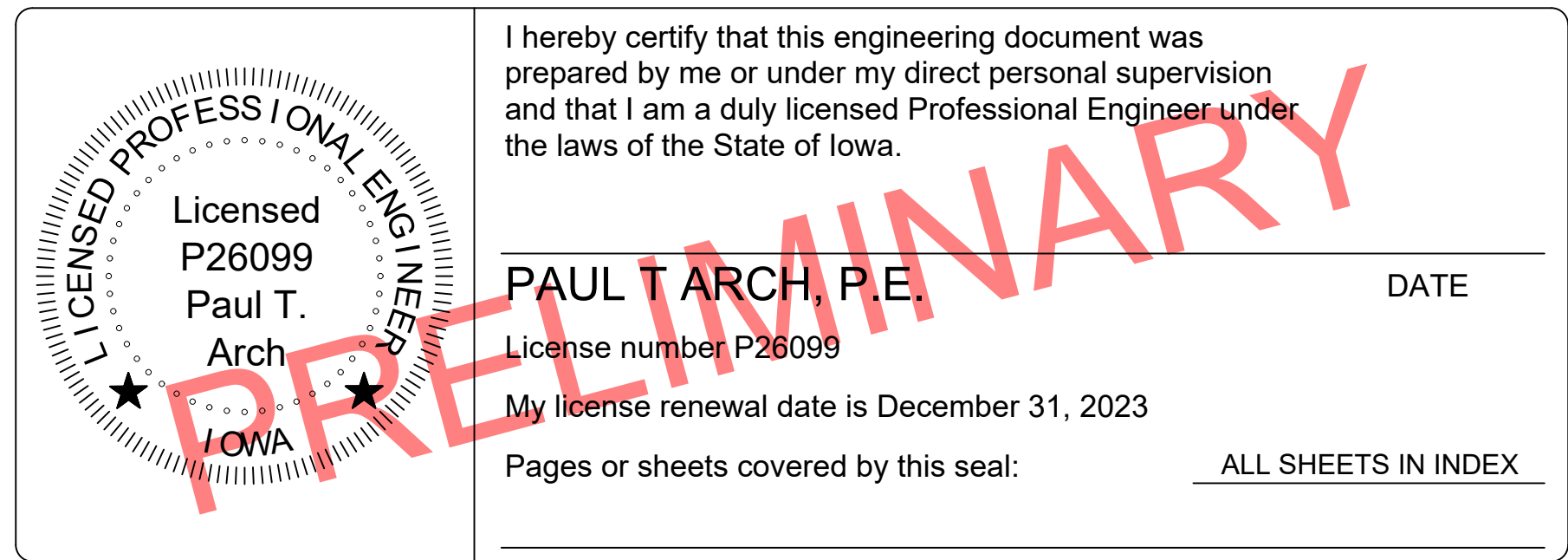


CURRENT ZONING:
GC - GENERAL COMMERCIAL

LEGEND		
Existing	Proposed	
		BOUNDARY LINE
		EASEMENT LINE
		PROPERTY LINE
		SECTION/R.O.W. LINE
		SETBACK LINE
		CONTOUR LINE
		ELECTRIC LINE
		FENCE LINE
		FIBER LINE
		GAS LINE
		OVERHEAD UTILITY LINE
		SANITARY SEWER LINE
		SILT FENCE LINE
		STORM SEWER LINE
		TELEPHONE LINE
		TELEVISION LINE
		WATER LINE
		PROPERTY CORNER
		BENCH MARK
		CONIFEROUS TREE
		DECIDUOUS TREE
		GAS MANHOLE
		GAS VALVE
		SANITARY MANHOLE
		SIGN
		STORM INTAKE
		STORM MANHOLE
		TELEPHONE PEDESTAL
		UTILITY POLE
		WATER HYDRANT
		WATER SHUT OFF
		WATER VALVE

INDEX OF SHEETS		
SHEET. NO.	SHEET NAME	REVISION DATE
1	COVER SHEET	
2	QUANTITIES AND ESTIMATE REFERENCE	
3	EXISTING CONDITIONS AND DEMO	
4	CIVIL SITE PLAN	
5	SITE DETAILS	
6	STORM WATER POLLUTION PREVENTION PLAN	

THE CONSTRUCTION OF THE SANITARY SEWER, STORM SEWER, AND WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS WITHIN THE CITY OF MARSHALLTOWN, IOWA, AND THE STATEWIDE URBAN DESIGNS AND SPECIFICATIONS (SUDAS),

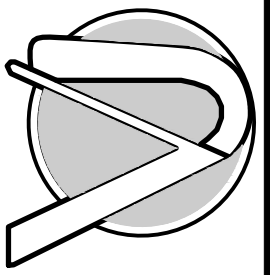


ITEM	BID ITEM	UNIT	QUANTITY
DIVISION 2 - EARTHWORK			
1	TOPSOIL, ON-SITE	CY	2,517
2	EXCAVATION, CLASS 10	CY	-
3	SUBGRADE PREPARATION	SY	6,728
4	SUBBASE, MODIFIED (4" DEPTH)	SY	35
5	SUBBASE, MODIFIED (6" DEPTH)	SY	1,791
DIVISION 4 - SEWERS AND DRAINS			
6	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	116
7	SANITARY SEWER CLEANOUT	EA	1
8	STORM SEWER, TRENCHED, PVC, 6"	LF	8
9	STORM SEWER, TRENCHED, HDPE, 12"	LF	47
10	STORM SEWER, TRENCHED, RCP, 12"	LF	84
11	PIPE APRON, RCP, 12"	EA	2
12	PIPE APRON, HDPE, 12"	EA	1
13	SUBDRAIN, PERFORATED PVC, 6"	LF	600
14	SUBDRAIN OUTLET, 6"	EA	2
DIVISION 5 - WATER MAINS AND APPURTENANCES			
15	FITTING, 90 DEG MJ BEND, 2"	EA	1
16	WATER SERVICE PIPE, DIP, 2"	LF	203
17	TAPPING VALVE ASSEMBLY, 12"x2"	EA	1
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS			
18	INTAKE, SW-512, 18"	EA	1
19	2.18" DIA ORIFICE PLATE	EA	1
20	8.40" DIA ORIFICE PLATE	EA	1
DIVISION 7 - STREETS AND RELATED WORK			
21	PAVEMENT, PCC, 6" (THICKNESS)	SY	1,791
22	SIDEWALK, PCC, 4" (THICKNESS)	SY	35
23	DRIVEWAY, GRANULAR, 9" (THICKNESS)	SY	4,937
DIVISION 8 - TRAFFIC CONTROL			
24	PAINTED PAVEMENT MARKINGS, DURABLE	STA	6
25	PAINTED SYMBOLS AND LEGEND	EA	1
DIVISION 9 - SITE WORK AND LANDSCAPING			
26	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	0.7
27	COMPOST BLANKET, 2" THICKNESS	SF	7,555
28	EROSION STONE	TN	8
29	SILT FENCE	LF	1,335
30	STABILIZED CONSTRUCTION ENTRANCE	SY	117
31	INLET PROTECTION DEVICE	EA	3
32	CHAIN LINK FENCE, SECURITY, 6'	LF	755
33	GATES, 6' SECURITY, 30' WIDTH	EA	1
34	WATER QUALITY BASIN	LS	1
DIVISION 11 - MISCELLANEOUS			
35	MOBILIZATION	LS	1
36	CONCRETE WASHOUT	LS	1

ITEM	BID ITEM	ESTIMATE REFERENCE
DIVISION 2 - EARTHWORK		
1	TOPSOIL, ON-SITE	REFER TO SUDAS SECTION 2010, 1.08, D, 1 FOR MEASUREMENT AND PAYMENT. TOPSOIL QUANTITY ASSUMES ROUGHLY 8" OF TOPSOIL PRESENT THROUGHOUT SITE.
2	EXCAVATION, CLASS 10	REFER TO SUDAS SECTION 2010, 1.08, E FOR MEASUREMENT AND PAYMENT. APPROXIMATELY XXX CY CUT, XXX CY FILL, WITH A NET OF XXX CY CUT.
3	SUBGRADE PREPARATION	REFER TO SUDAS SECTION 2010, 1.08, G FOR MEASUREMENT AND PAYMENT. ALL PAVED AREAS SHALL RECEIVE SUBGRADE PREPARATION PRIOR TO PLACING ANY SUBBASE UNLESS APPROVED BY THE ENGINEER OR RECORD.
4	SUBBASE, MODIFIED (4" DEPTH)	REFER TO SUDAS SECTION 2010, 1.08, I FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS. REFER TO SHEET 5 OF 6 FOR ADDITIONAL DETAILS.
5	SUBBASE, MODIFIED (6" DEPTH)	
DIVISION 4 - SEWERS AND DRAINS		
6	SANITARY SEWER SERVICE STUB, PVC, 6"	REFER TO SUDAS SECTION 4010, 1.08, E FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS. ALL SERVICE SHALL BE BEYOND RIGHT-OF-WAY.
7	SANITARY SEWER CLEANOUT	REFER TO SUDAS SECTION 4010, 1.08, I FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS.
8	STORM SEWER, TRENCHED, PVC, 6"	REFER TO SUDAS SECTION 4020, 1.08, 1 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS AND GRADES. REFER TO DETAILS ON SHEET 5 OF 6 FOR ADDITIOANL CLARITY.
9	STORM SEWER, TRENCHED, HDPE, 12"	
10	STORM SEWER, TRENCHED, RCP, 12"	REFER TO SUDAS SECTION 4030, 1.08, B FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS AND GRADES. REFER TO SHEET 5 OF 6 FOR ADDITIONAL DETAILS.
11	PIPE APRON, RCP, 12"	
12	PIPE APRON, HDPE, 12"	REFER TO SUDAS SECTION 4040, 1.08, A FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS. REFER TO SHEET 5 OF 6 FOR ADDITIONAL DETAILS.
13	SUBDRAIN, PERFORATED PVC, 6"	REFER TO SUDAS SECTION 4040, 1.08, D FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR OUTLET LOCATIONS. REFER TO SUDAS DETAIL 4040.233 FOR ADDITIONAL OUTLET DETAILS.
14	SUBDRAIN OUTLET, 6"	
DIVISION 5 - WATER MAINS AND APPURTENANCES		
15	FITTING, 90 DEG MJ BEND, 2"	REFER TO SUDAS SECTION 5010, 1.08, C, 1 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS.
16	WATER SERVICE PIPE, DIP, 2"	REFER TO SUDAS SECTION 5010, 1.08, E, 1 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS.
17	TAPPING VALVE ASSEMBLY, 12"x2"	REFER TO SUDAS SECTION 5020, 1.08, B FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATION.
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS		
18	INTAKE, SW-512, 18"	REFER TO SUDAS SECTION 6010, 1.08, B FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATION AND GRADES. REFER TO SHEET 5 OF 6 FOR ADDITIONAL DETAILS.
19	2.18" DIA ORIFICE PLATE	THIS ITEM SHALL BE PAID FOR AND MEASURED BY EACH ORIFICE PLATE. PAYMENT FOR THIS ITEM INCLUDES, BUT IS NOT LIMITED TO FURNISHING AND INSTALLING THE ORIFICE PLATE AND ANY REQUIRED HARDWARE.
20	8.40" DIA ORIFICE PLATE	
DIVISION 7 - STREETS AND RELATED WORK		
21	PAVEMENT, PCC, 6" (THICKNESS)	REFER TO SUDAS SECTION 7010, 1.08, A FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS AND GRADES. REFER TO SHEET 5 OF 6 FOR SECTION DETAIL.
22	SIDEWALK, PCC, 4" (THICKNESS)	REFER TO SUDAS SECTION 7030, 1.08, E FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS AND GRADES. REFER TO SHEET 5 OF 6 FOR SECTION DETAIL.
23	DRIVEWAY, GRANULAR, 9" (THICKNESS)	REFER TO SUDAS SECTION 7030, 1.08, H, 2 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS AND GRADES. REFER TO SHEET 5 OF 6 FOR SECTION DETAIL.
DIVISION 8 - TRAFFIC CONTROL		
24	PAINTED PAVEMENT MARKINGS, DURABLE	REFER TO SUDAS SECTION 8020, 1.08, C FOR MEASURENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS.
25	PAINTED SYMBOLS AND LEGEND	REFER TO SUDAS SECTION 8020, 1.08, G FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATION.
DIVISION 9 - SITE WORK AND LANDSCAPING		
26	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	REFER TO SUDAS SECTION 9010, 1.08, A FOR MEASUREMENT AND PAYMENT. ALL DISTURBED AREAS SHALL BE SEEDED WITH THE EXCEPTION OF PAVED AREAS. REFER TO SHEET 4 OF 6 FOR GRADING EXTENTS AND STAGING NOTES.
27	COMPOST BLANKET, 2" THICKNESS	REFER TO SUDAS SECTION 9040, 1.08, B FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 6 OF 6 FOR LOCATIONS.
28	EROSION STONE	REFER TO SUDAS SECTION 9040, 1.08, J FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM.
29	SILT FENCE	REFER TO SUDAS 9040, 1.08, N, 3 FOR MEASUREMENT AND PAYMENT. THE PERIMETER OF THE SITE SHALL BE ENCLOSED IN SILT FENCE TO KEEP ALL DISTURBED MATERIALS ON SITE. REFER TO SHEET 6 OF 6 FOR LOCATIONS
30	STABLIZED CONSTRUCTION ENTRANCE	REFER TO SUDAS SECTION 9040, 1.08, O, 1 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 6 OF 6 FOR LOCATION.
31	INLET PROTECTION DEVICE	REFER TO SUDAS SECTION 9040, 1.08, 5, 1 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 6 OF 6 FOR LOCATIONS.
32	CHAIN LINE FENCE, SECURITY, 6'	REFER TO SUDAS SECTION 9060, 1.08, A, 3 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATIONS.
33	GATES, 6' SECURITY, 30' WIDTH	REFER TO SUDAS SECTION 9060, 1.08, B, 3 FOR MEASUREMENT AND PAYMENT. REFER TO SHEET 4 OF 6 FOR LOCATION.
34	WATER QAULTY BASIN	PAYMENT FOR THIS ITEM SHALL INCLUDE BUT IS NOT LIMITED TO GRADING, FURNISHING AND INSTALLING MATERIALS, AND ANY OTHER WORK ASSOCIATED WITH BASIN SHAPING. APPROXIMATELY 233 CUBIC YARDS OF MODIFIED SOIL, 61 CUBIC YARDS 1" CLEAN STONE, AND 265 SQUARE YARDS GEOTEXTILE ENGINEERING FABRIC.
DIVISION 11 - MISCELLANEOUS		
35	MOBILIZATION	REFER TO SUDAS SECTION 11,020, 1.08, A FOR MEASUREMENT AND PAYMENT.
36	CONCRETE WASHOUT	REFER TO SUDAS SECTION 11,050, 1.08, A FOR MEASUREMENT AND PAYMENT.

228115

VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa – 319-266-5829



TC CASADY PROPERTY
1414 IOWA AVENUE WEST
MARSHALLTOWN, MARSHALL COUNTY, IOWA

QUANTITIES AND ESTIMATE REFERENCE

2 OF 6

Scale

Drawn

SJC

Reviewed

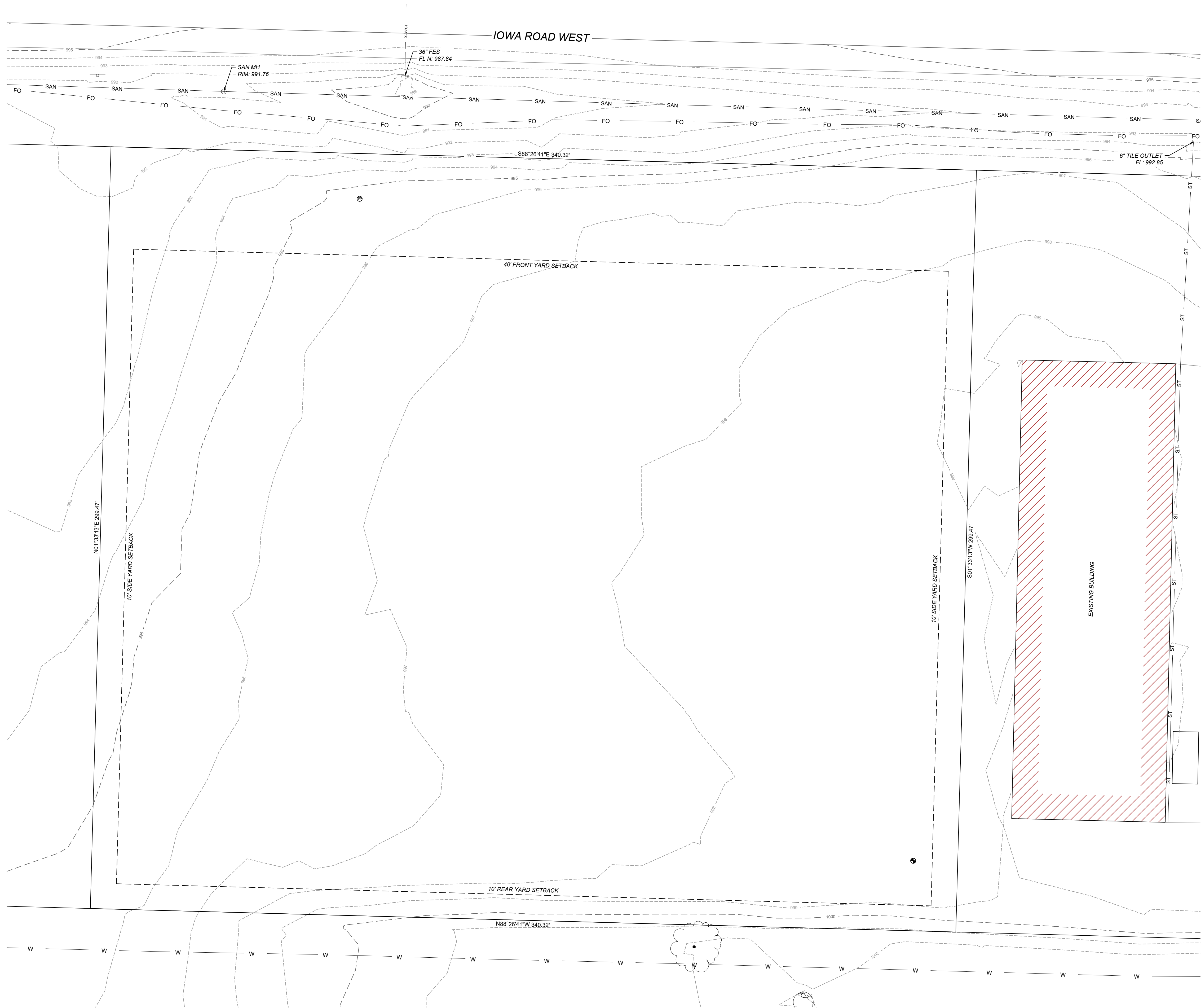
PTA

Date

2022.10.25

Revisions

228115



GENERAL DEMOLITION NOTES:

- 1.) ALL ITEMS NOTED FOR REMOVAL SHALL BE INCLUDED IN THE CONTRACT FOR GENERAL CONSTRUCTION.
- 2.) LIMITS OF REMOVAL SHOWN ON DEMOLITION PLAN ARE APPROXIMATE. ACTUAL QUANTITIES MAY DIFFER DUE TO FIELD CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL NOTED MATERIALS FROM SITE AND DISPOSING OF THEM IN AN APPROVED METHOD.
- 4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL. BONDING AND PERMIT FEES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 5.) ITEMS NOTED FOR REMOVAL SHALL INCLUDE ANY UNDERGROUND COMPONENT INCLUDING, BUT NOT LIMITED TO: FOUNDATION, SLABS, TREE ROUTS, PIPES, WIRES, AND ANY OTHER MATERIAL.
- 6.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PLUGGING EXISTING UTILITIES. IN THE CASE THAT THE CONTRACTOR IS NOT ABLE TO CUT AND PLUG THE EXISTING UTILITY THEY SHALL BE REQUIRED TO COORDINATE WITH THE EXISTING UTILITY COMPANY. (ALL SERVICES MAY NOT BE SHOWN ON THIS DRAWING).
- 7.) BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION SHALL BE MEET REQUIREMENTS PROVIDED BY GEO-TECHNICAL ENGINEER.
- 8.) THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT TO PROVIDE A CLEAN (MATCH TO EXISTING SAW-CUTS WHEN POSSIBLE).
- 9.) UPON COMPLETION OF SITE DEMOLITION THE PROPERTY SHALL BE CLEAN AND CLEAR SITE WITH DEVOID OF ALL NOTED ITEMS FOR REMOVAL.

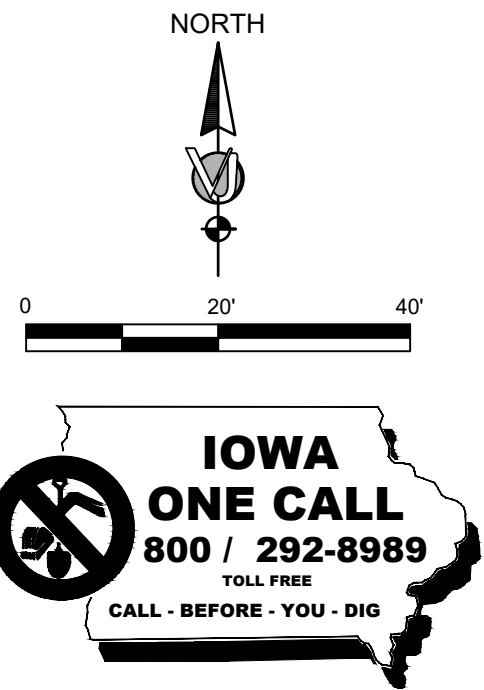
Fema Information:

Zone X - Area of Minimal Flood Hazard - Per Fema Firm Panel 19127C0156 effective November 16, 2011.

PROPERTY INFORMATION:

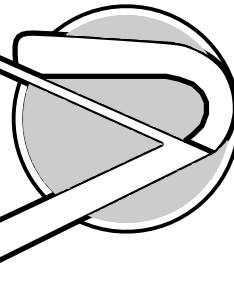
LEGAL DESCRIPTION

LEGEND	
Existing	Proposed
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	SECTION/R.O.W. LINE
	SETBACK LINE
	CONTOUR LINE
	ELECTRIC LINE
	FENCE LINE
	FIBER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	SILT FENCE LINE
	STORM SEWER LINE
	TELEPHONE LINE
	TELEVISION LINE
	WATER LINE
	PROPERTY CORNER
	BENCH MARK
	CONFEROUS TREE
	DECIDUOUS TREE
	GAS MANHOLE
	GAS VALVE
	SANITARY MANHOLE
	SIGN
	STORM INTAKE
	STORM MANHOLE
	TELEPHONE PEDESTAL
	UTILITY POLE
	WATER HYDRANT
	WATER SHUT OFF
	WATER VALVE



228115

VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

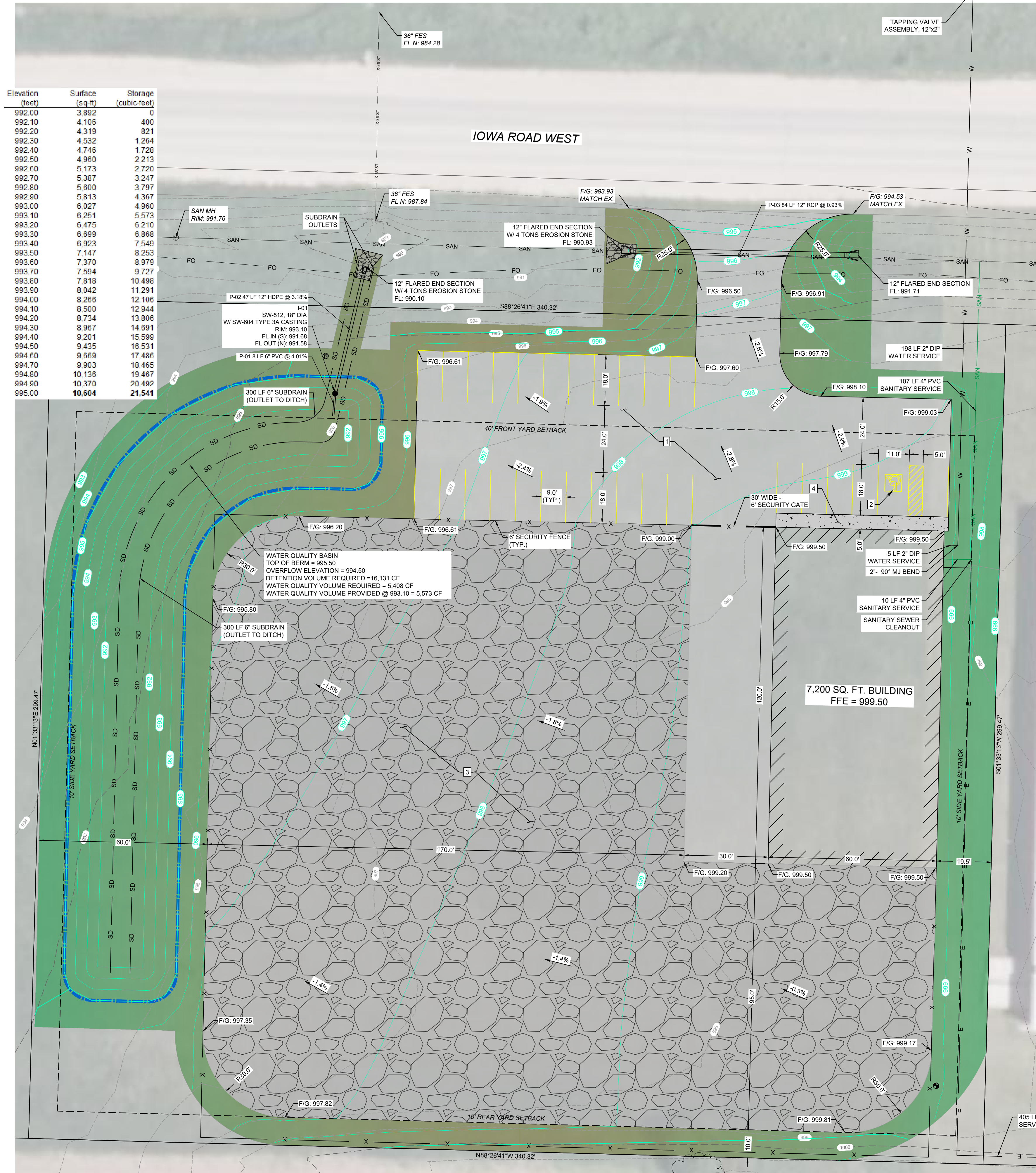


TC CASADY PROPERTY
1414 IOWA AVENUE WEST
MARSHALLTOWN, MARSHALL COUNTY, IOWA
EXISTING CONDITIONS AND DEMOLITION PLAN

3 OF 6
Scale
1"=20'
Drawn
SJC
Reviewed
PTA
Date
2022.10.25
Revisions

228115

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
992.00	3,892	0
992.10	4,106	400
992.20	4,319	821
992.30	4,532	1,264
992.40	4,746	1,728
992.50	4,960	2,213
992.60	5,173	2,720
992.70	5,387	3,247
992.80	5,600	3,797
992.90	5,813	4,367
993.00	6,027	4,960
993.10	6,251	5,573
993.20	6,475	6,210
993.30	6,699	6,868
993.40	6,923	7,549
993.50	7,147	8,253
993.60	7,370	8,979
993.70	7,594	9,727
993.80	7,818	10,498
993.90	8,042	11,291
994.00	8,266	12,106
994.10	8,500	12,944
994.20	8,734	13,806
994.30	8,967	14,691
994.40	9,201	15,599
994.50	9,435	16,531
994.60	9,669	17,486
994.70	9,903	18,465
994.80	10,136	19,467
994.90	10,370	20,492
995.00	10,604	21,541



GENERAL GRADING, EARTHWORK, AND

DRAINAGE NOTES:

- 1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRIPPING AND REMOVING EXCESS TOPSOIL FROM THE SITE. ANY TOPSOIL THAT CANNOT BE USED ON THE SITE SHALL BE HAULED OFF-SITE AT THE CONTRACTOR'S EXPENSE. AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE THE CONTRACTOR MAY DISPOSE OF EXCESS TOPSOIL BY BURYING ON SITE IN LANDSCAPE AREAS.
- 2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL VEGETATION AND ORGANIC MATERIALS FROM THE SITE THAT RESULTS FROM CLEARING & GRUBBING ACTIVITIES.
- 3.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL FILL MATERIALS IF SUITABLE MATERIAL IS NOT AVAILABLE ON SITE. TESTING OF SUITABLE MATERIAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. DISPOSAL OF ALL EXCESS OR UNSUITABLE MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT THEIR EXPENSE.
- 4.) THE CONTRACTOR SHALL PROVIDE 8" OF TOPSOIL (MINIMUM) IN ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED. FINAL GRADES SHOULD BE SMOOTHLY FINISHED AND ENSURE POSITIVE DRAINAGE. PRIOR TO RE-SPREADING, TOP SOIL SHALL BE SCREENED TO BE FREE OF SUBSOIL, DEBRIS, AND STONES.
- 5.) WHERE SHEET DRAINAGE FLOWS FROM LANDSCAPED AREAS ONTO PAVED AREAS, THE FINISHED GRADE OF THE LANDSCAPE AREA SHALL BE 1/2 INCH ABOVE THE TOP WHERE SHEET DRAINAGE FLOWS FROM PAVEMENT TO LANDSCAPED AREAS, THE FINISHED GRADE IN THE LANDSCAPE AREA SHALL BE 1/2 INCH BELOW THE PAVEMENT.
- 6.) IF DE-WATERING IS REQUIRED ON SITE THE CONTRACTOR SHALL PROVIDE IT AT THEIR EXPENSE.
- 7.) ALL SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE UNLESS OTHERWISE NOTE.
- 8.) PROVIDE POSITIVE DRAINAGE IN ALL AREAS AND AWAY FROM ALL BUILDINGS.
- 9.) THE CONTRACTOR SHALL DETERMINE EXACT QUANTITIES OF CUT AND/OR FILL FOR ESTIMATING AND CONSTRUCTION. THE CONTRACTOR SHALL ALERT THE ENGINEER OF ANY EXCESSIVE CUT AND /OR FILL DISCOVERED DURING EARTHWORK OPERATIONS.
- 12.) THE CONTRACTOR SHALL ADJUST TOPS OF ALL STRUCTURES TO MATCH FINAL GRADE AS NEEDED.
- 13.) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ON-SITE, AS WELL AS THE PROTECTION OF ALL UTILITIES AND/OR STRUCTURES DURING EARTHWORK GRADING PROCEDURES.
- 14.) REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR INFORMATION RELATED PERIMETER FOUNDATION DRAINS.
- 15.) THE ALL GRADES IN PAVED AREAS, RAMPS, AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING AND ACCESS AREAS AND SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODES.
- 16.) REQUIREMENTS FOR ADA ACCESSIBLE AREAS:
 - RAMPS - 1:12 (8.3%) MAX
 - ROUTES - 1:20 (5.0%) MAX
 - PARKING - 1:50 (2.0%) MAX
 - CROSS SLOPES - 1:50 (2.0%) MAX

PROPERTY INFORMATION:

PROPOSED PARCEL 2.34 ACRES (101,916 SQ. FT.)

GENERAL SITE NOTES:

- 1.) DIMENSIONS AND RADII ARE REFERENCED TO THE BACK OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
 - 2.) ALL DIMENSIONS TO BUILDING ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURE'S FACADE.
 - 3.) BUILDING DIMENSIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLAN SET FOR EXACT BUILDING DIMENSIONS.
 - 4.) ALL PROJECT COMPONENTS THAT FALL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO LOCAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
 - 5.) ALL PROPOSED HANDICAP RAMPS, PARKING AREAS, AND ACCESSIBLE ROUTES SHALL STRICTLY COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - 6.) ALL ADA ACCESSIBLE ROUTES SHALL HAVE DETECTABLE WARNINGS INSTALLED AS REQUIRED BY THE ADAAG. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH CONTRAST VISUALLY WITH THE ADJOINING SURFACES.
 - 7.) CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT TO PROVIDE A CLEAN, STRAIGHT JOINT AND ENSURE POSITIVE DRAINAGE.
 - 8.) ALL CONCRETE PAVEMENT SHALL HAVE JOINTS IN ACCORDANCE WITH ACI 330R-08, SECTION 3.7 AND APPENDIX C. CONTRACTION JOINTS SHALL BE 1/4 OF THE SLAB THICKNESS. ISOLATION JOINTS SHALL BE PLACED BETWEEN PAVEMENT AND FOUNDATIONS, INLETS, AND OTHER FIXED STRUCTURES. CONTRACTION JOINTS SHALL BE TOOL FINISHED AND SPACED AS FOLLOWS:
 - CURBING: 10'-0" (MAX) SPACING
 - SIDEWALKS: 5'-0" (MAX) SPACING
 - VEHICULAR TRAFFIC AREAS: 24 X CONCRETE PAVEMENT THICKNESS (FEET), 15'-0" (MAX) SPACING.
- REFER TO LOCAL SPECIFICATIONS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

SITE KEYNOTES:

- 1 6" PCC PAVEMENT SECTION
-REFER TO DETAIL ON SHEET 5 OF 6
- 2 ADA PARKING SYMBOL
-REFER TO DETAIL ON SHEET 5 OF 6
- 3 AGGREGATE SURFACING SECTION
-REFER TO DETAIL ON SHEET 5 OF 6
- 4 4" PCC SIDEWALK SECTION
-REFER TO DETAIL ON SHEET 5 OF 6

LEGEND		
Existing	Proposed	
		BOUNDARY LINE
		EASEMENT LINE
		PROPERTY LINE
		SECTION/R.O.W. LINE
		SETBACK LINE
		CONTOUR LINE
		ELECTRIC LINE
		FENCE LINE
		FIBER LINE
		GAS LINE
		OVERHEAD UTILITY LINE
		SANITARY SEWER LINE
		SILT FENCE LINE
		STORM SEWER LINE
		TELEPHONE LINE
		TELEVISION LINE
		WATER LINE
		PROPERTY CORNER
		BENCH MARK
		CONIFEROUS TREE
		DECIDUOUS TREE
		GAS MANHOLE
		GAS VALVE
		SANITARY MANHOLE
		SIGN
		STORM INTAKE
		STORM MANHOLE
		TELEPHONE PEDESTAL
		UTILITY POLE
		WATER HYDRANT
		WATER SHUT OFF
		WATER VALVE

HATCH LEGEND

 PCC PAVEMENT

 GRAVEL PARKING LOT

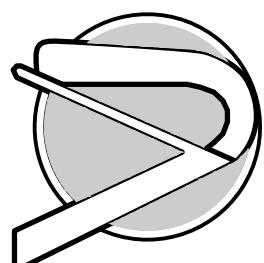
 SEED AND MULCH (OR CITY APPROVED EQUAL)



VJ Engineering

1501 Technology Parkway

Cedar Falls, Iowa - 319-266-5829



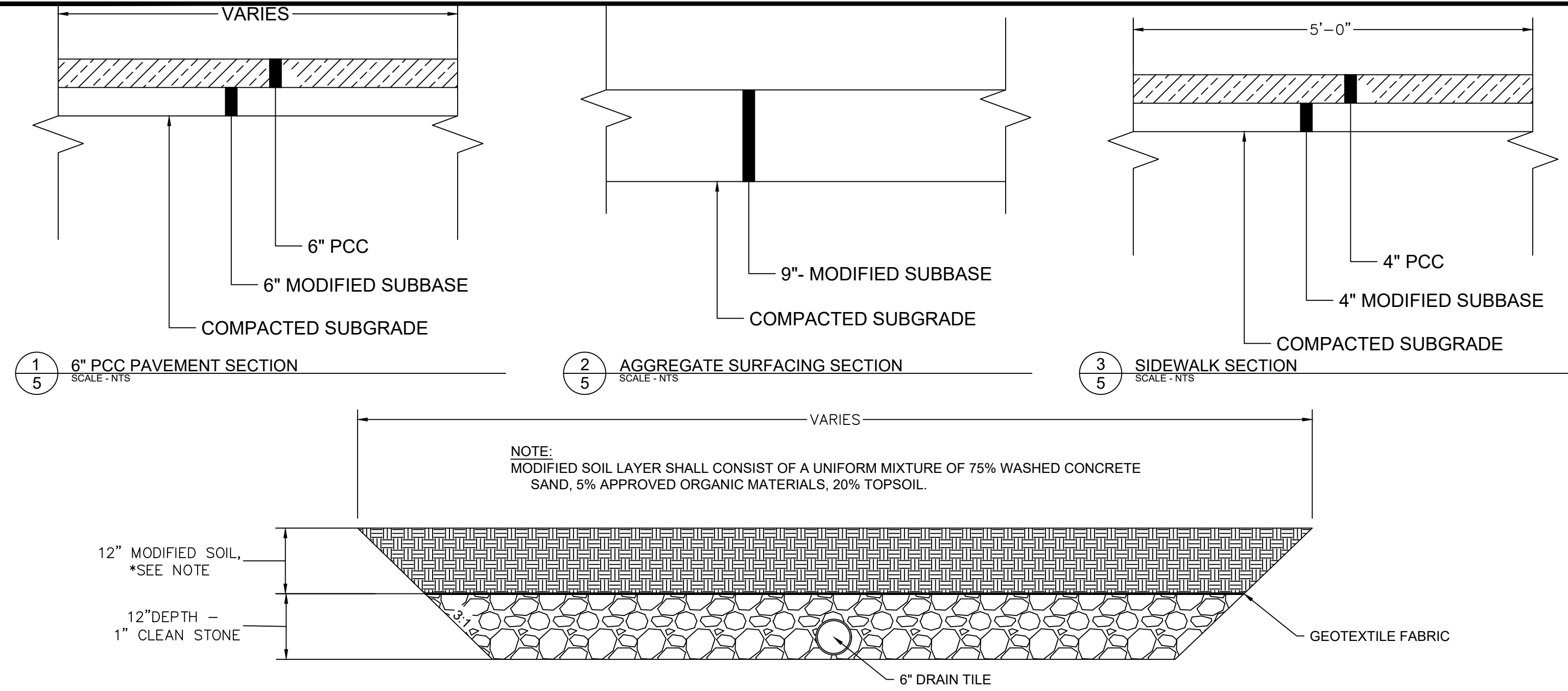
TC CASADY PROPERTY
1414 IOWA AVENUE WEST
MARSHALLTOWN, MARSHALL COUNTY, IOWA

CIVIL SITE PLAN

4 OF 6

Scale
1"=20'
Drawn
SJC
Reviewed
PTA
Date
2022.10.25
Revisions

228115

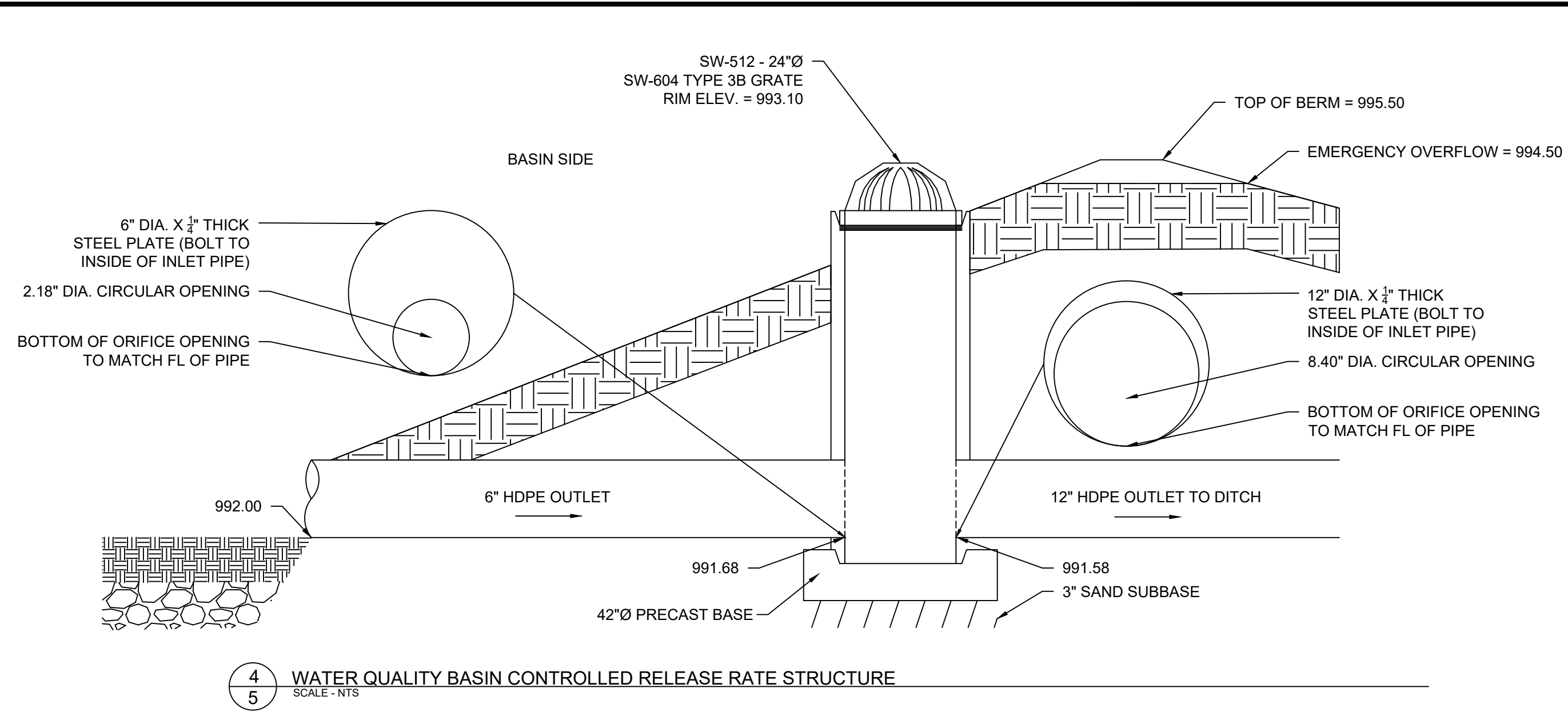


1 5 6" PCC PAVEMENT SECTION SCALE - NTS

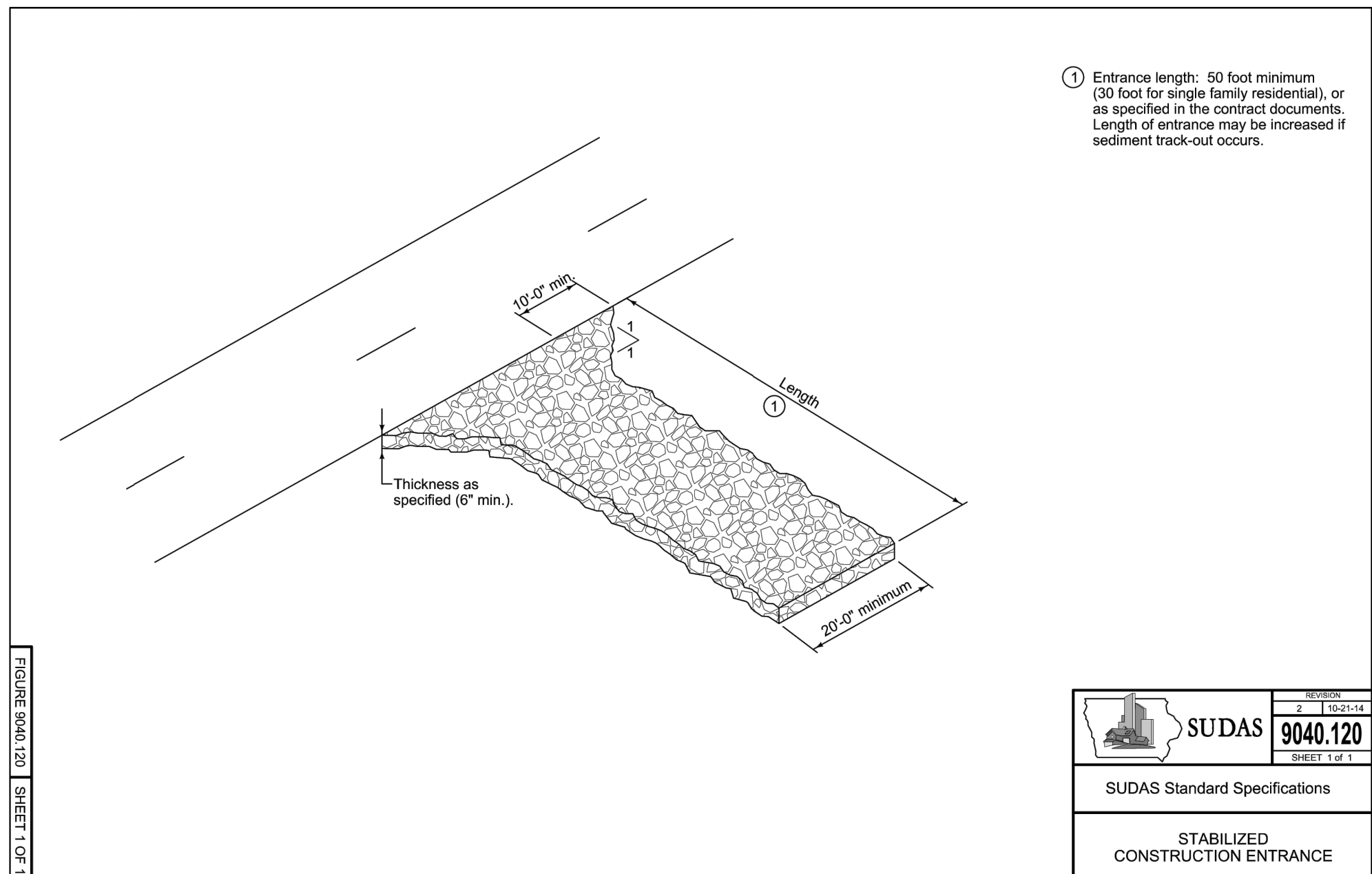
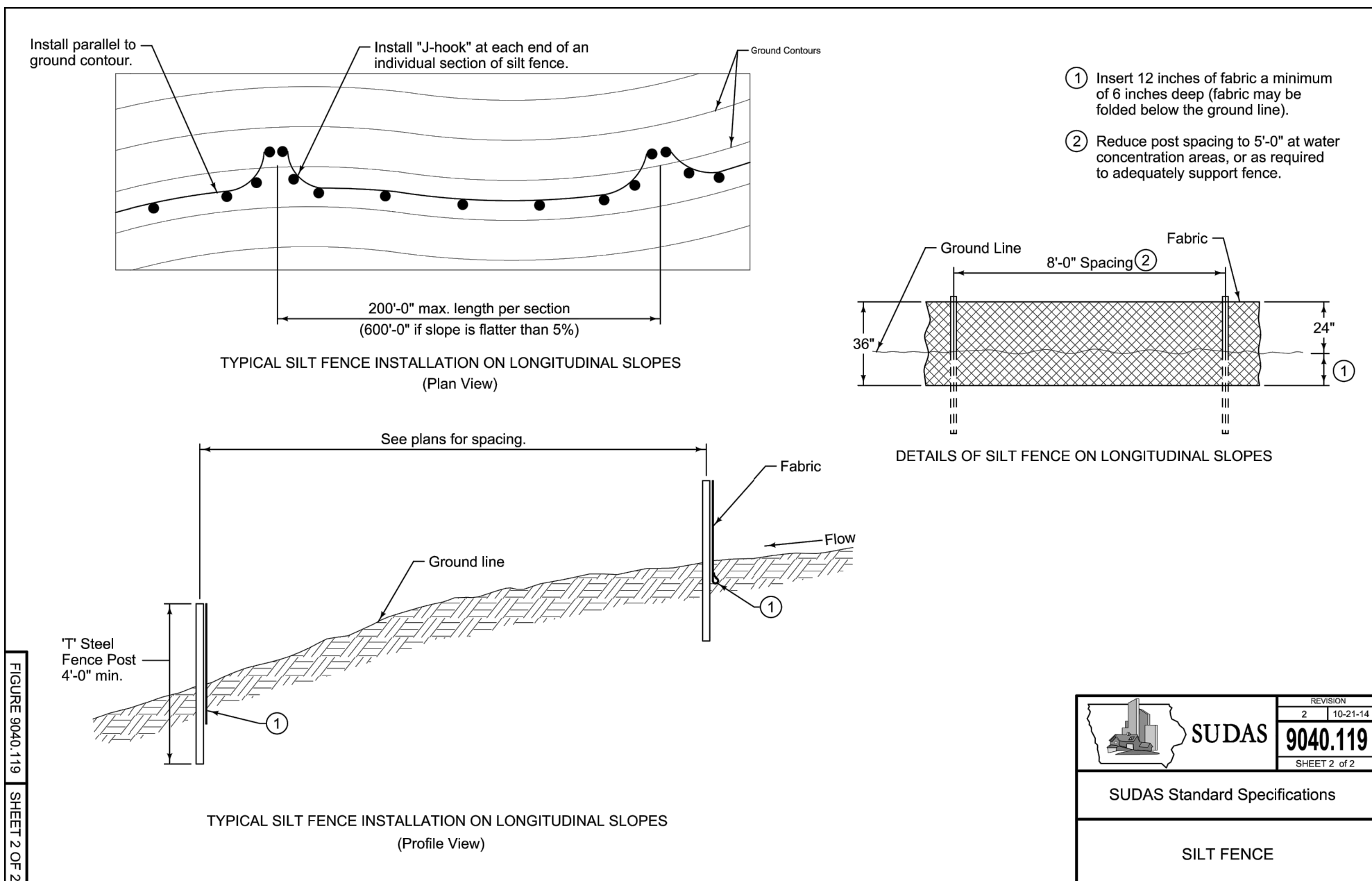
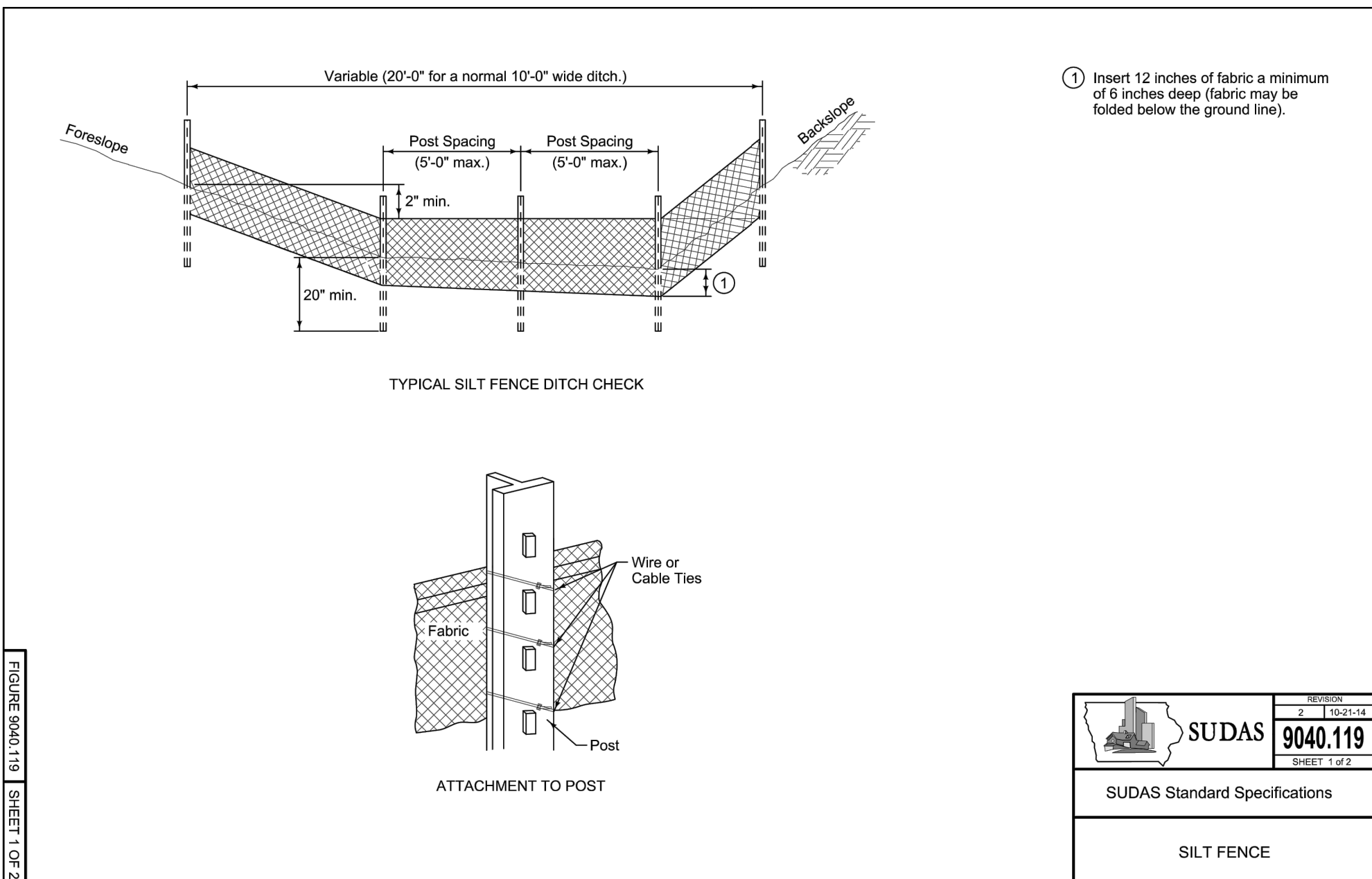
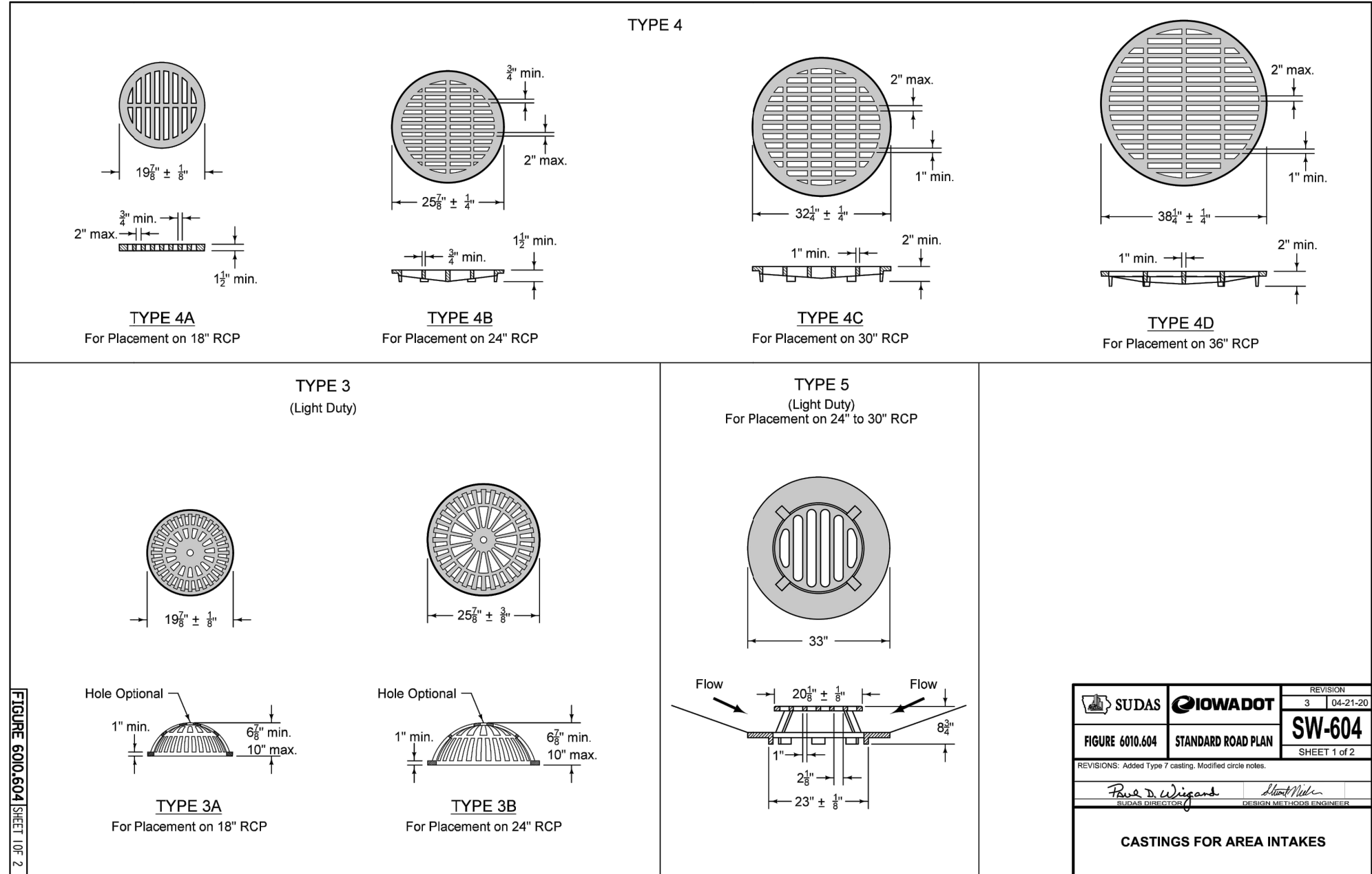
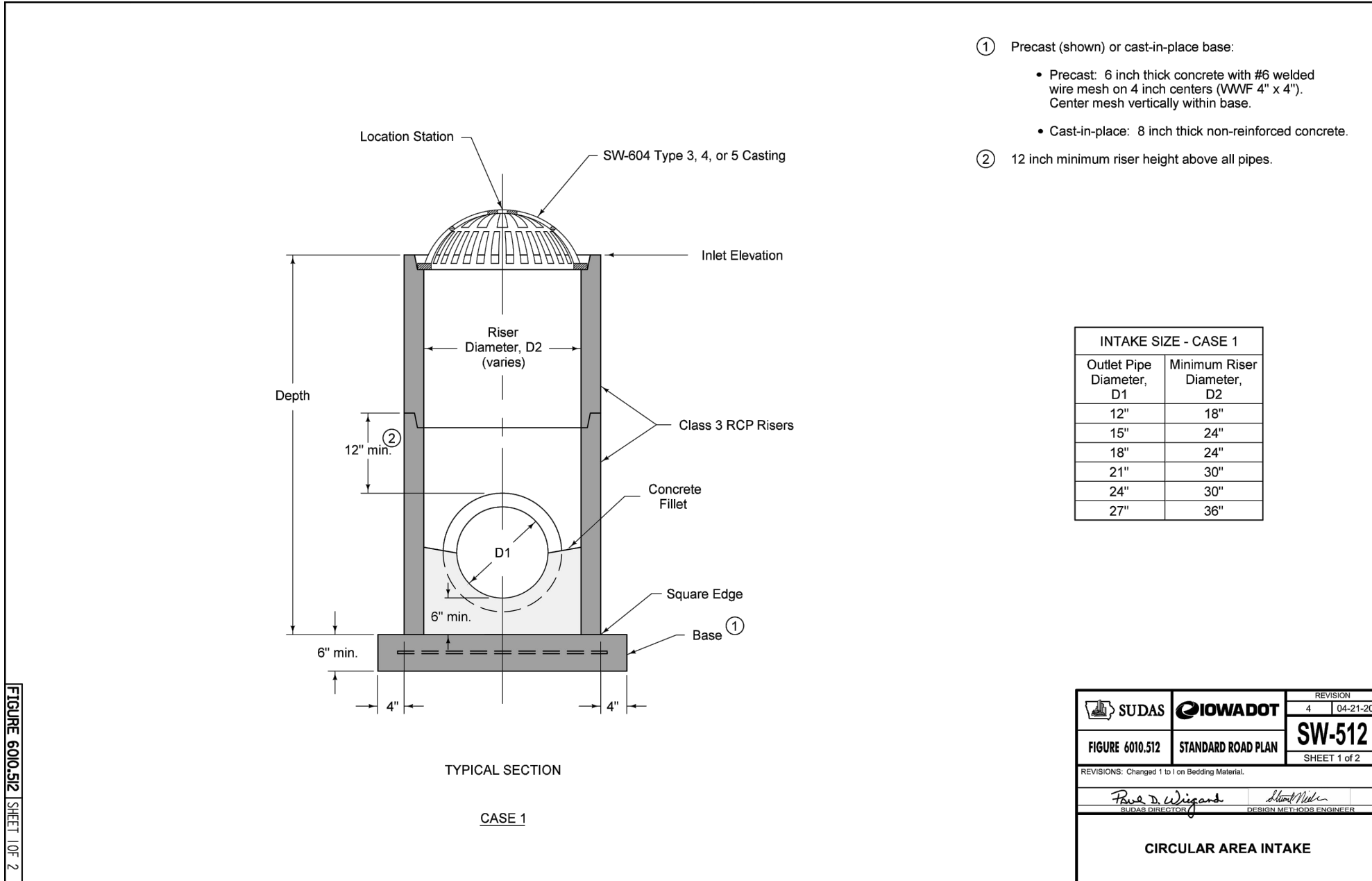
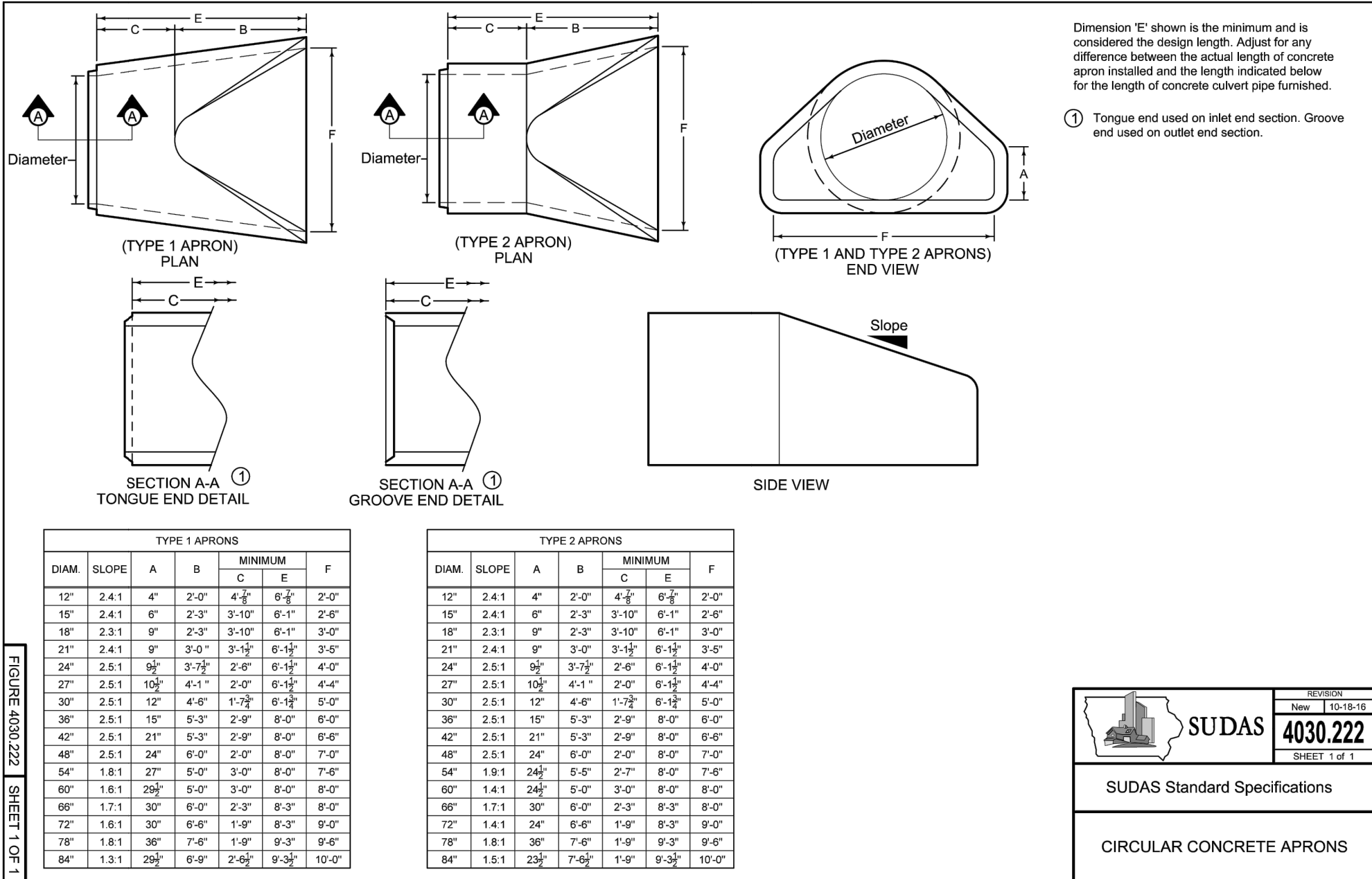
2 5 AGGREGATE SURFACING SECTION SCALE - NTS

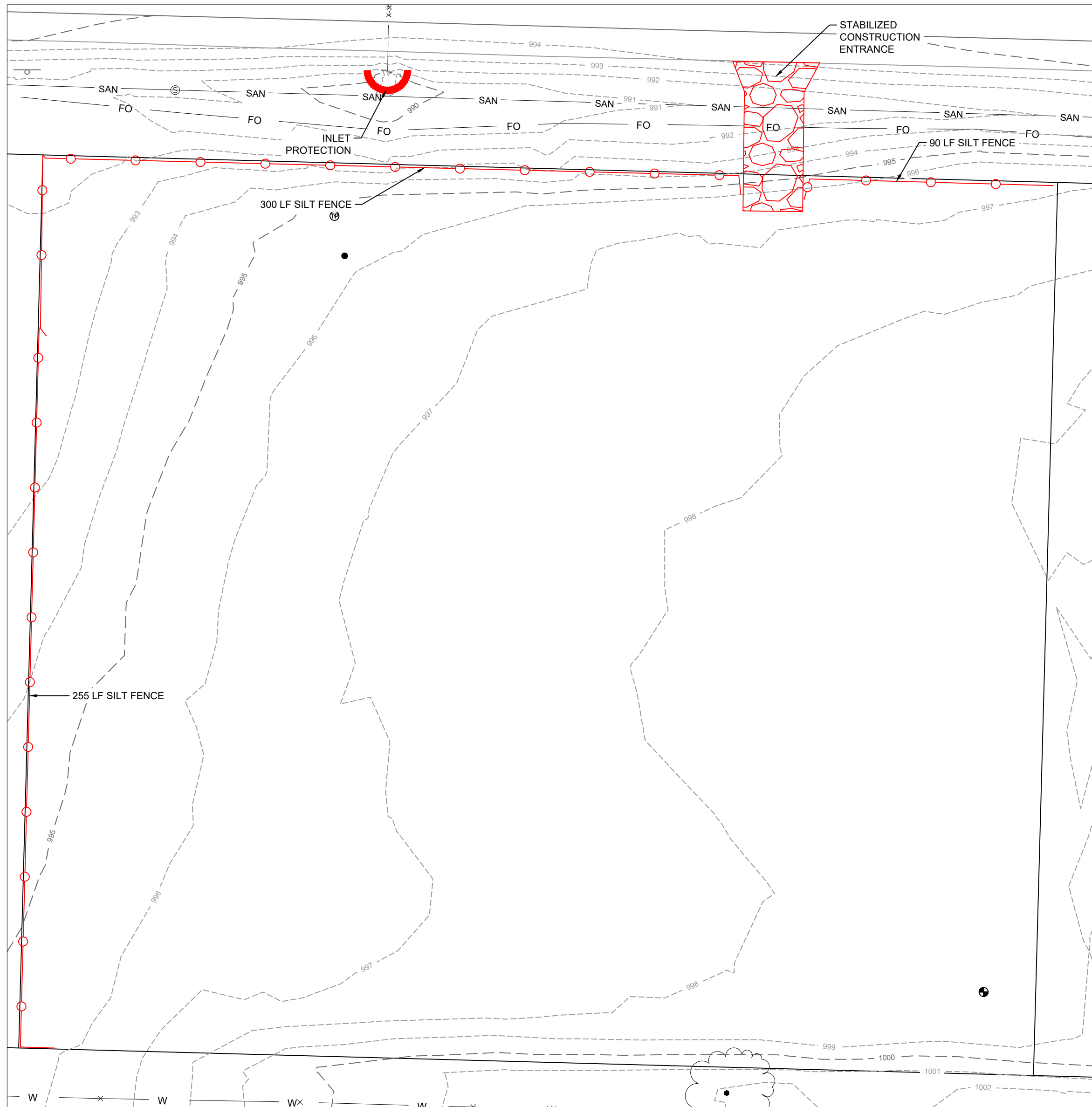
3 5 SIDEWALK SECTION SCALE - NTS

5 WATER QUALITY BASIN - TYPICAL SECTION (BASIN 1P) SCALE - NTS

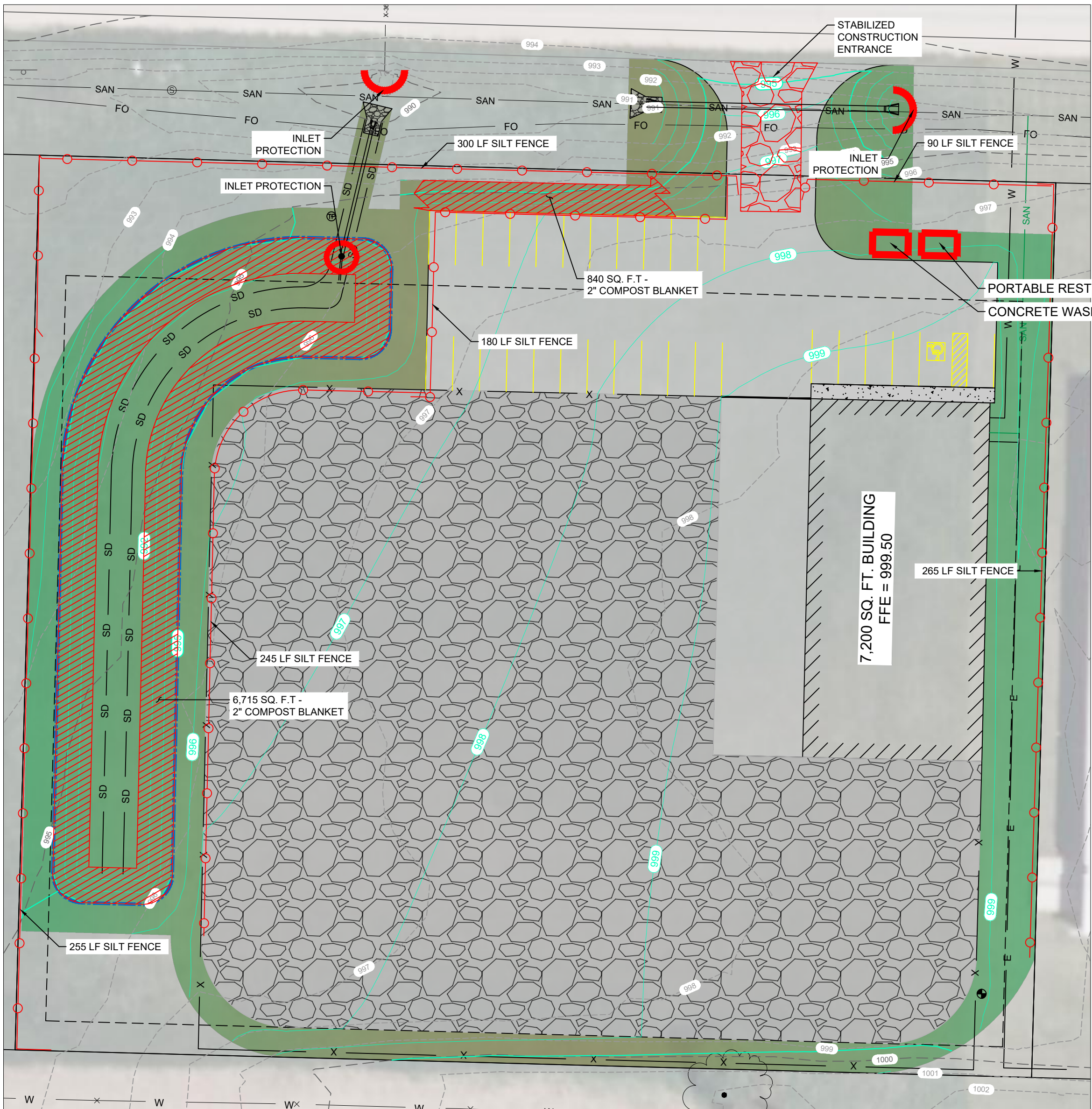


4 5 WATER QUALITY BASIN CONTROLLED RELEASE RATE STRUCTURE SCALE - NTS





PRELIMINARY EROSION CONTROL



INTERIM EROSION CONTROL

GENERAL SWPPP NOTES:

- 1.) EROSION AND SEDIMENT CONTROL PRACTICES SHALL CONFORM TO THE STANDARDS SET FORTH BY LOCAL, STATE, AND FEDERAL AUTHORITIES.
- 2.) THE SOIL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF ANY 0.25 INCH (OR GREATER) RAIN EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO SITE CONTROLS SHALL BE KEPT ON-SITE. THESE LOGS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, OBSERVED WEATHER CONDITIONS, CORRECTIVE ACTIONS TAKE TO CORRECT EXISTING PROBLEMS AND THE DATE THAT THE ACTIONS TOOK PLACE.
- 3.) TEMPORARY SOIL STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF ROUGH GRADING IF THE AREA IS TO REMAIN IDLE LONGER THAT 14 DAYS. ANY DISTURBED AREA THAT WILL NOT BE WORKED ON WITHIN THE NEXT 14 DAYS MUST BE SEEDED AND MULCHED.
- 4.) SITE CLEANUP WILL BE DONE IN A MANNER THAT ENSURES THAT EROSION CONTROL MEASURED ARE NOT DISTURBED.
- 5.) CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO REDUCE THE AMOUNT OF DISTURBED AREA AT ANY POINT IN TIME. OPERATIONS SHALL BE SCHEDULED AND PERFORMED ENSURING THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS. OPERATIONS SHALL BE SCHEDULED AND PERFORMED TO ENSURE TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS. CONTRACTOR SHALL REDUCE EFFECTS OF STORM WATER BY USING BEST MANAGEMENT PRACTICES LAID OUT IN SUDAS SECTION 9040.
- 6.) TRENCHES FOR UNDERGROUND UTILITY LINES AND PIPES SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS IF THEY ARE TO REMAIN INACTIVE FOR 14 DAYS. TRENCH DE-WATERING DEVICES SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING, MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED; THESE PROTECTIVE MEASURES SHALL BE REINSTALLED. PIPELINES WITH JOINTS THAT ALLOW A MANUFACTURED LENGTH OF PIPE TO BE PLACED IN THE TRENCH WITH THE PIPE JOINT ASSEMBLED/MADE IN THE TRENCH REQUIRE AN OPEN PIPELINE TRENCH THAT IS ONLY SLIGHTLY LONGER THAN THE LENGTH OF THE PIPE BEING INSTALLED. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY THAT CAN BE PLACED IN THE TRENCH AND BACKFILLED IN ONE WORKING DAY. NO MORE THAN 50 LINEAR FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORK DAY.
- 7.) WHEN USING CONSTRUCTION EQUIPMENT PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT THEY ARE NOT PROMOTING SOIL EROSION.
- 8.) PREVENTATIVE MEASURES SHALL BE TAKEN TO STABILIZE AND PROTECT SOIL STOCKPILES TO MINIMIZE ANY SOIL LOSS.
- 9.) SILT FENCE SHALL BE A MINIMUM 2 FEET FROM THE PROPERTY LINE IN AREAS WHERE WORK IS NEAR ADJACENT PROPERTIES.
- 10.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED, AT WHICH POINT TEMPORARY MEASURES SHALL BE REMOVED. PERMANENT VEGETATION IS A GROUND COVER THAT IS DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.
- 11.) ALL STORM-WATER MANAGEMENT AND WATER QUALITY BASINS SHALL BE CLEARED OF CONSTRUCTION SEDIMENT UPON PROJECT COMPLETION.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A PERMANENT ON-SITE BENCHMARK PRIOR TO CLEARING, GRUBBING, AND/OR DEMOLITION ACTIVITIES.
- 13.) NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO THE STORM-WATER RUNOFF.
- 14.) SOLID, SANITARY, AND TOXIC WASH SHALL BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BURNING, BURYING, POURING ONTO GROUND, OR INTO STORM SEWER ARE ALL PROHIBITED ACTIONS. ITEMS INCLUDE, BUT ARE NOT LIMITED TO SOLVENTS, PAINTS, STAINS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CEMENT CURING COMPOUNDS AND OTHER SUCH TOXIC OR HAZARDOUS WASTE.
- 15.) WASH OUT OF READY-MIX CONCRETE TRUCKS SHOULD OCCUR IN THE DESIGNATED AREA WHERE THE WASHING CAN COLLECT AND BE DISPOSED OF PROPERLY WHEN IT HARDENS.
- 16.) NO FUEL STORAGE SHALL BE PERMITTED ON-SITE.
- 17.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) AS REQUIRED BY THE IOWA DNR.

EROSION CONTROL NOTES:

- 1.) THE SWPPP PLAN IS CONSIDERED TO BE A LIVE DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION ON THE PROJECT SITE, INSTALLING, AND UPDATING LOCATION ON THIS PLAN OF THE THE FOLLOWING ITEMS:
 - SPILL KIT
 - STABILIZED CONSTRUCTION ENTRANCE
 - CONSTRUCTION MATERIALS AND EQUIPMENT STORAGE AREA
 - SOIL AND TOPSOIL STOCKPILE AREA
 - PORTABLE TOILETS- SHALL BE STAKED DOWN
 - WASTE DISPOSAL AREA
 - CONCRETE WASHOUT AREA
- 2.) EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH SUDAS SECTION 9040 AND THE FOLLOWING FIGURES:
 - COMPOST BLANKET: FIGURE 9040.101
 - FILTER BERM AND FILTER SOCK: FIGURE 9040.102
 - WATTLE FIGURE 9040.105
 - SILT FENCE: FIGURE 9040.119 AND IDOT EC-201
 - STABILIZED CONSTRUCTION ENTRANCE: FIGURE 9040.120
 - INTAKE PROTECTION: IDOT STANDARD ROAD PLAN EC-204
- 3.) PRE-CONSTRUCTION STAGE SWPPP MANAGEMENT CONTROLS SHALL REMAIN THROUGH PROJECT COMPLETION.
- 4.) IN THE EVENT OF AN INFILTRATION BASIN ON SITE, THE BASIN SHALL NOT BE USED FOR SEDIMENTATION PURPOSES DURING CONSTRUCTION.
- 5.) REFER TO GRADING PLAN FOR PERMANENT DRAINAGE FEATURES ON SITE.
- 6.) ALL SLOPES 4:1 AND STEEPER ARE REQUIRED TO USE SEED MATTING OR OTHER APPROVED METHODS (REFER TO SUDAS SECTION 9040 FOR THE APPROPRIATE APPLICATION).
- 7.) EMPLOYEE PARKING AND CONSTRUCTION STAGING AREAS SHALL BE STABILIZED DURING CONSTRUCTION (ROCK OR OTHER OWNER APPROVED METHOD).
- 8.) SITE STABILIZATION: DISTURBED AREAS THAT HAVE CEASED TEMPORARILY OR PERMANENTLY (WHERE WORK WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS) SHALL BE STABILIZED IMMEDIATELY. ONCE WORK IS COMPLETED THE AREA SHALL RECEIVE FINAL STABILIZATION.
- 9.) CONCRETE WASHOUT AND OTHER NON-STORM RELATED WASTE WATER SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
- 10.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIALS FROM THE SITE AND DISPOSING OF THEM IN AN APPROVED MANNER AT THEIR EXPENSE.

CONSTRUCTION SEQUENCE:

- 1.) INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 2.) INSTALL SILT FENCE AND EXISTING INTAKE PROTECTION.
- 3.) STRIP AND STOCKPILE TOPSOIL.
- 4.) ROUGH GRADE SITE.
- 5.) INSTALL UNDERGROUND UTILITIES.
- 6.) INSTALL FRANCHISE UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.)
- 7.) FINAL GRADE SITE.
- 8.) INSTALL PAVEMENT, CURB, AND OTHER HARDSCAPES.
- 9.) STABILIZE DITCHES, SWALES, COMMON AREAS, AND SLOPES.
- 10.) ESTABLISH PERMANENT VEGETATION IN ALL DISTURBED AREAS.
- 11.) REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- 12.) CLEAN OUT STORM SEWER SYSTEM AND STORM-WATER MANAGEMENT AREAS UPON COMPLETION OF CONSTRUCTION.

LEGEND	
Existing	Proposed
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	SECTION/R.O.W. LINE
	SETBACK LINE
	CONTOUR LINE
	ELECTRIC LINE
	FENCE LINE
	FIBER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	SILT FENCE LINE
	STORM SEWER LINE
	TELEPHONE LINE
	TELEVISION LINE
	WATER LINE
	PROPERTY CORNER
	BENCH MARK
	CONIFEROUS TREE
	DECIDUOUS TREE
	GAS MANHOLE
	GAS VALVE
	SANITARY MANHOLE
	SIGN
	STORM INTAKE
	STORM MANHOLE
	TELEPHONE PEDESTAL
	UTILITY POLE
	WATER HYDRANT
	WATER SHUT OFF
	WATER VALVE

HATCH LEGEND

PCC PAVEMENT

SEED AND MULCH (OR CITY APPROVED EQUAL)

INLET PROTECTION

SILT FENCE

COMPOST BLANKET

NORTH

0 30' 60'

IOWA ONE CALL 800 / 292-8989 TOLL FREE CALL - BEFORE - YOU - DIG

228115

VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

TIC CASADY PROPERTY
1414 IOWA AVENUE WEST
MARSHALLTOWN, MARSHALL COUNTY, IOWA

STORM WATER POLLUTION PREVENTION PLAN

6 OF 6

Scale

Drawn
SJC

Reviewed
PTA

Date
2022.10.25

Revisions

228115

Unique Doc ID: 1693375
Recorded: 4/6/2018 at 9:40:02.960 AM
Fee Amount: \$37.00
Revenue Tax: \$252.00
Marshall County, Iowa
Nan Benson - Recorder
Doc. Number: 201800001702

Preparer/Return To: Erin Herbold-Swalwell, 6701 Westown Parkway, Suite 100, WDM, IA 50266, 515.274.1450
Address Tax Statement: TC Casady Property LLC, 1510 235th St., State Center, IA 50247

WARRANTY DEED
(Corporate/Business Entity Grantor)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Vajgrt Estate Holding Company, LLC, an Iowa limited liability company, does hereby Convey to TC Casady Property LLC, an Iowa limited liability company, the following described real estate in Marshall County, Iowa:

Lot 3 of 4 of the Subdivision of Lot 4 of the North half of the Northwest Quarter of Section 15, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, and a part of Lot 8 of the Subdivision of the Northwest Quarter of the Northeast Quarter of Section 15, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, described as beginning at a point 50 feet West of the Southeast Corner of Lot 6 of the Subdivision of the Northwest Quarter of the Northeast Quarter of Section 15, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, thence East 100 feet along the South lines of said Lot 6 and Lot 5 of the Subdivision of the Northwest Quarter of the Northeast Quarter of Section 15, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, thence Southerly parallel to the West line of said Lot 5 as extended a distance of 111.65 feet, thence South 89°04' West 100 feet thence Northerly parallel to the West line of said Lot 5 as extended to the point of beginning.

Subject to easements, covenants, and restrictions of record, if any.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The undersigned Grantor further represents and warrants that it is a member-managed Iowa limited liability company, the conveyance is in the ordinary course of the limited liability company's business or affairs, and has the authority of the signers to act on behalf of the limited liability company. The Members executing this Warranty Deed have the full power and authority to transfer the real estate on behalf of the limited liability company.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 03/29, 2018.

VAJGRT ESTATE HOLDING COMPANY, LLC
(Grantor)

By: Duane J. Vajgr
Duane J. Vajgr, Member

STATE OF IOWA; COUNTY OF _____

This record was acknowledged before me on _____, 2018, by Duane J. Vajgr, as Member of Vajgr Estate Holding Company, LLC

Signature of Notary Public

See attached

CALIFORNIA NOTARY ACKNOWLEDGMENT

For An Individual Acting In His/Her Own Right:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

) ss.

County of Orange)

On 03/29/2018 before me, Kate Predina Notary Public, personally appeared
Duane J. Vagert

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

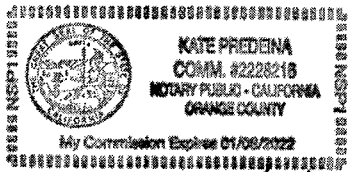
WITNESS my hand and official seal

[NOTARIAL SEAL]

Signature

Kate Predina

Print Name



Commission No. 2228216

My commission expires: 01/08/2022

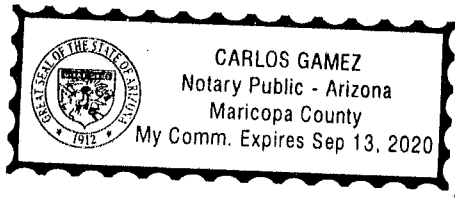
HEL6850CA (1/15)

VAJGRT ESTATE HOLDING COMPANY, LLC
(Grantor)

By: Debra J. Vajgrt
Debra J. Vajgrt, Member

STATE OF AL; COUNTY OF Maricopa

This record was acknowledged before me on 3-26, 2018, by Debra J. Vajgrt, as Member of Vajgrt Estate Holding Company, LLC



[Signature]
Signature of Notary Public

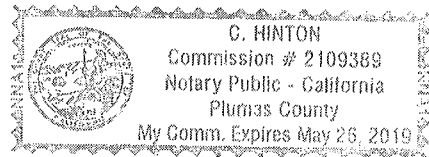
VAJGRT ESTATE HOLDING COMPANY, LLC
(Grantor)

By: Dee Jay Vajgert
Dee Jay Vajgert, Member

STATE OF California COUNTY OF Plumas

This record was acknowledged before me on ~~December~~ April 3, 2018, by Dee Jay Vajgert, as Member of Vajgert Estate Holding Company, LLC

[Signature]
Signature of Notary Public



VAJGRT ESTATE HOLDING COMPANY, LLC
(Grantor)

By: Darwin J. Vajgrt, member
Darwin J. Vajgrt, Member

STATE OF NC; COUNTY OF BUNCOMBE

This record was acknowledged before me on MARCH 27, 2018, by Darwin J. Vajgrt, as Member of Vajgrt Estate Holding Company, LLC

Ashley T. Narramore
Notary Public
Buncombe County, NC

Ashley T. Narramore
Signature of Notary Public

my commission expires 7-24-19.