CITY OF MARSHALLTOWN
PLAN ZONING COMMISSION
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
MAY 15, 2025, 5:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

BUSINESS

1. Consider making a recommendation on a special use permit application for 402 N 10th Avenue – JBS Distribution Center Expansion
2. Conduct a Public Hearing and Consider Making A Recommendation on a Comprehensive Plan Amendment and a Rezoning Application for 706 E Linn St east to S 8th Avenue, 715 Noble St, 710-716 Noble St, and 713-715 E Main St
3. Conduct a Public Hearing and Consider Making A Recommendation on a Zoning Text Amendment Relating to Mini-Warehouse Use in the GC Zoning District
4. Conduct a Public Hearing and Consider Making A Recommendation on a Comprehensive Plan Amendment and a Rezoning for 915 to 919 S Center Street
5. Conduct a Public Hearing and Consider Making A Recommendation on Zoning Text Amendments Relating to the Regulation of Styles and Materials used for Residential Building Exteriors, Accessory Dwelling Units, and the Powers Granted to the Board of Adjustment

ADJOURNMENT

MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: May 15th, 2025
RE: Consider making a recommendation on a special use permit application for 402 N 10th Avenue – JBS Distribution Center Expansion

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant:	Swift & Company 1770 Promontory Cir Greely CO 80634
Property Owner:	Swift Pork Company 1770 Promontory Cir Greely CO 80634
Recommendation:	Staff recommends approval of the zone change application and provides the following motion for the commission's consideration: **The Planning and Zoning Commission recommends approval of the special use permit application for 402 N 10th Avenue, JBS Distribution Center Expansion subject to the following conditions:** 1. Prior to consideration of this special use permit application by the Board of Adjustment the in-progress rezoning of 301 to 319 N 10th Avenue (proposed stormwater detention basin) shall be successfully completed. 2. **Prior to issuance of a building permit the following items shall be completed:** a. The detention basin easement area shall be placed within a stormwater detention and overland flowage easement for the benefit of the main JBS campus.

CITY COUNCIL
Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson

	b. Document compliance with off-street parking and off-street loading requirements. c. Install sidewalk adjacent to the development site along Lee Street and Woodbury Street. Alternatively seek approval of a sidewalk deferment application. d. Identify the proposed fence height and location. e. Increase variety of understory trees along NE lot's eastern buffer. f. Update landscaping plans to identify all required new plant materials.
Current Zoning District & Current Usage:	Current Zoning: GI, General Industrial Zoning District *Note: The location of the proposed stormwater detention basin is in the process of being rezoned from RM to GI. Rezoning will need to be complete prior to consideration by the Board of Adjustment Current Usage: Warehousing, Single-unit dwellings, and vacant parcels Current Usage: Warehouse, Single Unit Dwellings, and Vacant Residential Lots *Note: The location of the proposed stormwater detention basin is currently utilized for single-unit dwellings and vacant residential lots. This area is expected to be demolished to allow for construction of a new stormwater detention basin.
Proposed Zoning District & Proposed Usage:	Zoning: GI, General Industrial Zoning District Proposed Usage: Warehouse and stormwater management facilities
Review Criteria:	In determining whether to approve, approve with conditions, or deny a special use permit, the review bodies shall consider the following review criteria: 1. **The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements.** The proposed site plan will need updated to document compliance with applicable city codes. See the recommendation section of this staff report for full list of items needing addressed.

2. **The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.**

   The proposed development does not conflict with any prior approvals.

3. **The administrative body has considered the recommendation of staff.**

   Staff recommends approval of the special use permit application as outlined in the recommendation section of this staff report.

4. **The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

   The comprehensive plan identifies the future land use designation for the area of the development site located west of N 10th Avenue as heavy industrial and the area east of N 10th Avenue as low density residential.

   Heavy Industrial is defined as, "Industrial related businesses including manufacturing, warehousing, automotive, trucking, rail, office and other related industrial uses."

   Low Density Residential is defined as, "Single-family detached and two-family residential development at a density of 4-6 units per acre."
   The development site is further identified within focus area #3 of the land use chapter of the comprehensive plan. This focus area further refines the future land use of the area west of N 10th Avenue as continued operation and expansion of the JBS Swift Plant and those areas east of N 10th Avenue as "significant open space / park buffer".

   The proposed usage of the development site is consistent with the comprehensive plan.

5. **The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

   § 156.A.002(C)(1) "Encourage a diverse and stable economy with employment opportunities, particularly those that have meaningful

multiplier effects in the local economy, by promoting the vitality and development of commercial and industrial districts"

§ 156.A.002(C)(2) "Enable and encourage entrepreneurship and local business growth"

§ 156.A.002(C)(3) "Enable retention and sensitive expansion of local businesses."

6. **Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

   The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

7. **The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

   Land uses to the east, south, and west include residential dwellings and vacant residential zoned lots. Land uses to the north include additional areas of the JBS Swift campus.

   The proposed usage of the subject properties for warehouse expansion and stormwater management facilities, which would be designed to support expansion of JBS Swift & Co's main campus, is compatible with all surrounding uses.

8. **The special use does not create an unwanted concentration of similar special uses that is likely to discourage permitted uses by making the vicinity less desirable for them.**

   The proposed development is intended to address distribution at the JBS Swift campus. The proposed development does not increase area for meat production.

   In the opinion of staff the proposed development will not discourage permitted uses in the area by making the area less desirable.

9. **There is no practicable alternative location where the use is permitted by right within the general vicinity of the parcel proposed for development, or, if such a location exists, the proposed location is comparable or more favorable in terms of:**

    - **Providing a needed community service;**
    - **Providing a critical mass of related and mutually supportive land uses that promote quality economic development and opportunity;**
    - **Providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another; and**
    - **Making more efficient use of public infrastructure.**

    Because this proposal is for a facility expansion rather than a new facility all together the location in which expansion would occur is pre-defined by the location of the existing facility. Because the facility is already located in this location there is no practical alternative for development other than the general vicinity in which the development is proposed.

Attachments: Aerial Vicinity Map
JBS Distribution Center Expansion Site Plan

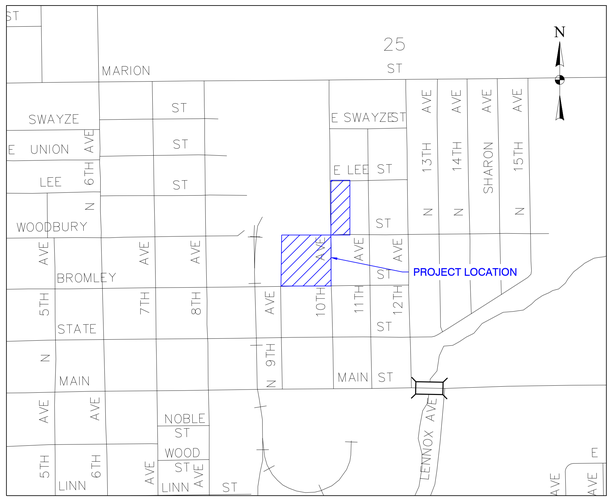
Aerial Vicinity Map



JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA
2025

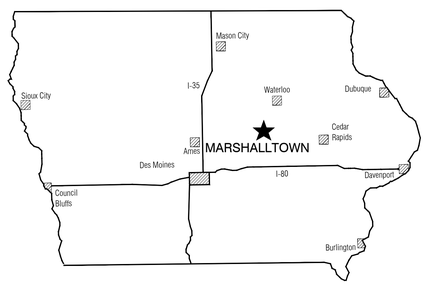
GRADING, PAVING, BUILDING CONSTRUCTION

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025 EDITION (SUDAS) AND THE CITY OF MARSHALLTOWN SUPPLEMENTAL SPECIFICATIONS



VICINITY MAP

NOT TO SCALE



LOCATION MAP

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.102	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS AND DEMOLITION PLAN
C.200	OVERALL LAYOUT
C.210	OVERALL UTILITY PLAN
C.211	STORM SEWER PLAN AND PROFILE
C.212	DETAILED WATER MAIN UTILITY PLAN
C.213 - C.214	WATER MAIN PLAN AND PROFILE
C.300	OVERALL GRADING PLAN
C.301 - C.302	DETAILED GRADING PLAN
C.310	STORM WATER POLLUTION PREVENTION PLAN
C.311	POST CONSTRUCTION STORM WATER MANAGEMENT PLAN - NORTH DETENTION AREA
C.312	POST CONSTRUCTION STORM WATER MANAGEMENT PLAN - SOUTH DETENTION AREA
C.400	LANDSCAPING PLAN
C.500 - C.503	TYPICAL DETAILS

PLAN SET IS INTENDED TO BE PRINTED IN COLOR. PRINTING WITHOUT COLOR MAY AFFECT LEGIBILITY OF THE PLANS

Clapsaddle-Garber Associates, Inc
16 East Main Street, P.O. Box 754
Marshalltown, Iowa 50158
Phone 641-752-6701
www.cgaconsultants.com

LUCAS A. WILSON LICENSED 26390 IOWA PROFESSIONAL ENGINEER

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.

Signature — Date: 04-28-2025

Lucas A. Wilson, PE
Iowa License Number 26390
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: ALL SHEETS IN INDEX

CGA PROJECT 25-DS-0026 SHEET C.100

LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		FRUIT TREE
		SHRUBS (BUSHES)
		TREE LINE
		STUMP
		SWAMP
		CEMETERY
		GRAVE
		CAVE
		SINK HOLE
		WELL
		WINDMILL
		CISTERN
		SEPTIC TANK
		LP GAS TANK
		UNDERGROUND STORAGE TANK
		SATELLITE DISH
		SIGN (TYPE AS NOTED)
		FLAGPOLE
		SOIL BORING
		MONITORING WELL
		PARKING METER
		MAILBOX
		POST
		BOLLARD
		SPRINKLER HEAD
		SPRINKLER HEAD VALVE
		GUARDRAIL (BEAM OR CABLE)
		FENCE
		TILE OUTLET
		DRAINAGE WAY
		EDGE OF WATER
		SILT FENCE
		CONTOUR LINE
		SPOT ELEVATION
		BUILDING

EXISTING	PROPOSED	
W (*)	W	WATERLINE
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		CURB STOP
		YARD HYDRANT
FDC	FDC	FIRE DEPT. CONNECTION
PIV	PIV	POST INDICATOR VALVE
San(*)	San	SANITARY SEWER LINE
StS (*)	StS	STORM SEWER LINE
DT	DT	DRAIN TILE
SD	SD	SUBDRAIN
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		ROOF DRAIN
		ROOF DRAIN (SURFACE)
		ROOF DRAIN (UNDERGROUND)
G (*)	G	GAS LINE
		GAS VALVE
		GAS METER
OH E	OH E	OVERHEAD ELECTRICAL LINE
E (*)	E	BURIED ELECTRICAL LINE
		POWER POLE
		ELECTRICAL METER
		ELECTRICAL HIGHLINE TOWER
		TRAFFIC SIGNAL
TS(*)	TS	TRAFFIC SIGNAL LINE
		STREET LIGHT
		LUMINAIRE
		ELECTRICAL BOX/TRANSFORMER
FO(*)	FO	FIBER OPTICS LINE
FO	FO	FIBER OPTICS BOX
FO	FO	FIBER PEDESTAL
T(*)	T	TELEPHONE LINE
		TELEPHONE POLE
T	T	TELEPHONE PEDESTAL
T	T	TELEPHONE BOX
TV	TV	CABLE TELEVISION LINE
TV(*)	TV	TELEVISION PEDESTAL
TV	TV	TELEVISION BOX
AC	AC	AIR CONDITIONER

EXISTING	PROPOSED	
		SECTION/R.O.W. LINE
		BOUNDARY LINE
		PROPERTY LINE
		EASEMENT LINE
		SETBACK LINE
		R.O.W. RAIL OR LOT CORNER
		CONCRETE MONUMENT
		GOVERNMENT CORNER MONUMENT
		PARCEL OR LOT CORNER MONUMENT
		TEMP. CONSTRUCTION EASEMENT CORNER
		SURVEY CONTROL POINT

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WV	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM NSRS 2011 IOWA STATE PLANES, NORTH ZONE, US FOOT NAD83(2011)(EPOCH 2010) IARTN DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
200	3482882.396	5085274.813	880.82	103 MAG
201	3483352.97	5085263.81	868.86	103 MAG
202	3483326.372	5085434.619	867.305	103 MAG
203	3483355.908	5085565.37	867.1	103 MAG
204	3482873.759	5085602.227	870.565	103 MAG IN CUT X
205	3482888.095	5085444.731	875.57	103 MAG
206	3482431.444	5084694.305	885.68	103 MAG
207	3482409.089	5084806.108	884.795	103 REBAR
208	3482466.286	5085254.906	883.214	103 MAG
209	3482466.193	5085305.747	883.67	103 CUT X
520	3482522.163	5084678.826	888.31	103 REBAR
521	3482493.514	5085145.694	886.19	103 REBAR
522	3482990.861	5085224.636	879.7	103 MAG
523	3482922.262	5084752.159	888.36	103 REBAR
524	3482754.219	5085147.303	880.17	103 60D
527	3482586.014	5085116.902	882.18	103 MARKER X

PROPOSED USE

INDUSTRIAL DISTRIBUTION

OWNER OF RECORD:

SWIFT & COMPANY 1770
PROMONTORY CIR GREELEY,
CO 80634

PROPERTY ADDRESS:

402 N 10TH AVENUE
MARSHALLTOWN, IOWA 50158

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
PH 641-752-6701
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER:LUKE WILSON
CLAPSADDLE-GARBER ASSOCIATES, INC
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
PH 641-752-6701
WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

APRIL 24, 2025

FIELD WORK COMPLETED:

JANUARY 22, 2025

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

Alliant Energy
Field Engineer 800-255-4268

Windstream Enterprise
Locate Desk 800-941-3430

Centurylink
Sadie Hull 918-547-0147

Hawkins Electrical Service
Craig Hawkins 641-754-3788

City of Marshalltown Waterworks
Zack Maxfield 641-753-7913

City of Marshalltown Sewer
Troy McGahuey 641-754-5749

City of Marshalltown Engr Dept.
Heather Thomas 641-754-5734

JBS
BRAD CARL 641-752-9320

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN MARSHALLTOWN IS 5 FT.

UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

1. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
2. ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
3. UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA* :

(A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

(B) -INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.

(C) -INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

(D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

J:\25-DS-0026\Survey\S_Sheets\25-DS-0026 Title Sheet.dwg - C.102 - 04-24-25 - 8.51am - KMN352

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

SYMBOLS, LEGEND, AND GENERAL INFORMATION

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

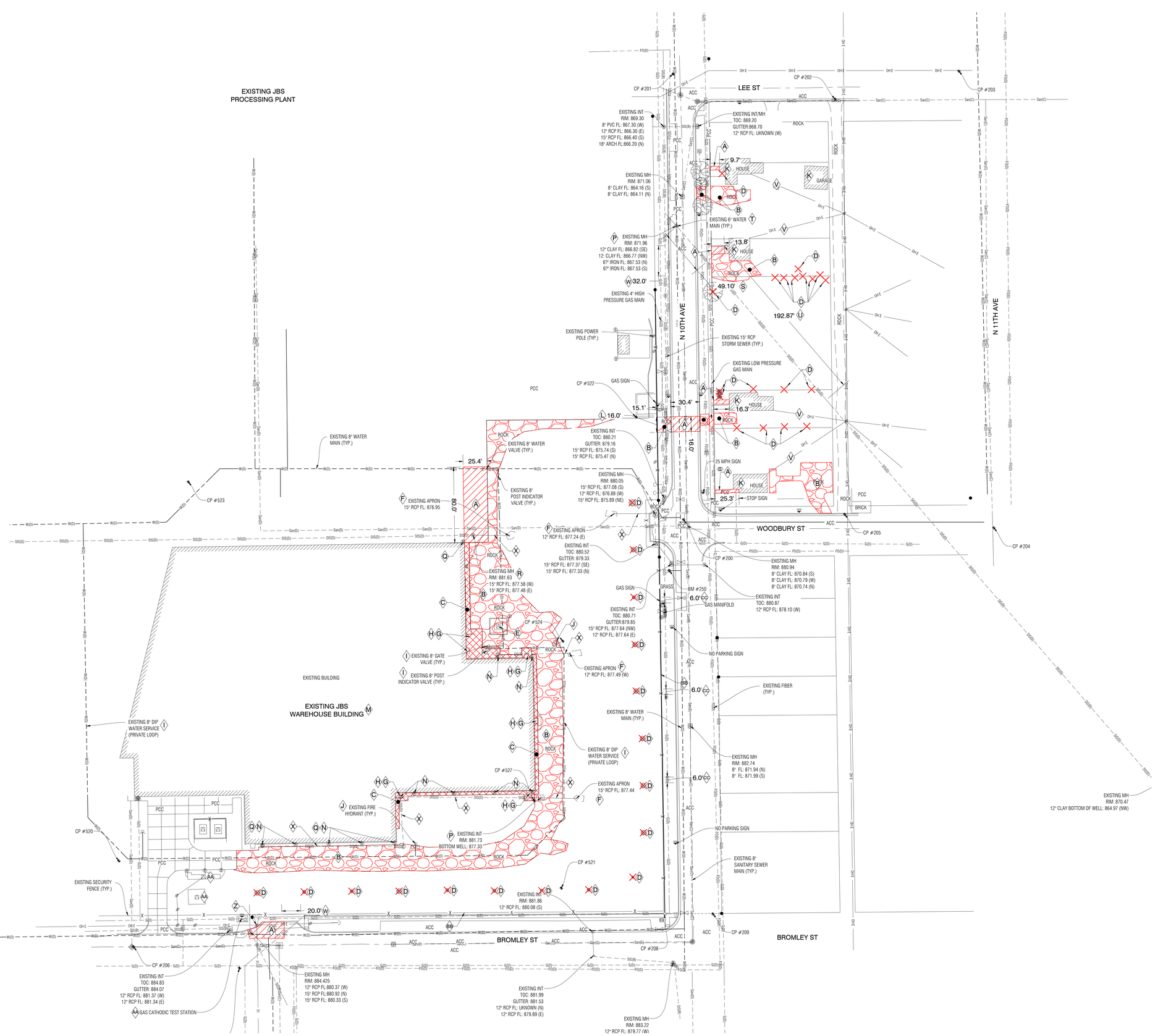
SHEET NO.
C.102

GENERAL DEMOLITION NOTES:

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF MARSHALLTOWN
   B. OWNER
   C. TIPPMANN GROUP
4. CONTRACTOR SHALL DISPOSE OF PAVEMENT, BUILDING MATERIALS & FENCING OFF-SITE, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES.
5. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
6. ALL UTILITIES SHALL BE DECOMMISSIONED FROM EXISTING HOMES. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION AND REMOVAL OF UTILITIES.

KEY DEMOLITION CONSTRUCTION NOTES:

- (A) REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.
- (B) REMOVE GRAVEL DRIVE.
- (C) REMOVE BUILDING PERIMETER SIDEWALK.
- (D) COMPLETELY REMOVE EXISTING TREE/SHRUB & ROOTBALL. DISPOSE OF OFFSITE. BACKFILL DEPRESSIONS WITH SUITABLE SOIL.
- (E) EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED AND RELOCATED, SEE MEP PLAN FOR MORE DETAILS.
- (F) EXISTING STORM SEWER OUTLET, APRON AND RIP-RAP TO BE REMOVED
- (G) EXISTING PREFABRICATED STEPS AND HANDRAIL TO BE REMOVED
- (H) EXISTING FROST PROTECTED STOOP TO BE REMOVED
- (I) EXISTING 8" DIP FIRE LOOP TO BE RELOCATED, REFER TO UTILITY PLAN FOR MORE DETAILS
- (J) EXISTING FIRE HYDRANT TO BE REMOVED AND SALVAGED TO OWNER
- (K) REMOVE BUILDING & ALL ASSOCIATED FOUNDATIONS. BACKFILL HOLES WITH SUITABLE SOIL.
- (L) REMOVE & REPLACE EXISTING FENCING & POSTS.
- (M) EXISTING BUILDING FOUNDATIONS TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION, REFER TO THE STRUCTURAL PLANS FOR MORE DETAILS.
- (N) EXISTING ROOF DRAINS & STORM CLEANOUTS
- (O) EXISTING SANITARY SEWER CLEANOUT TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- (P) EXISTING STORM SEWER INLET OR STRUCTURE TO BE REMOVED
- (Q) EXISTING ROOF DRAIN TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION
- (R) EXISTING STORM SEWER MANHOLE TO BE PROTECTED AND RECONNECTED VIA A ROOF DRAIN LEADER PIPE TO THE PROPOSED STORM SEWER AND DETENTION BASINS. REFER TO UTILITY PLAN FOR MORE DETAILS.
- (S) EXISTING STORM SEWER PIPE TO BE FILLED WITH FLOWABLE MORTAR
- (T) EXISTING 6" DUCTILE IRON WATER MAIN TO BE PROTECTED THROUGHOUT THE COMPLETE DURATION OF THE PROJECT.
- (U) EXISTING STORM SEWER TILE TO BE RECONNECTED TO PROPOSED MANHOLE, REFER TO UTILITY PLAN FOR MORE DETAILS.
- (V) EXISTING OVERHEAD ELECTRICAL TO BE REMOVED & DECOMMISSIONED, CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF REMOVALS.
- (W) EXISTING FENCE TO BE REMOVED AND REPLACED WITH SECURED GATE FOR SNOW REMOVAL OPERATIONS. REFER TO LAYOUT PLAN FOR MORE DETAILS.
- (X) EXISTING STORM SEWER PIPE TO BE REMOVED.
- (Z) EXISTING POLE TO BE BRACED FOR STORM SEWER INSTALLATION
- (AA) EXISTING UTILITY TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- (BB) EXISTING FENCE TO REMAIN IN PLACE, UNLESS OTHERWISE NOTED, SHALL BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- (CC) EXISTING FENCE TO BE REMOVED AND REPLACED WITH 6' WIDE FIRE ACCESS GATES, REFER TO LAYOUT PLAN FOR MORE DETAILS.



NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

EXISTING CONDITIONS AND DEMOLITION PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-753-9701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026

SHEET NO. C.110

J:\25-DS-0026\dwg\5_ Sheets\25-DS-0026 Existing Conditions and Demo Plan.dwg - C.100 EXISTING CONDITIONS AND DEMOLITION PLAN - 04-24-25 - 8:51am - KMM352

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

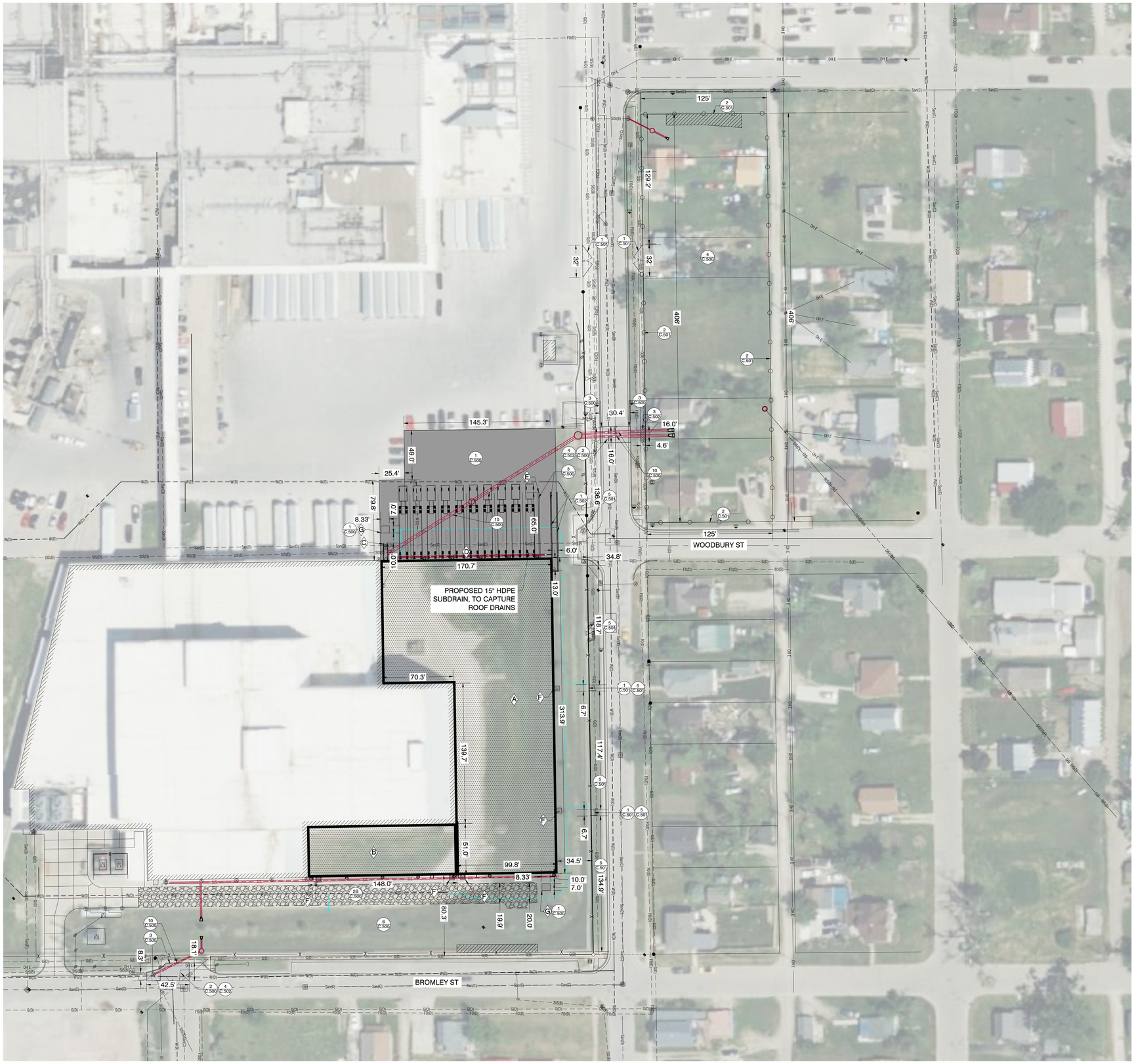
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

- 1 C.500 — INSTALL 8" PCC PAVEMENT
- 2 C.500 — INSTALL PCC PATCH
- 2B C.500 — INSTALL GRAVEL DRIVE
- 3 C.500 — INSTALL 6" PCC CURB & GUTTER
- 4 C.500 — NORTH DETENTION BASIN
- 6 C.500 — SOUTH DETENTION BASIN
- 10 C.500 — RIGID GRAVID PIPE TRENCH BEDDING
- 1 C.501 — PROPOSED CHAIN LINK FENCE GATE WITH PRIVACY SLATS (MATCH HEIGHT AND STYLE OF EXISTING FENCE WHEN GATES ARE ADDED TO EXISTING FENCE LINE)
- 2 C.501 — PROPOSED 8' PERIMETER FENCE
- 5 C.501 — PROPOSED CHAIN LINK FENCE PRIVACY SLATS
- 1 C.502 — PROPOSED FLOOR AND WALL MOUNTED HANDRAIL
- 3 C.502 — INSTALL MD-3 SIDEWALK OVER UTILITY TRENCH
- 4 C.502 — INSTALL PAVEMENT RESTORATION JOINTS

CONSTRUCTION NOTES:

- A — PROPOSED LOADING DOCK BUILDING EXPANSION
- B — PRPOSED QFR BUILDING EXPANSION
- C — PROPOSED PREFABRICATED EXTERIOR STAIRS WITH 11 LF LANDING TO EXTEND OVER EXISTING MANHOLE FOR FUTURE ACCESS AND MAINTENANCE
- D — PROPOSED LOADING DOCKS (-50" BELOW FFE)
- E — PROPOSED DOCK WALL (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- F — PROPOSED 5' x 5' FROST PROTECTED STOOP (-1" BELOW FFE) (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- G — PROPOSED 84" x 100" TRANSFORMER PAD LOCATION & ASSOCIATED BOLLARDS (SEE STRUCTURAL PLANS FOR MORE DETAILS)



DESIGNED:	DATE:
DRAWN:	DATE:
CHECKED:	DATE:
APPROVED:	DATE:

NO.	REVISION	BY	DATE

OVERALL LAYOUT PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.200

J:\25-DS-0026\dwg\5_Sheets\25-DS-0026 Overall Layout Plan.dwg - OVERALL LAYOUT PLAN - 04-24-25 - 8:51am - KMN352

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

- (6, C.500) NORTH DETENTION BASIN
- (5, C.500) INSTALL NORTH DETENTION OUTLET CONTROL STRUCTURE
- (6, C.500) SOUTH DETENTION BASIN
- (7, C.500) INSTALL SOUTH DETENTION OUTLET CONTROL STRUCTURE
- (8, C.500) ARCH PIPE CONNECTION TO 84" DIA MANHOLE
- (3, C.501) SW-401 INTAKE
- (4, C.501) SW-602 CASTING
- (2, C.503) FLAT TOP INTAKE CASTING
- (5, C.502) INSTALL INSERTA-TEE
- (6, C.500) 48" NYLOPLAST OUTLET STRUCTURE
- (7, C.503) 12" NYLOPLAST BASIN

CONSTRUCTION NOTES:

- (A) PROPOSED 8" DIP WATER MAIN FIRE LOOP
- (B) PROPOSED 3" DOMESTIC WATER SERIVCE
- (C) PROPOSED CONNECTION TO EXISTING 8" DIP WATER MAIN FIRE LOOP
- (D) PROPOSED FIRE HYDRANT
- (E) PROPOSED STORM SEWER TO BE CONNECTED TO EXISTING STORM STRUCTURE
- (F) PROPOSED STORM SEWER STRUCTURE TO BE CONNECTED TO RCP ARCH PIPE USING WIRE MESH REINFORCED CONCRETE PIPE COLLAR
- (G) 15° HDPE PROPOSED STORM SEWER 30° BEND
- (H) 3" CONDENSATE LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE
- (I) 4" HUB DRAIN LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE
- (J) EXISTING ROOF DRAINS TO BE CONNECTED WITH 18" ROOF DRAIN LEADER WITH INSERTA-TEE
- (K) PROPOSED OVERFLOW WEIR, FOR MORE INFORMATION SEE SHEETS C.301 & C.302
- (L) PROPOSED ROOF DRAIN TO BE CONNECTED TO ROOF DRAIN LEADER, FOR ADDITIONAL INFORMATION ON ROOF DRAIN, SEE MEP PLAN.
- (M) CONNECT EXISTING STORM TILE LINE TO PROPOSED STORM STRUCTURE.
- (N) 18" HDPE TEE (SEE SHEET C.212 FOR ADDITIONAL RIM AND FLOW LINE INFORMATION)
- (O) HDPE REDUCER (SEE SHEET C.212 FOR ADDITIONAL RIM AND FLOW LINE INFORMATION)
- (P) EXISTING ROOF DRAIN CLEAN OUT TO BE CONNECTED TO 18" ROOF DRAIN LEADER
- (Q) PROPOSED 84" x 100" TRANSFORMER PAD LOCATION & ASSOCIATED BOLLARDS (SEE STRUCTURAL PLANS FOR MORE DETAILS)



N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

OVERALL UTILITY PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

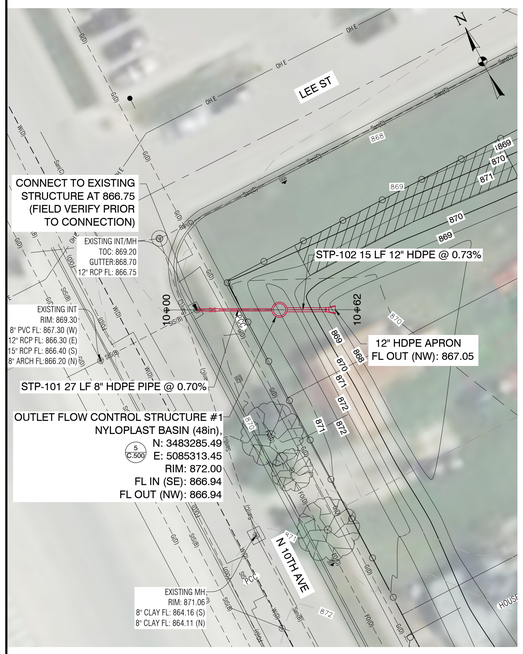
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

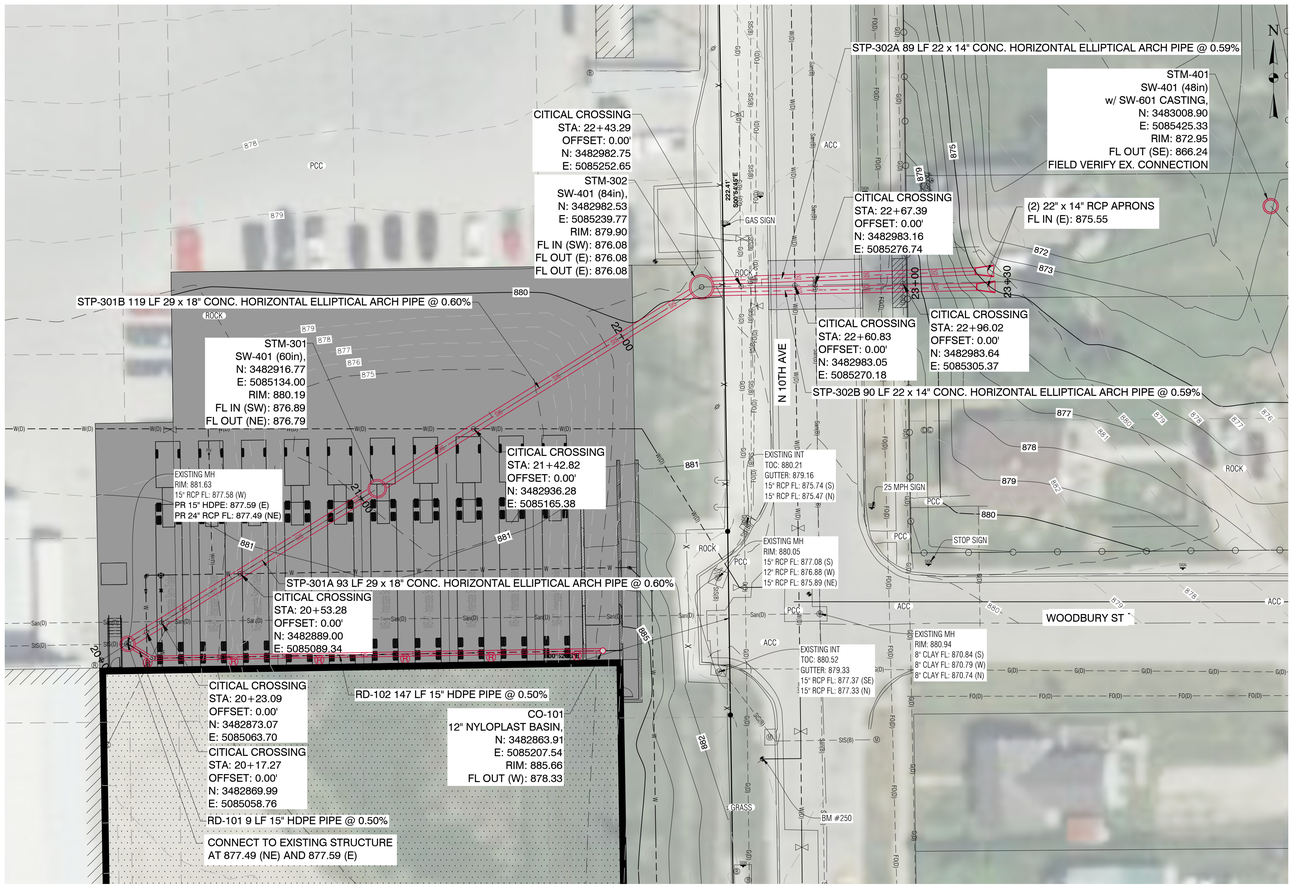
CGA

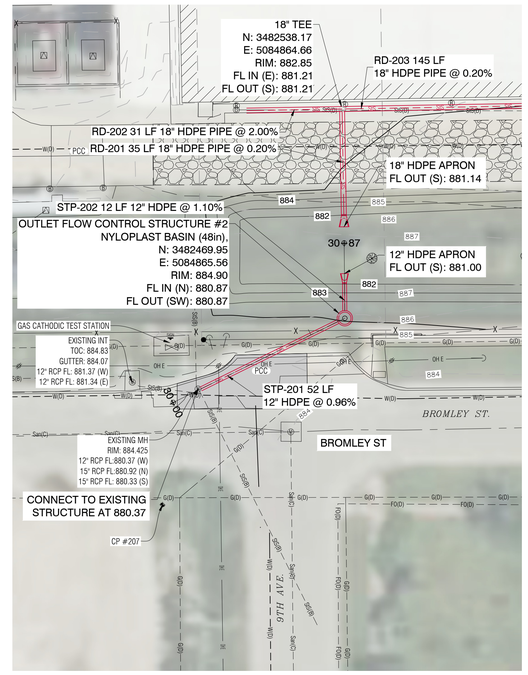
PROJECT NO. 25-DS-0026

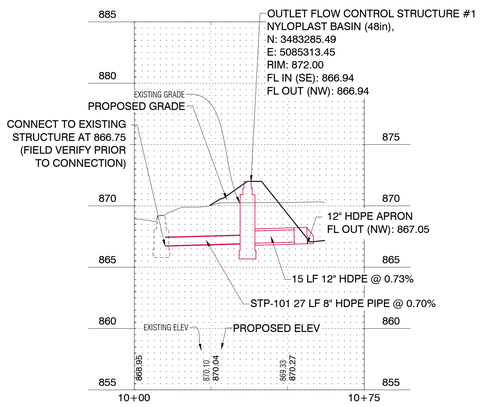
SHEET NO. C.210

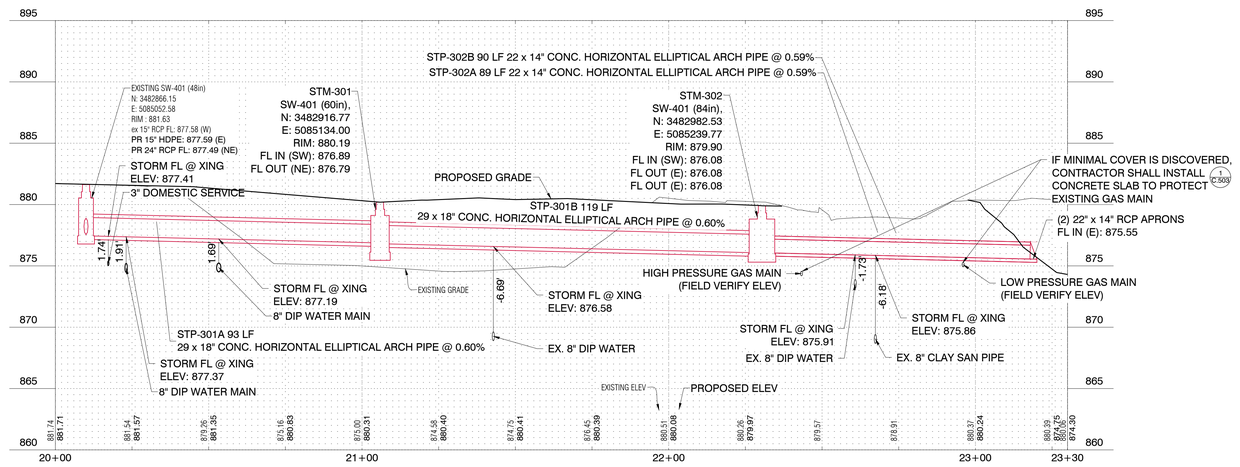
J:\25-DS-0026\dwgs\5 Sheets\25-DS-0026 Overall Utility Plan.dwg - OVERALL UTILITY PLAN - 04-24-25 - 8:31am - KMN52

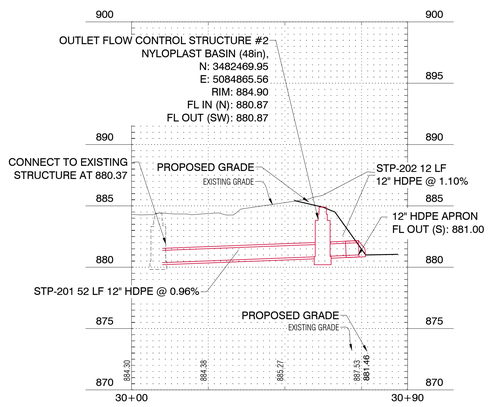












CONSTRUCTION DETAILS

1 / C.503 CROSSING PIPE SUPPORT

DESIGNED:	DATE:
DRAWN:	DATE:
CHECKED:	DATE:
APPROVED:	DATE:

NO.	REVISION	BY	DATE

1" = 5' VERTICAL SCALE
GRAPHIC SCALE 0 20 40 60

STORM SEWER PLAN AND PROFILE

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.211

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

9 / C.500 STANDARD POST INDICATOR VALVE

11 / C.500 FIRE HYDRANT ASSEMBLY

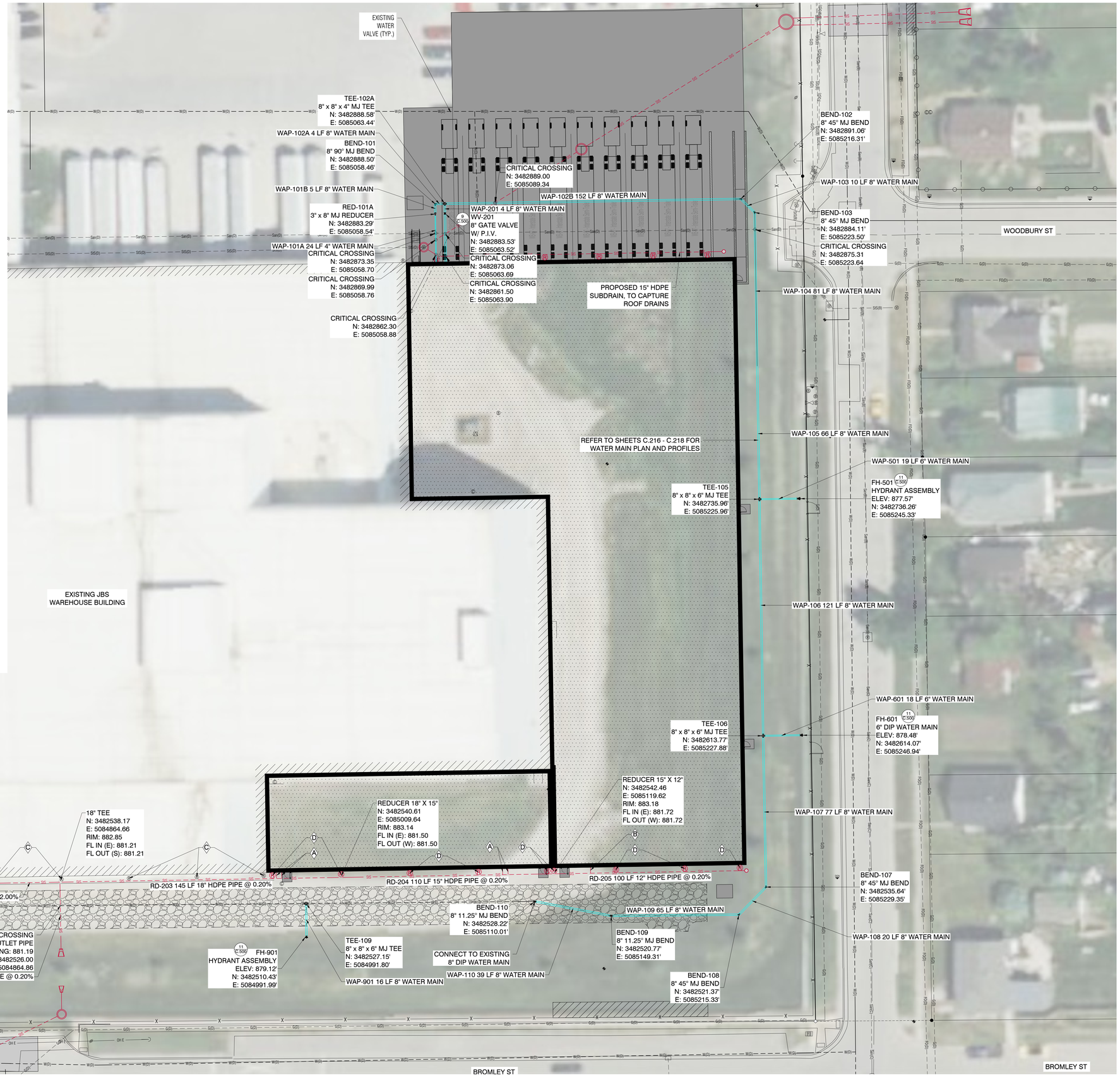
CONSTRUCTION NOTES:

A. 3" CONDENSATE LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE

B. 4" HUB DRAIN LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE

C. EXISTING ROOF DRAINS TO BE CONNECTED WITH 18" ROOF DRAIN LEADER WITH INSERTA-TEE

D. PROPOSED ROOF DRAINS TO BE CONNECTED WITH 18" ROOF DRAIN LEADER WITH INSERTA-TEE



N

GRAPHIC SCALE 0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

DETAILED WATER MAIN UTILITY PLAN

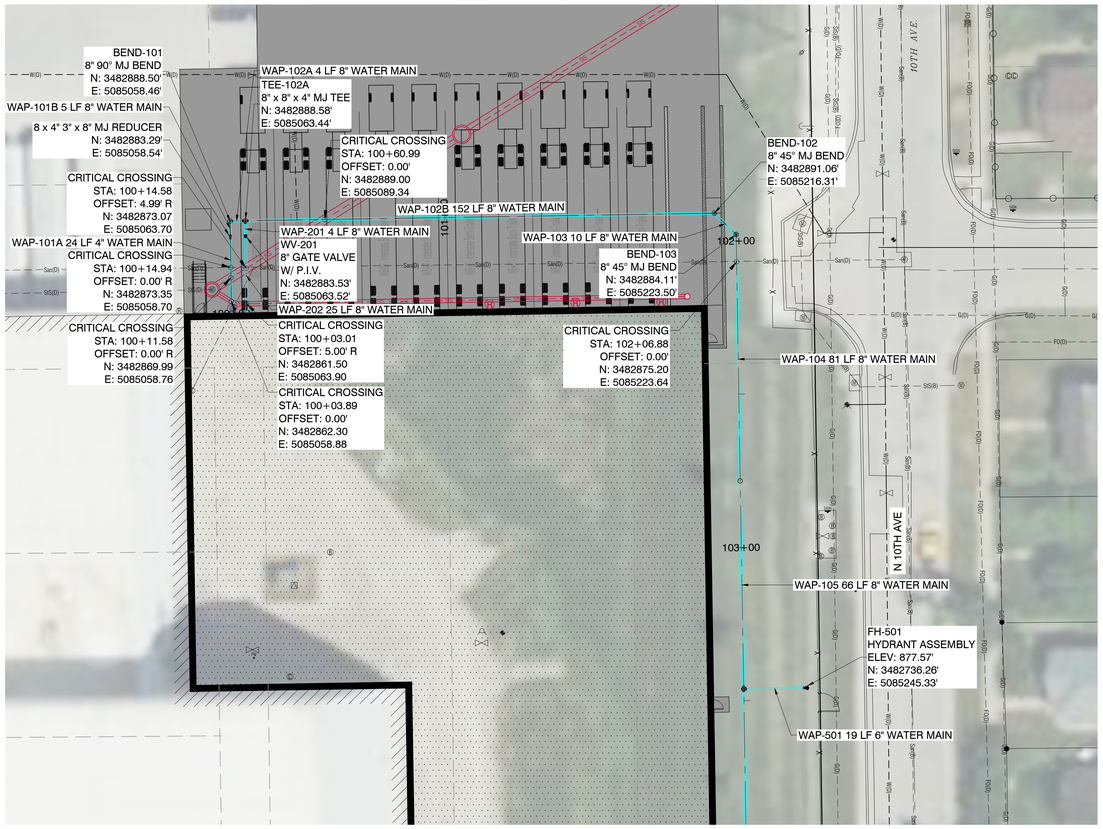
JBS DISTRIBUTION EXPANSION MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026

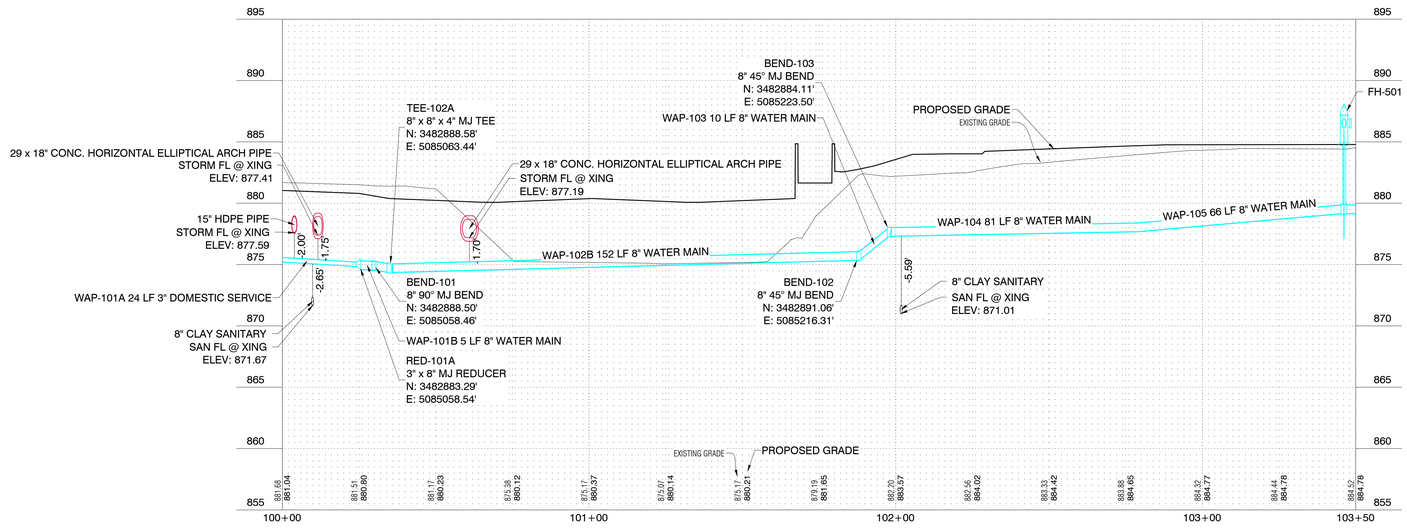
SHEET NO. C.212

J:\25-DS-0026\dwg\S_Sheets\25-DS-0026 Detailed Utility Plan (Water).dwg - C.212 - 04-24-25 - 8:53am - KMN352



N

1" = 1' VERTICAL SCALE
GRAPHIC SCALE
0 20 40 60



NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

WATER MAIN PLAN AND PROFILE

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

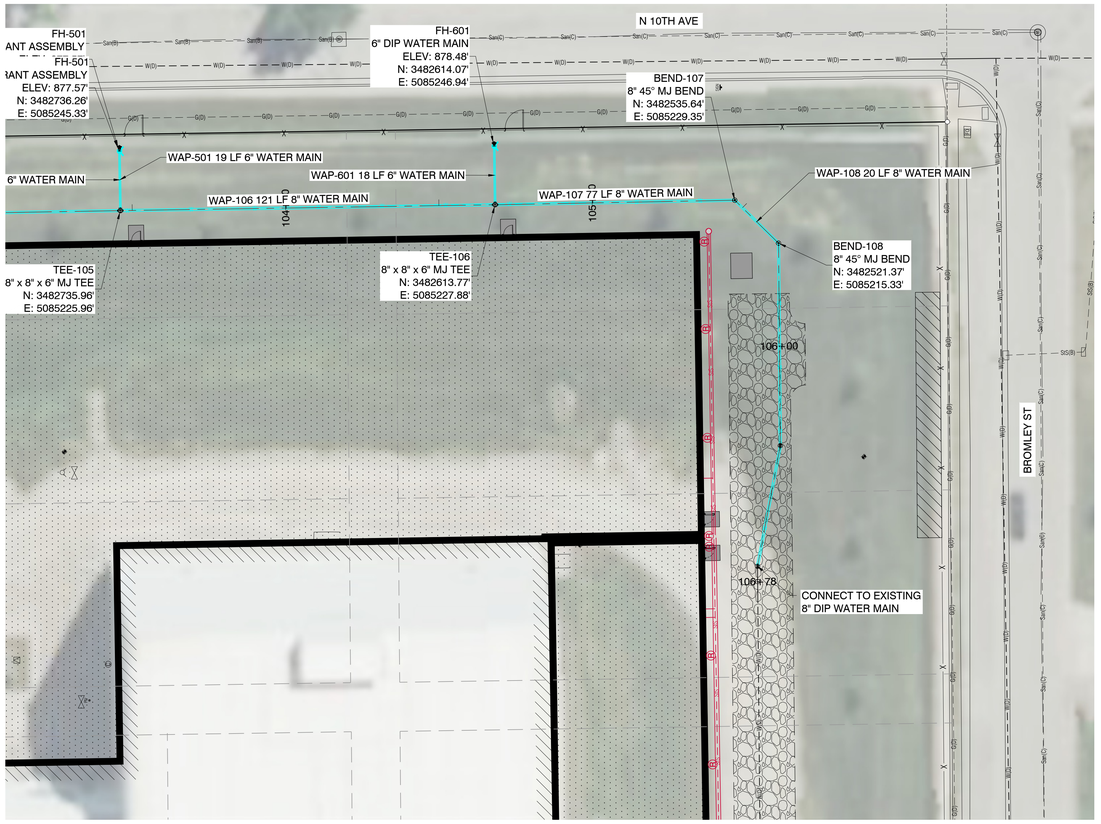
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

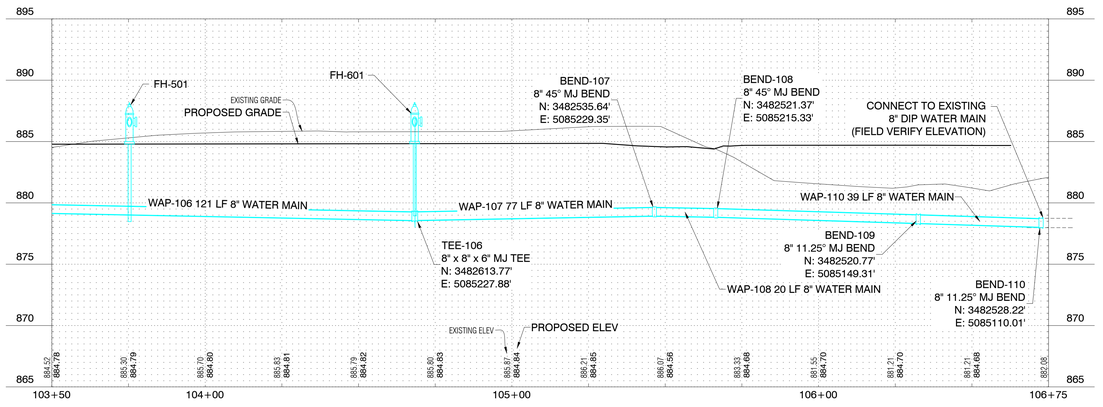
CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.213

J:\25-DS-0026\dwg\3_Sheets\25-DS-0026 Water Main Plan and Profile.dwg - C.216 - 04-24-25 - 8:52am - KMN52





1" = 5' VERTICAL SCALE
GRAPHIC SCALE
0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

WATER MAIN PLAN AND PROFILE

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.214

J:\25-DS-0026\dwg\3_Sheets\25-DS-0026 Water Main Plan and Profile.dwg - C.217 - 04-24-25 - 8.52am - KMN52

GENERAL GRADING NOTES

1. SLOPES SHALL NOT BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

LEGEND

2.0% ► PROPOSED SLOPE

——► PROPOSED DRAINAGE PATTERN

LP LOW POINT

EARTHWORK SUMMARY	
TOPSOIL	
TOPSOIL STRIP & STOCK PILE =	3,460 CY
TOPSOIL SPREAD (+30%) =	2,267 CY
TOPSOIL WASTE =	1,193 CY
EARTHWORK	
CUT =	5,449 CY
FILL (+30%)=	16,934 CY
BORROW =	11,485 CY
TOTAL NET	
BORROW=	10,292 CY

EXISTING JBS PROCESSING PLANT

EXISTING JBS WAREHOUSE BUILDING

PROPOSED BUILDING FFE: 885.898

PROPOSED BUILDING FFE: 885.898

LEE ST

N 10TH AVE

N 11TH AVE

WOODBURY ST

BROMLEY ST

BROMLEY ST

BROMLEY ST

N 9TH AVE

N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

OVERALL GRADING PLAN

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026

SHEET NO. C.300

J:\25-DS-0026\dwgs\5_Sheets\25-DS-0026 Overall Grading Plan.dwg - C.300 OVERALL GRADING PLAN - 04-24-25 - 8:32am - KMN352

GENERAL GRADING NOTES

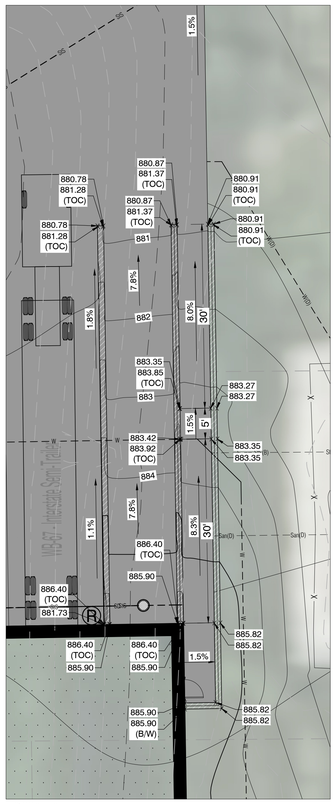
1. SLOPES SHALL NOT BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE . RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

LEGEND

2.0% ► PROPOSED SLOPE

——► PROPOSED DRAINAGE PATTERN

LP LOW POINT



DETAIL A



N

GRAPHIC SCALE 0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

DETAILED GRADING PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-8701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.301

J:\25-DS-0026\dwgs\5 Sheets\25-DS-0026 Detailed Grading Plan.dwg - C.301 - 04-24-25 - 8:32am - KMN552

GENERAL GRADING NOTES

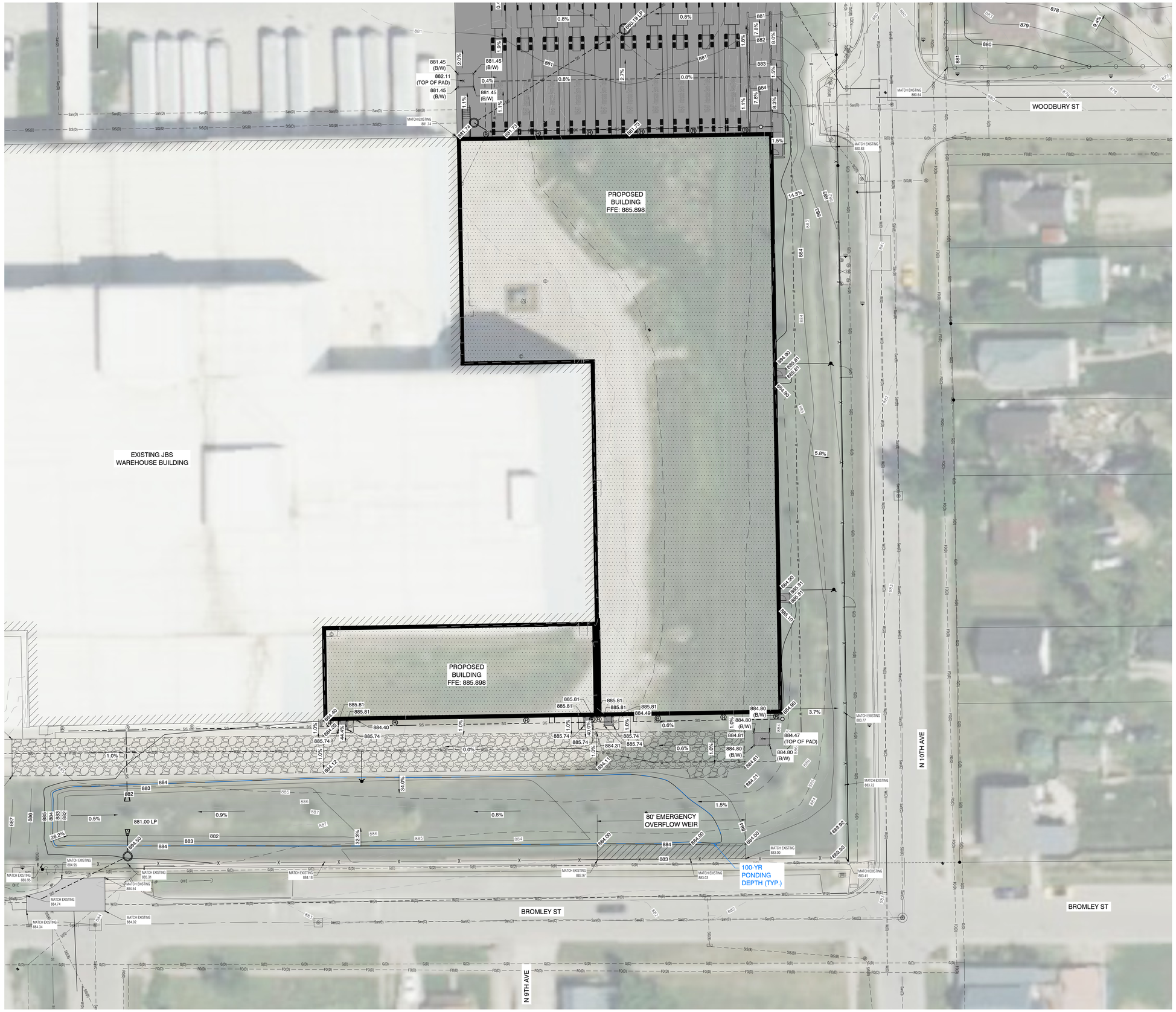
1. SLOPES SHALL NOT BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

LEGEND

2.0% ► PROPOSED SLOPE

PROPOSED DRAINAGE PATTERN

LP LOW POINT



GRAPHIC SCALE 0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

DETAILED GRADING PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

CGA
Cunningham-Gerber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.
C.302

10. CONSTRUCTION NOTES:

- (A) INSTALL SILT FENCE - TO BE REMOVED AT THE END OF THE PROJECT.
- (B) INSTALL INLET PROTECTION - TO BE REMOVED AT THE END OF THE PROJECT.
- (C) INSTALL CONCRETE WASH OUT AREA - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.
- (D) INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- (E) PROPOSED STOCKPILE LOCATION - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.
- (F) INSTALL ROLLED EROSION CONTROL PRODUCT - TO BE REMOVED AT THE END OF THE PROJECT.

MARSHALL COUNTY

POLLUTION PREVENTION PLAN

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE SITE AS DESCRIBED BELOW. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION
THIS POLLUTION PREVENTION PLAN (PPP) IS FOR BUILDING EXPANSION OF JBS DISTRIBUTION IN MARSHALLTOWN, IOWA.
THIS PPP COVERS APPROXIMATELY 5.9 ACRES WITH AN ESTIMATED 3.9 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 3.9 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF TAMA -URBAN LAND COMPLEX AND COLO, OCCASIONALLY FLOODED - URBAN LAND COMPLEX.

REFER TO THIS SHEET, AND THE GRADING PLAN SHEETS (C.300 - C.302) FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO CITY OF MARSHALLTOWN STORM SEWER.

2. POTENTIAL SOURCES OF POLLUTION
SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES - RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

3. CONTROLS
PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCES, SILT BASINS, COMPOST FILLED SOCKS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE EDGE DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AS LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING WITHIN 14 DAYS. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 9040 "EROSION CONTROL" OF THE URBAN STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENT (SUDAS).

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS STRAW BALE BARRIER, SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

4. OTHER CONTROLS
CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

5. APPROVED STATE OR LOCAL PLANS
DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

6. MAINTENANCE
THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEARING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

7. INSPECTIONS
INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

8. NON-STORM DISCHARGES
THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

9. GENERAL NOTES

A. THE ABOVE PLAN IS NOT THE COMPLETE STORM WATER PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS PRIME CONTRACTORS RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP PLAN AS NEED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR AND EPA GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY AND DOCUMENTING SUCH WITH THE SWPPP. ALL EROSION CONTROL ITEMS EXCEPT THE TURF REINFORCEMENT MAT SHALL BE REMOVED AT THE END OF THE PROJECT.

B. ALL STOCK PILES NOT INTENDED TO BE REDISTRIBUTED IN 21 DAYS MUST BE SEEDED OR OTHERWISE CONTROLLED WITH EROSION CONTROL FEATURES BY THE 14TH DAY AFTER STOCK PILING. STOCK PILE LOCATIONS SHALL BE APPROVED BY THE OWNER.

C. THE GENERAL CONTRACTOR SHALL PROVIDE CONTAINMENT OF ALL SOURCES OF POTENTIAL POLLUTION INCLUDING FUELING AREA, PORTABLE SANITARY FACILITIES, WASTE DEPOSITORY AREAS (DUMPSTER LOCATIONS), AND OTHER POLLUTION SOURCES. ALL AREAS WHERE CONCRETE TRUCKS ARE WASHED OUT SHALL BE DEFINED AND CONTAINED ON SITE. CONCRETE WASHOUT AREA SHALL BE CLEARLY MARKED AND THE CONTRACTOR SHALL CLEAN OUT THIS AREA PRIOR TO FINALIZING THE PROJECT (INCIDENTAL). ALL EROSION CONTROL DEVICES MUST BE MAINTAINED AS STATED IN THE POLLUTION PREVENTION PLAN.

D. CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND PLANTING OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, IRRIGATION SYSTEMS, AND OTHER FACILITIES. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.

E. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.



GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

STORM WATER POLLUTION PREVENTION PLAN

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.
C.310

J:\25-DS-0026\dwg\5 Sheets\25-DS-0026 SWPPP.dwg, C.310, 04-24-25 8:53am, KMN352



N

GRAPHIC SCALE
0 20 40 60

CITY OF MARSHALLTOWN

POST CONSTRUCTION STORM WATER MANAGEMENT PLAN

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP)SHALL REMAIN IN PLACE FOR THE LIFE OF THE EXISTING FACILITY AS SHOWN ON THE AS-BUILT PLAN SHEET. ANY SITE MODIFICATION PERFORMED AFTER FINAL INSTALLATION OF THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES MAY RESULT IN THE NECESSITY TO MODIFY THE PCSWMP. APPROVAL FROM THE CITY OF MARSHALLTOWN IS REQUIRED BEFORE ANY FUTURE MODIFICATIONS MAY BE PERFORMED. CONTACT CLAPSADDLE-GARBER ASSOCIATES OR THE CITY OF MARSHALLTOWN, PUBLIC WORKS DEPARTMENT FOR ASSISTANCE.

1 SITE DESCRIPTION

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP) IS FOR BUILDING EXPANSION OF JBS DISTRIBUTION IN MARSHALLTOWN, IA.

THIS PCSWMP COVERS APPROXIMATE 5.9 ACRES WITH AN ESTIMATED 3.9 ACRES BEING DISTURBED.

REFER TO THIS SHEET FOR LOCATIONS OF POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES.

2 CONTROLS

THE PROPOSED POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE SEPARATE FROM STORM WATER RUNOFF CONTROLS REQUIRED FOR THE NPDES GENERAL PERMIT NO. 2 AND THE MARSHALLTOWN COSESCO PERMIT. WHEREAS RUNOFF CONTROL DEVICES ARE REMOVED UPON SITE STABILIZATION, POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE CONSTRUCTED DURING THE NORMAL COURSE OF SITE CONSTRUCTION AND MAINTAINED PERMANENTLY. IT IS IMPERATIVE THAT THE OWNER RECOGNIZES THE RESPONSIBILITY THAT IS REQUIRED TO BE IN COMPLIANCE WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT PLAN ORDINANCE.

ALL DEVICES SHALL COMPLY WITH THE SPECIFICATIONS AS DEFINED IN THE IOWA STORM WATER MANAGEMENT MANUAL.

THE (PROJECT DEVELOPMENT) INCORPORATES GRASS SWALES, INFILTRATION TRENCHES, BIO RETENTION SYSTEMS, DRY AND WET SWALES, NATIVE LANDSCAPING, ROCK FILTRATION, HYDRODYNAMIC DEVICES AND POROUS PAVEMENTS FOR IMPROVING STORM WATER QUALITY, REDUCING RUNOFF VOLUME, AND REDUCING THE RUNOFF RATE. A DRY OR WET DETENTION BASIN WILL PROVIDE STORAGE TO REDUCE THE RUNOFF RATE.

DESCRIBE HOW THE STORM WATER MANAGEMENT WILL WORK. (WHERE WILL IT GO, HOW DOES IT GET THERE? HOW WILL IT REACT TO SMALL PRECIPITATION EVENTS AND/OR LARGE PRECIPITATION EVENTS. DESCRIBE OVERLAND FLOW PATH OR BACKUP SYSTEM.

DESCRIBE HOW ROOF DRAINS WILL WORK WITH SYSTEM (HOW THEY GET TO IT, LOW RAINFALL EVENTS, HIGH RAINFALL EVENTS, OVERFLOW PATH OR BACK UP SYSTEM)

SUMMARY OF CONTROLS
DETENTION BASIN:
STORE FOR 100-YR POST AND RELEASE AT 5-YR PRE:

- 5-YR PRE-DEVELOPED TOTAL RELEASE = 18.34 CFS*
- 100-YR POST DEVELOPED RELEASE = 2.57 CFS
- REQUIRE STORAGE =29,932 CF

*PRE RELEASE RATE WAS DEVELOPED FOR THE ENTIRE SITE, THE STORAGE AND RELEASE RATES FOR BOTH DETENTION AREAS & UNDETAINED FLOW WAS ADDED TOGETHER, AND IS BELOW THE 5-YEAR PRE-DEVELOPED RELEASE RATE.

3 MAINTENANCE

ONCE THE CONTRACTOR HAS COMPLETED CONSTRUCTION, AND AN IOWA LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT HAS PREPARED AN AS-BUILT DRAWING, THEN THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES AND COMPLYING WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT ORDINANCE.

4 INSPECTIONS

REGULAR INSPECTIONS SHALL BE PERFORMED BY THE OWNER TO ENSURE THE DEVICES ARE IN CONTINUAL COMPLIANCE WITH THE AS-BUILT PLANS AND SPECIFICATIONS.

THE CITY SHALL BE PERMITTED TO ENTER AND INSPECT ANY PROPERTY SUBJECT TO REGULATION AFTER THE CITY HAS FIRST MADE A REASONABLE ATTEMPT TO CONTACT THE PROPERTY OWNER OR A REPRESENTATIVE OF THE OWNER AS STIPULATED IN THE ORDINANCE.

5 APPLICABLE ORDINANCE

THIS PLAN IS REQUIRED UNDER CHAPTER 28, ARTICLE VII, SECTIONS 28-201 TO 28-211 OF THE MARSHALLTOWN CITY CODE. IT IS ADVISED THAT THE OWNER BECOMES FAMILIAR WITH THE REQUIREMENTS OF SAID ORDINANCE TO ENSURE COMPLIANCE AFTER THE AS-BUILT PLAN HAS BEEN PROVIDED AND THE ENGINEER IS NO LONGER ACTIVELY INVOLVED IN THE PROJECT.

NO. | REVISION | BY | DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

PCSWMP - NORTH DETENTION AREA

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

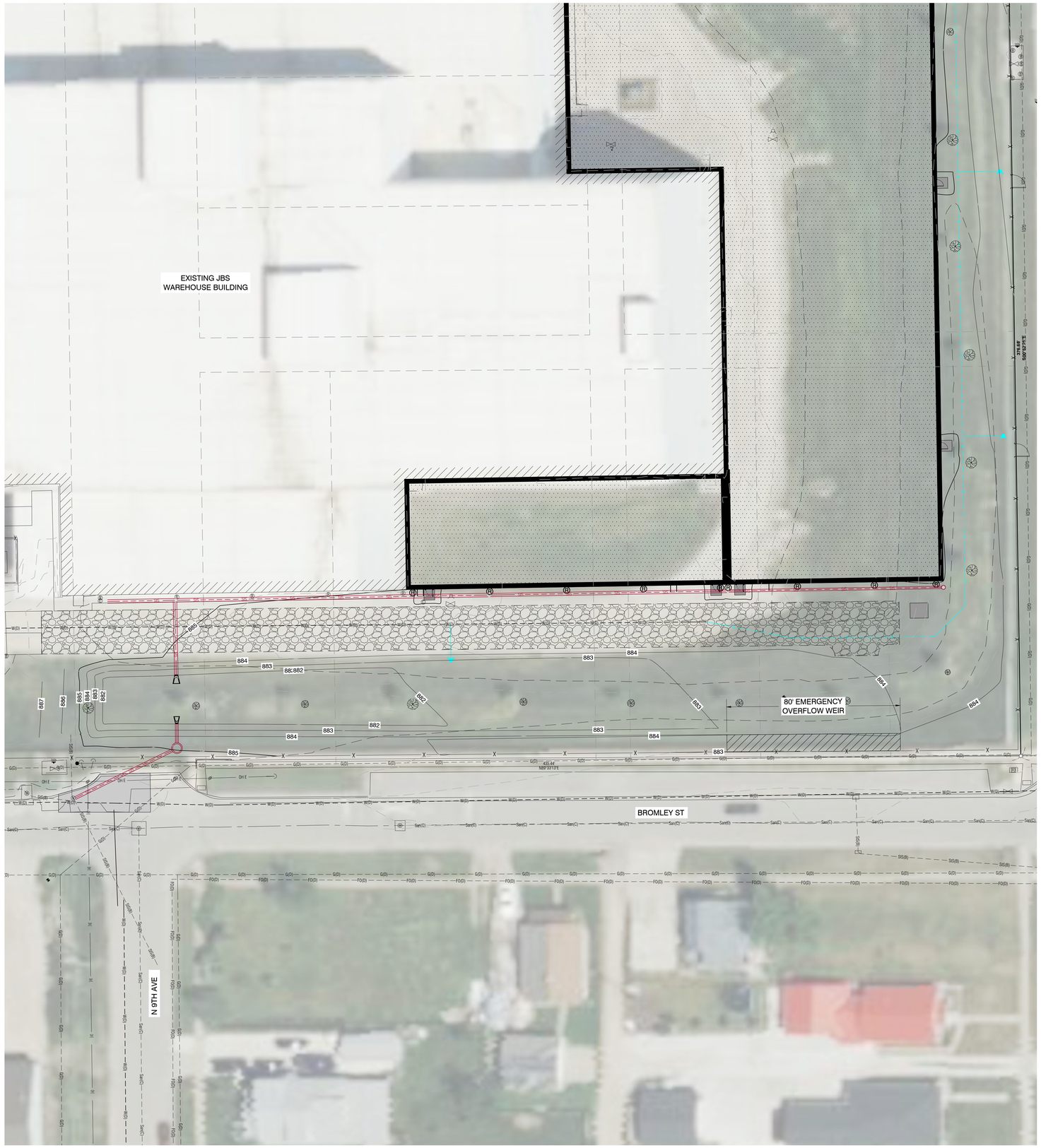
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.311

J:\25-DS-0026\dwg\05_Sheets\25-DS-0026 PCSWMP.dwg - C.311 - 04-24-25 - 8:33am - KMM52



N

GRAPHIC SCALE
0 20 40 60

CITY OF MARSHALLTOWN

POST CONSTRUCTION STORM WATER MANAGEMENT PLAN

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP)SHALL REMAIN IN PLACE FOR THE LIFE OF THE EXISTING FACILITY AS SHOWN ON THE AS-BUILT PLAN SHEET. ANY SITE MODIFICATION PERFORMED AFTER FINAL INSTALLATION OF THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES MAY RESULT IN THE NECESSITY TO MODIFY THE PCSWMP. APPROVAL FROM THE CITY OF MARSHALLTOWN IS REQUIRED BEFORE ANY FUTURE MODIFICATIONS MAY BE PERFORMED. CONTACT CLAPSADDLE-GARBER ASSOCIATES OR THE CITY OF MARSHALLTOWN, PUBLIC WORKS DEPARTMENT FOR ASSISTANCE.

1 SITE DESCRIPTION

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP) IS FOR BUILDING EXPANSION OF JBS DISTRIBUTION IN MARSHALLTOWN, IA.

THIS PCSWMP COVERS APPROXIMATE 5.9 ACRES WITH AN ESTIMATED 3.9 ACRES BEING DISTURBED.

REFER TO THIS SHEET FOR LOCATIONS OF POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES.

2 CONTROLS

THE PROPOSED POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE SEPARATE FROM STORM WATER RUNOFF CONTROLS REQUIRED FOR THE NPDES GENERAL PERMIT NO. 2 AND THE MARSHALLTOWN COSESCO PERMIT. WHEREAS RUNOFF CONTROL DEVICES ARE REMOVED UPON SITE STABILIZATION, POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE CONSTRUCTED DURING THE NORMAL COURSE OF SITE CONSTRUCTION AND MAINTAINED PERMANENTLY. IT IS IMPERATIVE THAT THE OWNER RECOGNIZES THE RESPONSIBILITY THAT IS REQUIRED TO BE IN COMPLIANCE WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT PLAN ORDINANCE.

ALL DEVICES SHALL COMPLY WITH THE SPECIFICATIONS AS DEFINED IN THE IOWA STORM WATER MANAGEMENT MANUAL.

THE (PROJECT DEVELOPMENT) INCORPORATES GRASS SWALES, INFILTRATION TRENCHES, BIO RETENTION SYSTEMS, DRY AND WET SWALES, NATIVE LANDSCAPING, ROCK FILTRATION, HYDRODYNAMIC DEVICES AND POROUS PAVEMENTS FOR IMPROVING STORM WATER QUALITY, REDUCING RUNOFF VOLUME, AND REDUCING THE RUNOFF RATE. A DRY OR WET DETENTION BASIN WILL PROVIDE STORAGE TO REDUCE THE RUNOFF RATE.

DESCRIBE HOW THE STORM WATER MANAGEMENT WILL WORK. (WHERE WILL IT GO, HOW DOES IT GET THERE? HOW WILL IT REACT TO SMALL PRECIPITATION EVENTS AND/OR LARGE PRECIPITATION EVENTS. DESCRIBE OVERLAND FLOW PATH OR BACKUP SYSTEM.

DESCRIBE HOW ROOF DRAINS WILL WORK WITH SYSTEM (HOW THEY GET TO IT, LOW RAINFALL EVENTS, HIGH RAINFALL EVENTS, OVERFLOW PATH OR BACK UP SYSTEM)

SUMMARY OF CONTROLS
DETENTION BASIN:
STORE FOR 100-YR POST AND RELEASE AT 5-YR PRE:

- 5-YR PRE-DEVELOPED RELEASE = 18.34 CFS*
- 100-YR POST DEVELOPED RELEASE = 884.01 CFS
- REQUIRE STORAGE =17,900 CF

*PRE RELEASE RATE WAS DEVELOPED FOR THE ENTIRE SITE, THE STORAGE AND RELEASE RATES FOR BOTH DETENTION AREAS & UNDETAINED FLOW WAS ADDED TOGETHER, AND IS BELOW THE 5-YEAR PRE-DEVELOPED RELEASE RATE.

3 MAINTENANCE

ONCE THE CONTRACTOR HAS COMPLETED CONSTRUCTION, AND AN IOWA LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT HAS PREPARED AN AS-BUILT DRAWING, THEN THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES AND COMPLYING WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT ORDINANCE.

4 INSPECTIONS

REGULAR INSPECTIONS SHALL BE PERFORMED BY THE OWNER TO ENSURE THE DEVICES ARE IN CONTINUAL COMPLIANCE WITH THE AS-BUILT PLANS AND SPECIFICATIONS.

THE CITY SHALL BE PERMITTED TO ENTER AND INSPECT ANY PROPERTY SUBJECT TO REGULATION AFTER THE CITY HAS FIRST MADE A REASONABLE ATTEMPT TO CONTACT THE PROPERTY OWNER OR A REPRESENTATIVE OF THE OWNER AS STIPULATED IN THE ORDINANCE.

5 APPLICABLE ORDINANCE

THIS PLAN IS REQUIRED UNDER CHAPTER 28, ARTICLE VII, SECTIONS 28-201 TO 28-211 OF THE MARSHALLTOWN CITY CODE. IT IS ADVISED THAT THE OWNER BECOMES FAMILIAR WITH THE REQUIREMENTS OF SAID ORDINANCE TO ENSURE COMPLIANCE AFTER THE AS-BUILT PLAN HAS BEEN PROVIDED AND THE ENGINEER IS NO LONGER ACTIVELY INVOLVED IN THE PROJECT.

NO. | REVISION | BY | DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

PCSWMP - SOUTH DETENTION AREA

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.312

J:\25-DS-0026\dwgs\5_Sheets\25-DS-0026 PCSWMP.dwg - C.312 - 04-24-25 - 8:53am - KMN352

LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE RUBBER MULCH AROUND ALL TREES AND IN SPECIFIED PLANTING BEDS(SEE LANDSCAPE CONSTRUCTION NOTES) TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING. REMOVE STAKING AT END OF WARRANTY PERIOD.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE COVERED WITH TYPE 1 SEEDING OR AS APPROVED BY THE OWNER.
10. CONTRACTOR SHALL PLACE TOPSOIL FROM THE SITE OR SOIL CONDITIONED OR TILLED INTO THE TOP 6 INCHES WITH AT LEAST A 5% ORGANIC CONTENT, INTO REQUIRED PLANTING AREAS(YARD AREAS, BUFFER YARDS, OR PLANTERS).
11. STOCKPILED TOPSOIL SHOULD BE PLIABLE LOAM, SECURE FROM NATURALLY WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL, FREE FROM CLAY LUMPS + STONE AND OTHER DEBRIS OVER 1 INCH IN DIAMETER.(PER IOWA DOT SPEC. SP-155079)
12. TOPSOIL SHALL HAVE A PH VALUE OF MINIMUM 5.5 AND MAXIMUM OF 7.0.(PER IOWA DOT SPEC. SP-155079)
13. CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND SUBMITTING TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO USE AND PLACEMENT.(PER IOWA DOT SPEC. SP-155079)
14. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY. EXISTING LANDSCAPING BUFFER IN THE NORTH WILL BE PRESERVED TO PROVIDE SCREENING FROM NEIGHBORING PROPERTY OWNERS IN THE NORTH & IN THE WEST.
15. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

LANDSCAPE CONSTRUCTION NOTES:

(A) TYPE 1 (PERMANENT LAWN MIXTURE)

(B) TYPE 2 (PERMANENT COOL-SEASON SLOPE AND DITCH MIXTURE)

SITE INFORMATION:

TOTAL NE DISTURBED AREA: 50,752 SF (1.16 AC)
TOTAL SW DISTURBED AREA: 115,357 SF (2.64 AC)
TOTAL TYPE 1 SEEDING AREA: 22,351 SF (0.51 AC)
TOTAL TYPE 2 SEEDING AREA: 66,961 SF (1.53 AC)

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
BN	Betula nigra	River Birch	8	2" B&B
AR	Acer rubrum 'Frank Jr.'	Redpointe Maple	7	2" B&B
SN	Nysaa sylvatica	Black Tupelo	6	2" B&B
Deciduous Understory Trees				
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry(Tree Form and Fruitless)	9	1.5" B&B
Shrubs				
TM	Taxus x media	Stonehenge Dark Druid Yew	30	#5 CNT
IV	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	22	#5 CNT
BS	Buxus sinica var. insularis 'Wintergreen'	Korean Boxwood	16	#5 CNT
TO	Thuja occidentalis 'BailJohn'	Technito Arborvitae	14	#5 CNT

OFF-STREET LOADING REQUIREMENTS

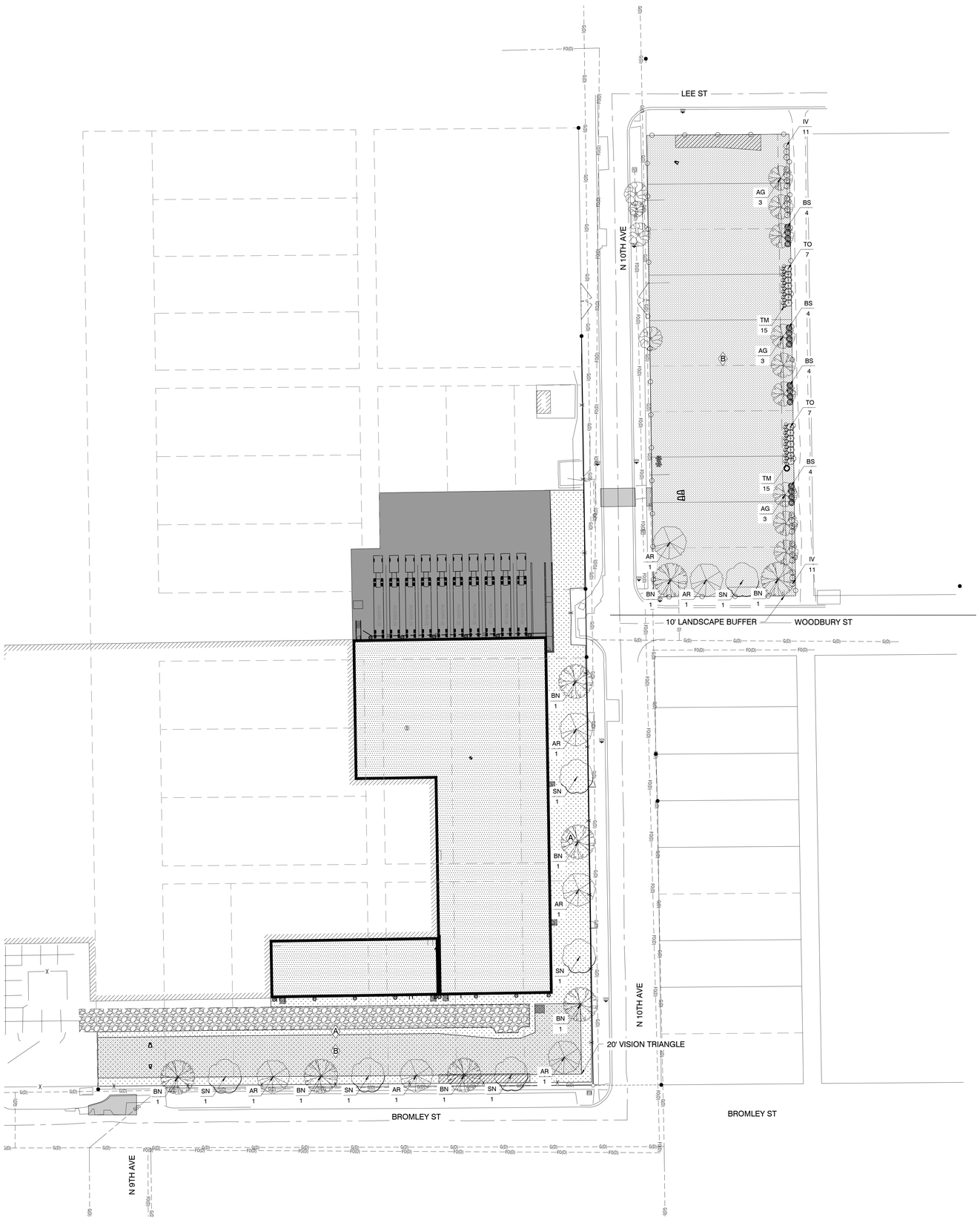
#	ZONING DESCRIPTION	REQUIRED	PROPOSED
	156.E.007 Off-Street Loading(C)(3)		
1	Buffering. Docks and loading spaces shall be located behind buildings and screened from view from abutting properties and public right-of-way.	Screening from right-of-way	Chain Link Fencing with Privacy Slats

SITE TREE REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
	156.F.003(C)(3)(a) Development Landscaping		
1	A Minimum of Five Overstory Trees per Acre NE Lot Disturbed Area: 50,752 SF (1.16 AC) SW Lot Disturbed Area: 115,357 SF (2.64 AC)	NE Lot: 6 Trees SE Lot: 14 Trees	NE Lot: 6 Trees SE Lot: 16

BUFFER REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
	156.F.004-1 Bufferyard Classifications		
1	Option 2: Landscape with Berm, Wall, or Fence Type C: 10'(GI abutting RM) Every 100 LF(2 Understory and 20 Shrubs)	NE Lot 9 Understory 82 Shrubs W/ Fence	NE Lot 9 Understory 82 Shrubs W/Fence
	156.F.004(D) Bufferyard Locations		
	Properties separated by public R.O.W. are	SW Lot N/A Adjacent to Public Street/ R.O.W.	SW Lot Chain Link Fencing W/ Privacy Slats & 16 Overstory



N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

OVERALL LANDSCAPE PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

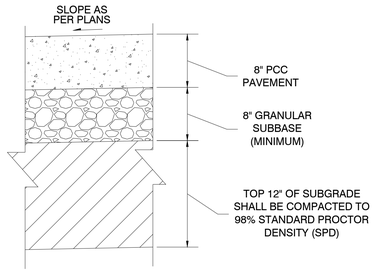
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

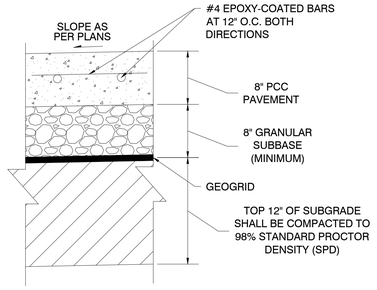
PROJECT NO. 25-DS-0026

SHEET NO. C.400

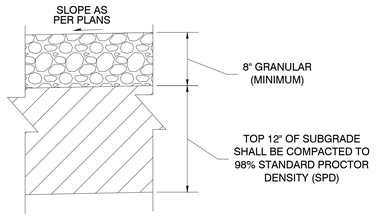
J:\25-DS-0026\dwg\25_Sheets\25-DS-0026 Overall Landscape Plan.dwg - C.400 - 04-24-25 - 8:53am - KMM52



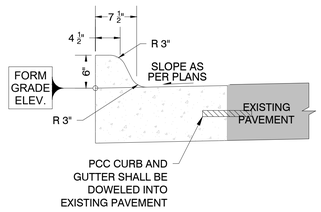
01 8" PCC PAVEMENT SECTION



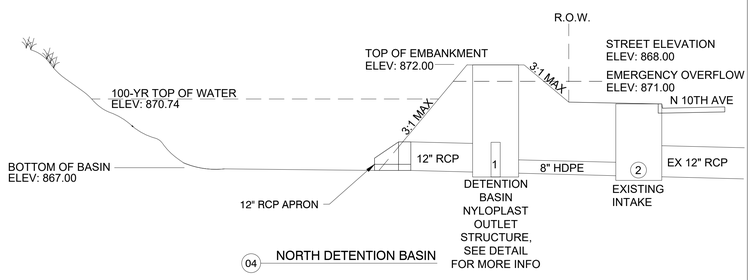
02 PCC PATCH



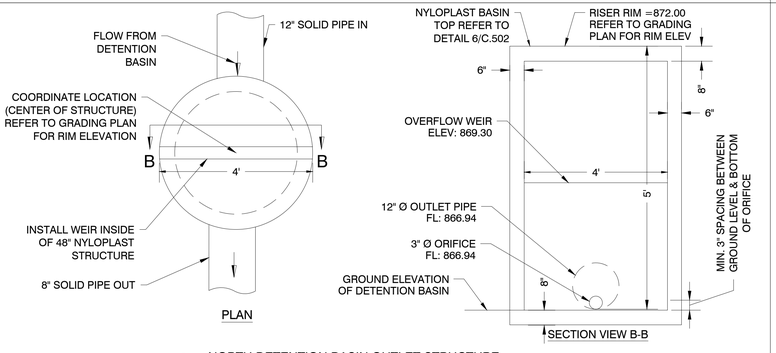
02B GRAVEL DRIVE



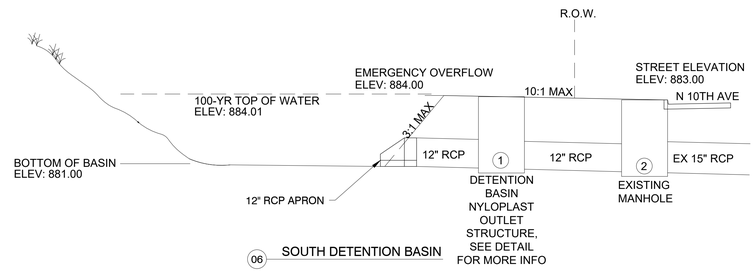
03 PCC CURB & GUTTER
6" STANDARD INTERGAL



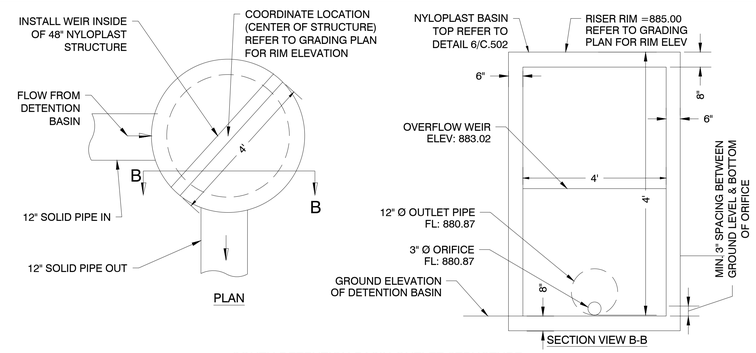
04 NORTH DETENTION BASIN



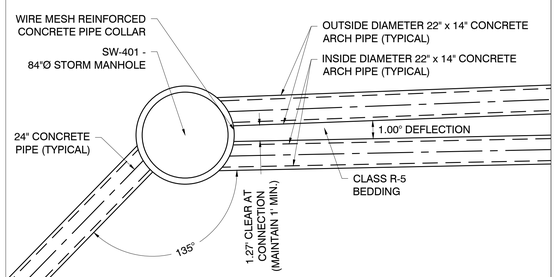
05 NORTH DETENTION BASIN OUTLET STRUCTURE



06 SOUTH DETENTION BASIN



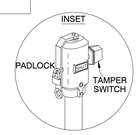
07 SOUTH DETENTION BASIN OUTLET STRUCTURE

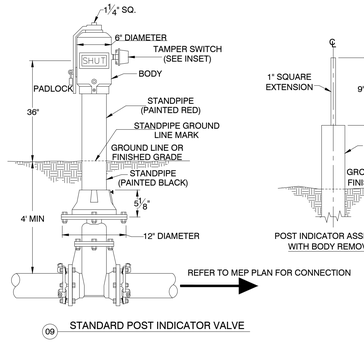


08 ARCH PIPE CONNECTION TO 72" DIA MANHOLE

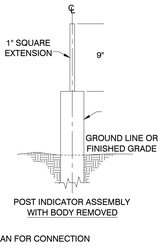
FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE 'OPEN' AND 'SHUT' TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING.
9. SHALL BE LOCATED NOT LESS THAN 40FT FROM BUILDINGS, UNLESS PERMITTED BY AUTHORITY HAVING JURISDICTION.

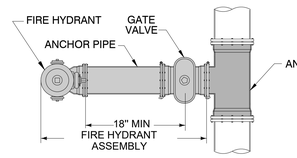




09 STANDARD POST INDICATOR VALVE



POST INDICATOR ASSEMBLY WITH BODY REMOVED



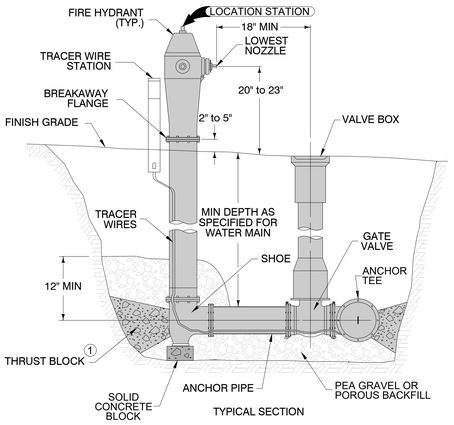
TYPICAL PLAN

USE DUCTILE IRON PIPE WITH RESTRAINED MECHANICAL JOINTS FOR FIRE HYDRANT ASSEMBLY AND ANCHOR TEE

ALL SHADED ITEMS ARE INCLUDED IN THE FIRE HYDRANT ASSEMBLY BID ITEM.

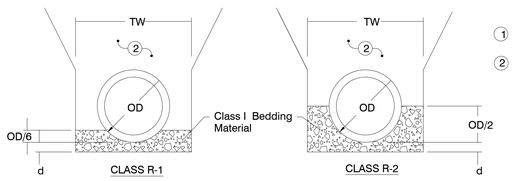
SEE THE CONTRACT DOCUMENTS FOR THE LOCATION OF EACH HYDRANT AND THE LENGTH OF ANCHORING PIPE.

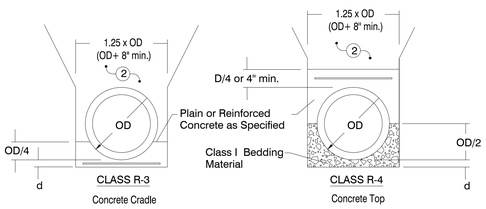
(1) DO NOT COVER DRAIN HOLES OR TRACER WIRE.



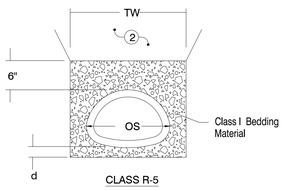
TYPICAL SECTION

RCP AND VCP PIPE BEDDING (1)





REINFORCED CONCRETE ARCH PIPE BEDDING



10 RIGID GRAVITY PIPE TRENCH BEDDING

Refer to sheet 2 for bury depth restrictions.

(1) Use Bedding Class R-1 or R-2 unless specified otherwise.

(2) Place remainder of bedding and backfill materials as specified in the contract documents.

Key

OD = Outside diameter of pipe

OS = Outside span of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches
Max.= 1.25xOD+12 inches OR
54 inches (whichever is greater)

d = Depth of bedding material below pipe:
OD/8 or OS/8, OR 4 inches
(whichever is greater)

ALLOWABLE BURY DEPTH

CLASS III RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	7'	10'	15'	19'	27'
15	8'	10'	16'	19'	27'
18	8'	1 1'	16'	20'	40'
21	8'	1 1'	18'	26'	40'
24	8'	12'	23'	36'	40'
27	10'	15'	30'	40'	40'
30	1 1'	15'	29'	40'	40'
33	1 1'	15'	28'	40'	40'
36	1 1'	15'	27'	40'	40'
42	1 1'	15'	26'	38'	40'
48	1 1'	15'	26'	36'	40'
54	1 1'	15'	25'	34'	40'
60	1 1'	15'	25'	33'	40'
66	1 1'	15'	24'	32'	40'
72	1 1'	15'	24'	32'	40'

As = Area of Steel Reinforcing

CLASS IV RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	12'	15'	23'	28'	40'
15	12'	16'	23'	30'	40'
18	13'	16'	29'	40'	40'
21	13'	18'	40'	40'	40'
24	16'	23'	40'	40'	40'
27	19'	30'	40'	40'	40'
30	19'	29'	40'	40'	40'
33	19'	28'	40'	40'	40'
36	19'	28'	40'	40'	40'
42	18'	27'	40'	40'	40'
48	18'	26'	40'	40'	40'
54	18'	25'	40'	40'	40'
60	18'	25'	40'	40'	40'
66	18'	25'	40'	40'	40'
72	18'	24'	40'	40'	40'

As = Area of Steel Reinforcing

CLASS V RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	18'	23'	35'	40'	40'
15	19'	24'	40'	40'	40'
18	19'	30'	40'	40'	40'
21	25'	40'	40'	40'	40'
24	34'	40'	40'	40'	40'
27	40'	40'	40'	40'	40'
30	40'	40'	40'	40'	40'
33	40'	40'	40'	40'	40'
36	40'	40'	40'	40'	40'
42	37'	40'	40'	40'	40'
48	35'	40'	40'	40'	40'
54	33'	40'	40'	40'	40'
60	32'	40'	40'	40'	40'
66	31'	40'	40'	40'	40'
72	31'	40'	40'	40'	40'

As = Area of Steel Reinforcing

EXTRA STRENGTH VCP

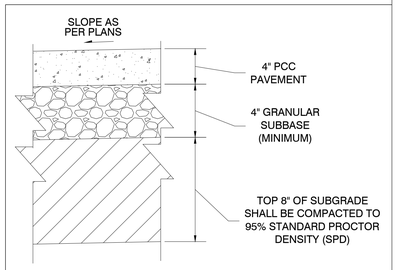
Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
6	25'	30'	30'	30'	30'
8	20'	26'	30'	30'	30'
10	18'	23'	30'	30'	30'
12	16'	20'	30'	30'	30'
15	15'	19'	28'	30'	30'
18	14'	18'	30'	30'	30'
21	15'	22'	30'	30'	30'
24	18'	28'	30'	30'	30'
27	20'	30'	30'	30'	30'
30	19'	29'	30'	30'	30'
33	20'	30'	30'	30'	30'
36	20'	30'	30'	30'	30'
39	19'	29'	30'	30'	30'
42	18'	26'	30'	30'	30'

As = Area of Steel Reinforcing

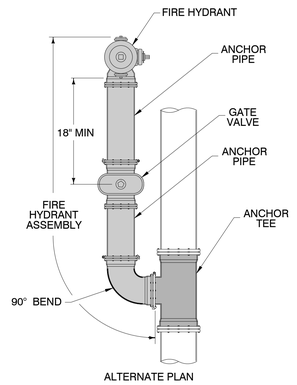
REINFORCED CONCRETE ARCH PIPE

Pipe Size (inch by inch)	Equiv. Diameter (inches)	Class A-III	Class A-IV
18 by 1 1	15	6'	1 1'
22 by 13	18	6'	1 1'
26 by 15	21	6'	13'
29 by 18	24	7'	15'
36 by 22	30	8'	15'
44 by 27	36	8'	14'
51 by 31	42	8'	15'
58 by 36	48	8'	15'
65 by 40	54	8'	15'
73 by 45	60	8'	14'
88 by 54	72	9'	14'

Based on Class R-5 bedding.



02 PCC SIDEWALK PAVEMENT SECTION



ALTERNATE PLAN

11 FIRE HYDRANT ASSEMBLY

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

TYPICAL DETAILS

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

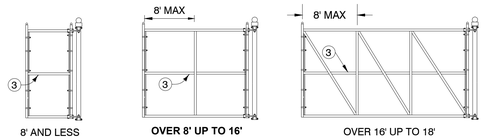
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

CGA

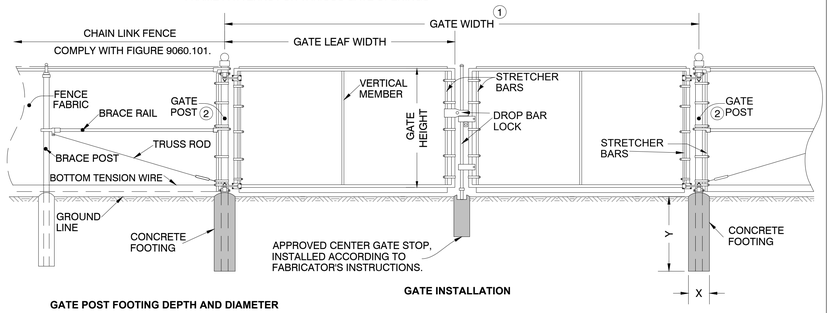
PROJECT NO.
25-DS-0026

SHEET NO.
C.500

J:\25-DS-0026\dwg\G_Sheets\25-DS-0026 Typ Details.dwg - C.500 TYPICAL DETAILS - 04-24-25 - 8:33am - KMN332



FRAME PATTERNS FOR VARIOUS GATE OPENINGS



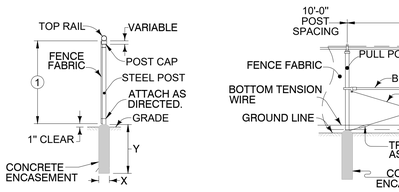
GATE INSTALLATION

GATE POST FOOTING DEPTH AND DIAMETER

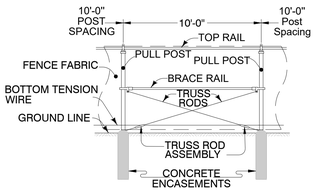
GATE HEIGHT	GATE LEAF WIDTH	X	Y
6'-0" or less	4'-0" or less	0'-10"	3'-0"
6'-0" or less	over 4'-0" to 10'-0"	0'-12"	3'-0"
6'-0" or less	over 10'-0" to 18'-0"	1'-2"	3'-0"
over 6'-0"	6'-0" or less	0'-10"	3'-0"
over 6'-0"	over 6'-0" to 12'-0"	1'-0"	3'-0"
over 6'-0"	over 12'-0" to 18'-0"	1'-4"	3'-6"
over 6'-0"	over 18'-0" to 24'-0"	1'-6"	4'-0"

1. DOUBLE SWING GATE IS REQUIRED ONLY FOR WIDTHS GREATER THAN 16 FEET. EXACT DETAILS OF GATE DESIGN ARE SUBJECT TO APPROVAL OF THE ENGINEER. FURNISH GATE WITH APPROVED STOP, LATCH, AND MEANS FOR LOCKING. INSTALL AS RECOMMENDED BY THE MANUFACTURER.
2. END POST USED TO TERMINATE RUN OF FENCE IF NO GATE IS PROPOSED.
3. HORIZONTAL MEMBERS ARE REQUIRED ONLY IF THE FABRIC HEIGHT IS 8 FEET OR GREATER.

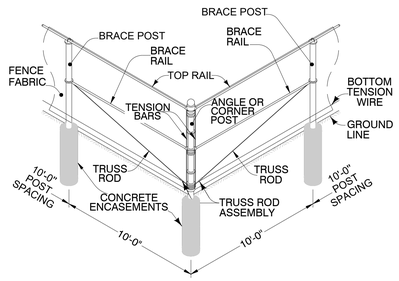
01 CHAIN LINK FENCE GATE



POST INSTALLATION



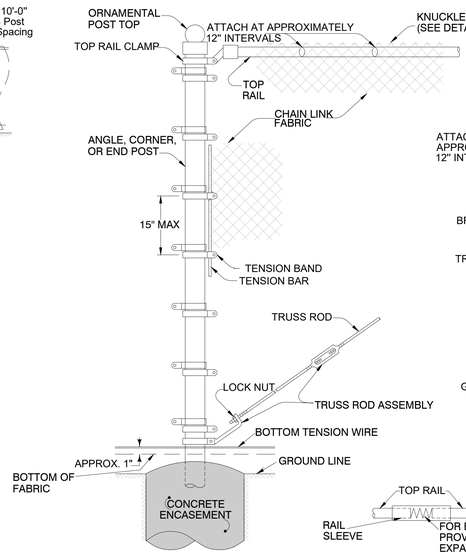
PULL POST INSTALLATION



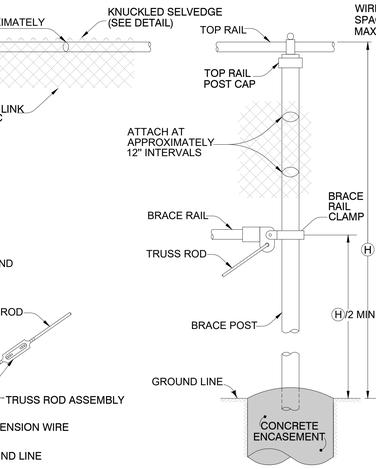
ANGLE OR CORNER POST INSTALLATION

FENCE POST FOOTING DEPTH AND DIAMETER

USE IN FENCE	FENCE HEIGHT					
	4'-0" AND LESS		OVER 4' TO 8'-0"		OVER 8'-0"	
	X	Y	X	Y	X	Y
LINE AND BRACE POSTS	0'-8"	3'-0"	0'-10"	3'-0"	1'-0"	2
TERMINAL POST*	0'-10"	3'-0"	1'-0"	3'-0"	1'-4"	2
*INCLUDES CORNER, ANGLE, END, AND PULL POSTS.						

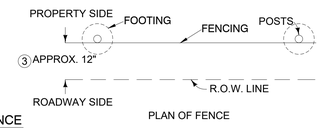


ANGLE, CORNER, OR END POST ASSEMBLY

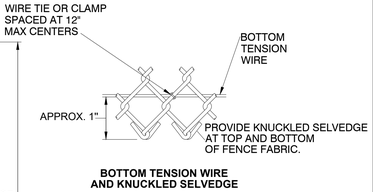


BRACE POST ASSEMBLY

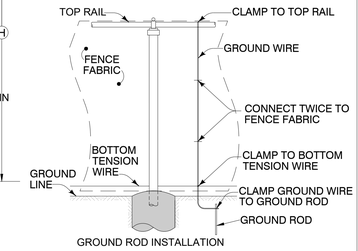
RAIL SLEEVE



PLAN OF FENCE



BOTTOM TENSION WIRE AND KNUCKLED SELVEDGE



GROUND ROD INSTALLATION

PLACE FENCE FABRIC ON ROADWAY SIDE OF POST. FOR CERTAIN CURVES, STREAM CROSSINGS, OR OTHER LOCATIONS, THE CONTRACTOR HAS THE OPTION TO PLACE FABRIC ON THE SIDE OF THE POST AWAY FROM THE ROADWAY.

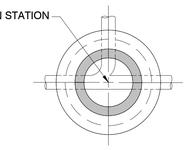
RESIDENTIAL CHAIN LINK FENCE DOES NOT INCLUDE BRACES, TRUSS ROD ASSEMBLY, TENSION WIRE, TENSION BAR, TENSION BAND, OR GROUNDS

1. FABRIC WIDTH AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. FOR FENCE HEIGHTS GREATER THAN 8 FEET, THE DEPTH OF THE FENCE POST FOOTING IS 3 FEET PLUS 3 INCHES FOR EACH 1 FOOT IN HEIGHT OVER 8 FEET.
3. INSTALL THE FENCE ON THE ROADWAY SIDE OF THE RIGHT-OF-WAY WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.

02 8' PERIMETER CHAIN LINK FENCE

TYPICAL SECTION

1. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH BOTTOM RISER, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE RISER.
2. FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
3. 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.



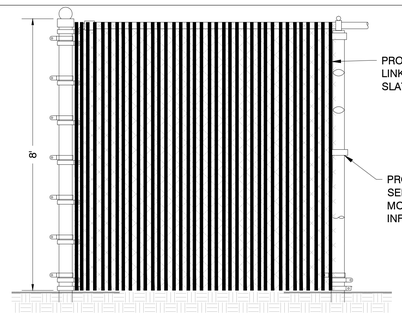
PLAN

Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes 2	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

03 SW-401 CIRCULAR STORM SEWER MANHOLE

GENERAL NOTE:

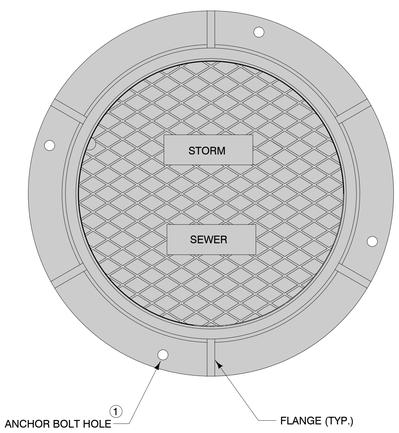
1. PRIVACY SLATS FOR CHAIN LINK FENCE SHALL INCLUDE A DUAL-POINT LOCKING SYSTEM.
2. SLAT MATERIAL SHALL BE OF HDPE MATERIAL OR APPROVED EQUIVALENT.
3. CONTRACTOR SHALL MATCH EXISTING PRIVACY FENCE SLATS DURING CONSTRUCTION.



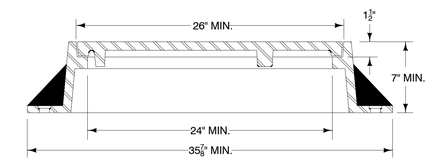
05 CHAIN LINK FENCE PRIVACY SLATS

TYPE E

TWO-PIECE FIXED CASTING



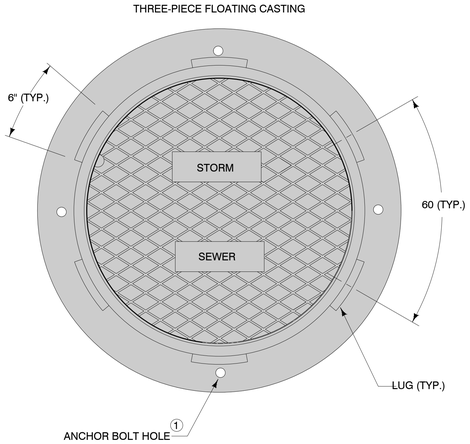
PLAN



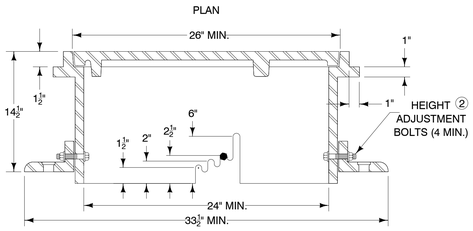
TYPICAL SECTION

TYPE F

THREE-PIECE FLOATING CASTING



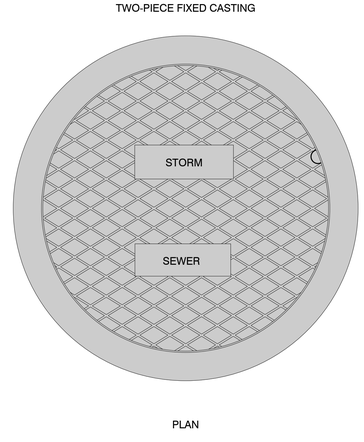
PLAN



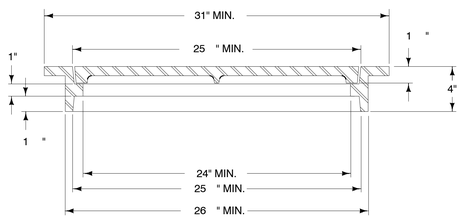
TYPICAL SECTION

TYPE G

TWO-PIECE FIXED CASTING



PLAN



TYPICAL SECTION

FRAME NOTES:
SIZE AND SPACING OF LUGS AND FLANGES MAY VARY.

COVER NOTES:
ROUGHNESS PATTERN AND TEXT STYLES MAY VARY.
MINIMUM ONE CONCEALED PICKHOLE.

1. WHEN THE CONTRACT DOCUMENTS REQUIRE THE FRAME TO BE ATTACHED TO THE STRUCTURE, DRILL FOUR ⅞" DIAMETER HOLES OR SLOTS, EQUALLY SPACED AROUND FRAME.
2. SET CASTING AT PROPER GRADE USING ONE OF THE ADJUSTMENT SLOTS. REMOVE BOLTS UPON COMPLETION OF PAVING.

04 SW-602 CASTINGS FOR STORM SEWER MANHOLES

TYPICAL DETAILS

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

NO.	REVISION	BY	DATE

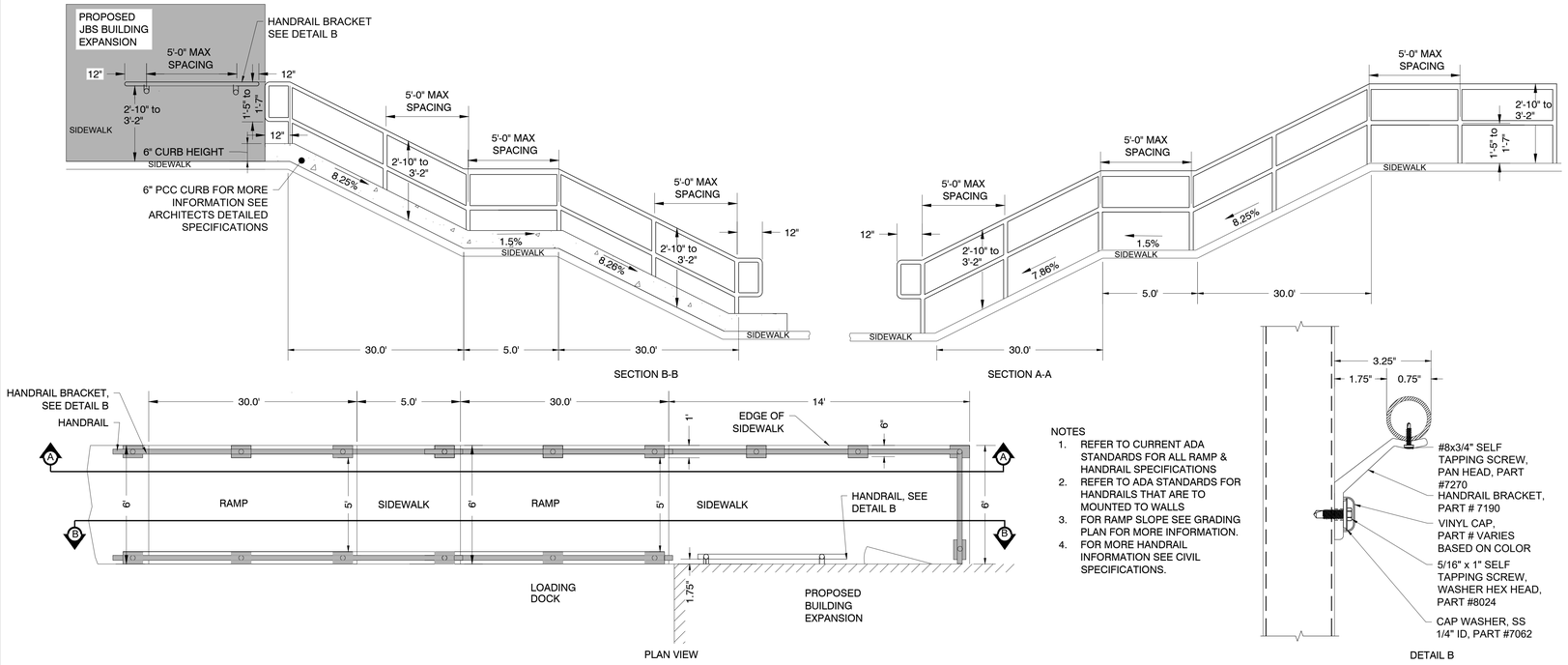
DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.501



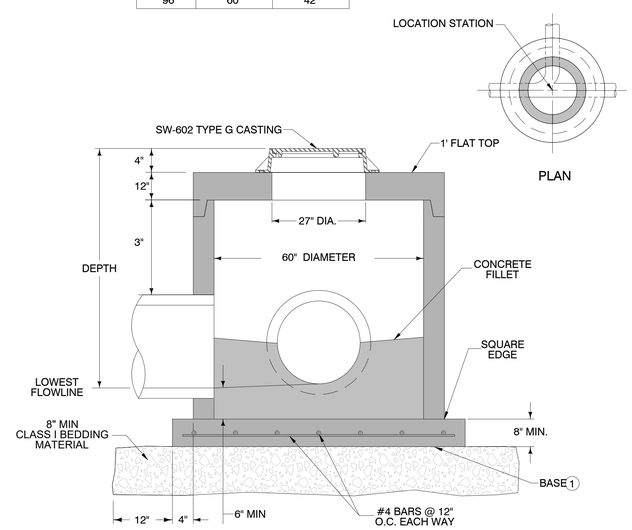
NOTES
1. REFER TO CURRENT ADA STANDARDS FOR ALL RAMP & HANDRAIL SPECIFICATIONS
2. REFER TO ADA STANDARDS FOR HANDRAILS THAT ARE TO MOUNTED TO WALLS
3. FOR RAMP SLOPE SEE GRADING PLAN FOR MORE INFORMATION.
4. FOR MORE HANDRAIL INFORMATION SEE CIVIL SPECIFICATIONS.

01 FLOOR & WALL MOUNTED HANDRAILS

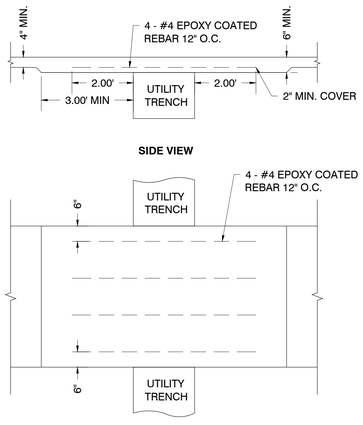
Manhole Diameter (inches)	Maximum Pipe Diameter (2) (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

(1) CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH BOTTOM RISER, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE RISER.

(2) FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.

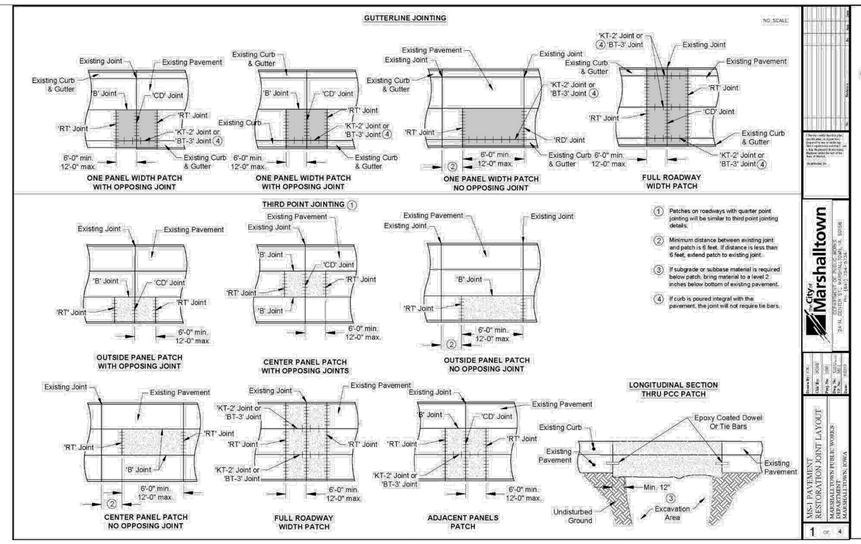


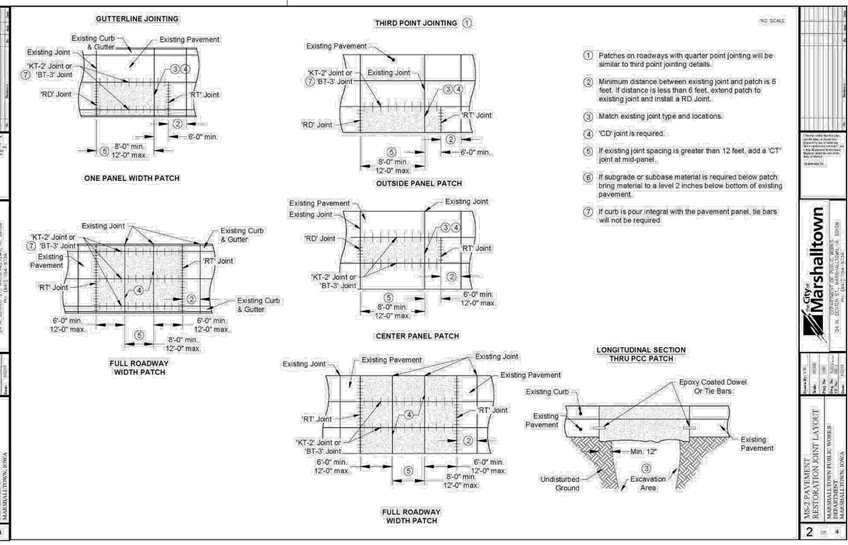
02 FLAT TOP INTAKE



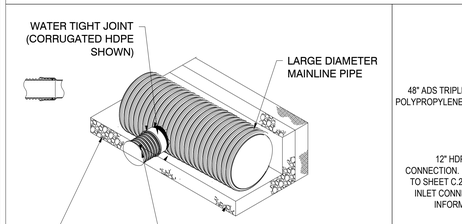
NOTE:
ALL SIDEWALK OVER UTILITY TRENCHES SHALL BE REINFORCED WITH #4 BARS AT 12 INCH CENTERS STARTING 6" FROM EDGE OF THE SIDEWALK AND EXTENDING ACROSS THE UTILITY TRENCH AND 2 FEET INTO THE ABUTTING SECTIONS.

03 MD-3 SIDEWALK OVER UTILITY TRENCH



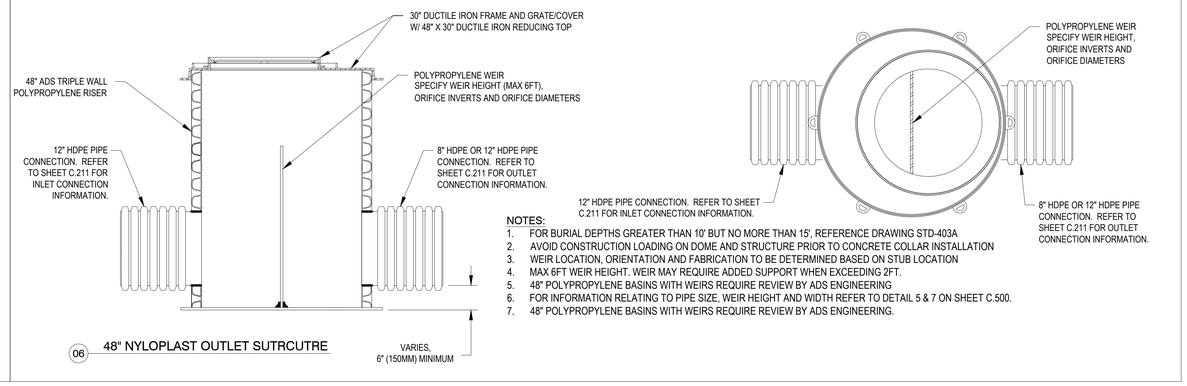


04 PAVEMENT RESTORATION JOINT LAYOUT



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANNULAR MATERIAL MEETING THE REQUIRMENTS OF CLASS I, CLASS II, OR CLASS III MATERIALS AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

05 INSERT-A TEE



NOTES:
1. FOR BURIAL DEPTHS GREATER THAN 10' BUT NO MORE THAN 15', REFERENCE DRAWING STD-403A
2. AVOID CONSTRUCTION LOADING ON DOME AND STRUCTURE PRIOR TO CONCRETE COLLAR INSTALLATION
3. WEIR LOCATION, ORIENTATION AND FABRICATION TO BE DETERMINED BASED ON STUB LOCATION
4. MAX 6FT WEIR HEIGHT. WEIR MAY REQUIRE ADDED SUPPORT WHEN EXCEEDING 2FT.
5. 48" POLYPROPYLENE BASINS WITH WEIRS REQUIRE REVIEW BY ADS ENGINEERING
6. FOR INFORMATION RELATING TO PIPE SIZE, WEIR HEIGHT AND WIDTH REFER TO DETAIL 5 & 7 ON SHEET C.500.
7. 48" POLYPROPYLENE BASINS WITH WEIRS REQUIRE REVIEW BY ADS ENGINEERING.

06 48" NYLOPLAST OUTLET SUTRCUTRE

REVISION | NO. | BY | DATE
DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

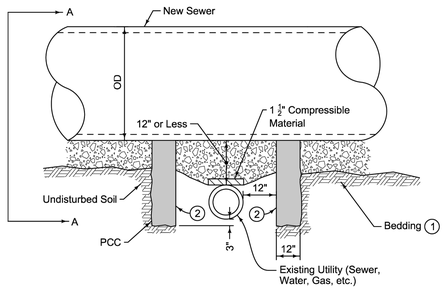
TYPICAL DETAILS

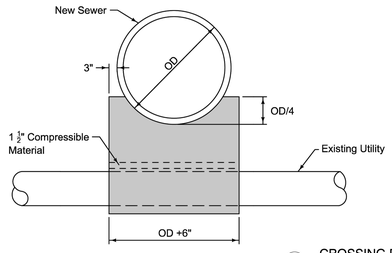
JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026
SHEET NO. C.502

J:\25-DS-0026\dwg\S_Sheet\25-DS-0026 Typ Details.dwg C.502 TYPICAL DETAILS 04-24-25 - 8:53am KMM529





SECTION A-A

01 CROSSING PIPE SUPPORT

Install pipe support for all new sewers 12 inches in diameter or larger when clearance between bottom of new sewer and top of existing line is 12 inches or less.

1. Comply with Figure 3010.101.
2. Form interior surface of footings. Keep the 12 inch utility clear zone free of concrete.

OD = Outside pipe diameter

SUDAS

REVISION	
1	10-21-14

3010.901

SHEET 1 of 1

SUDAS Standard Specifications

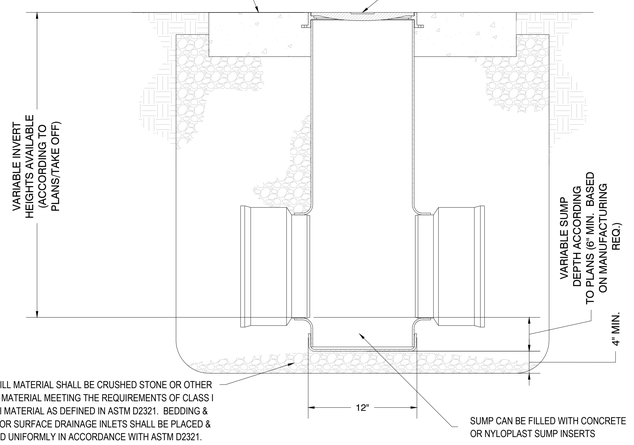
SEWER PIPE SUPPORT OVER EXISTING UTILITY LINE

NOTES:

1 - 8" - 30" GRATES / SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS / GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

INTAKE SIZE	
TROUGH PIPE DIAMETER	MAXIMUM DRAIN BASIN DIAMETER
12"	12"
15"	15"
18"	18"
24"	24"
30"	30"

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.



02 12" NYLOPLAST DRAINAGE BASIN

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

TYPICAL DETAILS

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.

J:\25-DS-0026\dwg\S_Sheets\25-DS-0026 Typ Details.dwg - C:\DS TYPICAL DETAILS - Jul 24, 25 - 8:53am - KMM352

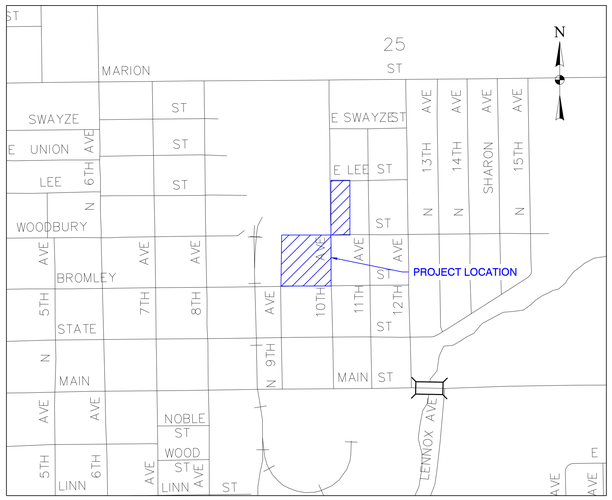
Aerial Vicinity Map



JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA
2025

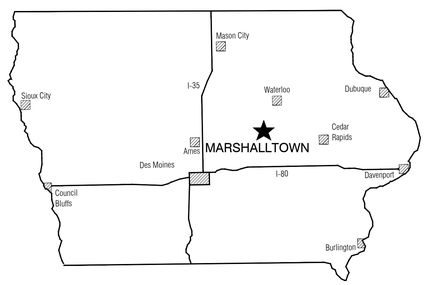
GRADING, PAVING, BUILDING CONSTRUCTION

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025 EDITION (SUDAS) AND THE CITY OF MARSHALLTOWN SUPPLEMENTAL SPECIFICATIONS



VICINITY MAP

NOT TO SCALE



LOCATION MAP

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.102	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS AND DEMOLITION PLAN
C.200	OVERALL LAYOUT
C.210	OVERALL UTILITY PLAN
C.211	STORM SEWER PLAN AND PROFILE
C.212	DETAILED WATER MAIN UTILITY PLAN
C.213 - C.214	WATER MAIN PLAN AND PROFILE
C.300	OVERALL GRADING PLAN
C.301 - C.302	DETAILED GRADING PLAN
C.310	STORM WATER POLLUTION PREVENTION PLAN
C.311	POST CONSTRUCTION STORM WATER MANAGEMENT PLAN - NORTH DETENTION AREA
C.312	POST CONSTRUCTION STORM WATER MANAGEMENT PLAN - SOUTH DETENTION AREA
C.400	LANDSCAPING PLAN
C.500 - C.503	TYPICAL DETAILS

PLAN SET IS INTENDED TO BE PRINTED IN COLOR. PRINTING WITHOUT COLOR MAY AFFECT LEGIBILITY OF THE PLANS

Clapsaddle-Garber Associates, Inc
16 East Main Street, P.O. Box 754
Marshalltown, Iowa 50158
Phone 641-752-6701
www.cgaconsultants.com

LUCAS A. WILSON LICENSED 26390 IOWA PROFESSIONAL ENGINEER

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.

Signature — Date: 04-28-2025

Lucas A. Wilson, PE
Iowa License Number 26390
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: ALL SHEETS IN INDEX

CGA PROJECT 25-DS-0026 SHEET C.100

LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		FRUIT TREE
		SHRUBS (BUSHES)
		TREE LINE
		STUMP
		SWAMP
		CEMETERY
		GRAVE
		CAVE
		SINK HOLE
		WELL
		WINDMILL
		CISTERN
		SEPTIC TANK
		LP GAS TANK
		UNDERGROUND STORAGE TANK
		SATELLITE DISH
		SIGN (TYPE AS NOTED)
		FLAGPOLE
		SOIL BORING
		MONITORING WELL
		PARKING METER
		MAILBOX
		POST
		BOLLARD
		SPRINKLER HEAD
		SPRINKLER HEAD VALVE
		GUARDRAIL (BEAM OR CABLE)
		FENCE
		TILE OUTLET
		DRAINAGE WAY
		EDGE OF WATER
		SILT FENCE
		CONTOUR LINE
		SPOT ELEVATION
		BUILDING

EXISTING	PROPOSED	
W (*)	W	WATERLINE
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		CURB STOP
		YARD HYDRANT
FDC	FDC	FIRE DEPT. CONNECTION
PIV	PIV	POST INDICATOR VALVE
San(*)	San	SANITARY SEWER LINE
StS (*)	StS	STORM SEWER LINE
DT	DT	DRAIN TILE
SD	SD	SUBDRAIN
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		ROOF DRAIN
		ROOF DRAIN (SURFACE)
		ROOF DRAIN (UNDERGROUND)
G (*)	G	GAS LINE
		GAS VALVE
		GAS METER
OH E	OH E	OVERHEAD ELECTRICAL LINE
E (*)	E	BURIED ELECTRICAL LINE
		POWER POLE
		ELECTRICAL METER
		ELECTRICAL HIGHLINE TOWER
		TRAFFIC SIGNAL
TS(*)	TS	TRAFFIC SIGNAL LINE
		STREET LIGHT
		LUMINAIRE
		ELECTRICAL BOX/TRANSFORMER
FO(*)	FO	FIBER OPTICS LINE
FO	FO	FIBER OPTICS BOX
FO	FO	FIBER PEDESTAL
T(*)	T	TELEPHONE LINE
		TELEPHONE POLE
T	T	TELEPHONE PEDESTAL
T	T	TELEPHONE BOX
TV	TV	CABLE TELEVISION LINE
TV(*)	TV	TELEVISION PEDESTAL
TV	TV	TELEVISION BOX
AC	AC	AIR CONDITIONER

EXISTING	PROPOSED	
		SECTION/R.O.W. LINE
		BOUNDARY LINE
		PROPERTY LINE
		EASEMENT LINE
		SETBACK LINE
		R.O.W. RAIL OR LOT CORNER
		CONCRETE MONUMENT
		GOVERNMENT CORNER MONUMENT
		PARCEL OR LOT CORNER MONUMENT
		TEMP. CONSTRUCTION EASEMENT CORNER
		SURVEY CONTROL POINT

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WV	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM NSRS 2011 IOWA STATE PLANES, NORTH ZONE, US FOOT NAD83(2011)(EPOCH 2010) IARTN DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
200	3482882.396	5085274.813	880.82	103 MAG
201	3483352.97	5085263.81	868.86	103 MAG
202	3483326.372	5085434.619	867.305	103 MAG
203	3483355.908	5085565.37	867.1	103 MAG
204	3482873.759	5085602.227	870.565	103 MAG IN CUT X
205	3482888.095	5085444.731	875.57	103 MAG
206	3482431.444	5084694.305	885.68	103 MAG
207	3482409.089	5084806.108	884.795	103 REBAR
208	3482466.286	5085254.906	883.214	103 MAG
209	3482466.193	5085305.747	883.67	103 CUT X
520	3482522.163	5084678.826	888.31	103 REBAR
521	3482493.514	5085145.694	886.19	103 REBAR
522	3482990.861	5085224.636	879.7	103 MAG
523	3482922.262	5084752.159	888.36	103 REBAR
524	3482754.219	5085147.303	880.17	103 60D
527	3482586.014	5085116.902	882.18	103 MARKER X

PROPOSED USE

INDUSTRIAL DISTRIBUTION

OWNER OF RECORD:

SWIFT & COMPANY 1770
PROMONTORY CIR GREELEY,
CO 80634

PROPERTY ADDRESS:

402 N 10TH AVENUE
MARSHALLTOWN, IOWA 50158

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
PH 641-752-6701
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER:LUKE WILSON
CLAPSADDLE-GARBER ASSOCIATES, INC
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
PH 641-752-6701
WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

APRIL 24, 2025

FIELD WORK COMPLETED:

JANUARY 22, 2025

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

Alliant Energy
Field Engineer 800-255-4268

Windstream Enterprise
Locate Desk 800-941-3430

Centurylink
Sadie Hull 918-547-0147

Hawkins Electrical Service
Craig Hawkins 641-754-3788

City of Marshalltown Waterworks
Zack Maxfield 641-753-7913

City of Marshalltown Sewer
Troy McGahuey 641-754-5749

City of Marshalltown Engr Dept.
Heather Thomas 641-754-5734

JBS
BRAD CARL 641-752-9320

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN MARSHALLTOWN IS 5 FT.

UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

1. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
2. ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
3. UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA* :

(A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

(B) -INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.

(C) -INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

(D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

J:\25-DS-0026\dwg\S_Sheets\25-DS-0026 Title Sheet.dwg - C.102 - 04-24-25 - 8.51am - KMN352

	DATE	BY	REVISION	NO.

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

SYMBOLS, LEGEND, AND GENERAL INFORMATION

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

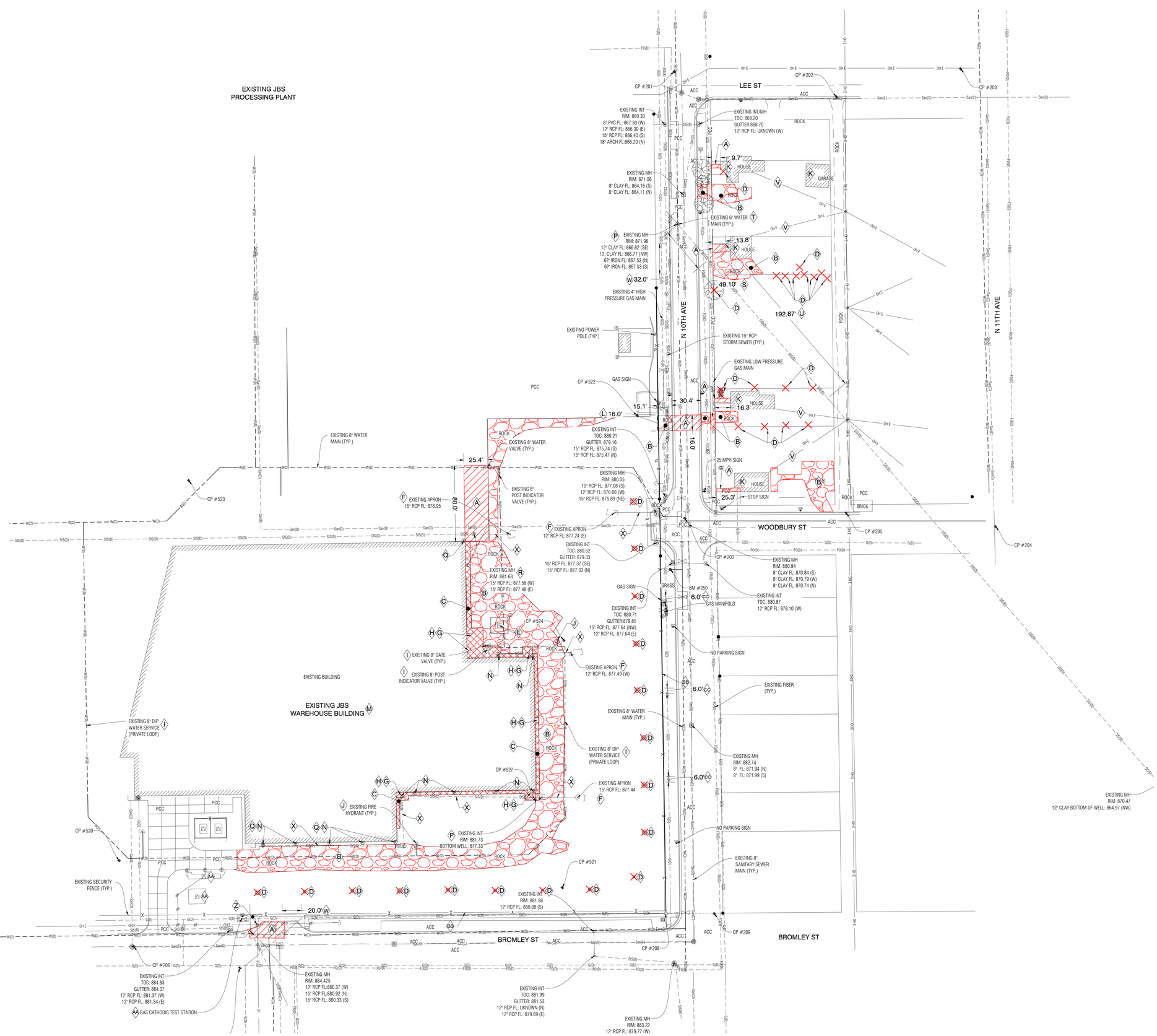
SHEET NO.
C.102

GENERAL DEMOLITION NOTES:

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF MARSHALLTOWN
   B. OWNER
   C. TIPPMANN GROUP
4. CONTRACTOR SHALL DISPOSE OF PAVEMENT, BUILDING MATERIALS & FENCING OFF-SITE, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES.
5. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
6. ALL UTILITIES SHALL BE DECOMMISSIONED FROM EXISTING HOMES. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION AND REMOVAL OF UTILITIES.

KEY DEMOLITION CONSTRUCTION NOTES:

- (A) REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.
- (B) REMOVE GRAVEL DRIVE.
- (C) REMOVE BUILDING PERIMETER SIDEWALK.
- (D) COMPLETELY REMOVE EXISTING TREE/SHRUB & ROOTBALL. DISPOSE OF OFFSITE. BACKFILL DEPRESSIONS WITH SUITABLE SOIL.
- (E) EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED AND RELOCATED, SEE MEP PLAN FOR MORE DETAILS.
- (F) EXISTING STORM SEWER OUTLET, APRON AND RIP-RAP TO BE REMOVED
- (G) EXISTING PREFABRICATED STEPS AND HANDRAIL TO BE REMOVED
- (H) EXISTING FROST PROTECTED STOOP TO BE REMOVED
- (I) EXISTING 8" DIP FIRE LOOP TO BE RELOCATED, REFER TO UTILITY PLAN FOR MORE DETAILS
- (J) EXISTING FIRE HYDRANT TO BE REMOVED AND SALVAGED TO OWNER
- (K) REMOVE BUILDING & ALL ASSOCIATED FOUNDATIONS. BACKFILL HOLES WITH SUITABLE SOIL.
- (L) REMOVE & REPLACE EXISTING FENCING & POSTS.
- (M) EXISTING BUILDING FOUNDATIONS TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION, REFER TO THE STRUCTURAL PLANS FOR MORE DETAILS.
- (N) EXISTING ROOF DRAINS & STORM CLEANOUTS
- (O) EXISTING SANITARY SEWER CLEANOUT TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- (P) EXISTING STORM SEWER INLET OR STRUCTURE TO BE REMOVED
- (Q) EXISTING ROOF DRAIN TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION
- (R) EXISTING STORM SEWER MANHOLE TO BE PROTECTED AND RECONNECTED VIA A ROOF DRAIN LEADER PIPE TO THE PROPOSED STORM SEWER AND DETENTION BASINS. REFER TO UTILITY PLAN FOR MORE DETAILS.
- (S) EXISTING STORM SEWER PIPE TO BE FILLED WITH FLOWABLE MORTAR
- (T) EXISTING 6" DUCTILE IRON WATER MAIN TO BE PROTECTED THROUGHOUT THE COMPLETE DURATION OF THE PROJECT.
- (U) EXISTING STORM SEWER TILE TO BE RECONNECTED TO PROPOSED MANHOLE, REFER TO UTILITY PLAN FOR MORE DETAILS.
- (V) EXISTING OVERHEAD ELECTRICAL TO BE REMOVED & DECOMMISSIONED, CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF REMOVALS.
- (W) EXISTING FENCE TO BE REMOVED AND REPLACED WITH SECURED GATE FOR SNOW REMOVAL OPERATIONS. REFER TO LAYOUT PLAN FOR MORE DETAILS.
- (X) EXISTING STORM SEWER PIPE TO BE REMOVED.
- (Z) EXISTING POLE TO BE BRACED FOR STORM SEWER INSTALLATION
- (AA) EXISTING UTILITY TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- (BB) EXISTING FENCE TO REMAIN IN PLACE, UNLESS OTHERWISE NOTED, SHALL BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
- (CC) EXISTING FENCE TO BE REMOVED AND REPLACED WITH 6' WIDE FIRE ACCESS GATES, REFER TO LAYOUT PLAN FOR MORE DETAILS.



NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

EXISTING CONDITIONS AND DEMOLITION PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-753-9701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026

SHEET NO. C.110

J:\25-DS-0026\dwg\5_ Sheets\25-DS-0026 Existing Conditions and Demo Plan.dwg - C.100 EXISTING CONDITIONS AND DEMOLITION PLAN - 04-24-25 - 8:51am - KMM352

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

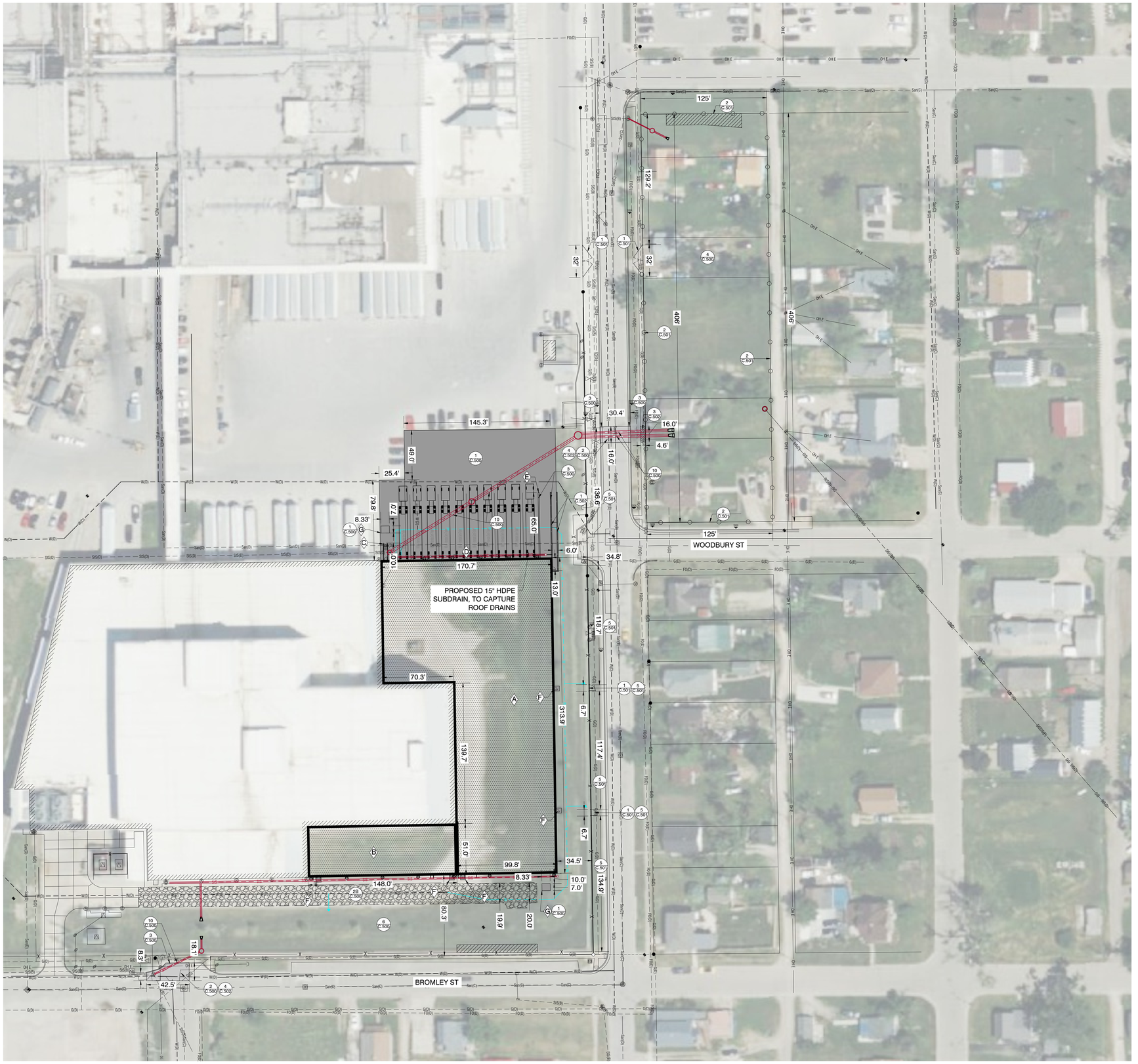
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

- 1 C.500 — INSTALL 8" PCC PAVEMENT
- 2 C.500 — INSTALL PCC PATCH
- 2B C.500 — INSTALL GRAVEL DRIVE
- 3 C.500 — INSTALL 6" PCC CURB & GUTTER
- 4 C.500 — NORTH DETENTION BASIN
- 6 C.500 — SOUTH DETENTION BASIN
- 10 C.500 — RIGID GRAVID PIPE TRENCH BEDDING
- 1 C.501 — PROPOSED CHAIN LINK FENCE GATE WITH PRIVACY SLATS (MATCH HEIGHT AND STYLE OF EXISTING FENCE WHEN GATES ARE ADDED TO EXISTING FENCE LINE)
- 2 C.501 — PROPOSED 8' PERIMETER FENCE
- 5 C.501 — PROPOSED CHAIN LINK FENCE PRIVACY SLATS
- 1 C.502 — PROPOSED FLOOR AND WALL MOUNTED HANDRAIL
- 3 C.502 — INSTALL MD-3 SIDEWALK OVER UTILITY TRENCH
- 4 C.502 — INSTALL PAVEMENT RESTORATION JOINTS

CONSTRUCTION NOTES:

- A — PROPOSED LOADING DOCK BUILDING EXPANSION
- B — PRPOSED QFR BUILDING EXPANSION
- C — PROPOSED PREFABRICATED EXTERIOR STAIRS WITH 11 LF LANDING TO EXTEND OVER EXISTING MANHOLE FOR FUTURE ACCESS AND MAINTENANCE
- D — PROPOSED LOADING DOCKS (-50" BELOW FFE)
- E — PROPOSED DOCK WALL (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- F — PROPOSED 5' x 5' FROST PROTECTED STOOP (-1" BELOW FFE) (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- G — PROPOSED 84" x 100" TRANSFORMER PAD LOCATION & ASSOCIATED BOLLARDS (SEE STRUCTURAL PLANS FOR MORE DETAILS)



DESIGNED:	DATE:
DRAWN:	DATE:
CHECKED:	DATE:
APPROVED:	DATE:

NO.	REVISION	BY	DATE

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

OVERALL LAYOUT PLAN

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.
C.200

J:\25-DS-0026\dwg\5_Sheets\25-DS-0026 Overall Layout Plan.dwg - OVERALL LAYOUT PLAN - 04-24-25 - 8:51am - KMN352

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

- (6, C.500) NORTH DETENTION BASIN
- (5, C.500) INSTALL NORTH DETENTION OUTLET CONTROL STRUCTURE
- (6, C.500) SOUTH DETENTION BASIN
- (7, C.500) INSTALL SOUTH DETENTION OUTLET CONTROL STRUCTURE
- (8, C.500) ARCH PIPE CONNECTION TO 84" DIA MANHOLE
- (3, C.501) SW-401 INTAKE
- (4, C.501) SW-602 CASTING
- (2, C.503) FLAT TOP INTAKE CASTING
- (5, C.502) INSTALL INSERTA-TEE
- (6, C.500) 48" NYLOPLAST OUTLET STRUCTURE
- (7, C.503) 12" NYLOPLAST BASIN

CONSTRUCTION NOTES:

- (A) PROPOSED 8" DIP WATER MAIN FIRE LOOP
- (B) PROPOSED 3" DOMESTIC WATER SERIVCE
- (C) PROPOSED CONNECTION TO EXISTING 8" DIP WATER MAIN FIRE LOOP
- (D) PROPOSED FIRE HYDRANT
- (E) PROPOSED STORM SEWER TO BE CONNECTED TO EXISTING STORM STRUCTURE
- (F) PROPOSED STORM SEWER STRUCTURE TO BE CONNECTED TO RCP ARCH PIPE USING WIRE MESH REINFORCED CONCRETE PIPE COLLAR
- (G) 15° HDPE PROPOSED STORM SEWER 30° BEND
- (H) 3" CONDENSATE LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE
- (I) 4" HUB DRAIN LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE
- (J) EXISTING ROOF DRAINS TO BE CONNECTED WITH 18" ROOF DRAIN LEADER WITH INSERTA-TEE
- (K) PROPOSED OVERFLOW WEIR, FOR MORE INFORMATION SEE SHEETS C.301 & C.302
- (L) PROPOSED ROOF DRAIN TO BE CONNECTED TO ROOF DRAIN LEADER, FOR ADDITIONAL INFORMATION ON ROOF DRAIN, SEE MEP PLAN.
- (M) CONNECT EXISTING STORM TILE LINE TO PROPOSED STORM STRUCTURE.
- (N) 18" HDPE TEE (SEE SHEET C.212 FOR ADDITIONAL RIM AND FLOW LINE INFORMATION)
- (O) HDPE REDUCER (SEE SHEET C.212 FOR ADDITIONAL RIM AND FLOW LINE INFORMATION)
- (P) EXISTING ROOF DRAIN CLEAN OUT TO BE CONNECTED TO 18" ROOF DRAIN LEADER
- (Q) PROPOSED 84" x 100" TRANSFORMER PAD LOCATION & ASSOCIATED BOLLARDS (SEE STRUCTURAL PLANS FOR MORE DETAILS)



N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

OVERALL UTILITY PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

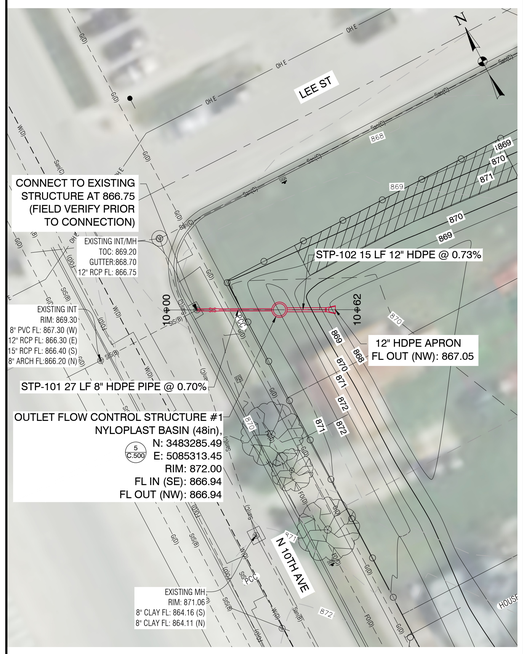
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

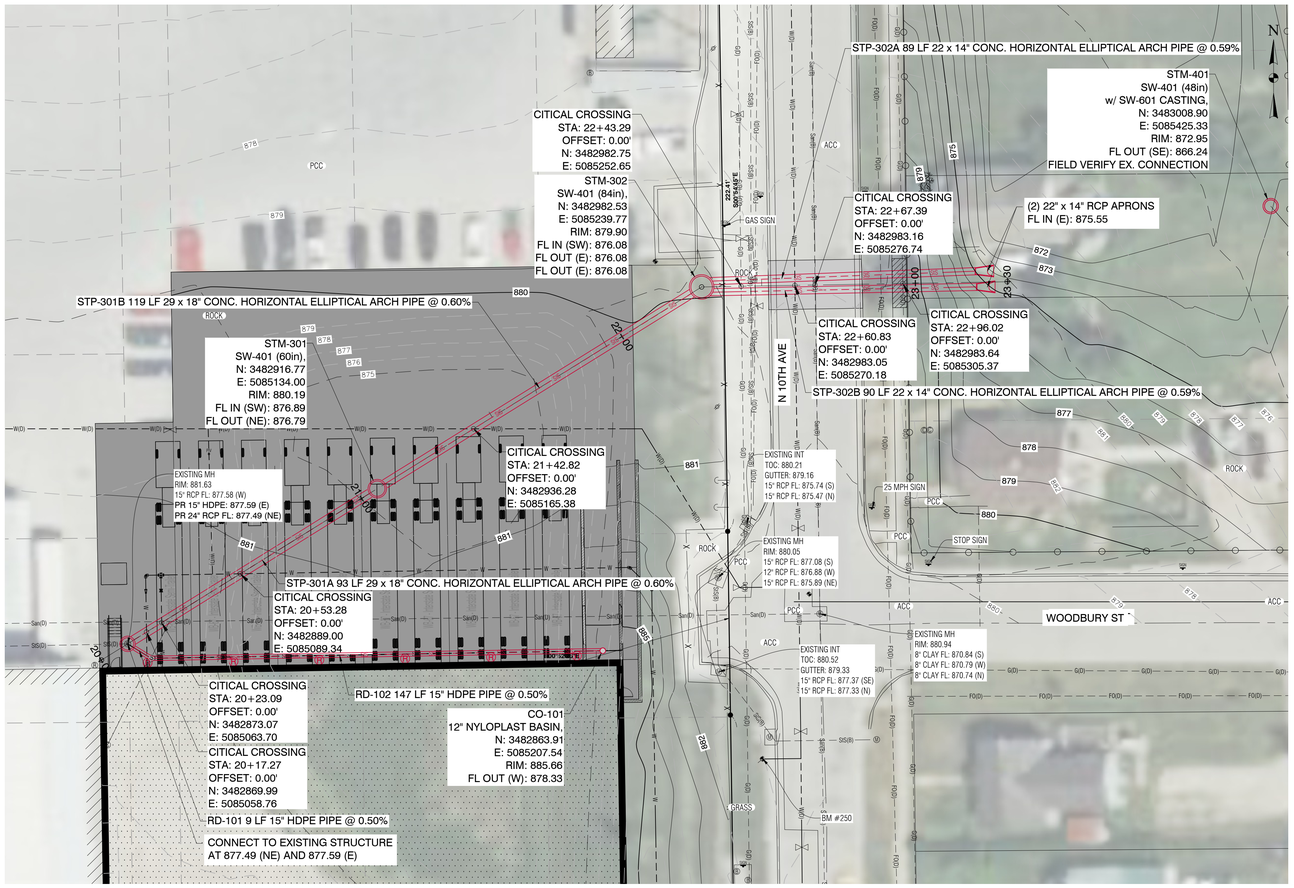
CGA

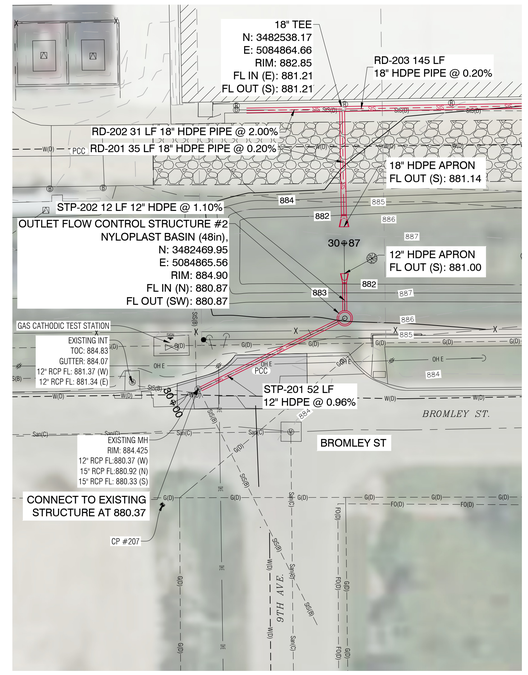
PROJECT NO. 25-DS-0026

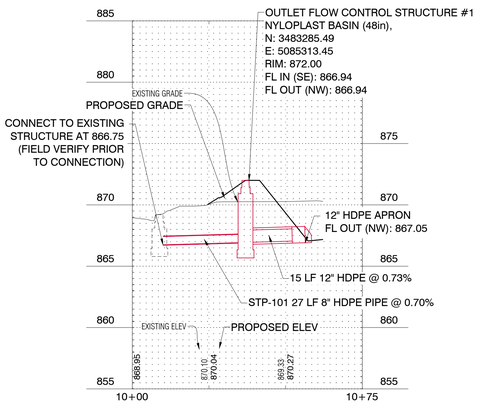
SHEET NO. C.210

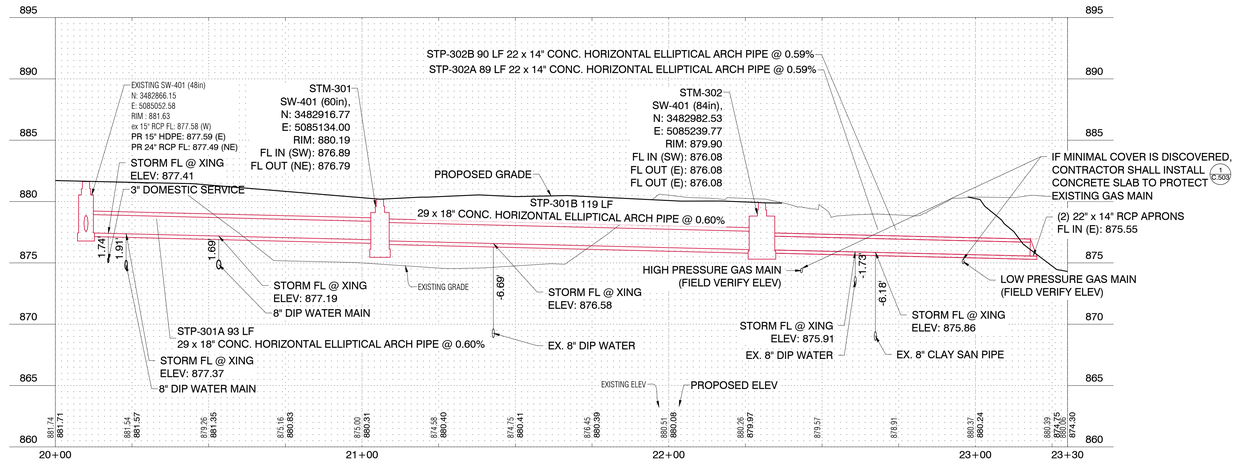
J:\25-DS-0026\dwgs\5 Sheets\25-DS-0026 Overall Utility Plan.dwg - OVERALL UTILITY PLAN - 04-24-25 - 8:31am - KMN52

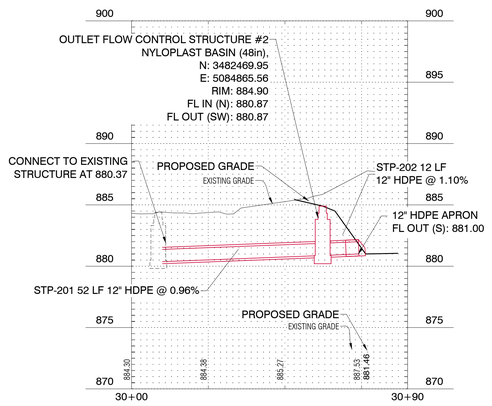












CONSTRUCTION DETAILS

1/C503 CROSSING PIPE SUPPORT

1" = 5' VERTICAL SCALE
GRAPHIC SCALE

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

STORM SEWER PLAN AND PROFILE

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.211

J:\25-DS-0026\dwgs\S_Sheets\25-DS-0026 Storm Sewer Plan and Profile.dwg - C.211 - 04-24-25 - 8:52am - KMN352

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

9 C.500 STANDARD POST INDICATOR VALVE

11 C.500 FIRE HYDRANT ASSEMBLY

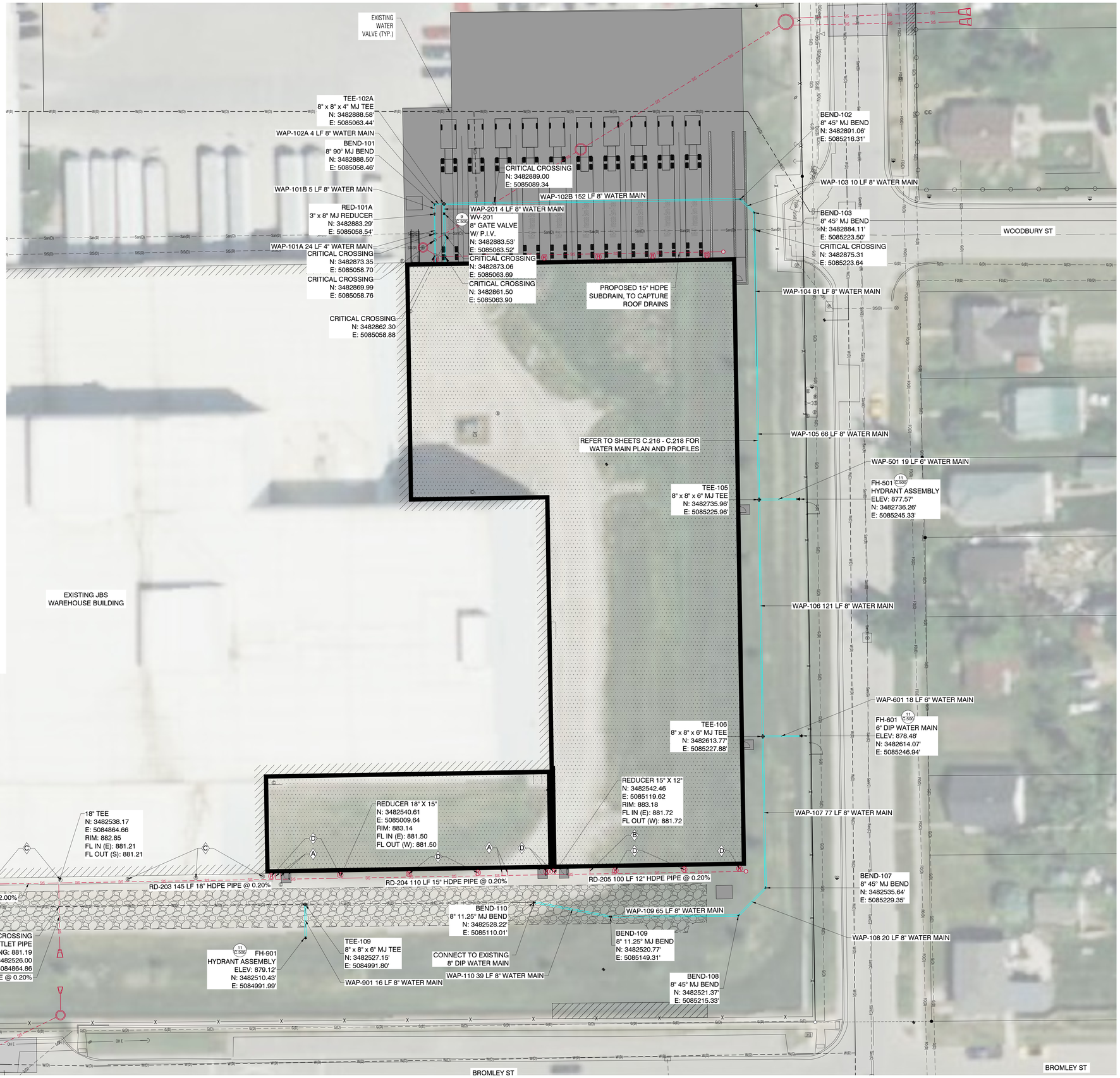
CONSTRUCTION NOTES:

A 3" CONDENSATE LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE

B 4" HUB DRAIN LINE TO BE CONNECTED TO 18" ROOF DRAIN LEADER WITH INSERTA-TEE

C EXISTING ROOF DRAINS TO BE CONNECTED WITH 18" ROOF DRAIN LEADER WITH INSERTA-TEE

D PROPOSED ROOF DRAINS TO BE CONNECTED WITH 18" ROOF DRAIN LEADER WITH INSERTA-TEE



N

GRAPHIC SCALE 0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

DETAILED WATER MAIN UTILITY PLAN

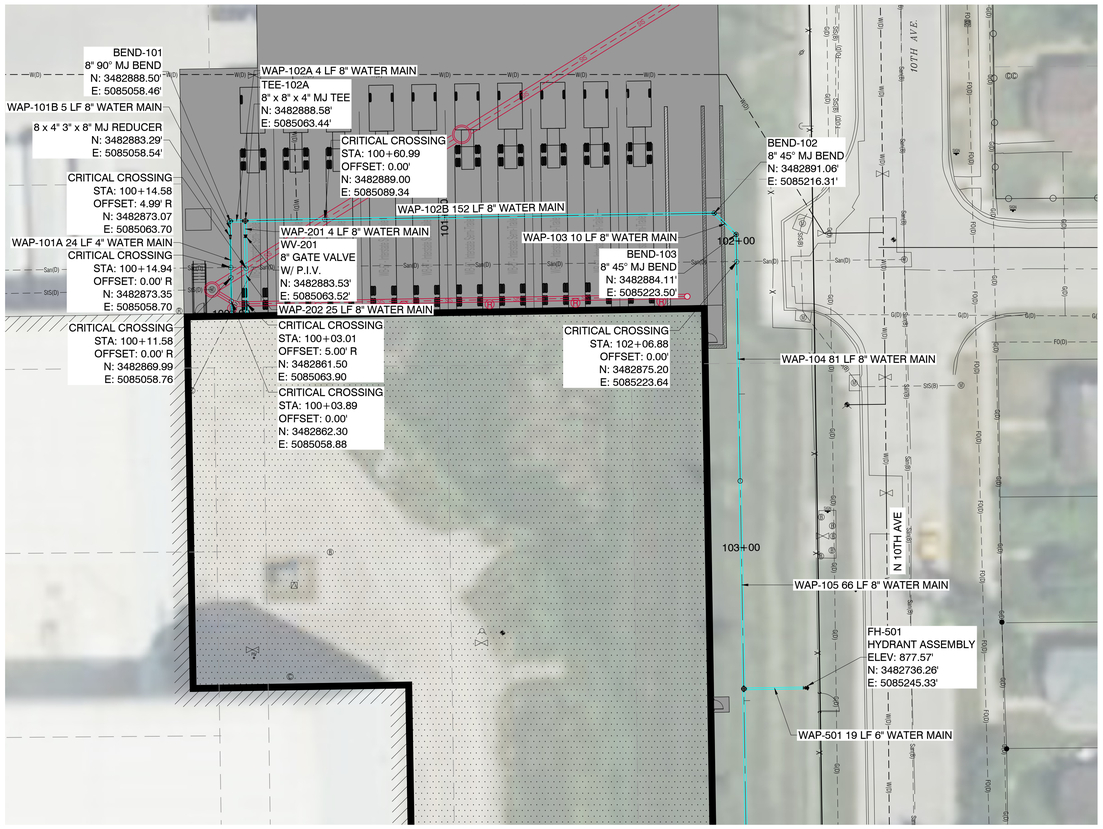
JBS DISTRIBUTION EXPANSION MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026

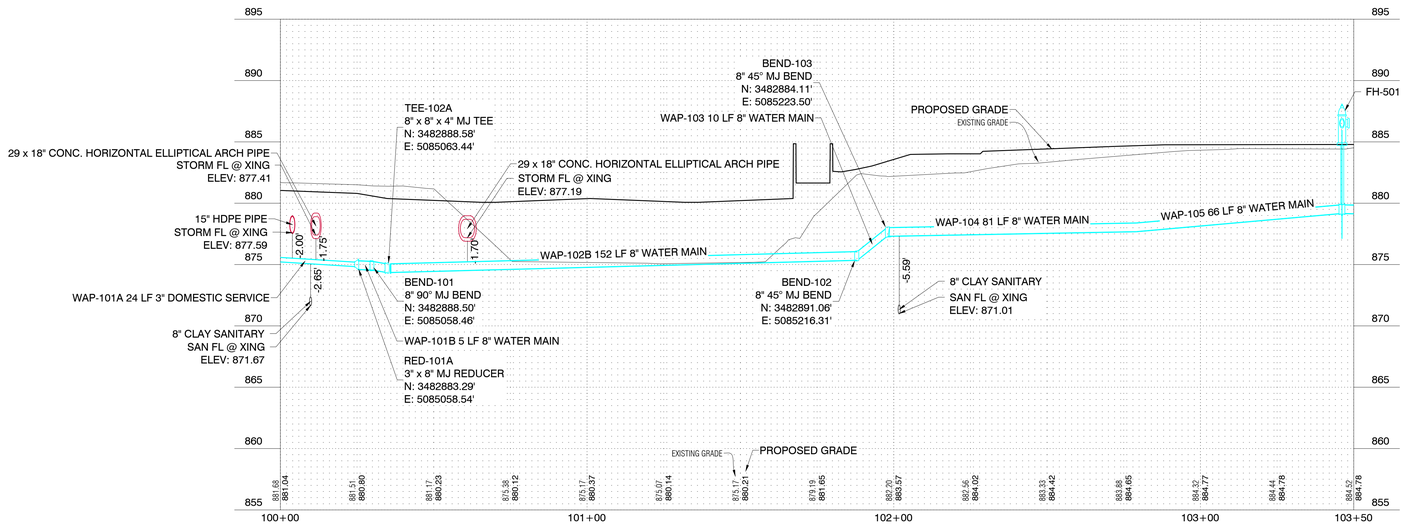
SHEET NO. C.212

J:\25-DS-0026\dwg\S_Sheets\25-DS-0026 Detailed Utility Plan (Water).dwg - C.212 - 04-24-25 - 8:53am - KMN352



N

1" = 1' VERTICAL SCALE
GRAPHIC SCALE
0 20 40 60



NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

WATER MAIN PLAN AND PROFILE

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

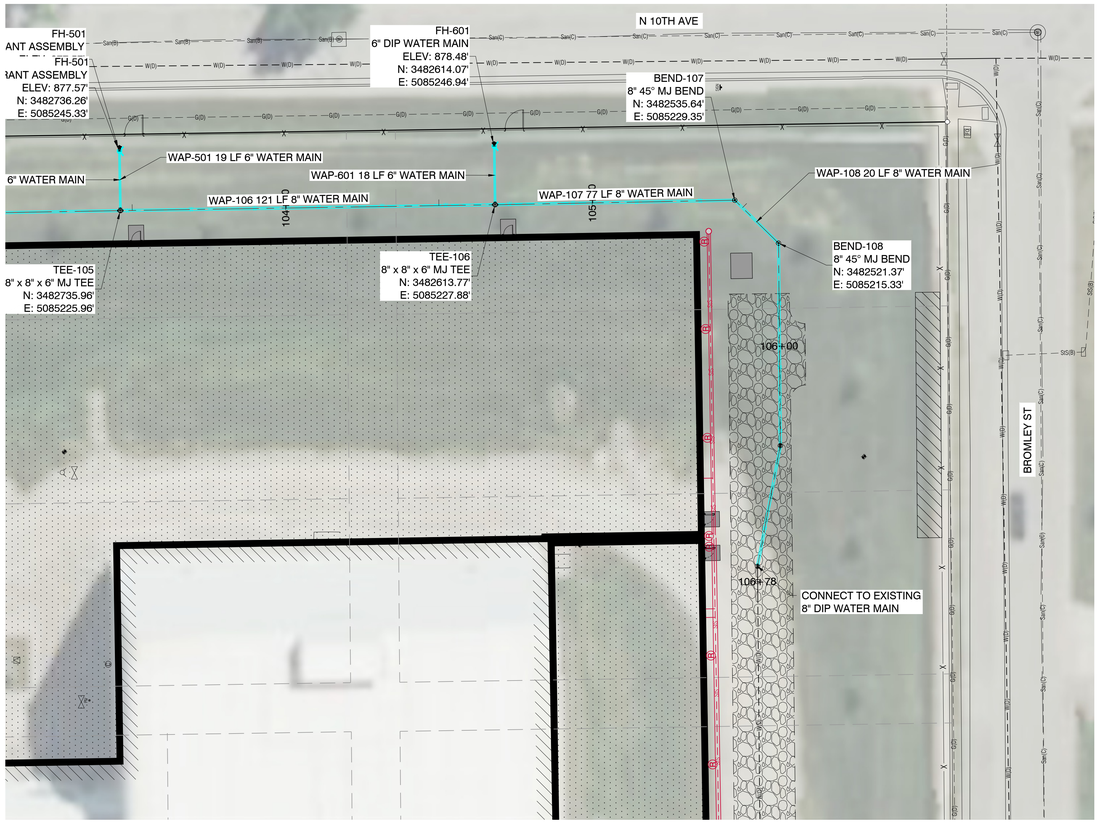
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

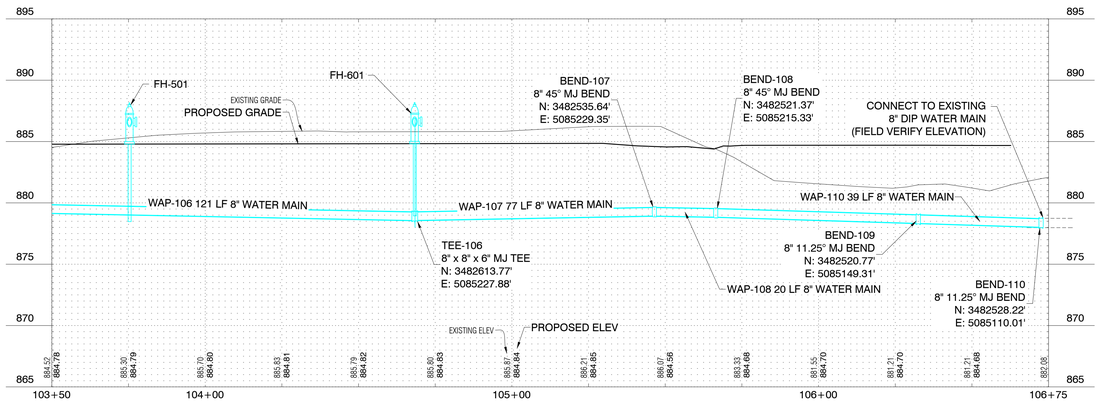
CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.213

J:\25-DS-0026\dwg\3_Sheets\25-DS-0026 Water Main Plan and Profile.dwg - C.216 - 04-24-25 - 8:52am - KMN52





1" = 5' VERTICAL SCALE
GRAPHIC SCALE
0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

WATER MAIN PLAN AND PROFILE

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.
C.214

J:\25-DS-0026\dwg\3_Sheets\25-DS-0026 Water Main Plan and Profile.dwg - C.217 - 04-24-25 - 8.52am - KMN52

GENERAL GRADING NOTES

1. SLOPES SHALL NOT BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

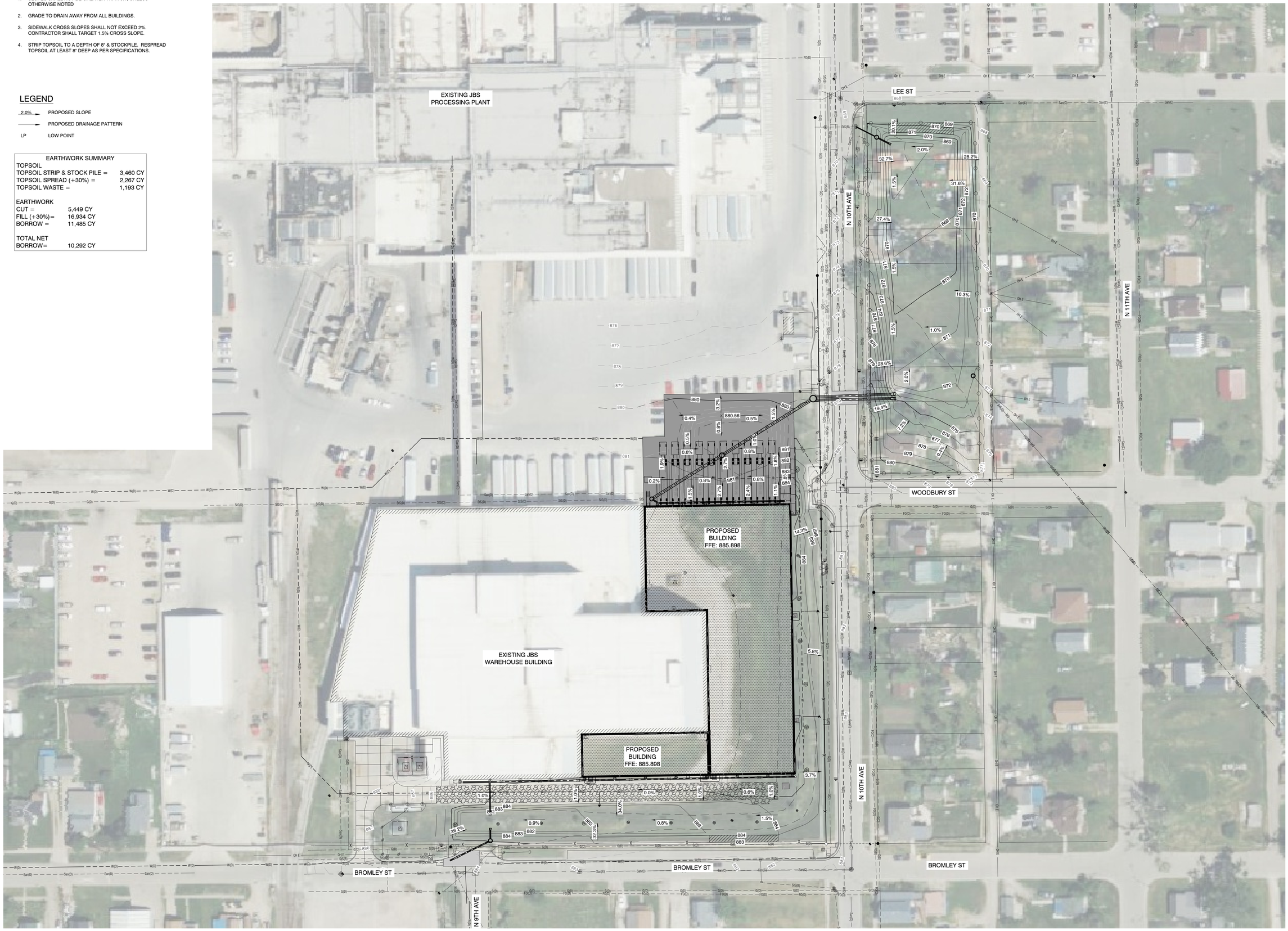
LEGEND

2.0% ► PROPOSED SLOPE

——► PROPOSED DRAINAGE PATTERN

LP LOW POINT

EARTHWORK SUMMARY		
TOPSOIL		
TOPSOIL STRIP & STOCK PILE =		3,460 CY
TOPSOIL SPREAD (+30%) =		2,267 CY
TOPSOIL WASTE =		1,193 CY
EARTHWORK		
CUT =	5,449 CY	
FILL (+30%)=	16,934 CY	
BORROW =	11,485 CY	
TOTAL NET		
BORROW=	10,292 CY	



N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

OVERALL GRADING PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026

SHEET NO. C.300

J:\25-DS-0026\dwgs\5_Sheets\25-DS-0026 Overall Grading Plan.dwg - C.300 OVERALL GRADING PLAN - 04-24-25 - 8:32am - KMN352

GENERAL GRADING NOTES

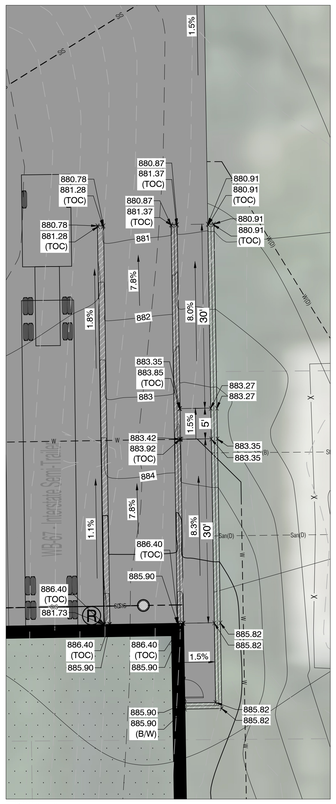
1. SLOPES SHALL NOT BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE . RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

LEGEND

2.0% ► PROPOSED SLOPE

——► PROPOSED DRAINAGE PATTERN

LP LOW POINT



DETAIL A


LEE ST
N 10TH AVE
WOODBURY ST
75' EMERGENCY OVERFLOW WEIR
MATCH EXISTING
869.90
MATCH EXISTING
867.97
868.65 LP
TOP
4' (TYP.)
2.0%
35.4%
28.2%
31.6%
27.4%
16.3%
1.0%
19.4%
100-YR
PONDING
DEPTH (TYP.)
871.79
871.12
889.56 HP
889.10 LP
0.2%
0.0%
3.2%
0.8%
2.7%
1.8%
1.5%
0.4%
881.45
(B/W)
882.11
(TOP OF PAD)
881.74
881.79
881.76
SEE
DETAIL A
PROPOSED
BUILDING
FFE: 885.898
14.3%
MATCH EXISTING
879.87
MATCH EXISTING
879.72
MATCH EXISTING
879.72
MATCH EXISTING
878.96
MATCH EXISTING
878.77
MATCH EXISTING
879.34
MATCH EXISTING
879.43
MATCH EXISTING
880.73
MATCH EXISTING
880.60
MATCH EXISTING
881.74
MATCH EXISTING
880.64
MATCH EXISTING
877.44
MATCH EXISTING
880.83
Oh E
Oh E
Oh E

GENERAL GRADING NOTES

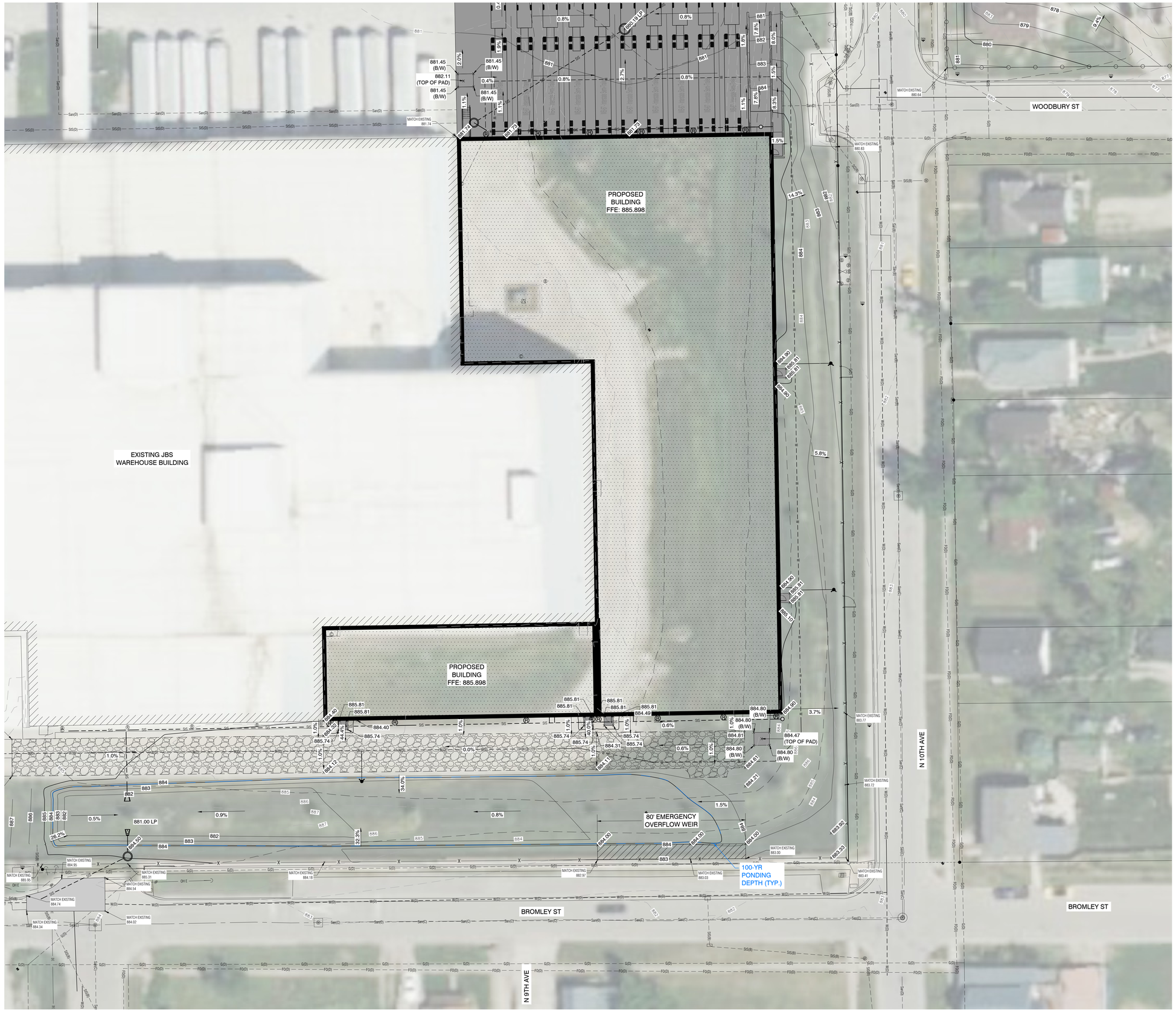
1. SLOPES SHALL NOT BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
4. STRIP TOPSOIL TO A DEPTH OF 8" & STOCKPILE. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.

LEGEND

2.0% ► PROPOSED SLOPE

——► PROPOSED DRAINAGE PATTERN

LP LOW POINT



GRAPHIC SCALE 0 20 40 60

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

DETAILED GRADING PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Cunningham-Gartner Associates, Inc
116 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.
C.302

10. CONSTRUCTION NOTES:

- (A) INSTALL SILT FENCE - TO BE REMOVED AT THE END OF THE PROJECT.
- (B) INSTALL INLET PROTECTION - TO BE REMOVED AT THE END OF THE PROJECT.
- (C) INSTALL CONCRETE WASH OUT AREA - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.
- (D) INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- (E) PROPOSED STOCKPILE LOCATION - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.
- (F) INSTALL ROLLED EROSION CONTROL PRODUCT - TO BE REMOVED AT THE END OF THE PROJECT.

MARSHALL COUNTY

POLLUTION PREVENTION PLAN

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE SITE AS DESCRIBED BELOW. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION
THIS POLLUTION PREVENTION PLAN (PPP) IS FOR BUILDING EXPANSION OF JBS DISTRIBUTION IN MARSHALLTOWN, IOWA.
THIS PPP COVERS APPROXIMATELY 5.9 ACRES WITH AN ESTIMATED 3.9 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 3.9 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF TAMA -URBAN LAND COMPLEX AND COLO, OCCASIONALLY FLOODED - URBAN LAND COMPLEX.

REFER TO THIS SHEET, AND THE GRADING PLAN SHEETS (C.300 - C.302) FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO CITY OF MARSHALLTOWN STORM SEWER.

2. POTENTIAL SOURCES OF POLLUTION
SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES - RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

3. CONTROLS
PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCES, SILT BASINS, COMPOST FILLED SOCKS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE EDGE DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AS LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING WITHIN 14 DAYS. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 9040 "EROSION CONTROL" OF THE URBAN STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENT (SUDAS).

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS STRAW BALE BARRIER, SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

4. OTHER CONTROLS
CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

5. APPROVED STATE OR LOCAL PLANS
DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

6. MAINTENANCE
THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEARING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

7. INSPECTIONS
INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

8. NON-STORM DISCHARGES
THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

9. GENERAL NOTES

A. THE ABOVE PLAN IS NOT THE COMPLETE STORM WATER PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS PRIME CONTRACTORS RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP PLAN AS NEED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR AND EPA GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY AND DOCUMENTING SUCH WITH THE SWPPP. ALL EROSION CONTROL ITEMS EXCEPT THE TURF REINFORCEMENT MAT SHALL BE REMOVED AT THE END OF THE PROJECT.

B. ALL STOCK PILES NOT INTENDED TO BE REDISTRIBUTED IN 21 DAYS MUST BE SEEDED OR OTHERWISE CONTROLLED WITH EROSION CONTROL FEATURES BY THE 14TH DAY AFTER STOCK PILING. STOCK PILE LOCATIONS SHALL BE APPROVED BY THE OWNER.

C. THE GENERAL CONTRACTOR SHALL PROVIDE CONTAINMENT OF ALL SOURCES OF POTENTIAL POLLUTION INCLUDING FUELING AREA, PORTABLE SANITARY FACILITIES, WASTE DEPOSITORY AREAS (DUMPSTER LOCATIONS), AND OTHER POLLUTION SOURCES. ALL AREAS WHERE CONCRETE TRUCKS ARE WASHED OUT SHALL BE DEFINED AND CONTAINED ON SITE. CONCRETE WASHOUT AREA SHALL BE CLEARLY MARKED AND THE CONTRACTOR SHALL CLEAN OUT THIS AREA PRIOR TO FINALIZING THE PROJECT (INCIDENTAL). ALL EROSION CONTROL DEVICES MUST BE MAINTAINED AS STATED IN THE POLLUTION PREVENTION PLAN.

D. CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND PLANTING OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, IRRIGATION SYSTEMS, AND OTHER FACILITIES. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.

E. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.



N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

STORM WATER POLLUTION PREVENTION PLAN

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.
C.310

J:\25-DS-0026\dwg\5 Sheets\25-DS-0026 SWPPP.dwg, C.310, 04-24-25 8:53am, KMN352



N

GRAPHIC SCALE
0 20 40 60

CITY OF MARSHALLTOWN

POST CONSTRUCTION STORM WATER MANAGEMENT PLAN

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP)SHALL REMAIN IN PLACE FOR THE LIFE OF THE EXISTING FACILITY AS SHOWN ON THE AS-BUILT PLAN SHEET. ANY SITE MODIFICATION PERFORMED AFTER FINAL INSTALLATION OF THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES MAY RESULT IN THE NECESSITY TO MODIFY THE PCSWMP. APPROVAL FROM THE CITY OF MARSHALLTOWN IS REQUIRED BEFORE ANY FUTURE MODIFICATIONS MAY BE PERFORMED. CONTACT CLAPSADDLE-GARBER ASSOCIATES OR THE CITY OF MARSHALLTOWN, PUBLIC WORKS DEPARTMENT FOR ASSISTANCE.

1 SITE DESCRIPTION

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP) IS FOR BUILDING EXPANSION OF JBS DISTRIBUTION IN MARSHALLTOWN, IA.

THIS PCSWMP COVERS APPROXIMATE 5.9 ACRES WITH AN ESTIMATED 3.9 ACRES BEING DISTURBED.

REFER TO THIS SHEET FOR LOCATIONS OF POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES.

2 CONTROLS

THE PROPOSED POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE SEPARATE FROM STORM WATER RUNOFF CONTROLS REQUIRED FOR THE NPDES GENERAL PERMIT NO. 2 AND THE MARSHALLTOWN COSESCO PERMIT. WHEREAS RUNOFF CONTROL DEVICES ARE REMOVED UPON SITE STABILIZATION, POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE CONSTRUCTED DURING THE NORMAL COURSE OF SITE CONSTRUCTION AND MAINTAINED PERMANENTLY. IT IS IMPERATIVE THAT THE OWNER RECOGNIZES THE RESPONSIBILITY THAT IS REQUIRED TO BE IN COMPLIANCE WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT PLAN ORDINANCE.

ALL DEVICES SHALL COMPLY WITH THE SPECIFICATIONS AS DEFINED IN THE IOWA STORM WATER MANAGEMENT MANUAL.

THE (PROJECT DEVELOPMENT) INCORPORATES GRASS SWALES, INFILTRATION TRENCHES, BIO RETENTION SYSTEMS, DRY AND WET SWALES, NATIVE LANDSCAPING, ROCK FILTRATION, HYDRODYNAMIC DEVICES AND POROUS PAVEMENTS FOR IMPROVING STORM WATER QUALITY, REDUCING RUNOFF VOLUME, AND REDUCING THE RUNOFF RATE. A DRY OR WET DETENTION BASIN WILL PROVIDE STORAGE TO REDUCE THE RUNOFF RATE.

DESCRIBE HOW THE STORM WATER MANAGEMENT WILL WORK. (WHERE WILL IT GO, HOW DOES IT GET THERE? HOW WILL IT REACT TO SMALL PRECIPITATION EVENTS AND/OR LARGE PRECIPITATION EVENTS. DESCRIBE OVERLAND FLOW PATH OR BACKUP SYSTEM.

DESCRIBE HOW ROOF DRAINS WILL WORK WITH SYSTEM (HOW THEY GET TO IT, LOW RAINFALL EVENTS, HIGH RAINFALL EVENTS, OVERFLOW PATH OR BACK UP SYSTEM)

SUMMARY OF CONTROLS
DETENTION BASIN:
STORE FOR 100-YR POST AND RELEASE AT 5-YR PRE:

- 5-YR PRE-DEVELOPED TOTAL RELEASE = 18.34 CFS*
- 100-YR POST DEVELOPED RELEASE = 2.57 CFS
- REQUIRE STORAGE =29,932 CF

*PRE RELEASE RATE WAS DEVELOPED FOR THE ENTIRE SITE, THE STORAGE AND RELEASE RATES FOR BOTH DETENTION AREAS & UNDETAINED FLOW WAS ADDED TOGETHER, AND IS BELOW THE 5-YEAR PRE-DEVELOPED RELEASE RATE.

3 MAINTENANCE

ONCE THE CONTRACTOR HAS COMPLETED CONSTRUCTION, AND AN IOWA LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT HAS PREPARED AN AS-BUILT DRAWING, THEN THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES AND COMPLYING WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT ORDINANCE.

4 INSPECTIONS

REGULAR INSPECTIONS SHALL BE PERFORMED BY THE OWNER TO ENSURE THE DEVICES ARE IN CONTINUAL COMPLIANCE WITH THE AS-BUILT PLANS AND SPECIFICATIONS.

THE CITY SHALL BE PERMITTED TO ENTER AND INSPECT ANY PROPERTY SUBJECT TO REGULATION AFTER THE CITY HAS FIRST MADE A REASONABLE ATTEMPT TO CONTACT THE PROPERTY OWNER OR A REPRESENTATIVE OF THE OWNER AS STIPULATED IN THE ORDINANCE.

5 APPLICABLE ORDINANCE

THIS PLAN IS REQUIRED UNDER CHAPTER 28, ARTICLE VII, SECTIONS 28-201 TO 28-211 OF THE MARSHALLTOWN CITY CODE. IT IS ADVISED THAT THE OWNER BECOMES FAMILIAR WITH THE REQUIREMENTS OF SAID ORDINANCE TO ENSURE COMPLIANCE AFTER THE AS-BUILT PLAN HAS BEEN PROVIDED AND THE ENGINEER IS NO LONGER ACTIVELY INVOLVED IN THE PROJECT.

NO. | REVISION | BY | DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

PCSWMP - NORTH DETENTION AREA

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

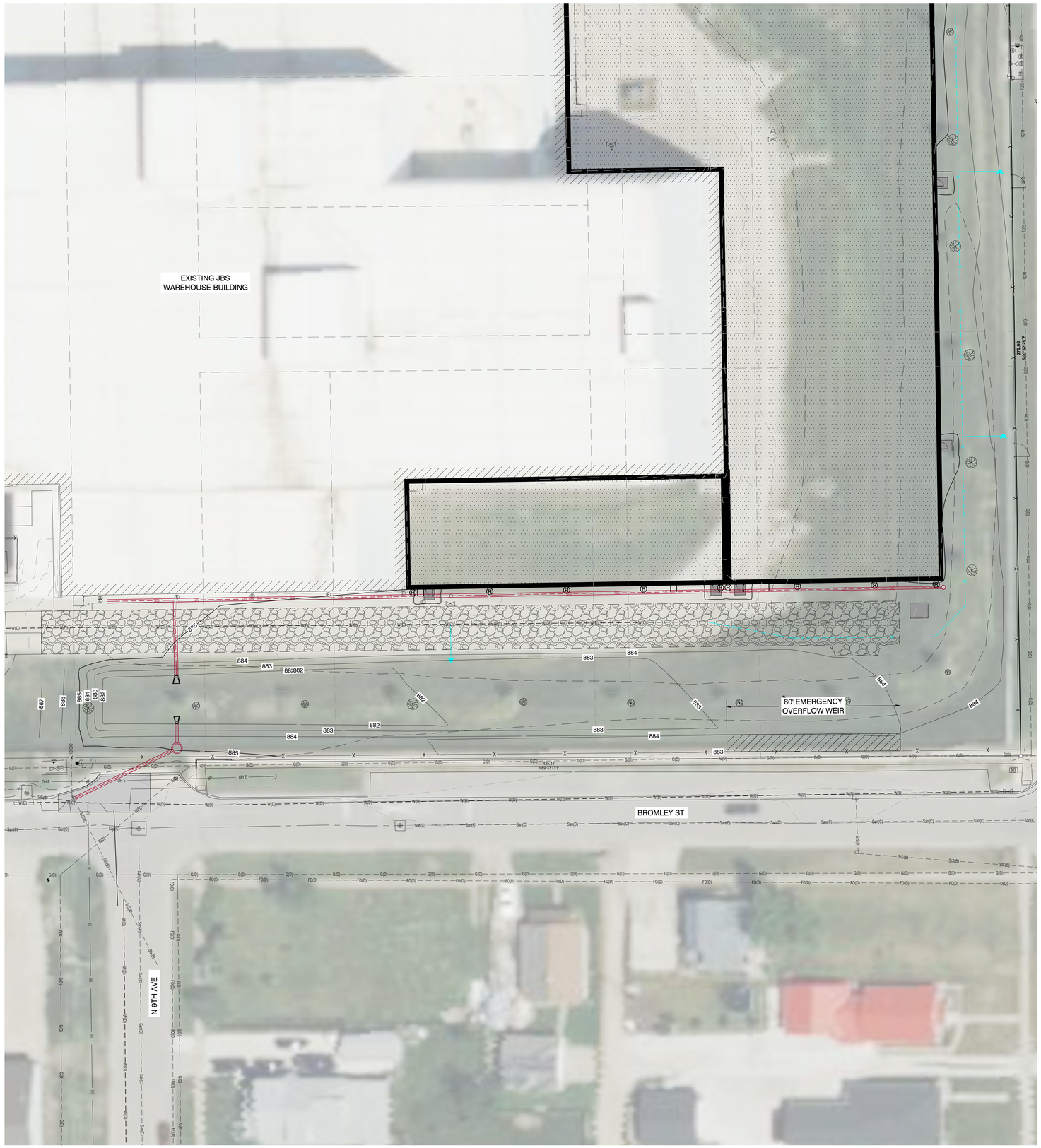
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-8701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.311

J:\25-DS-0026\dwg\05_Sheets\25-DS-0026 PCSWMP.dwg, C.311 - 04-24-25 - 8:33am - KMM52



N

GRAPHIC SCALE
0 20 40 60

CITY OF MARSHALLTOWN

POST CONSTRUCTION STORM WATER MANAGEMENT PLAN

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP)SHALL REMAIN IN PLACE FOR THE LIFE OF THE EXISTING FACILITY AS SHOWN ON THE AS-BUILT PLAN SHEET. ANY SITE MODIFICATION PERFORMED AFTER FINAL INSTALLATION OF THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES MAY RESULT IN THE NECESSITY TO MODIFY THE PCSWMP. APPROVAL FROM THE CITY OF MARSHALLTOWN IS REQUIRED BEFORE ANY FUTURE MODIFICATIONS MAY BE PERFORMED. CONTACT CLAPSADDLE-GARBER ASSOCIATES OR THE CITY OF MARSHALLTOWN, PUBLIC WORKS DEPARTMENT FOR ASSISTANCE.

1 SITE DESCRIPTION

THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN (PCSWMP) IS FOR BUILDING EXPANSION OF JBS DISTRIBUTION IN MARSHALLTOWN, IA.

THIS PCSWMP COVERS APPROXIMATE 5.9 ACRES WITH AN ESTIMATED 3.9 ACRES BEING DISTURBED.

REFER TO THIS SHEET FOR LOCATIONS OF POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES.

2 CONTROLS

THE PROPOSED POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE SEPARATE FROM STORM WATER RUNOFF CONTROLS REQUIRED FOR THE NPDES GENERAL PERMIT NO. 2 AND THE MARSHALLTOWN COSESCO PERMIT. WHEREAS RUNOFF CONTROL DEVICES ARE REMOVED UPON SITE STABILIZATION, POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES ARE CONSTRUCTED DURING THE NORMAL COURSE OF SITE CONSTRUCTION AND MAINTAINED PERMANENTLY. IT IS IMPERATIVE THAT THE OWNER RECOGNIZES THE RESPONSIBILITY THAT IS REQUIRED TO BE IN COMPLIANCE WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT PLAN ORDINANCE.

ALL DEVICES SHALL COMPLY WITH THE SPECIFICATIONS AS DEFINED IN THE IOWA STORM WATER MANAGEMENT MANUAL.

THE (PROJECT DEVELOPMENT) INCORPORATES GRASS SWALES, INFILTRATION TRENCHES, BIO RETENTION SYSTEMS, DRY AND WET SWALES, NATIVE LANDSCAPING, ROCK FILTRATION, HYDRODYNAMIC DEVICES AND POROUS PAVEMENTS FOR IMPROVING STORM WATER QUALITY, REDUCING RUNOFF VOLUME, AND REDUCING THE RUNOFF RATE. A DRY OR WET DETENTION BASIN WILL PROVIDE STORAGE TO REDUCE THE RUNOFF RATE.

DESCRIBE HOW THE STORM WATER MANAGEMENT WILL WORK. (WHERE WILL IT GO, HOW DOES IT GET THERE? HOW WILL IT REACT TO SMALL PRECIPITATION EVENTS AND/OR LARGE PRECIPITATION EVENTS. DESCRIBE OVERLAND FLOW PATH OR BACKUP SYSTEM.

DESCRIBE HOW ROOF DRAINS WILL WORK WITH SYSTEM (HOW THEY GET TO IT, LOW RAINFALL EVENTS, HIGH RAINFALL EVENTS, OVERFLOW PATH OR BACK UP SYSTEM)

SUMMARY OF CONTROLS
DETENTION BASIN:
STORE FOR 100-YR POST AND RELEASE AT 5-YR PRE:

- 5-YR PRE-DEVELOPED RELEASE = 18.34 CFS*
- 100-YR POST DEVELOPED RELEASE = 884.01 CFS
- REQUIRE STORAGE =17,900 CF

*PRE RELEASE RATE WAS DEVELOPED FOR THE ENTIRE SITE, THE STORAGE AND RELEASE RATES FOR BOTH DETENTION AREAS & UNDETAINED FLOW WAS ADDED TOGETHER, AND IS BELOW THE 5-YEAR PRE-DEVELOPED RELEASE RATE.

3 MAINTENANCE

ONCE THE CONTRACTOR HAS COMPLETED CONSTRUCTION, AND AN IOWA LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT HAS PREPARED AN AS-BUILT DRAWING, THEN THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE POST CONSTRUCTION STORM WATER MANAGEMENT DEVICES AND COMPLYING WITH THE CITY OF MARSHALLTOWN'S POST CONSTRUCTION STORM WATER MANAGEMENT ORDINANCE.

4 INSPECTIONS

REGULAR INSPECTIONS SHALL BE PERFORMED BY THE OWNER TO ENSURE THE DEVICES ARE IN CONTINUAL COMPLIANCE WITH THE AS-BUILT PLANS AND SPECIFICATIONS.

THE CITY SHALL BE PERMITTED TO ENTER AND INSPECT ANY PROPERTY SUBJECT TO REGULATION AFTER THE CITY HAS FIRST MADE A REASONABLE ATTEMPT TO CONTACT THE PROPERTY OWNER OR A REPRESENTATIVE OF THE OWNER AS STIPULATED IN THE ORDINANCE.

5 APPLICABLE ORDINANCE

THIS PLAN IS REQUIRED UNDER CHAPTER 28, ARTICLE VII, SECTIONS 28-201 TO 28-211 OF THE MARSHALLTOWN CITY CODE. IT IS ADVISED THAT THE OWNER BECOMES FAMILIAR WITH THE REQUIREMENTS OF SAID ORDINANCE TO ENSURE COMPLIANCE AFTER THE AS-BUILT PLAN HAS BEEN PROVIDED AND THE ENGINEER IS NO LONGER ACTIVELY INVOLVED IN THE PROJECT.

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

PCSWMP - SOUTH DETENTION AREA

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.312

J:\25-DS-0026\dwgs\5_Sheets\25-DS-0026 PCSWMP.dwg - C.312 - 04-24-25 - 8:53am - KMN352

LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE RUBBER MULCH AROUND ALL TREES AND IN SPECIFIED PLANTING BEDS(SEE LANDSCAPE CONSTRUCTION NOTES) TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING. REMOVE STAKING AT END OF WARRANTY PERIOD.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE COVERED WITH TYPE 1 SEEDING OR AS APPROVED BY THE OWNER.
10. CONTRACTOR SHALL PLACE TOPSOIL FROM THE SITE OR SOIL CONDITIONED OR TILLED INTO THE TOP 6 INCHES WITH AT LEAST A 5% ORGANIC CONTENT, INTO REQUIRED PLANTING AREAS(YARD AREAS, BUFFER YARDS, OR PLANTERS).
11. STOCKPILED TOPSOIL SHOULD BE PLIABLE LOAM, SECURE FROM NATURALLY WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL, FREE FROM CLAY LUMPS + STONE AND OTHER DEBRIS OVER 1 INCH IN DIAMETER.(PER IOWA DOT SPEC. SP-155079)
12. TOPSOIL SHALL HAVE A PH VALUE OF MINIMUM 5.5 AND MAXIMUM OF 7.0.(PER IOWA DOT SPEC. SP-155079)
13. CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND SUBMITTING TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO USE AND PLACEMENT.(PER IOWA DOT SPEC. SP-155079)
14. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY. EXISTING LANDSCAPING BUFFER IN THE NORTH WILL BE PRESERVED TO PROVIDE SCREENING FROM NEIGHBORING PROPERTY OWNERS IN THE NORTH & IN THE WEST.
15. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

LANDSCAPE CONSTRUCTION NOTES:

(A) TYPE 1 (PERMANENT LAWN MIXTURE)

(B) TYPE 2 (PERMANENT COOL-SEASON SLOPE AND DITCH MIXTURE)

SITE INFORMATION:

TOTAL NE DISTURBED AREA: 50,752 SF (1.16 AC)
TOTAL SW DISTURBED AREA: 115,357 SF (2.64 AC)
TOTAL TYPE 1 SEEDING AREA: 22,351 SF (0.51 AC)
TOTAL TYPE 2 SEEDING AREA: 66,961 SF (1.53 AC)

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
BN	Betula nigra	River Birch	8	2" B&B
AR	Acer rubrum 'Frank Jr.'	Redpointe Maple	7	2" B&B
SN	Nysaa sylvatica	Black Tupelo	6	2" B&B
Deciduous Understory Trees				
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry(Tree Form and Fruitless)	9	1.5" B&B
Shrubs				
TM	Taxus x media	Stonehenge Dark Druid Yew	30	#5 CNT
IV	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	22	#5 CNT
BS	Buxus sinica var. insularis 'Wintergreen'	Korean Boxwood	16	#5 CNT
TO	Thuja occidentalis 'BailJohn'	Technito Arborvitae	14	#5 CNT

OFF-STREET LOADING REQUIREMENTS

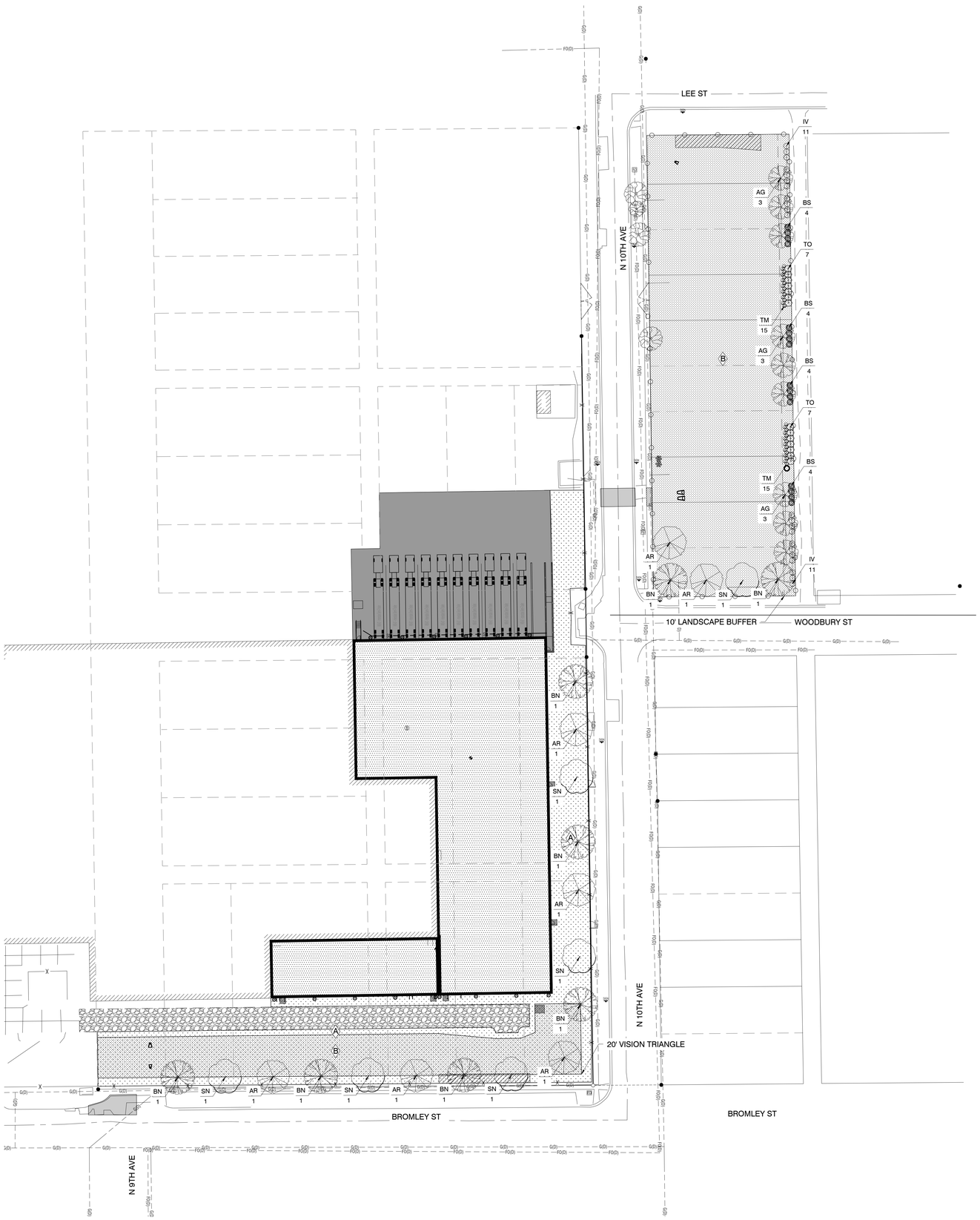
#	ZONING DESCRIPTION	REQUIRED	PROPOSED
	156.E.007 Off-Street Loading(C)(3)		
1	Buffering. Docks and loading spaces shall be located behind buildings and screened from view from abutting properties and public right-of-way.	Screening from right-of-way	Chain Link Fencing with Privacy Slats

SITE TREE REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
	156.F.003(C)(3)(a) Development Landscaping		
1	A Minimum of Five Overstory Trees per Acre NE Lot Disturbed Area: 50,752 SF (1.16 AC) SW Lot Disturbed Area: 115,357 SF (2.64 AC)	NE Lot: 6 Trees SE Lot: 14 Trees	NE Lot: 6 Trees SE Lot: 16

BUFFER REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
	156.F.004-1 Bufferyard Classifications		
1	Option 2: Landscape with Berm, Wall, or Fence Type C: 10'(GI abutting RM) Every 100 LF(2 Understory and 20 Shrubs)	NE Lot 9 Understory 82 Shrubs W/ Fence	NE Lot 9 Understory 82 Shrubs W/Fence
	156.F.004(D) Bufferyard Locations		
	Properties separated by public R.O.W. are	SW Lot N/A Adjacent to Public Street/ R.O.W.	SW Lot Chain Link Fencing W/ Privacy Slats & 16 Overstory



N

GRAPHIC SCALE 0 40 80 120

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

OVERALL LANDSCAPE PLAN

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

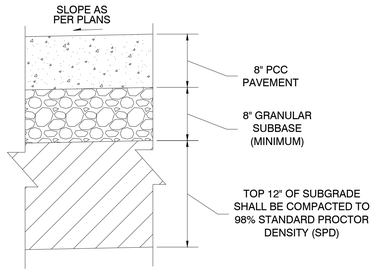
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

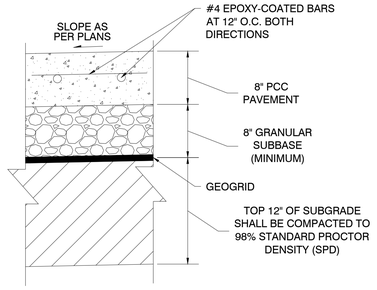
PROJECT NO. 25-DS-0026

SHEET NO. C.400

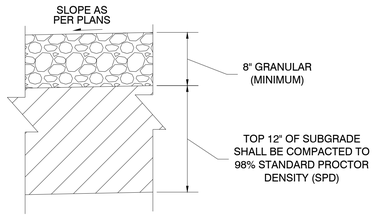
J:\25-DS-0026\dwg\25_Sheets\25-DS-0026 Overall Landscape Plan.dwg - C.400 04-24-25 - 8:53am - KMM52



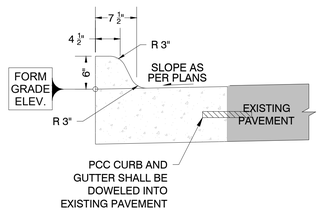
01 8" PCC PAVEMENT SECTION



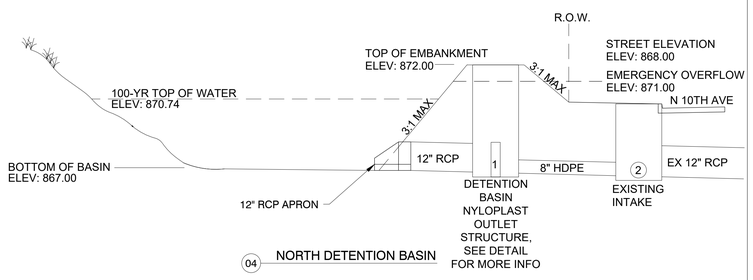
02 PCC PATCH



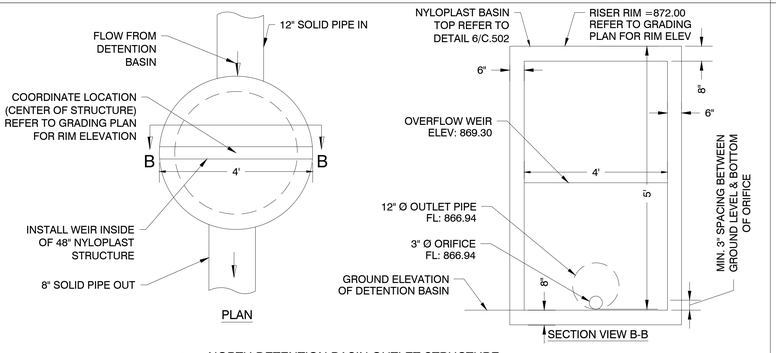
02B GRAVEL DRIVE



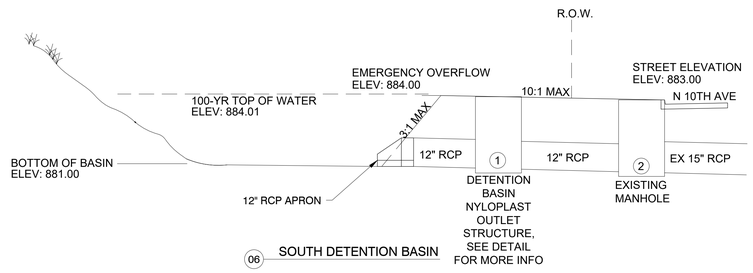
03 PCC CURB & GUTTER
6" STANDARD INTERGAL



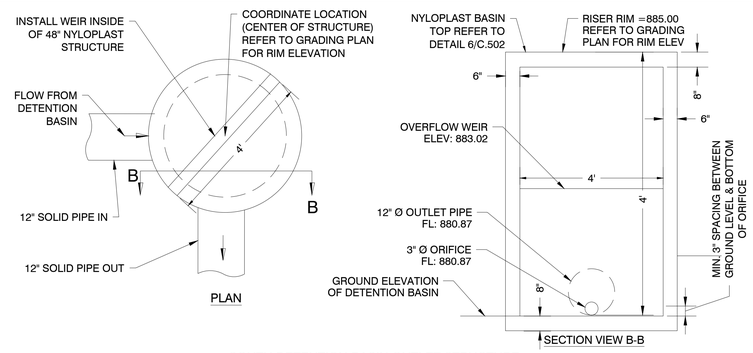
04 NORTH DETENTION BASIN



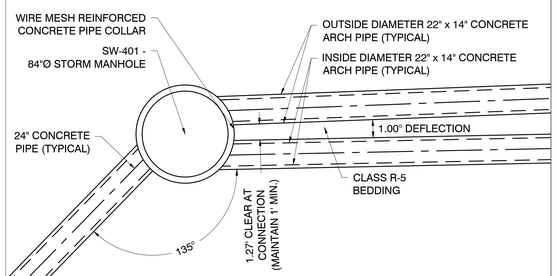
05 NORTH DETENTION BASIN OUTLET STRUCTURE



06 SOUTH DETENTION BASIN



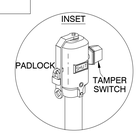
07 SOUTH DETENTION BASIN OUTLET STRUCTURE

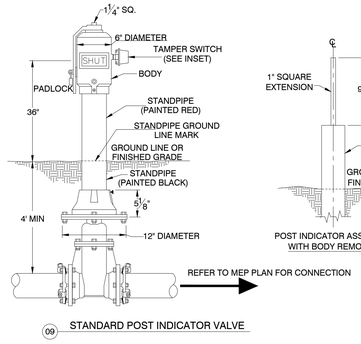


08 ARCH PIPE CONNECTION TO 72" DIA MANHOLE

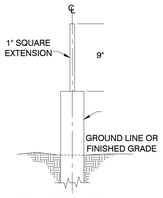
FIELD ADJUSTMENT INSTRUCTIONS

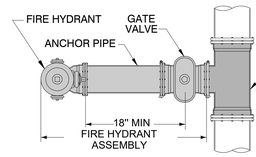
1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE 'OPEN' AND 'SHUT' TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING.
9. SHALL BE LOCATED NOT LESS THAN 40FT FROM BUILDINGS, UNLESS PERMITTED BY AUTHORITY HAVING JURISDICTION.





09 STANDARD POST INDICATOR VALVE





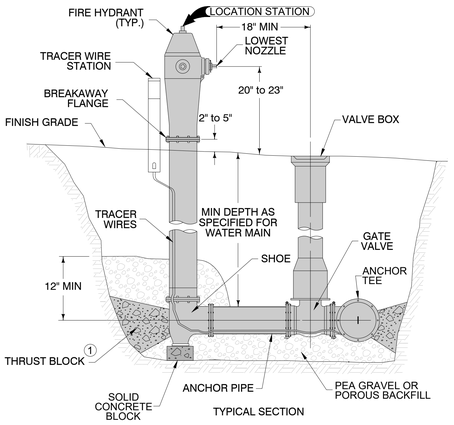
TYPICAL PLAN

USE DUCTILE IRON PIPE WITH RESTRAINED MECHANICAL JOINTS FOR FIRE HYDRANT ASSEMBLY AND ANCHOR TEE

ALL SHADED ITEMS ARE INCLUDED IN THE FIRE HYDRANT ASSEMBLY BID ITEM.

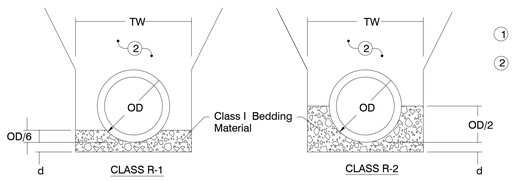
SEE THE CONTRACT DOCUMENTS FOR THE LOCATION OF EACH HYDRANT AND THE LENGTH OF ANCHORING PIPE.

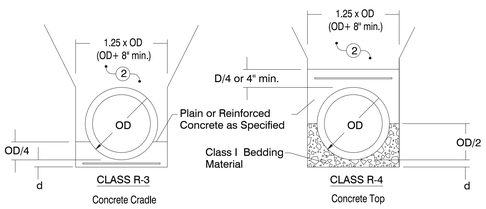
1 DO NOT COVER DRAIN HOLES OR TRACER WIRE.



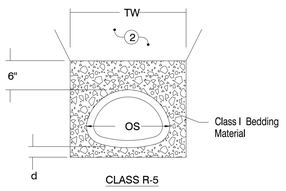
TYPICAL SECTION

RCP AND VCP PIPE BEDDING





REINFORCED CONCRETE ARCH PIPE BEDDING



10 RIGID GRAVITY PIPE TRENCH BEDDING

1 Refer to sheet 2 for bury depth restrictions.

1 Use Bedding Class R-1 or R-2 unless specified otherwise.

2 Place remainder of bedding and backfill materials as specified in the contract documents.

Key

OD = Outside diameter of pipe

OS = Outside span of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches
Max.= 1.25xOD+12 inches OR
54 inches (whichever is greater)

d = Depth of bedding material below pipe:
OD/8 or OS/8, OR 4 inches
(whichever is greater)

ALLOWABLE BURY DEPTH

CLASS III RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	7'	10'	15'	19'	27'
15	8'	10'	16'	19'	27'
18	8'	1 1'	16'	20'	40'
21	8'	1 1'	18'	26'	40'
24	8'	12'	23'	36'	40'
27	10'	15'	30'	40'	40'
30	1 1'	15'	29'	40'	40'
33	1 1'	15'	28'	40'	40'
36	1 1'	15'	27'	40'	40'
42	1 1'	15'	26'	38'	40'
48	1 1'	15'	26'	36'	40'
54	1 1'	15'	25'	34'	40'
60	1 1'	15'	25'	33'	40'
66	1 1'	15'	24'	32'	40'
72	1 1'	15'	24'	32'	40'

As = Area of Steel Reinforcing

CLASS IV RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	12'	15'	23'	28'	40'
15	12'	16'	23'	30'	40'
18	13'	16'	29'	40'	40'
21	13'	18'	40'	40'	40'
24	16'	23'	40'	40'	40'
27	19'	30'	40'	40'	40'
30	19'	29'	40'	40'	40'
33	19'	28'	40'	40'	40'
36	19'	28'	40'	40'	40'
42	18'	27'	40'	40'	40'
48	18'	26'	40'	40'	40'
54	18'	25'	40'	40'	40'
60	18'	25'	40'	40'	40'
66	18'	25'	40'	40'	40'
72	18'	24'	40'	40'	40'

As = Area of Steel Reinforcing

CLASS V RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	18'	23'	35'	40'	40'
15	19'	24'	40'	40'	40'
18	19'	30'	40'	40'	40'
21	25'	40'	40'	40'	40'
24	34'	40'	40'	40'	40'
27	40'	40'	40'	40'	40'
30	40'	40'	40'	40'	40'
33	40'	40'	40'	40'	40'
36	40'	40'	40'	40'	40'
42	37'	40'	40'	40'	40'
48	35'	40'	40'	40'	40'
54	33'	40'	40'	40'	40'
60	32'	40'	40'	40'	40'
66	31'	40'	40'	40'	40'
72	31'	40'	40'	40'	40'

As = Area of Steel Reinforcing

EXTRA STRENGTH VCP

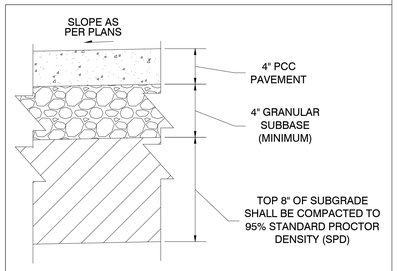
Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
6	25'	30'	30'	30'	30'
8	20'	26'	30'	30'	30'
10	18'	23'	30'	30'	30'
12	16'	20'	30'	30'	30'
15	15'	19'	28'	30'	30'
18	14'	18'	30'	30'	30'
21	15'	22'	30'	30'	30'
24	18'	28'	30'	30'	30'
27	20'	30'	30'	30'	30'
30	19'	29'	30'	30'	30'
33	20'	30'	30'	30'	30'
36	20'	30'	30'	30'	30'
39	19'	29'	30'	30'	30'
42	18'	26'	30'	30'	30'

As = Area of Steel Reinforcing

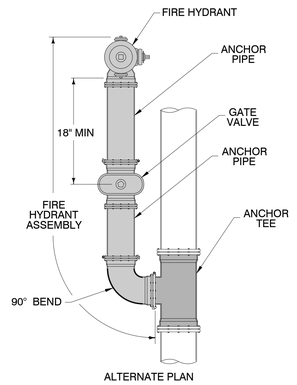
REINFORCED CONCRETE ARCH PIPE

Pipe Size (inch by inch)	Equiv. Diameter (inches)	Class A-III	Class A-IV
18 by 1 1	15	6'	1 1'
22 by 13	18	6'	1 1'
26 by 15	21	6'	13'
29 by 18	24	7'	15'
36 by 22	30	8'	15'
44 by 27	36	8'	14'
51 by 31	42	8'	15'
58 by 36	48	8'	15'
65 by 40	54	8'	15'
73 by 45	60	8'	14'
88 by 54	72	9'	14'

Based on Class R-5 bedding.



02 PCC SIDEWALK PAVEMENT SECTION



ALTERNATE PLAN

11 FIRE HYDRANT ASSEMBLY

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

TYPICAL DETAILS

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

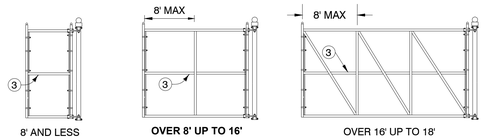
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-9701
www.cgaconsultants.com

CGA

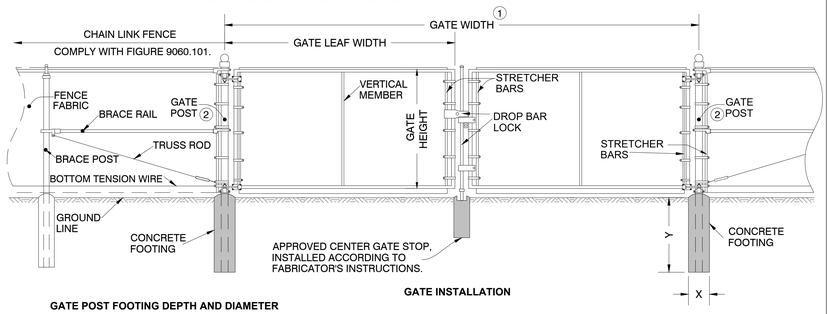
PROJECT NO. 25-DS-0026

SHEET NO. C.500

J:\25-DS-0026\dwg\G_Sheets\25-DS-0026 Typ Details.dwg - C.500 TYPICAL DETAILS - 04-24-25 - 8:33am - KMN332



FRAME PATTERNS FOR VARIOUS GATE OPENINGS



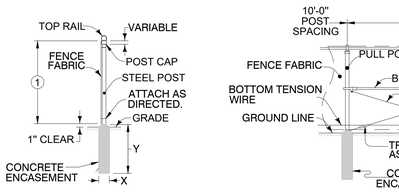
GATE INSTALLATION

GATE POST FOOTING DEPTH AND DIAMETER

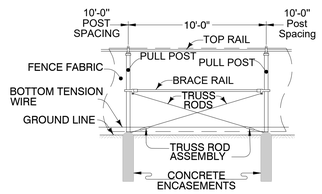
GATE HEIGHT	GATE LEAF WIDTH	X	Y
6'-0" or less	4'-0" or less	0'-10"	3'-0"
6'-0" or less	over 4'-0" to 10'-0"	0'-12"	3'-0"
6'-0" or less	over 10'-0" to 18'-0"	1'-2"	3'-0"
over 6'-0"	6'-0" or less	0'-10"	3'-0"
over 6'-0"	over 6'-0" to 12'-0"	1'-0"	3'-0"
over 6'-0"	over 12'-0" to 18'-0"	1'-4"	3'-6"
over 6'-0"	over 18'-0" to 24'-0"	1'-6"	4'-0"

1. DOUBLE SWING GATE IS REQUIRED ONLY FOR WIDTHS GREATER THAN 16 FEET. EXACT DETAILS OF GATE DESIGN ARE SUBJECT TO APPROVAL OF THE ENGINEER. FURNISH GATE WITH APPROVED STOP, LATCH, AND MEANS FOR LOCKING. INSTALL AS RECOMMENDED BY THE MANUFACTURER.
2. END POST USED TO TERMINATE RUN OF FENCE IF NO GATE IS PROPOSED.
3. HORIZONTAL MEMBERS ARE REQUIRED ONLY IF THE FABRIC HEIGHT IS 8 FEET OR GREATER.

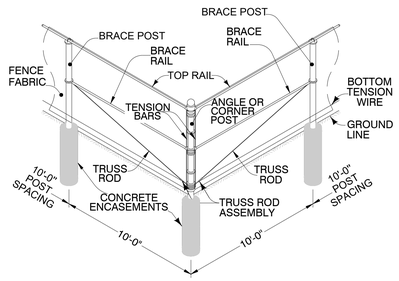
01 CHAIN LINK FENCE GATE



POST INSTALLATION



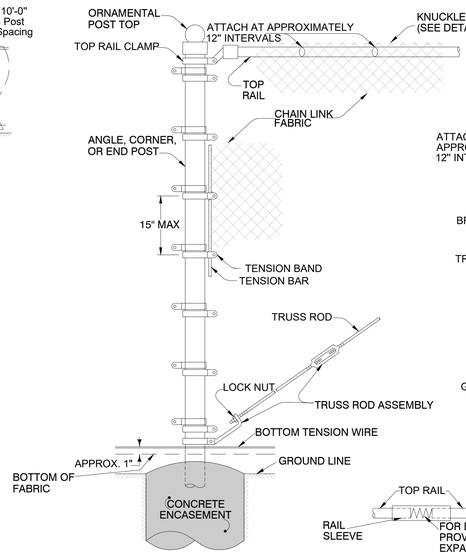
PULL POST INSTALLATION



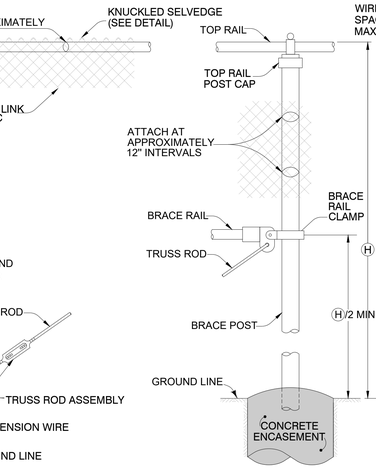
ANGLE OR CORNER POST INSTALLATION

FENCE POST FOOTING DEPTH AND DIAMETER

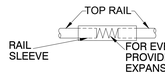
USE IN FENCE	FENCE HEIGHT					
	4'-0" AND LESS		OVER 4' TO 8'-0"		OVER 8'-0"	
	X	Y	X	Y	X	Y
LINE AND BRACE POSTS	0'-8"	3'-0"	0'-10"	3'-0"	1'-0"	2
TERMINAL POST*	0'-10"	3'-0"	1'-0"	3'-0"	1'-4"	2
*INCLUDES CORNER, ANGLE, END, AND PULL POSTS.						



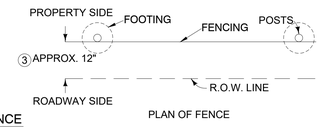
ANGLE, CORNER, OR END POST ASSEMBLY



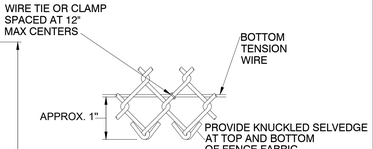
BRACE POST ASSEMBLY



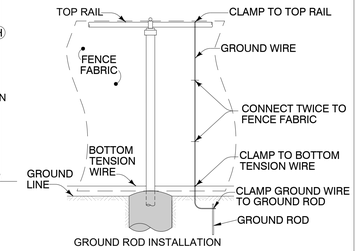
RAIL SLEEVE



PLAN OF FENCE



BOTTOM TENSION WIRE AND KNUCKLED SELVEDGE



GROUND ROD INSTALLATION

PLACE FENCE FABRIC ON ROADWAY SIDE OF POST. FOR CERTAIN CURVES, STREAM CROSSINGS, OR OTHER LOCATIONS, THE CONTRACTOR HAS THE OPTION TO PLACE FABRIC ON THE SIDE OF THE POST AWAY FROM THE ROADWAY.

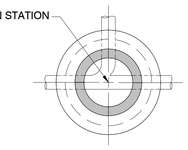
RESIDENTIAL CHAIN LINK FENCE DOES NOT INCLUDE BRACES, TRUSS ROD ASSEMBLY, TENSION WIRE, TENSION BAR, TENSION BAND, OR GROUNDS

1. FABRIC WIDTH AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. FOR FENCE HEIGHTS GREATER THAN 8 FEET, THE DEPTH OF THE FENCE POST FOOTING IS 3 FEET PLUS 3 INCHES FOR EACH 1 FOOT IN HEIGHT OVER 8 FEET.
3. INSTALL THE FENCE ON THE ROADWAY SIDE OF THE RIGHT-OF-WAY WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.

02 8' PERIMETER CHAIN LINK FENCE

TYPICAL SECTION

1. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH BOTTOM RISER, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE RISER.
2. FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
3. 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.



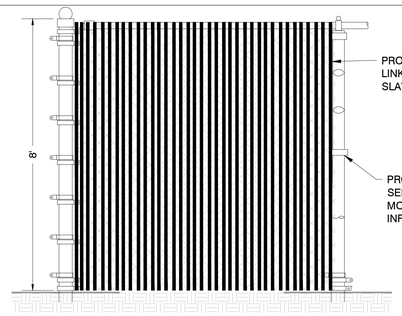
PLAN

Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes 2	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

03 SW-401 CIRCULAR STORM SEWER MANHOLE

GENERAL NOTE:

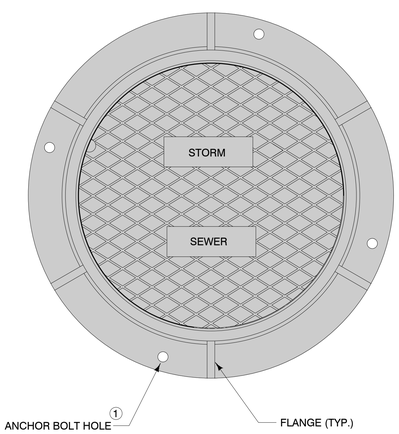
1. PRIVACY SLATS FOR CHAIN LINK FENCE SHALL INCLUDE A DUAL-POINT LOCKING SYSTEM.
2. SLAT MATERIAL SHALL BE OF HDPE MATERIAL OR APPROVED EQUIVALENT.
3. CONTRACTOR SHALL MATCH EXISTING PRIVACY FENCE SLATS DURING CONSTRUCTION.



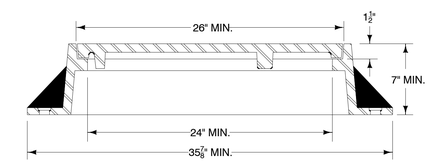
05 CHAIN LINK FENCE PRIVACY SLATS

TYPE E

TWO-PIECE FIXED CASTING



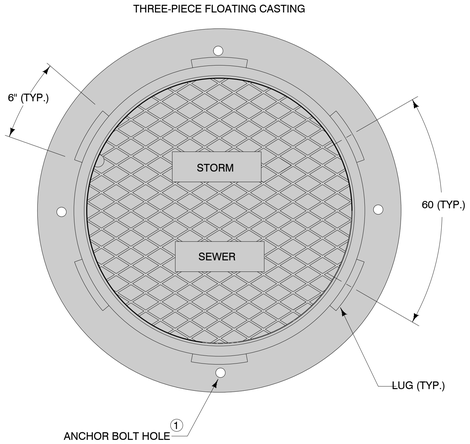
PLAN



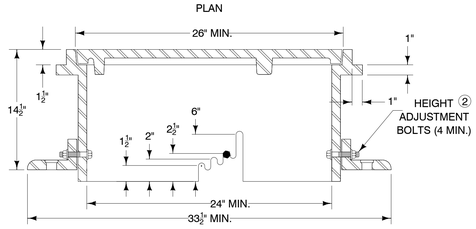
TYPICAL SECTION

TYPE F

THREE-PIECE FLOATING CASTING



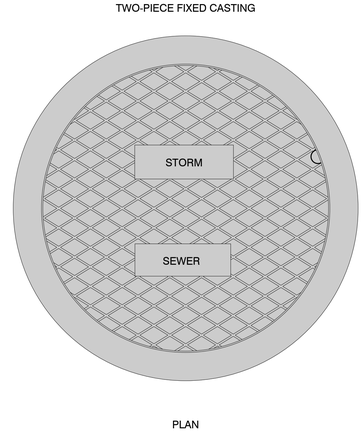
PLAN



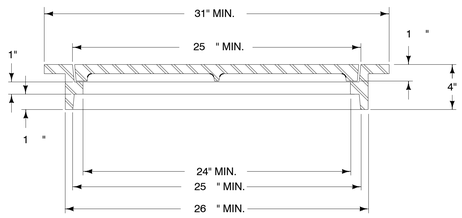
TYPICAL SECTION

TYPE G

TWO-PIECE FIXED CASTING



PLAN



TYPICAL SECTION

FRAME NOTES:
SIZE AND SPACING OF LUGS AND FLANGES MAY VARY.

COVER NOTES:
ROUGHNESS PATTERN AND TEXT STYLES MAY VARY.
MINIMUM ONE CONCEALED PICKHOLE.

1. WHEN THE CONTRACT DOCUMENTS REQUIRE THE FRAME TO BE ATTACHED TO THE STRUCTURE, DRILL FOUR ⅞" DIAMETER HOLES OR SLOTS, EQUALLY SPACED AROUND FRAME.
2. SET CASTING AT PROPER GRADE USING ONE OF THE ADJUSTMENT SLOTS. REMOVE BOLTS UPON COMPLETION OF PAVING.

04 SW-602 CASTINGS FOR STORM SEWER MANHOLES

NO. | REVISION | BY | DATE

DESIGNED: | DATE:
DRAWN: | DATE:
CHECKED: | DATE:
APPROVED: | DATE:

TYPICAL DETAILS

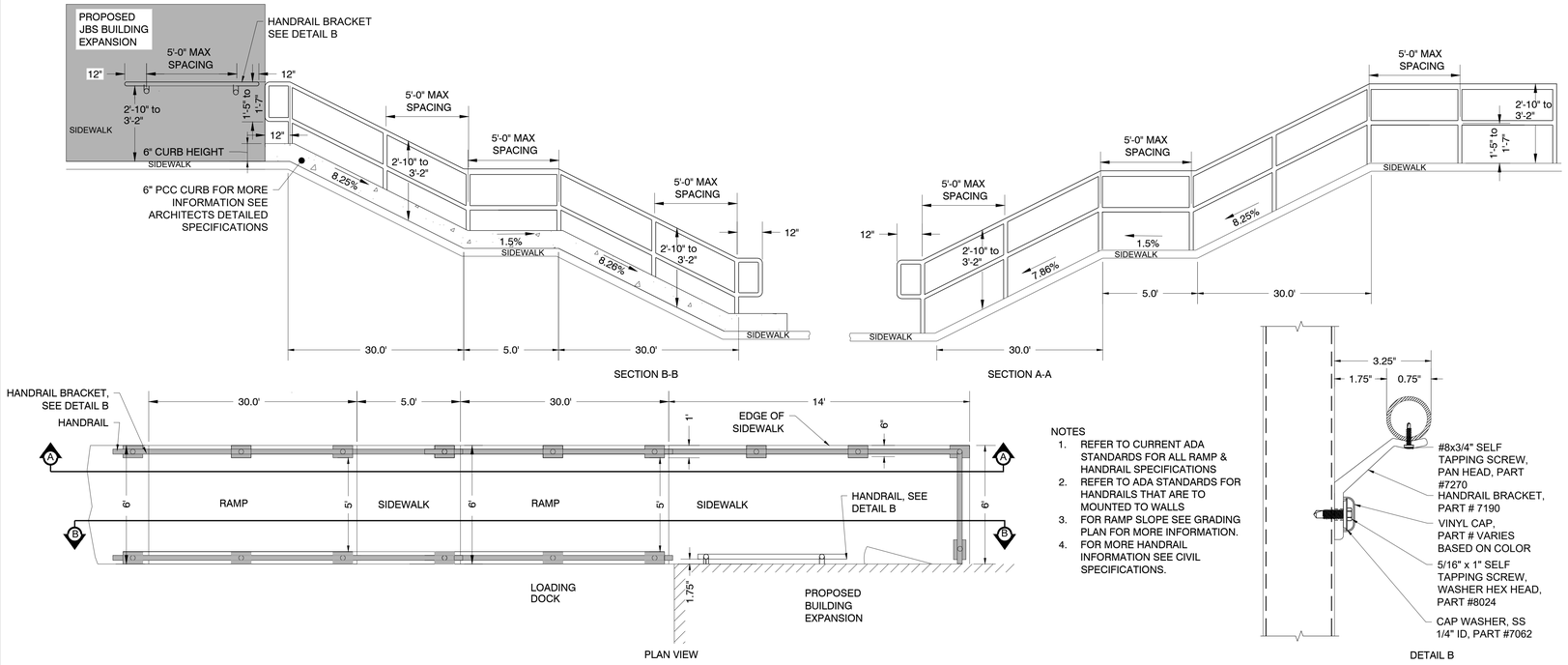
JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

CGA

PROJECT NO.
25-DS-0026

SHEET NO.
C.501



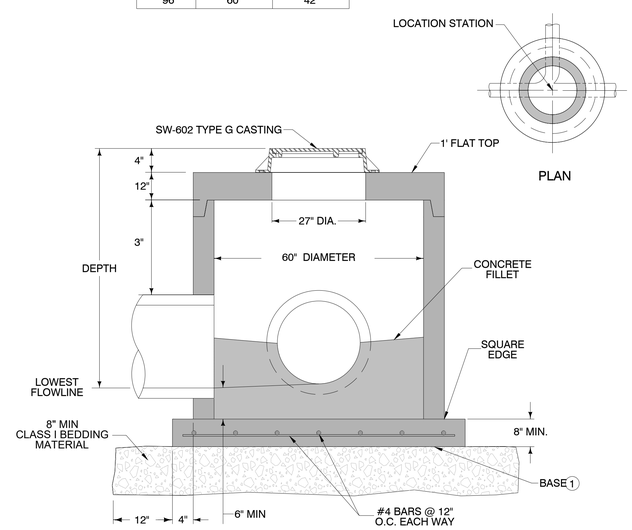
NOTES
1. REFER TO CURRENT ADA STANDARDS FOR ALL RAMP & HANDRAIL SPECIFICATIONS
2. REFER TO ADA STANDARDS FOR HANDRAILS THAT ARE TO MOUNTED TO WALLS
3. FOR RAMP SLOPE SEE GRADING PLAN FOR MORE INFORMATION.
4. FOR MORE HANDRAIL INFORMATION SEE CIVIL SPECIFICATIONS.

01 FLOOR & WALL MOUNTED HANDRAILS

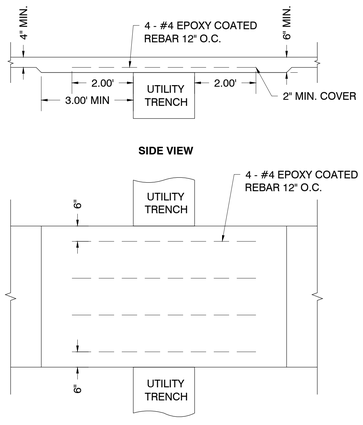
Manhole Diameter (inches)	Maximum Pipe Diameter (2) (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

(1) CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH BOTTOM RISER, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE RISER.

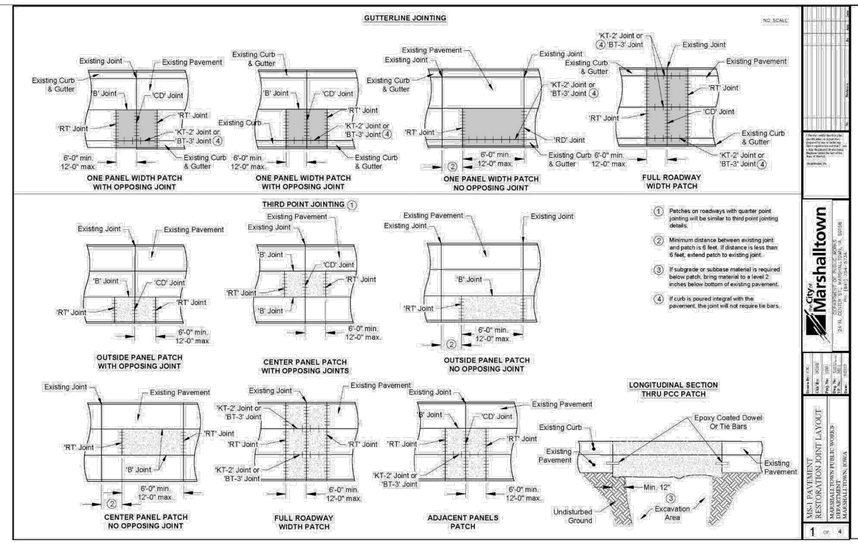
(2) FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.

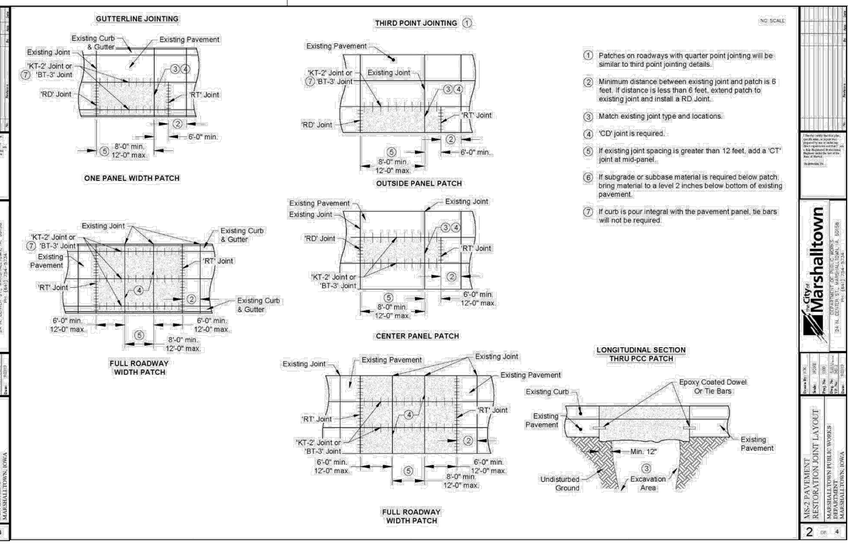


02 FLAT TOP INTAKE

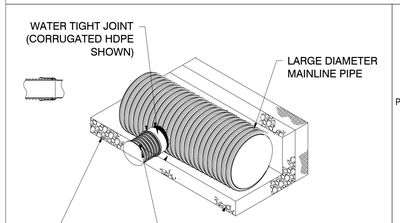


03 MD-3 SIDEWALK OVER UTILITY TRENCH

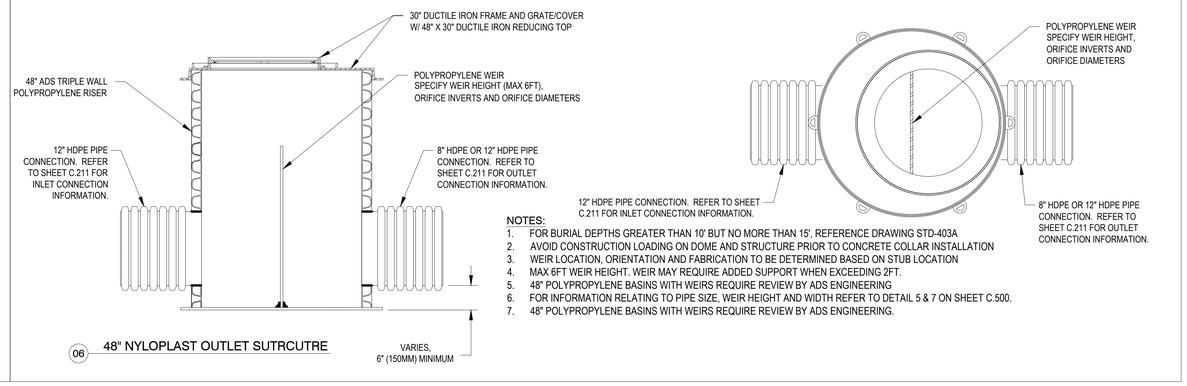




04 PAVEMENT RESTORATION JOINT LAYOUT



05 INSERT-A TEE



NOTES:
1. FOR BURIAL DEPTHS GREATER THAN 10' BUT NO MORE THAN 15', REFERENCE DRAWING STD-403A
2. AVOID CONSTRUCTION LOADING ON DOME AND STRUCTURE PRIOR TO CONCRETE COLLAR INSTALLATION
3. WEIR LOCATION, ORIENTATION AND FABRICATION TO BE DETERMINED BASED ON STUB LOCATION
4. MAX 6FT WEIR HEIGHT. WEIR MAY REQUIRE ADDED SUPPORT WHEN EXCEEDING 2FT.
5. 48" POLYPROPYLENE BASINS WITH WEIRS REQUIRE REVIEW BY ADS ENGINEERING
6. FOR INFORMATION RELATING TO PIPE SIZE, WEIR HEIGHT AND WIDTH REFER TO DETAIL 5 & 7 ON SHEET C.500.
7. 48" POLYPROPYLENE BASINS WITH WEIRS REQUIRE REVIEW BY ADS ENGINEERING.

06 48" NYLOPLAST OUTLET SUTRCUTRE

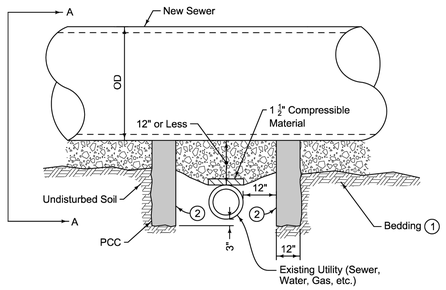
REVISION | NO. | BY | DATE
DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

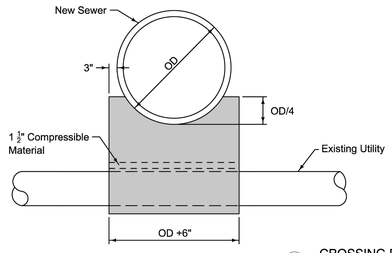
TYPICAL DETAILS

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

CGA
Cligrosallic-Gardner Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO. 25-DS-0026
SHEET NO. C.502





SECTION A-A

01 CROSSING PIPE SUPPORT

Install pipe support for all new sewers 12 inches in diameter or larger when clearance between bottom of new sewer and top of existing line is 12 inches or less.

1. Comply with Figure 3010.101.
2. Form interior surface of footings. Keep the 12 inch utility clear zone free of concrete.

OD = Outside pipe diameter

SUDAS

REVISION	
1	10-21-14

3010.901

SHEET 1 of 1

SUDAS Standard Specifications

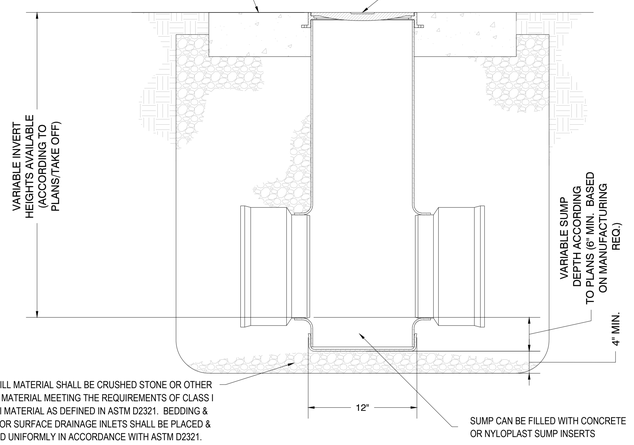
SEWER PIPE SUPPORT OVER EXISTING UTILITY LINE

NOTES:

1 - 8" - 30" GRATES / SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS / GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

INTAKE SIZE	
TROUGH PIPE DIAMETER	MAXIMUM DRAIN BASIN DIAMETER
12"	12"
15"	15"
18"	18"
24"	24"
30"	30"

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.



02 12" NYLOPLAST DRAINAGE BASIN

NO.	REVISION	BY	DATE

DESIGNED: DATE:
DRAWN: DATE:
CHECKED: DATE:
APPROVED: DATE:

TYPICAL DETAILS

JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

PROJECT NO.
25-DS-0026

SHEET NO.

J:\25-DS-0026\dwg\S_Sheets\25-DS-0026 Typ Details.dwg - C:\DS TYPICAL DETAILS - Jul 24, 25 - 8:53am - KMM352

MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, AICP, Assistant Housing & Community Development Director
DATE: May 15th, 2025
RE: Conduct a Public Hearing and Consider Making A Recommendation on a Comprehensive Plan Amendment and a Rezoning Application for 706 E Linn St east to S 8th Avenue, 715 Noble St, 710-716 Noble St, and 713-715 E Main St

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant / Property Owner:	Marshalltown Company POB 738 Marshalltown IA 50158
Recommendation:	Staff recommends approval of the comprehensive plan amendment and the zone change application and provides the following motions for the commission's consideration: **The Planning and Zoning Commission recommends approval of a comprehensive plan future land use map amendment for approximately 2.06 acres to the land use classification of light industrial.** **The Planning and Zoning Commission recommends approval of Ordinance 15102 as drafted, which includes conditions pertaining to prohibited uses.**
Current Comprehensive Plan Future Land Use Designation, Current Zoning District & Current Usage:	**Current Future Land Use Designation:** <u>Commercial</u> "General commercial and businesses such as restaurants, retail, office, hotels, banks, etc." <u>Heavy Industrial</u> "Industrial related businesses including manufacturing, warehousing, automotive, trucking, rail, office and other related industrial uses."

CITY COUNCIL
Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson

	Low Density Residential "Single-family detached and two-family residential development at a density of 4-6 units per acre." **Current: Zoning:** RM, Medium Density Residential Zoning District **Current Usage:** Off-street parking facilities, single-unit dwellings, and vacant residential parcels
Proposed Comprehensive Plan Future Land Use Designation, Proposed Zoning District & Proposed Usage:	**Proposed Future Land Use Designation:** Light Industrial "Industrial businesses that are cleaner and less intense, with more office and showroom, clean manufacturing or processing, less trucking, warehousing or heavy manufacturing." **Proposed Zoning:** GI, General Industrial Zoning District With Conditions **Proposed Usage:** Off-street parking facilities
Review Criteria:	In determining whether to approve, approve with conditions, or deny a zone change, the review bodies shall consider the following review criteria: 1. **The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements.** The proposed rezoning complies with applicable local, state, and federal laws or administrative rules. 2. **The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.** The proposed rezoning does not conflict with past approvals for the subject properties.

3. **The administrative body has considered the recommendation of staff.**

   Staff recommends approval of the comprehensive plan amendment and the rezoning application as outlined in the recommendation section of this staff report.

4. **The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

   The request includes an amendment to the comprehensive plan's future land use map. Because the proposed usage of the site is off-street parking facilities to support light industrial land usage the proposal includes amending the future land use map of the subject properties to the land use category of light industrial.

   Provided the city also adopts the comprehensive plan amendment the rezoning will be in compliance with the comprehensive plan.

5. **The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

   § 156.A.002(C)(1) "Encourage a diverse and stable economy with employment opportunities, particularly those that have meaningful multiplier effects in the local economy, by promoting the vitality and development of commercial and industrial districts"

   § 156.A.002(C)(2) "Enable and encourage entrepreneurship and local business growth"

   § 156.A.002(C)(3) "Enable retention and sensitive expansion of local businesses."

6. **Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

   The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

7. **The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

   Proposed parking facility construction and expansion will be required to comply with applicable design standards of the zoning code. Furthermore, the proposed conditions on the rezoning to prohibit certain land uses will support compatibility with existing adjacent residential land uses.

8. **The dimensions of the subject property to accommodate reasonable development that complies with the requirements of this ZO, including parking, open space, and buffering requirements.**

   The subject properties are of sufficient size and dimension to allow for construction of the proposed improvements along with applicable buffering standards.

9. **The pace of development and the amount of vacant land currently zoned for comparable development in the vicinity of the subject property.**

   The Marshalltown Company main campus is within an established neighborhood with limited vacant land for expansion. The company is in the process of several facility expansions which will utilize existing vacant land. Due to the limited vacant land being used for facility expansion the property owner has had to look towards acquisition of parcels in the vicinity to accommodate off-street parking requirements. This will require rezoning to be compliant with the zoning ordinance.

10. **A comparison of the hardship to the applicant with the relative gain to the public health, safety, and welfare.**

    The proposed development will support economic growth with the community.

11. **The proposed zone change is consistent with the Comprehensive Plan or Future Land Use Map and increase the likelihood of advancing the goals, objectives, and policies of the Comprehensive Plan Land Use Map, or another adopted area plan, including but not limited to redevelopment plans.**

    See review criteria #4 regarding future land use map.

Land use General Goal 1: Maximize the potential of the community of Marshalltown as a thriving center for business and healthy recreation, while maintaining and enhancing its livability as a residential community.

Land use industrial Goal 1: Retain and expand Marshalltown's industrial land uses to ensure a diverse tax base and local employment opportunities.

The proposed rezoning will work to advance the goals of the comprehensive plan, including those called out above, by supporting the expansion of an existing industrial business, Marshalltown Company. This expansion will increase the local tax base and support local employment opportunities.

12. **The range of uses allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the subject property.**

    Staff is recommending that this rezoning be subject to conditions restricting land usage beyond the standard land use restrictions. The purpose for the restrictions would be to support compatibility of permitted land uses within the rezoned area with those of the existing adjacent residential uses and residential zoned areas.

    The complete list of prohibited uses is included within the draft ordinance. The property owners have agreed to these conditions in writing prior to close of a public hearing at city council.

13. **The suitability of the subject property for the zoned purposes.**

    The applicant has provided a site development concept drawing showing how the subject properties are intended to be used for off-street parking facilities. Initial staff review indicates that the subject properties are suitable for the intended development.

14. **The character of the surrounding area is transitioning or being affected by other factors, such as traffic, a new school, adjoining uses, or environmental issues.**

    Generally, to the west of the proposed rezoning area, the surrounding area is composed of an established residential neighborhood. East of S 8th Avenue is presently used for industrial development, mainly Marshalltown Company's main campus.

15. **Nearby property owners are in support of, or do not oppose, the proposed map amendment.**

    Notice of the proposed rezoning, including meeting dates and times, has been mailed to all property owners within 250 feet of the rezoning boundary + width of any intersecting street. Signs have also been posted advertising the rezoning.

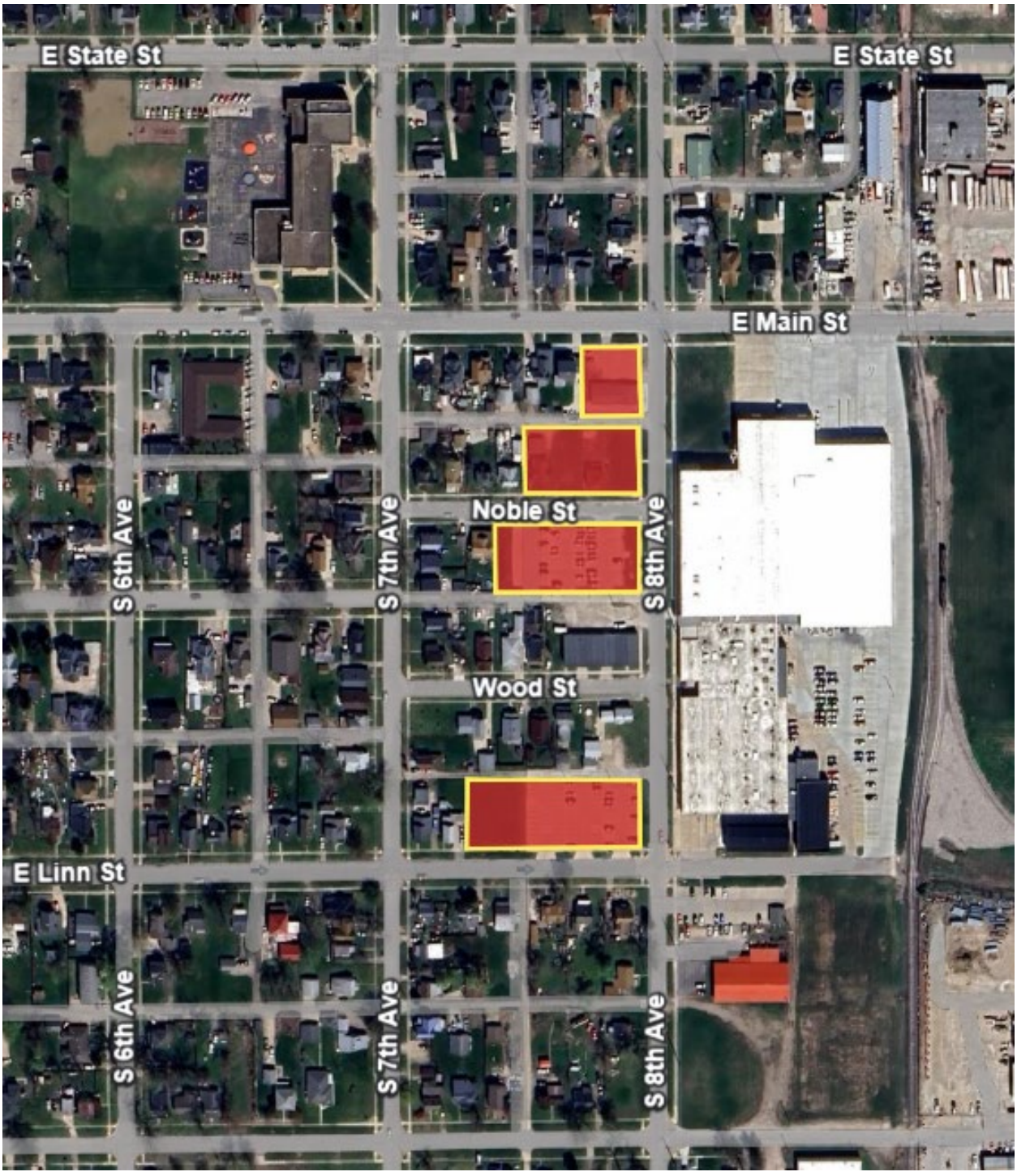
    As of publication of this staff memo no public comments have been received. Staff has received some questions about what is being proposed, but no formal comments have been received.

Attachments:

Aerial Vicinity Map
Draft Ordinance 15102
Rezoning Application
Development Concept Drawing

AERIAL VICINITY MAP

ORDINANCE 150102



ORDINANCE 15102

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR LOTS 1, 2, 13, 14, 15, AND 16, BLOCK 1, WOODS ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA AND LOTS 1, 2, 3, 4, AND 5, BLOCK 2, WOODS ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA AND LOTS 11, 12, 13, 14, 15, AND 16, BLOCK 3, WOODS ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA FROM MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO GENERAL INDUSTRIAL ZONING DISTRICT

WHEREAS, the owner of record for Lots 1, 2, 13, 14, 15, and 16, Block 1, Woods Addition to Marshall, Marshall County, Iowa and Lots 1, 2, 3, 4, and 5, Block 2, Woods Addition to Marshall, Marshall County, Iowa and Lots 11, 12, 13, 14, 15, and 16, Block 3, Woods Addition to Marshall, Marshall County, Iowa has petitioned to have their properties rezoned from RM, Medium Density Residential Zoning District to GI, General Industrial Zoning District ; and,

WHEREAS, certain conditions further restricting land uses within the rezoning area are justified to ensure compatibility of development with existing adjacent residential development; and,

WHEREAS, the owner of the subject properties within the area of the official zoning map amendment have agreed to the conditions of the official zoning map amendment in writing; and,

WHEREAS, the Planning and Zoning Commission has reviewed this petition at their regular meeting on May 15th, 2025 and following a public hearing has made a recommendation to approve the official zoning map amendment petition; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Official Zoning Map Amendment. The following legally described property is hereby rezoned from RM, Medium Density Residential Zoning District to GI, General Industrial Zoning District:

Lots 1, 2, 13, 14, 15, and 16, Block 1, Woods Addition to Marshall, Marshall County, Iowa

AND

Lots 1, 2, 3, 4, and 5, Block 2, Woods Addition to Marshall, Marshall County, Iowa

AND

Lots 11, 12, 13, 14, 15, and 16, Block 3, Woods Addition to Marshall, Marshall County, Iowa

AND

To the centerline of adjacent public right-of-way

Section 2. Conditions. The official zoning map amendment outlined in Section No. One of this ordinance shall be subject to the following conditions:

A. Prohibited Land Uses. The following land uses shall be prohibited:
    1. All Group Living Uses
    2. Airport or Heliport Uses
    3. Correctional Facility Uses
    4. Solar Panel Array Uses (Principal Use)
    5. Ground Mounted Solar Panel Array Uses (Accessory Use)
    6. Adult Entertainment Business Uses
    7. All Heavy Industrial Uses
    8. All Waste-Related Service Uses, Excluding Recycling Facility Uses

Section 3. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

Signatures on following pages.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____
Alicia Hunter, City Clerk

MARSHALLTOWN COMPANY

Joseph T. Carter
SIGNATURE

JOSEPH T. CARTER, PRESIDENT & CEO
PRINT NAME AND TITLE

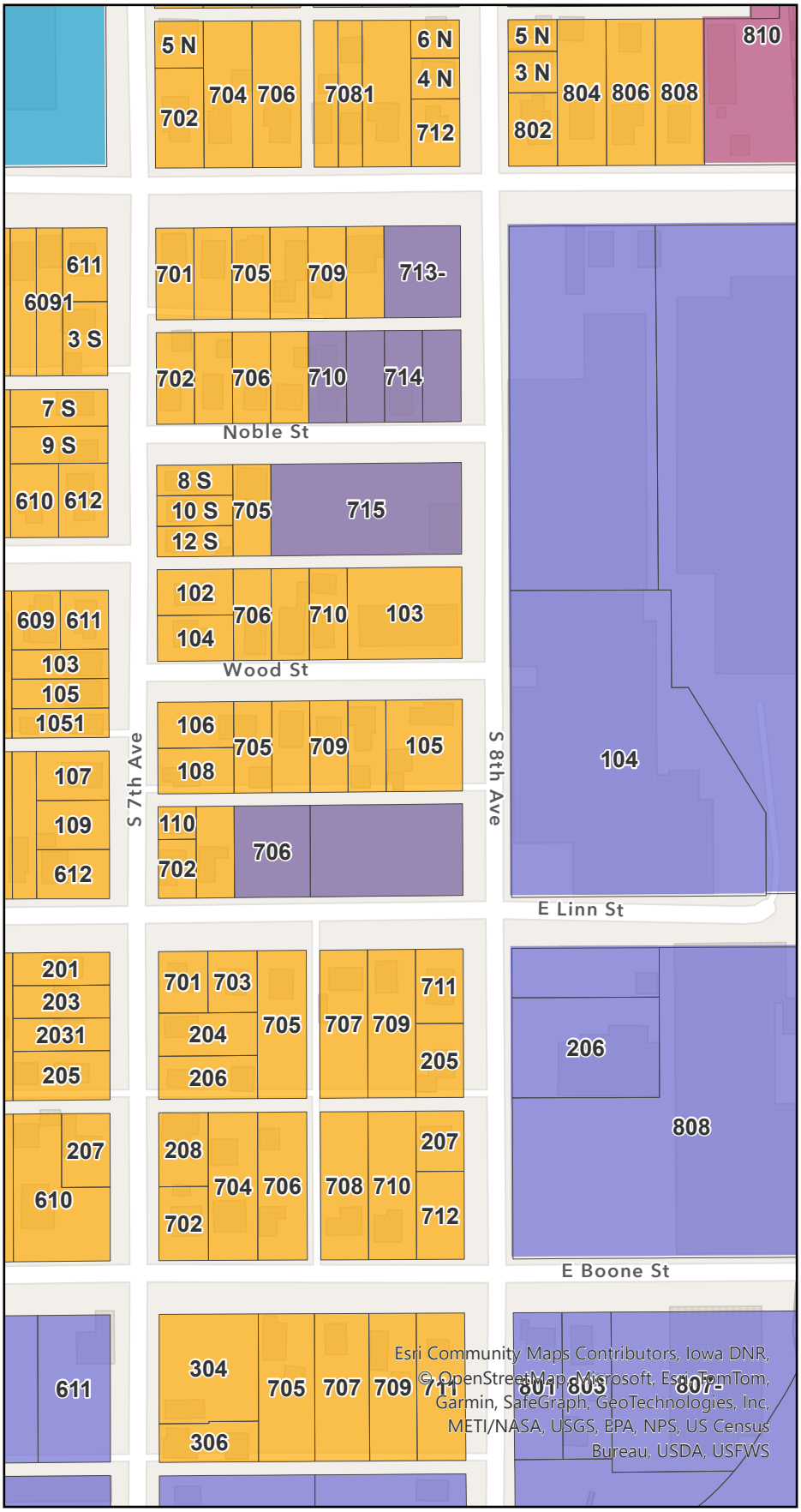
On this 29th day of April, 2025 before me, the undersigned, a notary in public in and for the State of Iowa, personally appeared JOSEPH T. CARTER, to me known to be the identical person(s) named in the foregoing instrument and who executed the same as his/her/their/ voluntary act and deed.

Amanda Jahr
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA

AMANDA JAHR
Commission Number 860623
My Commission expires
November 22, 2027

Marshalltown Zoning



Legend

Parcels

Zoning Districts

- Agricultural (AG)
- Rural Residential (RR)
- Low-Density Residential (RL)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Mixed-Use (MU)
- Urban Core (UC)
- General Commercial (GC)
- General Industrial (GI)
- Planned Unit Development (PUD)
- Public and Institutional (PI)
- Recreation (REC)
- Parcels

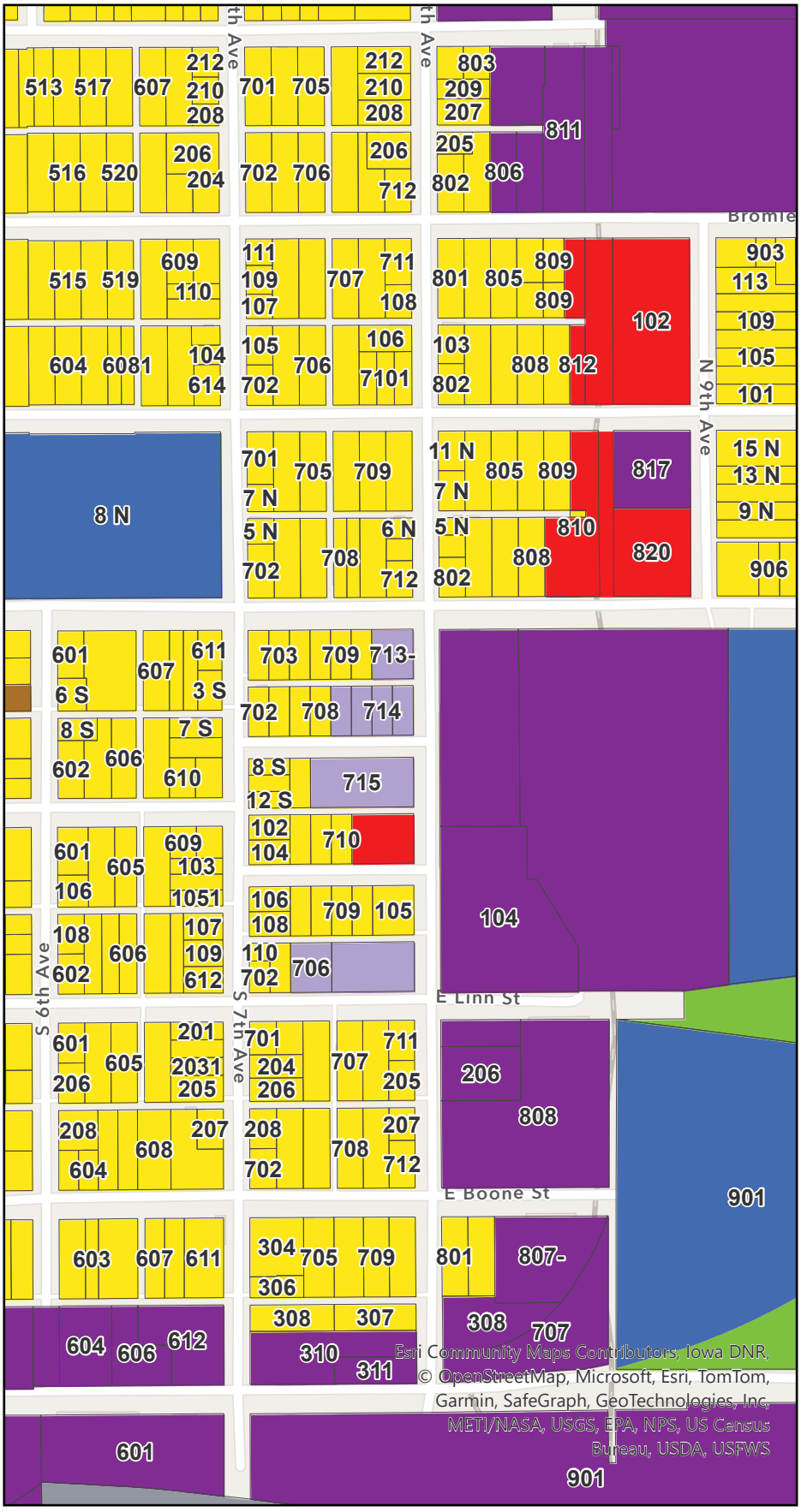
N

0 80 160 320

US Feet

MARSHALLTOWN
MORE THAN EVER

Marshalltown Future Land Use



Legend

- Main Street Historic District
- Parcels

Future Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Medical
- Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park
- Light Industrial
- Heavy Industrial
- Public/Semi-Public
- Cemetery
- Park/Open Space
- Golf Course
- Railroad

N

0 137.5275 550

US Feet

MARSHALLTOWN
MORE THAN EVER

Docusign Envelope ID: F218433D-341E-4A66-BF68-4A24845ABD3A

MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
36 North Center Street, Marshalltown, IA 50158
Ph: 641-754-5756 Fax: 641-754-5742
www.marshalltown-ia.gov

Rezoning Request Application Packet

Application: Applications will not be accepted unless complete. All required items must be submitted with the application. Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

Notifications: The City will place a sign on the property to notify the public that a rezoning request has been submitted. The sign includes the city's phone number so that concerned individuals will have an opportunity to learn about the proposal and can present information on this matter to the Commission and/or Council at the public hearing. A notice of public hearing is also published in the newspaper.

1. The burden of providing sufficient evidence to make the applicant's case shall be on the applicant in all cases.

2. The rezoning request must be considered by the Plan Zoning Commission and the City Council. Contact the Housing & Community Development Director for a schedule of the upcoming meetings. Please note the deadline dates for each meeting. The commission will review the request at a regularly scheduled meeting at least once prior to the public hearing. A public hearing must be held by the commission prior to making a recommendation to the City Council. The Plan Zoning Commission meets in the City Council Chambers at City Hall at 5:00 PM on the Thursday following the first Council meeting of the month.

3. The Marshalltown City Council meets on the 2nd and 4th Mondays of the month at 5:30 p.m. in the City Hall Council Chambers. According to Iowa Code, the rezoning requires three readings and a public hearing.

4. Under optimum conditions it takes about 4-6 months to rezone property if the issue is not controversial. Larger projects may require additional time.

5. Applicants are encouraged to provide all applicable information as early as possible to facilitate the process.

Docusign Envelope ID: F218433D-341E-4A66-BF68-4A24845ABD3A

Date Submitted & Fee Paid: _____

Rezoning Request Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

✔ **Legal description of the property.** The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.

✔ **Application fee**. A $500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address: See attached	
Owner: Marshalltown Company	
Mailing Address: 104 S. 8th Ave Marshalltown, IA 50518	
Phone: (641) 753-5999	E-mail: jmathern@marshalltown.com
Current Zoning Classification: See attached	
Current Use: See attached	
Proposed Zoning Classification: General Industrial	
Proposed Use: Parking	
Please list the uses of surrounding properties: General Industrial, Residential, Commercial	
Signature and Date: DocuSigned by: John Christen 4D601BB1433C4E1...	VP of Iowa and Illinois Operations & Engineering 4/21/2025

PARKING SUMMARY

LOT A = 92
LOT B = 64
LOT C = 44
LOT D = 20
LOT E = 16

TOTAL STALLS = 236

D

C

B

A

E

N

GRAPHIC SCALE
0 75' 150'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

THE MARSHALLTOWN COMPANY
MARSHALLTOWN, IOWA

OVERALL PARKING LOTS

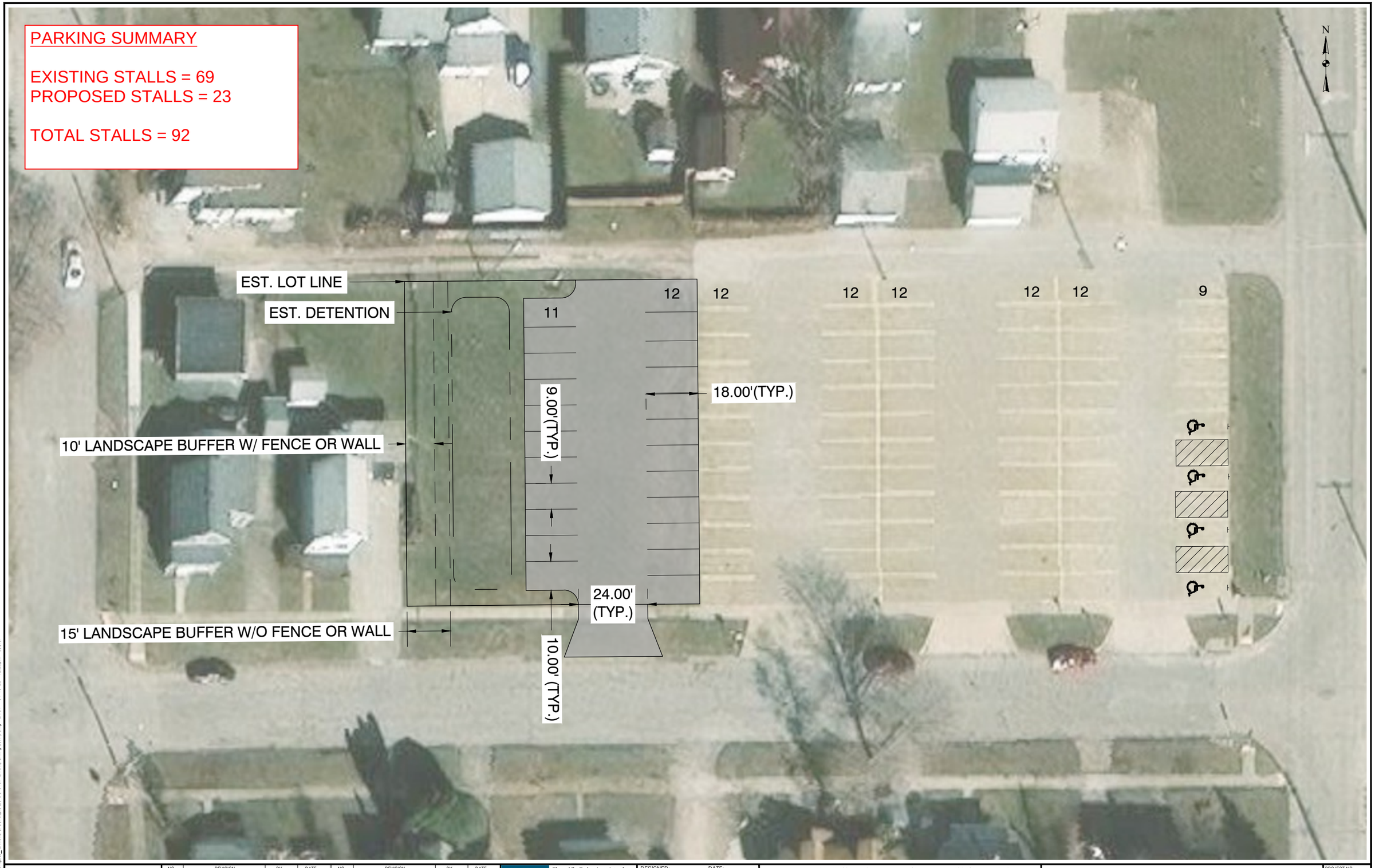
PROJECT NO. 25-DS-0137
SHEET NO. EX.05

J:\25-DS-0137\dwgs\3_Exhibits & Concepts\25-DS-0137-EX.05\Overall Parking Lots).dwg - EX.05 - 04-10-25 - 12:32pm - csilver

PARKING SUMMARY

EXISTING STALLS = 69
PROPOSED STALLS = 23

TOTAL STALLS = 92



GRAPHIC SCALE
0 15' 30'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

THE MARSHALLTOWN COMPANY
MARSHALLTOWN, IOWA

PARKING LOT A

PROJECT NO. 25-DS-0137
SHEET NO. EX.01

J:\25-DS-0137\dwgs\3_ Exhibits & Concepts\25-DS-0137-EX.01-Parking Lot A).dwg - EX.01 - 04-10-25 - 12:25pm - csilver

PARKING SUMMARY

LOT C = 44
LOT D = 20

TOTAL STALLS = 64



GRAPHIC SCALE
0 15' 30'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

THE MARSHALLTOWN COMPANY
MARSHALLTOWN, IOWA

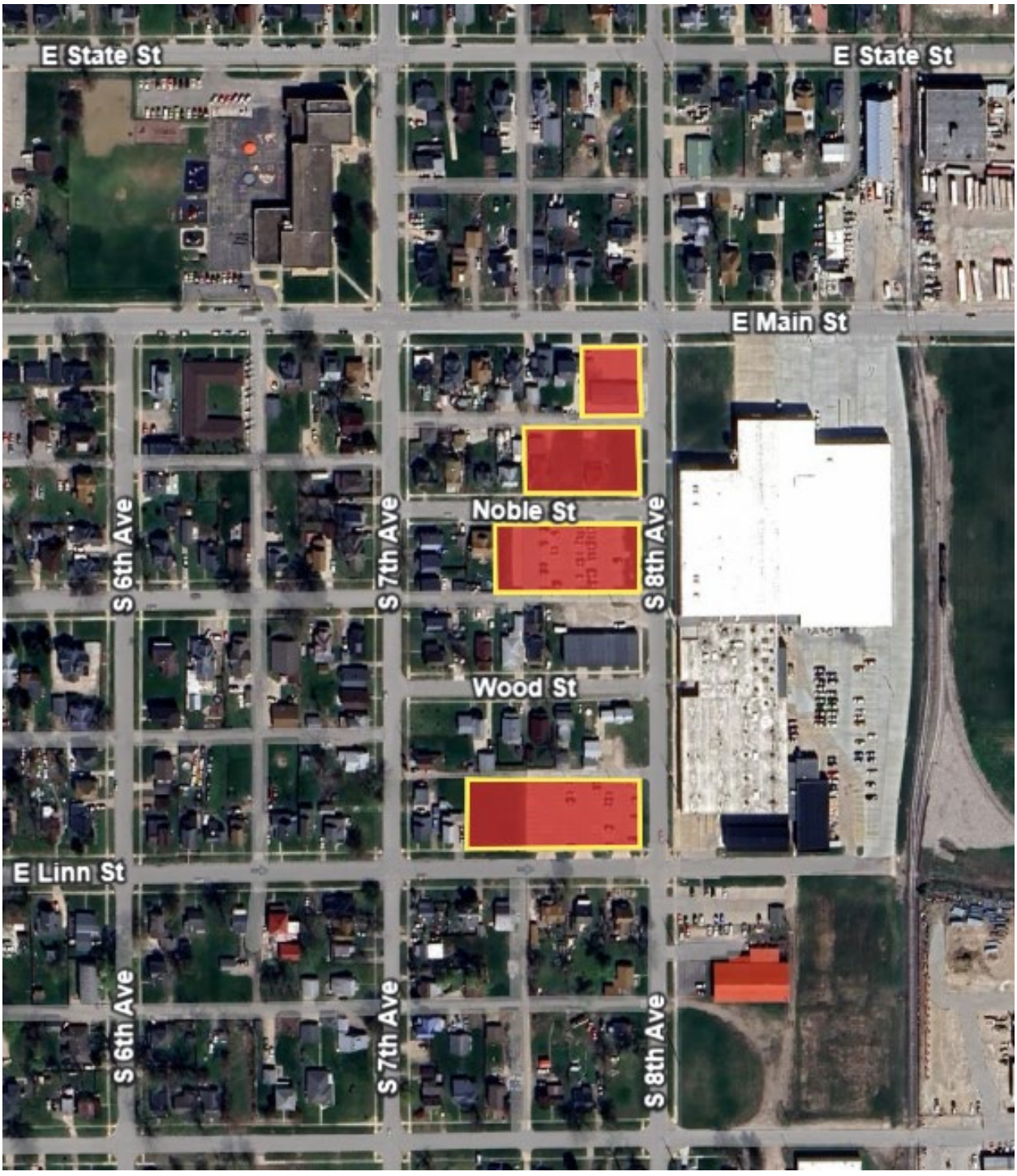
PARKING LOT C & D

PROJECT NO. 25-DS-0137
SHEET NO. EX.03

J:\25-DS-0137\Dwgs\3_ Exhibits & Concepts\25-DS-0137-EX.03\Parking Lot C & D).dwg - EX.03 - 04=10-25 - 12:19pm - csilver

AERIAL VICINITY MAP

ORDINANCE 150102



ORDINANCE 15102

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR LOTS 1, 2, 13, 14, 15, AND 16, BLOCK 1, WOODS ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA AND LOTS 1, 2, 3, 4, AND 5, BLOCK 2, WOODS ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA AND LOTS 11, 12, 13, 14, 15, AND 16, BLOCK 3, WOODS ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA FROM MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO GENERAL INDUSTRIAL ZONING DISTRICT

WHEREAS, the owner of record for Lots 1, 2, 13, 14, 15, and 16, Block 1, Woods Addition to Marshall, Marshall County, Iowa and Lots 1, 2, 3, 4, and 5, Block 2, Woods Addition to Marshall, Marshall County, Iowa and Lots 11, 12, 13, 14, 15, and 16, Block 3, Woods Addition to Marshall, Marshall County, Iowa has petitioned to have their properties rezoned from RM, Medium Density Residential Zoning District to GI, General Industrial Zoning District ; and,

WHEREAS, certain conditions further restricting land uses within the rezoning area are justified to ensure compatibility of development with existing adjacent residential development; and,

WHEREAS, the owner of the subject properties within the area of the official zoning map amendment have agreed to the conditions of the official zoning map amendment in writing; and,

WHEREAS, the Planning and Zoning Commission has reviewed this petition at their regular meeting on May 15th, 2025 and following a public hearing has made a recommendation to approve the official zoning map amendment petition; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Official Zoning Map Amendment. The following legally described property is hereby rezoned from RM, Medium Density Residential Zoning District to GI, General Industrial Zoning District:

Lots 1, 2, 13, 14, 15, and 16, Block 1, Woods Addition to Marshall, Marshall County, Iowa

AND

Lots 1, 2, 3, 4, and 5, Block 2, Woods Addition to Marshall, Marshall County, Iowa

AND

Lots 11, 12, 13, 14, 15, and 16, Block 3, Woods Addition to Marshall, Marshall County, Iowa

AND

To the centerline of adjacent public right-of-way

Section 2. Conditions. The official zoning map amendment outlined in Section No. One of this ordinance shall be subject to the following conditions:

A. Prohibited Land Uses. The following land uses shall be prohibited:
    1. All Group Living Uses
    2. Airport or Heliport Uses
    3. Correctional Facility Uses
    4. Solar Panel Array Uses (Principal Use)
    5. Ground Mounted Solar Panel Array Uses (Accessory Use)
    6. Adult Entertainment Business Uses
    7. All Heavy Industrial Uses
    8. All Waste-Related Service Uses, Excluding Recycling Facility Uses

Section 3. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

Signatures on following pages.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____
Alicia Hunter, City Clerk

MARSHALLTOWN COMPANY

Joseph T. Carter
SIGNATURE

JOSEPH T. CARTER, PRESIDENT & CEO
PRINT NAME AND TITLE

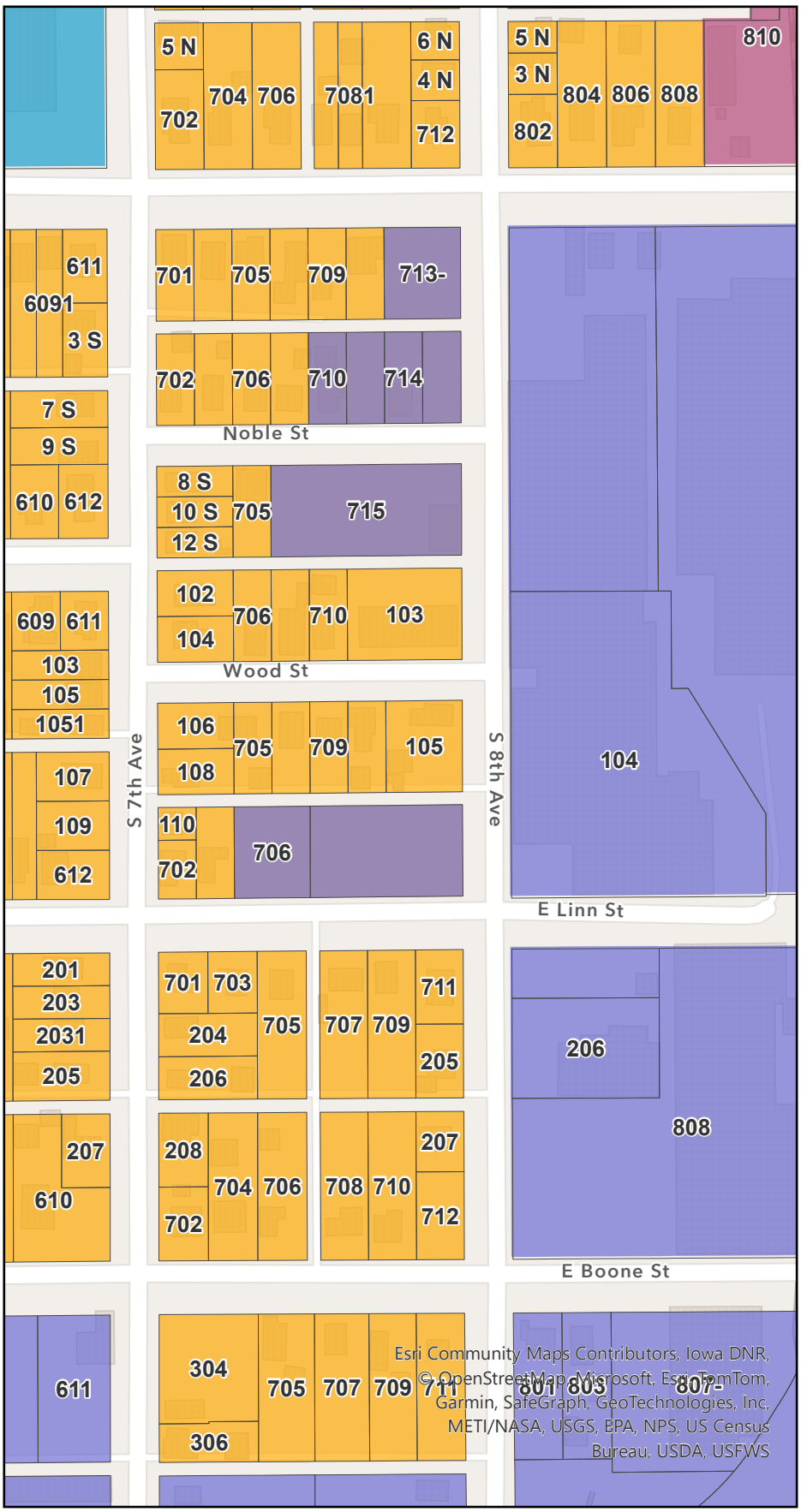
On this 29th day of April, 2025 before me, the undersigned, a notary in public in and for the State of Iowa, personally appeared JOSEPH T. CARTER, to me known to be the identical person(s) named in the foregoing instrument and who executed the same as his/her/their/ voluntary act and deed.

Amanda Jahr
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA

AMANDA JAHR
Commission Number 860623
My Commission expires
November 22, 2027

Marshalltown Zoning



Legend

Parcels

Zoning Districts

- Agricultural (AG)
- Rural Residential (RR)
- Low-Density Residential (RL)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Mixed-Use (MU)
- Urban Core (UC)
- General Commercial (GC)
- General Industrial (GI)
- Planned Unit Development (PUD)
- Public and Institutional (PI)
- Recreation (REC)
- Parcels

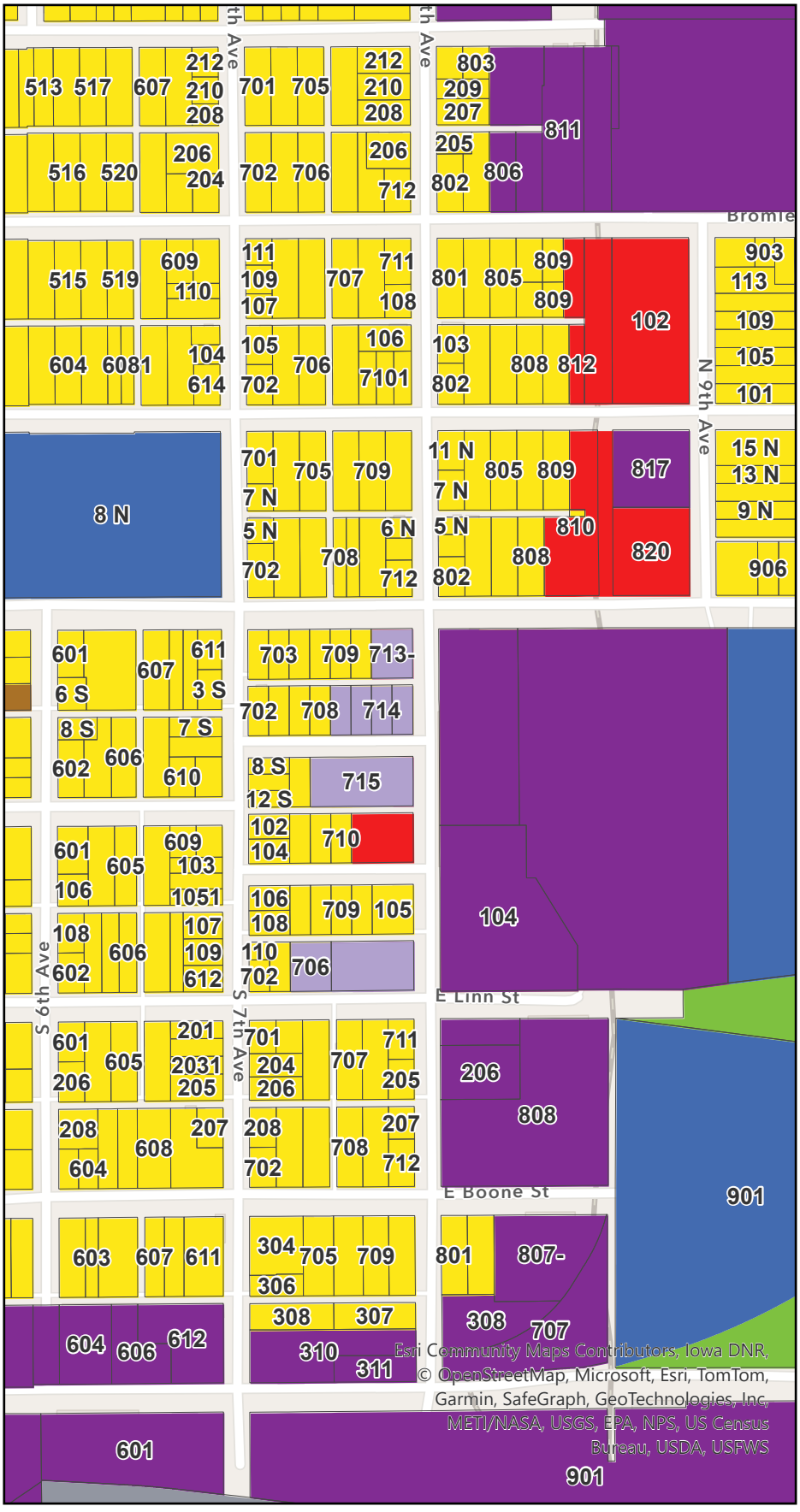
N

0 80 160 320

US Feet

MARSHALLTOWN
MORE THAN EVER

Marshalltown Future Land Use



Legend

- Main Street Historic District
- Parcels

Future Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Medical
- Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park
- Light Industrial
- Heavy Industrial
- Public/Semi-Public
- Cemetery
- Park/Open Space
- Golf Course
- Railroad

N

0 137.5275 550

US Feet

MARSHALLTOWN
MORE THAN EVER

MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, AICP, Assistant Housing & Community Development Director
DATE: May 15th, 2025
RE: Conduct a Public Hearing and Consider Making A Recommendation on a Zoning Text Amendment Relating to Mini-Warehouse Use in the GC Zoning District

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant:	Shops at Marshalltown LLC 4300 Sigma Rd STE 100 Dallas TX 75244
Recommendation:	Staff recommends approval and provides the following motion for the commission's consideration: **The Planning and Zoning Commission recommends approval of Ordinance 15103 as drafted.**
Review Criteria:	In determining whether to approve, approve with conditions, or deny a zoning text amendment, the review bodies shall consider the following review criteria: 1. **The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements.** The request does not conflict with any known local, state, or federal law or administrative rule.

CITY COUNCIL
Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson

2. **The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.**

   The zoning text amendment will not conflict with any known previously approved special use permits, master development plan's, or site plan's.

3. **The administrative body has considered the recommendation of staff.**

   Staff recommends approval of the draft Ordinance 15103.

4. **The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

   The comprehensive plan does not explicitly address mini-warehouse land uses. In the opinion of staff, this amendment would not impair implementation of the comprehensive plan.

5. **The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

   In the opinion of staff this zoning text amendment promotes the purpose of the zoning ordinance. Specifically, § 156.A.002(F)(1) "Establish transparent regulations and review procedures for development, the duties and powers of responsible administrative bodies, and reasonable penalties and enforcement mechanisms for violations of this Zoning Ordinance."

6. **The proposed amendment helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, wildlife protection, and vegetation; or will be neutral with respect to these issues;**

   This amendment would not result in adverse impacts to mobility, air quality, water quality, noise levels, stormwater management, wildlife protection, and vegetation.

7. **The proposed amendment is necessary to address a changing condition that was not anticipated in the Comprehensive Plan or this Zoning Ordinance; and**

   This amendment has been requested by the new ownership of the Marshalltown Mall. They are seeking to utilize mini-warehouse usage on the east side of the existing building (the side not facing HWY 14). Mall ownership has indicated to staff that the east side of the building lacks quality visibility from the primary road and therefore leasing for commercial usage is difficult, whereas mini-warehouse is less tied to visibility from a roadway.

8. **The proposed amendment advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated city objectives.**

   The proposed amendment would advance the city council's strategic plan strategy #1 "Expand and improve development in the community."

Attachments: Draft Ordinance 15103
Conceptual Marshalltown Mall Layout

ORDINANCE 15103

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA, CHAPTER 156: ZONING, SELF-SERVICE STORAGE - MINI-WAREHOUSE

WHEREAS, the City Council of the City of Marshalltown, Iowa, has adopted Chapter 156 (Zoning); and

WHEREAS, the City Council has received a petition to amend Chapter 156 relating to allowing self-service storage – mini-warehouse by special use permit within the GC, General Commercial Zoning District; and

WHEREAS, the City Council finds the following amendments to Chapter 156 to be in the best interest of the City and the public in general.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Amendment. The Mini-Warehouse land use within the Self-Service Storage use category within Table 156.C.003-1 shall be amended to read as follows:

Table 156.C.003-1, Use Table																	
Use Category	Specific Use[1]	Cv = Conventional Cl = Cluster In = Infill	Residential								Mixed-Use		Nonresidential				Standards
			AG	RR	RL		RM		RH		MU	UC	GC	PI	REC	GI	
					Cv	Cl	Cv	In	Cv	In							
Residential																	
Self-Service Storage	Mini-Warehouse		--	--	--	--	--	--	--	--	--	--	S	--	--	P	156.C.005(F)(16)

Section 2. Amendment. A new Section 156.C.005(F)(3) shall be added and shall read as follows:

(3) Self-Service Storage – Mini-Warehouse

(a) Applicability: These special use standards for self-service storage – mini-warehouse shall apply to this use when located within the GC, General Commercial Zoning District.

(b) Location: The self-service storage – mini-warehouse land use category shall not be permitted to be located in the any location which is visible from any existing road or planned road which is classified as major or minor arterial on the city's adopted comprehensive plan.

(c) Storage Unit Access: Individual storage units shall only be permitted to be accessed internally of a building.

(d) Outdoor storage shall be prohibited.

Section 3. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

CITY OF MARSHALLTOWN, IOWA

_____

Joel Greer, Mayor

ATTEST:

_____

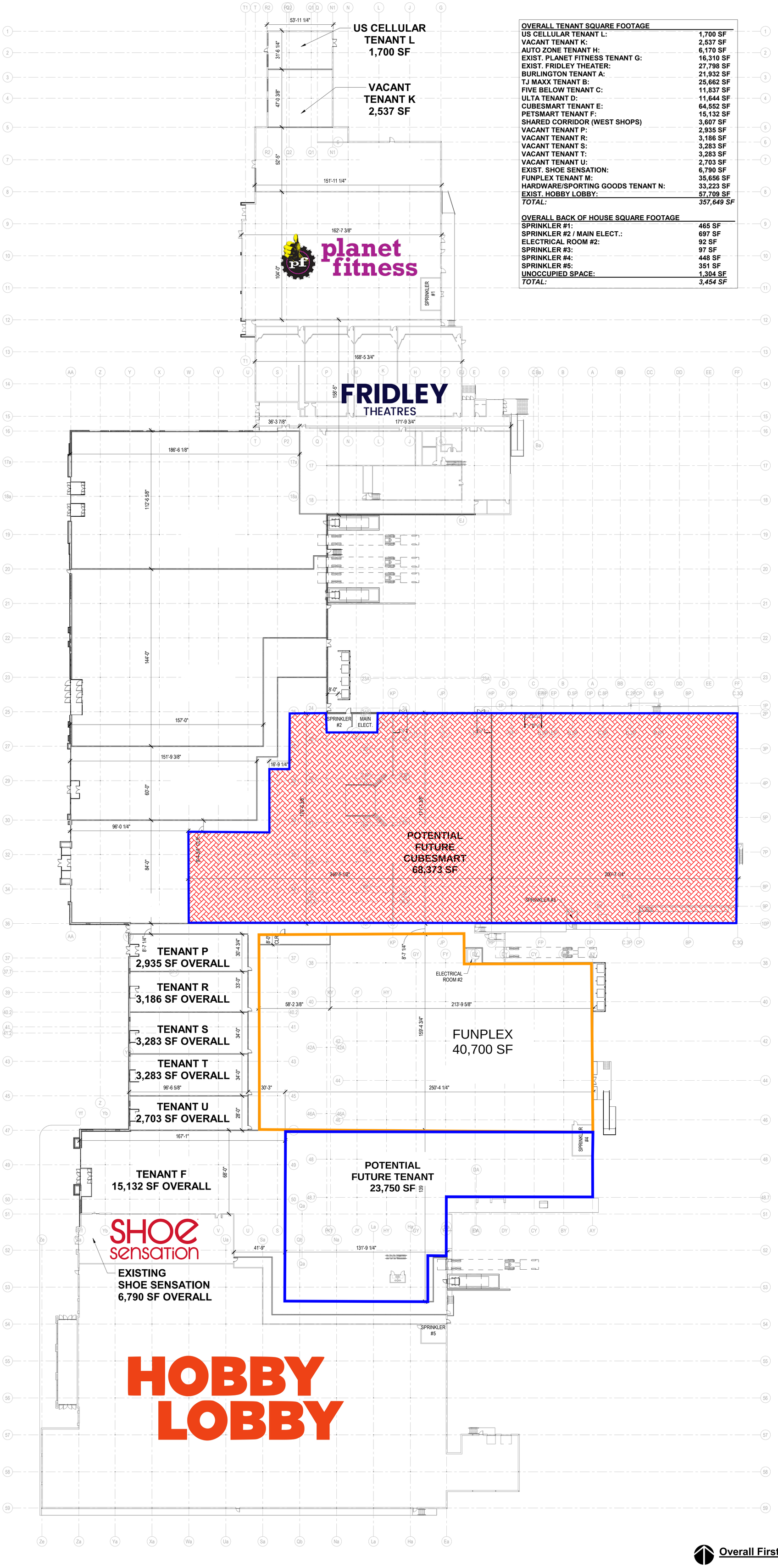
Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____

Alicia Hunter, City Clerk

DRAFT



OVERALL TENANT SQUARE FOOTAGE	
US CELLULAR TENANT L:	1,700 SF
VACANT TENANT K:	2,537 SF
AUTO ZONE TENANT H:	6,170 SF
EXIST. PLANET FITNESS TENANT G:	16,310 SF
EXIST. FRIDLEY THEATER:	27,798 SF
BURLINGTON TENANT A:	21,932 SF
TJ MAXX TENANT B:	25,662 SF
FIVE BELOW TENANT C:	11,837 SF
ULTA TENANT D:	11,644 SF
CUBESMART TENANT E:	64,552 SF
PETSMART TENANT F:	15,132 SF
SHARED CORRIDOR (WEST SHOPS)	3,607 SF
VACANT TENANT P:	2,935 SF
VACANT TENANT R:	3,186 SF
VACANT TENANT S:	3,283 SF
VACANT TENANT T:	3,283 SF
VACANT TENANT U:	2,703 SF
EXIST. SHOE SENSATION:	6,790 SF
FUNPLEX TENANT M:	35,656 SF
HARDWARE/SPORTING GOODS TENANT N:	33,223 SF
EXIST. HOBBY LOBBY:	57,709 SF
TOTAL:	*357,649 SF*

OVERALL BACK OF HOUSE SQUARE FOOTAGE	
SPRINKLER #1:	465 SF
SPRINKLER #2 / MAIN ELECT.:	697 SF
ELECTRICAL ROOM #2:	92 SF
SPRINKLER #3:	97 SF
SPRINKLER #4:	448 SF
SPRINKLER #5:	351 SF
UNOCCUPIED SPACE:	1,304 SF
TOTAL:	*3,454 SF*

SAL
Kansas City, Missouri • Omaha, Nebraska
888-756-1958
slaggie.com
© 2025 SLAGGIE ARCHITECTS, INC.

Shops At Marshalltown Renovations

Tenant Improvements

2500 S. Center Street
Marshalltown, Iowa 50158

March 24, 2025

Design Development

OVERALL FLOOR PLAN

A-901

Overall First Floor Plan 1

1/32" = 1'-0"

ORDINANCE 15103

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA, CHAPTER 156: ZONING, SELF-SERVICE STORAGE - MINI-WAREHOUSE

WHEREAS, the City Council of the City of Marshalltown, Iowa, has adopted Chapter 156 (Zoning); and

WHEREAS, the City Council has received a petition to amend Chapter 156 relating to allowing self-service storage – mini-warehouse by special use permit within the GC, General Commercial Zoning District; and

WHEREAS, the City Council finds the following amendments to Chapter 156 to be in the best interest of the City and the public in general.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Amendment. The Mini-Warehouse land use within the Self-Service Storage use category within Table 156.C.003-1 shall be amended to read as follows:

Table 156.C.003-1, Use Table																		
Use Category	Specific Use[1]	Cv = Conventional Cl = Cluster In = Infill	Residential								Mixed-Use		Nonresidential				Standards
			AG	RR	RL		RM		RH		MU	UC	GC	PI	REC	GI	
					Cv	Cl	Cv	In	Cv	In							
Residential																	
Self-Service Storage	Mini-Warehouse		--	--	--	--	--	--	--	--	--	--	S	--	--	P	156.C.005(F)(16)

Section 2. Amendment. A new Section 156.C.005(F)(3) shall be added and shall read as follows:

(3) Self-Service Storage – Mini-Warehouse

(a) Applicability: These special use standards for self-service storage – mini-warehouse shall apply to this use when located within the GC, General Commercial Zoning District.

(b) Location: The self-service storage – mini-warehouse land use category shall not be permitted to be located in the any location which is visible from any existing road or planned road which is classified as major or minor arterial on the city's adopted comprehensive plan.

(c) Storage Unit Access: Individual storage units shall only be permitted to be accessed internally of a building.

(d) Outdoor storage shall be prohibited.

Section 3. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

CITY OF MARSHALLTOWN, IOWA

_____

Joel Greer, Mayor

ATTEST:

_____

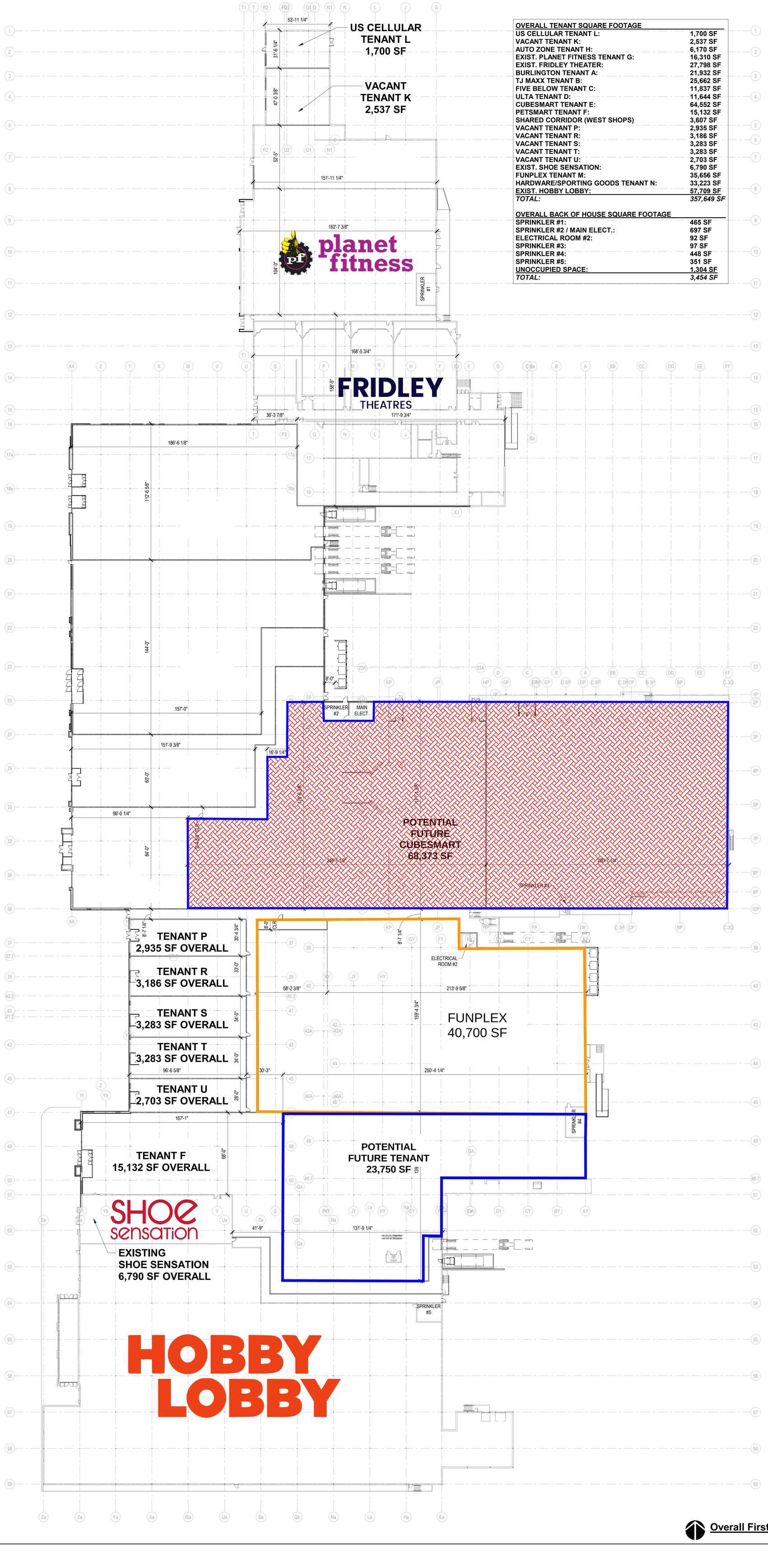
Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____

Alicia Hunter, City Clerk

DRAFT



OVERALL TENANT SQUARE FOOTAGE	
US CELLULAR TENANT L:	1,700 SF
VACANT TENANT K:	2,537 SF
AUTO ZONE TENANT H:	6,170 SF
EXIST. PLANET FITNESS TENANT G:	16,310 SF
EXIST. FRIDLEY THEATER:	27,798 SF
BURLINGTON TENANT A:	21,932 SF
TJ MAXX TENANT B:	25,662 SF
FIVE BELOW TENANT C:	11,837 SF
ULTA TENANT D:	11,644 SF
CUBESMART TENANT E:	64,552 SF
PETSMART TENANT F:	15,132 SF
SHARED CORRIDOR (WEST SHOPS)	3,607 SF
VACANT TENANT P:	2,935 SF
VACANT TENANT R:	3,186 SF
VACANT TENANT S:	3,283 SF
VACANT TENANT T:	3,283 SF
VACANT TENANT U:	2,703 SF
EXIST. SHOE SENSATION:	6,790 SF
FUNPLEX TENANT M:	35,656 SF
HARDWARE/SPORTING GOODS TENANT N:	33,223 SF
EXIST. HOBBY LOBBY:	57,709 SF
TOTAL:	*357,649 SF*

OVERALL BACK OF HOUSE SQUARE FOOTAGE	
SPRINKLER #1:	465 SF
SPRINKLER #2 / MAIN ELECT.:	697 SF
ELECTRICAL ROOM #2:	92 SF
SPRINKLER #3:	97 SF
SPRINKLER #4:	448 SF
SPRINKLER #5:	351 SF
UNOCCUPIED SPACE:	1,304 SF
TOTAL:	*3,454 SF*

SAL
Kansas City, Missouri • Omaha, Nebraska
888-756-1958
slaggie.com
© 2025 SLAGGIE ARCHITECTS, INC.

Shops At Marshalltown Renovations

Tenant Improvements

2500 S. Center Street
Marshalltown, Iowa 50158

March 24, 2025

Design Development

OVERALL FLOOR PLAN

A-901

Overall First Floor Plan
1/32" = 1'-0"

1

MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: May 15th, 2025
RE: Conduct a Public Hearing and Consider Making A Recommendation on a Comprehensive Plan Amendment and a Rezoning for 915 to 919 S Center Street

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant / Property Owners:	City of Marshalltown 24 N Center St Marshalltown IA 50158 Michelle L Lawthers & Dean E Lawthers 614 Fremont St Marshalltown IA 50158
Recommendation:	Staff recommends approval of the comprehensive plan amendment and the zone change application and provides the following motions for the commission's consideration: **The Planning and Zoning Commission recommends approval of a comprehensive plan future land use map amendment for approximately 0.73 acres to the land use classification of mixed use.** **The Planning and Zoning Commission recommends approval of Ordinance 15101 as drafted.**
Current Comprehensive Plan Future Land Use Designation, Current Zoning	**Current Future Land Use Designation:** <u>Low Density Residential</u> "Single-family detached and two-family residential development at a density of 4-6 units per acre."

CITY COUNCIL
Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson

District & Current Usage:	**Current: Zoning:** RM, Medium Density Residential Zoning District **Current Usage:** Single-unit dwellings
Proposed Comprehensive Plan Future Land Use Designation, Proposed Zoning District & Proposed Usage:	**Proposed Future Land Use Designation:** <u>Mixed-Use</u> "Mixed office, retail and residential uses in neighborhood centers." **Proposed Zoning:** MU, Mixed Use Zoning District **Proposed Usage:** Determination of intended usage in process. City has issued an RFP for proposals on the two city owned parcels. 917 S Center Street will remain single-unit dwelling at this time.
Review Criteria:	In determining whether to approve, approve with conditions, or deny a zone change, the review bodies shall consider the following review criteria: 1. **The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements.** The proposed comprehensive plan amendment and rezoning are compliant with all applicable local, state, and federal laws or administrative rules. 2. **The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.** The proposal does not conflict with any past approvals. 3. **The administrative body has considered the recommendation of staff.** Staff recommends approval of the rezoning application as outlined in the recommendation section of this staff report.

4. **The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

   The comprehensive plan includes the following policy relating to mixed use development:

   "Land Use Goal 2, Policy 3: Consider mixed use alternatives in redevelopment of commercial sites to create a higher level of activity, community gathering spaces and appropriate residential land uses."

   The comprehensive plan also includes Anson Street between S 2nd Street and S 3rd Ave as a focus area. While the subject properties are not within the specific focus area they are immediately adjacent to this focus area. The parcels immediately to the north were identified as future mixed-use development. Therefore, the proposed rezoning would be consistent with adjacent planned future land uses.

5. **The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

   The proposed amendments promotes the following purposes of the zoning ordinance:

   § 156.A.002(D)(1) "Encouraging the most appropriate, efficient, and compatible use of land, buildings, and other structures throughout the city"

   § 156.A.002(D)(5) "Protecting property against blight and depreciation by facilitating reinvestment, redevelopment, and infill development"

   § 156.A.002(E)(1) "Promote contextually compatible redevelopment and infill development of vacant or underutilized properties"

   § 156.A.002(E)(2) "Enable and encourage efficient development patterns, including by-right mixed-use development"

6. **Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

   The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

7. **The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

   Mixed use zoning would be compatible with adjacent residential zoning and adjacent commercial zoning. Depending upon the specific intended usage buffering may be required, but the parcels are sufficiently sized to accommodate buffering if needed.

8. **The dimensions of the subject property to accommodate reasonable development that complies with the requirements of this ZO, including parking, open space, and buffering requirements.**

   The subject properties, independently or combined, have sufficient area and dimensions to support redevelopment.

9. **The pace of development and the amount of vacant land currently zoned for comparable development in the vicinity of the subject property.**

   The general vicinity of the area is an established neighborhood with limited vacant land for development. New development within this area will likely need to be redevelopment of existing developed parcels either through alteration of existing structures or demolition and new construction.

10. **A comparison of the hardship to the applicant with the relative gain to the public health, safety, and welfare.**

    The two existing city parcels are in poor condition and in need of either significant reinvestment to return the houses to habitable status or alternatively demolished and redeveloped. The city has had interest in the city parcels for the purpose of commercial redevelopment and have solicited RFPs for these parcels. Additional information on intended usage of the city owned parcels should be available at the scheduled P&Z meeting.

11. **The proposed zone change is consistent with the Comprehensive Plan or Future Land Use Map and increase the likelihood of advancing the goals, objectives, and policies of the Comprehensive Plan Land Use Map, or another adopted area plan, including but not limited to redevelopment plans.**

    This proposal includes an amendment to the comprehensive plan's future land use map. The change would be to switch the subject parcels from a current future land use designation of low density residential to that of mixed use.

    See review criteria #4 for additional commentary.

12. **The range of uses allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the subject property.**

    The proposed zoning district would allow for a combination of residential and commercial land uses. Both use categories would be consistent with adjacent residential and commercial land uses.

13. **The suitability of the subject property for the zoned purposes.**

    The subject properties are located along an arterial roadway in which a transition to mixed-use development is suitable.

14. **The character of the surrounding area is transitioning or being affected by other factors, such as traffic, a new school, adjoining uses, or environmental issues.**

    To the west, south, and east is existing residential uses, predominately single-unit dwellings. Zoning is RM, Medium Density Residential Zoning District.

    To the north is commercial properties within the GC, general Commercial Zoning District.

15. **Nearby property owners are in support of, or do not oppose, the proposed map amendment.**

    Notice of the proposed rezoning, including meeting dates and times, has been mailed to all property owners within 250 feet of the rezoning boundary + width of any intersecting street. Signs have also been posted advertising the rezoning.

As of publication of this staff memo no public comments have been received. Staff has received some questions about what is being proposed, but no formal comments have been received.

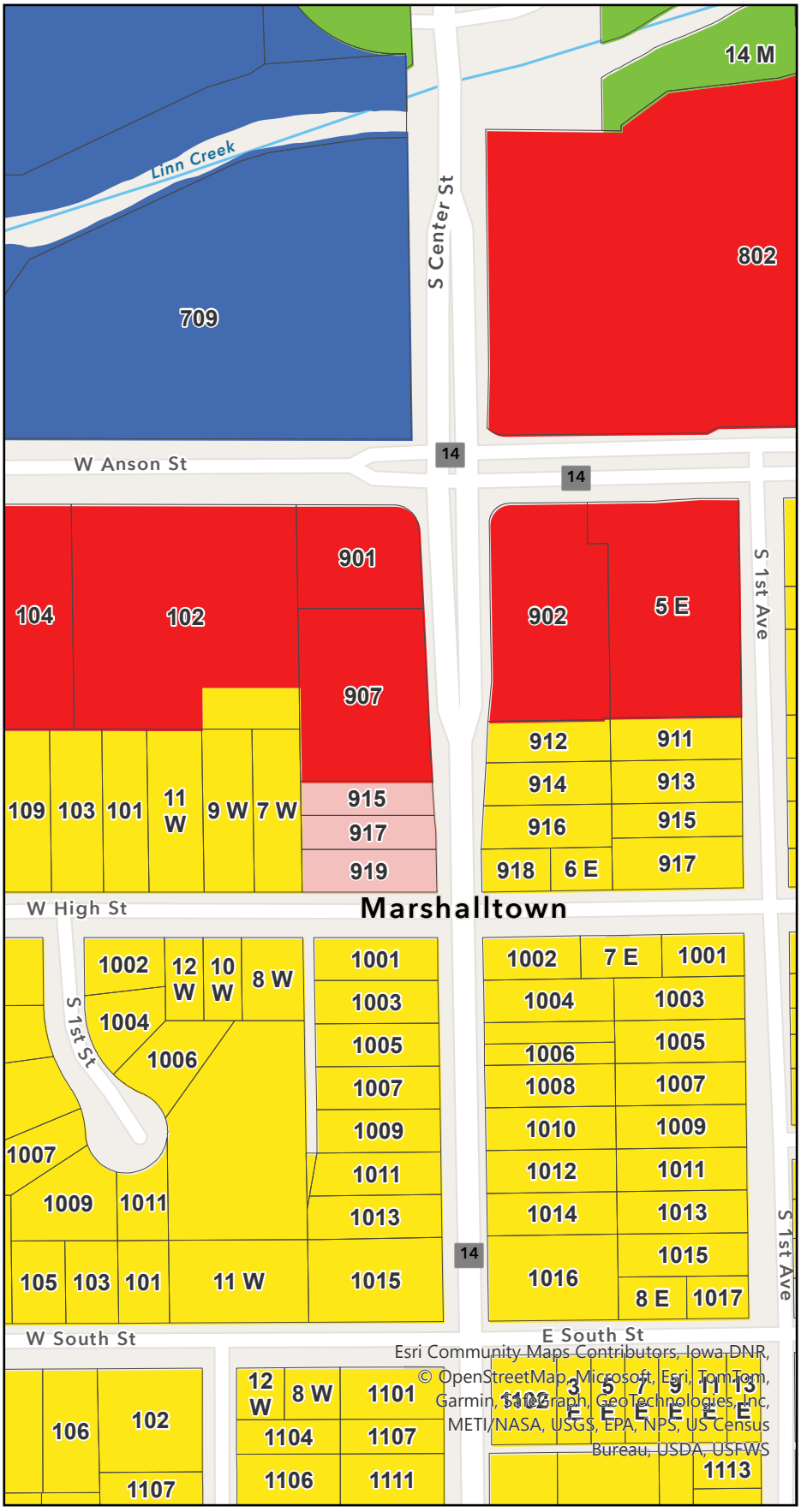
Attachments: Aerial Vicinity Map
Draft Ordinance 15101
Rezoning Application

Aerial Vicinity Map

915, 917, 919 S Center St Rezoning



Marshalltown Future Land Use



Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Intermap, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

- City Limits
- Main Street Historic District
- Parcels

Future Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Medical
- Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park
- Light Industrial
- Heavy Industrial
- Public/Semi-Public
- Cemetery
- Park/Open Space
- Golf Course
- Railroad

N

0 87.5 175 350

US Feet

MARSHALLTOWN
MORE THAN EVER

ORDINANCE 15101

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR 915, 917, AND 919 S CENTER STREET FROM MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO MIXED-USE ZONING DISTRICT

WHEREAS, the City of Marshalltown is the owner of record for Lot Four of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall and starting at the NW corner of said Lot Four thence west 16', thence south 50', thence east 16' to the SW corner of said Lot Four of said subdivision, thence north to the beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa, except that part deeded to the State of Iowa, as shown in warranty deed recorded in Micro-File No. 1466-1984-5; and,

WHEREAS, the Michelle L Lawthers and Dean E Lawthers are the owners of record Lot Five of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall, Marshall County, Iowa, and the North 50 feet of the South 112 feet 7 inches of the vacated 16 foot alley included in the original Block One of Wood's Third Addition to Marshall and lying West of Lot Five of the Original Block One of Wood's Third Addition to Marshall and West of Lots One, Two, Three, Four and Five of Church's subdivision of Lots One, Two, Three and Four of the Original Block One of Wood's Third Addition to Marshall, except real estate sold to the Iowa Department of Transportation in Micro-File No. 445-1984-5 filed July 26, 1984 in the office of the Recorder for Marshall County, Iowa

WHEREAS, the City of Marshalltown is the owner of record for Lot Five in Block One of Wood's Third Addition to the Town of Marshall, and starting at the NW corner of Lot Five, described herein, thence west 16', thence south 62'7", thence east 16' to corner of said Lot Five, thence north to beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa; and,

WHEREAS, the City Council for the City of Marshalltown had initiated an official zoning map amendment, with the consent of the private land owners, and referred the proposed rezoning to the Planning and Zoning Commission for review and recommendation; and,

WHEREAS, the Planning and Zoning Commission has reviewed this petition at their regular meeting on May 15th, 2025 and following a public hearing has made a recommendation to approve the official zoning map amendment; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Official Zoning Map Amendment. The following legally described property is hereby rezoned from RM, Medium Density Residential Zoning District to MU, Mixed Use Zoning District:

Lot Four of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall and starting at the NW corner of said Lot Four thence west 16', thence south 50', thence east 16' to the SW corner of said Lot Four of said subdivision, thence north to the

DRAFT

beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa, except that part deeded to the State of Iowa, as shown in warranty deed recorded in Micro-File No. 1466-1984-5

AND

Lot Five of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall, Marshall County, Iowa, and the North 50 feet of the South 112 feet 7 inches of the vacated 16 foot alley included in the original Block One of Wood's Third Addition to Marshall and lying West of Lot Five of the Original Block One of Wood's Third Addition to Marshall and West of Lots One, Two, Three, Four and Five of Church's subdivision of Lots One, Two, Three and Four of the Original Block One of Wood's Third Addition to Marshall, except real estate sold to the Iowa Department of Transportation in Micro-File No. 445-1984-5 filed July 26, 1984 in the office of the Recorder for Marshall County, Iowa

AND

Lot Five in Block One of Wood's Third Addition to the Town of Marshall, and starting at the NW corner of Lot Five, described herein, thence west 16', thence south 62'7", thence east 16' to corner of said Lot Five, thence north to beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa

AND

To the centerline of adjacent public right-of-way.

Section 2. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 3. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

Signatures on the following page.

DRAFT

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

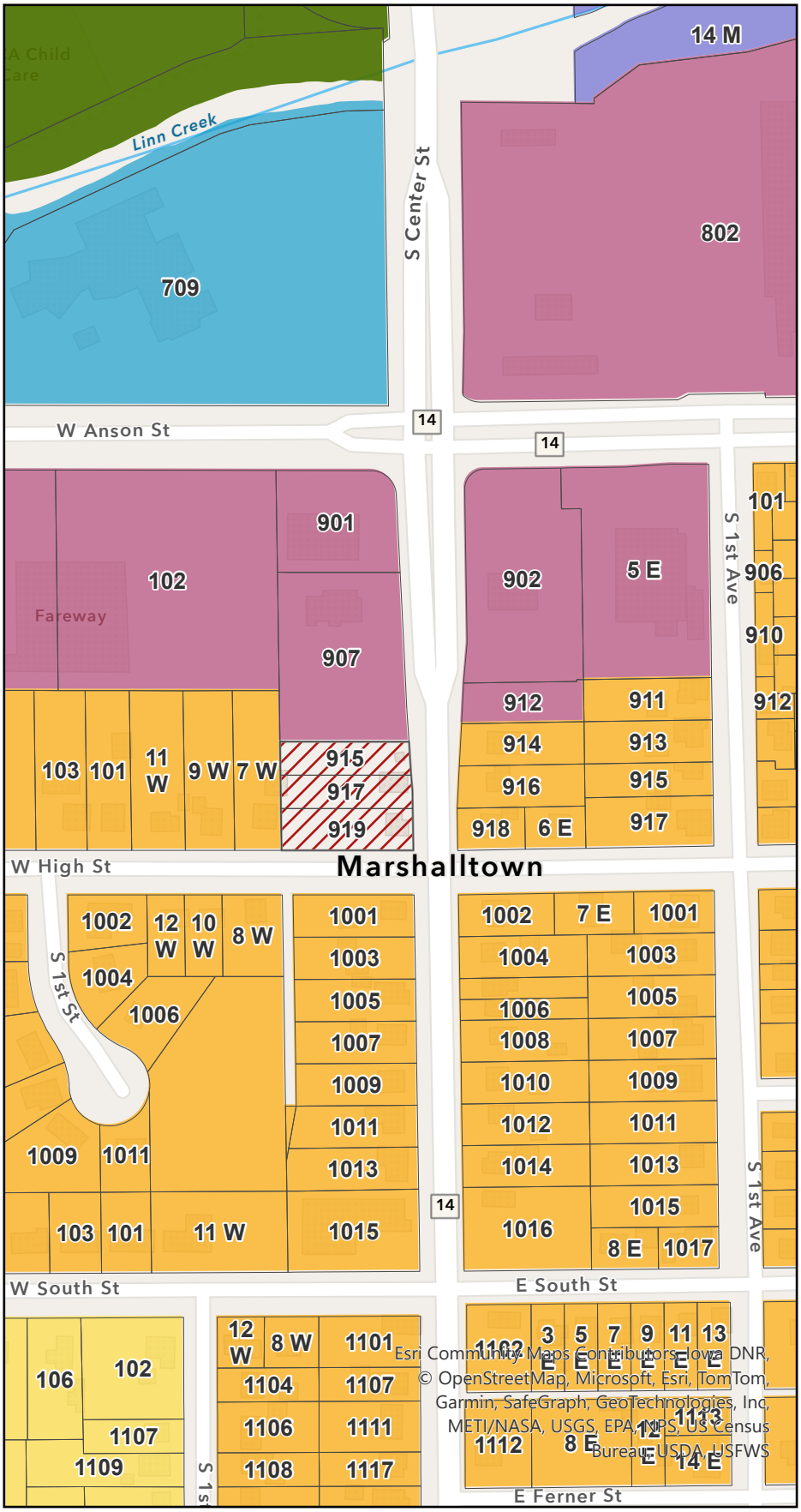
Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____
Alicia Hunter, City Clerk

DRAFT

Marshalltown Zoning



Legend

- Parcels

Zoning Districts

- Agricultural (AG)
- Rural Residential (RR)
- Low-Density Residential (RL)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Mixed-Use (MU)
- Urban Core (UC)
- General Commercial (GC)
- General Industrial (GI)
- Planned Unit Development (PUD)
- Public and Institutional (PI)
- Recreation (REC)

N

0 100 200 400

US Feet

MARSHALLTOWN
MORE THAN EVER

Date Submitted & Fee Paid: _____

Rezoning Request Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

SEE ATTACHED **Legal description of the property.** The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.

N/A City Initiated **Application fee.** A $500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address: 917 S Center Street, Marshalltown, IA, 50158	
Owner: Michelle L & Dean E Lawthers	
Mailing Address: 614 E Fremont St, Marshalltown, IA, 50158	
Phone:	E-mail: deaner300@q.com
Current Zoning Classification: RM, Medium Density Residential Zoning District	
Current Use: Single-Unit Dwelling	
Proposed Zoning Classification: MU, Mixed Use Zoning District	
Proposed Use: Single-Unit Dwelling, Potiential Comemrcial or Multi-Family Redevelopment	
Please list the uses of surrounding properties: single-unit dwellings (north, south, west). North & South city parcels to be included in this rezoning action.	
Signature and Date: Dean Lawthers 4-7-25	

Legal Description:

Lot Five of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall, Marshall County, Iowa, and the North 50 feet of the South 112 feet 7 inches of the vacated 16 foot alley included in the original Block One of Wood's Third Addition to Marshall and lying West of Lot Five of the Original Block One of Wood's Third Addition to Marshall and West of Lots One, Two, Three, Four and Five of Church's subdivision of Lots One, Two, Three and Four of the Original Block One of Wood's Third Addition to Marshall, except real estate sold to the Iowa Department of Transportation in Micro-File No. 445-1984-5 filed July 26, 1984 in the office of the Recorder for Marshall County, Iowa

Aerial Vicinity Map

915, 917, 919 S Center St Rezoning



ORDINANCE 15101

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR 915, 917, AND 919 S CENTER STREET FROM MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO MIXED-USE ZONING DISTRICT

WHEREAS, the City of Marshalltown is the owner of record for Lot Four of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall and starting at the NW corner of said Lot Four thence west 16', thence south 50', thence east 16' to the SW corner of said Lot Four of said subdivision, thence north to the beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa, except that part deeded to the State of Iowa, as shown in warranty deed recorded in Micro-File No. 1466-1984-5; and,

WHEREAS, the Michelle L Lawthers and Dean E Lawthers are the owners of record Lot Five of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall, Marshall County, Iowa, and the North 50 feet of the South 112 feet 7 inches of the vacated 16 foot alley included in the original Block One of Wood's Third Addition to Marshall and lying West of Lot Five of the Original Block One of Wood's Third Addition to Marshall and West of Lots One, Two, Three, Four and Five of Church's subdivision of Lots One, Two, Three and Four of the Original Block One of Wood's Third Addition to Marshall, except real estate sold to the Iowa Department of Transportation in Micro-File No. 445-1984-5 filed July 26, 1984 in the office of the Recorder for Marshall County, Iowa

WHEREAS, the City of Marshalltown is the owner of record for Lot Five in Block One of Wood's Third Addition to the Town of Marshall, and starting at the NW corner of Lot Five, described herein, thence west 16', thence south 62'7", thence east 16' to corner of said Lot Five, thence north to beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa; and,

WHEREAS, the City Council for the City of Marshalltown had initiated an official zoning map amendment, with the consent of the private land owners, and referred the proposed rezoning to the Planning and Zoning Commission for review and recommendation; and,

WHEREAS, the Planning and Zoning Commission has reviewed this petition at their regular meeting on May 15th, 2025 and following a public hearing has made a recommendation to approve the official zoning map amendment; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Official Zoning Map Amendment. The following legally described property is hereby rezoned from RM, Medium Density Residential Zoning District to MU, Mixed Use Zoning District:

Lot Four of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall and starting at the NW corner of said Lot Four thence west 16', thence south 50', thence east 16' to the SW corner of said Lot Four of said subdivision, thence north to the

DRAFT

beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa, except that part deeded to the State of Iowa, as shown in warranty deed recorded in Micro-File No. 1466-1984-5

AND

Lot Five of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall, Marshall County, Iowa, and the North 50 feet of the South 112 feet 7 inches of the vacated 16 foot alley included in the original Block One of Wood's Third Addition to Marshall and lying West of Lot Five of the Original Block One of Wood's Third Addition to Marshall and West of Lots One, Two, Three, Four and Five of Church's subdivision of Lots One, Two, Three and Four of the Original Block One of Wood's Third Addition to Marshall, except real estate sold to the Iowa Department of Transportation in Micro-File No. 445-1984-5 filed July 26, 1984 in the office of the Recorder for Marshall County, Iowa

AND

Lot Five in Block One of Wood's Third Addition to the Town of Marshall, and starting at the NW corner of Lot Five, described herein, thence west 16', thence south 62'7", thence east 16' to corner of said Lot Five, thence north to beginning all in Wood's Third Addition to the Town of Marshall, Marshall County, Iowa

AND

To the centerline of adjacent public right-of-way.

Section 2. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 3. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

Signatures on the following page.

DRAFT

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

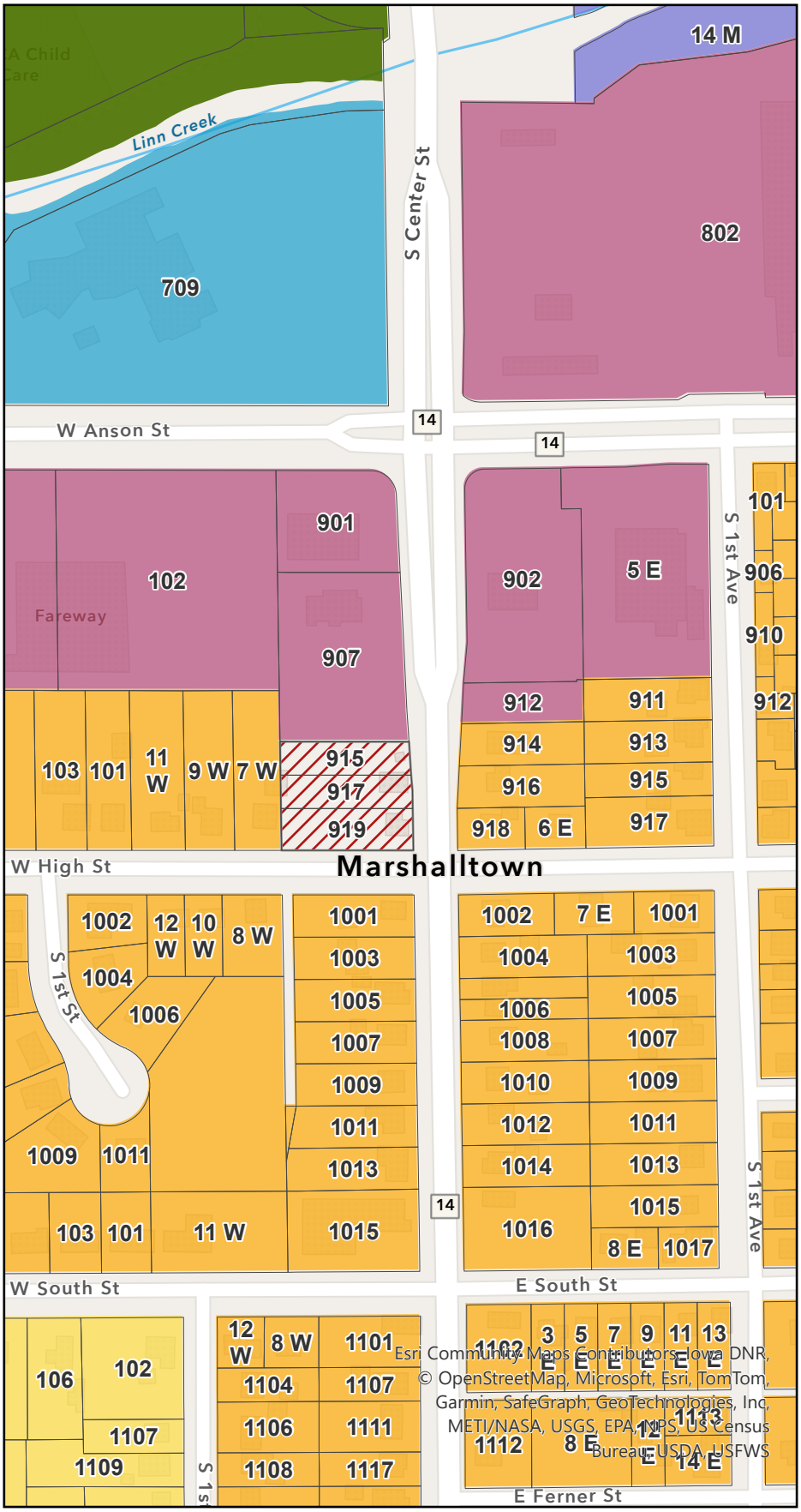
Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____
Alicia Hunter, City Clerk

DRAFT

Marshalltown Zoning



Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Parcels

Zoning Districts

- Agricultural (AG)
- Rural Residential (RR)
- Low-Density Residential (RL)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Mixed-Use (MU)
- Urban Core (UC)
- General Commercial (GC)
- General Industrial (GI)
- Planned Unit Development (PUD)
- Public and Institutional (PI)
- Recreation (REC)

N

0 100 200 400

US Feet

MARSHALLTOWN
MORE THAN EVER

Date Submitted & Fee Paid: _____

Rezoning Request Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.marshalltown-ia.gov

All items listed must be submitted with this application:
Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

SEE ATTACHED **Legal description of the property.** The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.

N/A City Initiated **Application fee.** A $500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address: 917 S Center Street, Marshalltown, IA, 50158	
Owner: Michelle L & Dean E Lawthers	
Mailing Address: 614 E Fremont St, Marshalltown, IA, 50158	
Phone:	E-mail: deaner300@q.com
Current Zoning Classification: RM, Medium Density Residential Zoning District	
Current Use: Single-Unit Dwelling	
Proposed Zoning Classification: MU, Mixed Use Zoning District	
Proposed Use: Single-Unit Dwelling, Potiential Comemrcial or Multi-Family Redevelopment	
Please list the uses of surrounding properties: single-unit dwellings (north, south, west). North & South city parcels to be included in this rezoning action.	
Signature and Date: Dean Lawthers 4-7-25	

Legal Description:

Lot Five of Church's subdivision of Lots One, Two, Three and Four, Block One, Wood's Third Addition to Marshall, Marshall County, Iowa, and the North 50 feet of the South 112 feet 7 inches of the vacated 16 foot alley included in the original Block One of Wood's Third Addition to Marshall and lying West of Lot Five of the Original Block One of Wood's Third Addition to Marshall and West of Lots One, Two, Three, Four and Five of Church's subdivision of Lots One, Two, Three and Four of the Original Block One of Wood's Third Addition to Marshall, except real estate sold to the Iowa Department of Transportation in Micro-File No. 445-1984-5 filed July 26, 1984 in the office of the Recorder for Marshall County, Iowa

MARSHALLTOWN
IOWA
HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, AICP, Assistant Housing & Community Development Director
DATE: May 15th, 2025
RE: Conduct a Public Hearing and Consider Making A Recommendation of Zoning Text Amendments Relating to the Regulation of Styles and Materials used for Residential Building Exteriors, Accessory Dwelling Units, and the Powers Granted to the Board of Adjustment

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant:	City of Marshalltown 24 N Center Street Marshalltown IA 50158
Recommendation:	Staff recommends approval and provides the following motion for the commission's consideration: **The Planning and Zoning Commission recommends approval of Ordinance 15104 as drafted.**
Review Criteria:	In determining whether to approve, approve with conditions, or deny a zoning text amendment, the review bodies shall consider the following review criteria: 1. **The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements.** The request does not conflict with any known local, state, or federal law or administrative rule. In fact, this amendment is intended to ensure compliance of local zoning regulations with those regulations of the State of Iowa. Attached are redline versions for the applicable amendments.

CITY COUNCIL
Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson

2. **The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.**

   The zoning text amendment will not conflict with any known previously approved special use permits, master development plan's, or site plan's.

3. **The administrative body has considered the recommendation of staff.**

   Staff recommends approval of the draft Ordinance 15104.

4. **The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

   The comprehensive plan does address design standards for new development, but the requirements as established by the State of Iowa would override any local regulation regarding building materials on 12 unit or less residential buildings.

   The comprehensive plan only addresses accessory dwelling units with the following statement, "Explore the development of affordable housing zoning changes that can increase the availability of affordable housing including adding provisions for accessory dwelling units."

   The comprehensive plan does not explicitly address Board of Adjustment powers, this amendment would not impair implementation of the comprehensive plan.

5. **The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

   In the opinion of staff this zoning text amendment promotes the purpose of the zoning ordinance. Specifically, § 156.A.002(F)(1) "Establish transparent regulations and review procedures for development, the duties and powers of responsible administrative bodies, and reasonable penalties and enforcement mechanisms for violations of this Zoning Ordinance."

6. **The proposed amendment helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, wildlife protection, and vegetation; or will be neutral with respect to these issues;**

   This amendment would not result in adverse impacts to mobility, air quality, water quality, noise levels, stormwater management, wildlife protection, and vegetation.

7. **The proposed amendment is necessary to address a changing condition that was not anticipated in the Comprehensive Plan or this Zoning Ordinance; and**

   These amendments are intended to address legislative changes at the state level which were not in place at the time of adoption of the comprehensive plan.

8. **The proposed amendment advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated city objectives.**

   The proposed amendment would advance the city council's strategic plan strategy #3 "Continually improve and sustain the City's infrastructure, organization, and services."

Attachments:

Draft Ordinance 15104
Redline Versions of Code
HF 2388
SF 592
HF 652

ORDINANCE 15104

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA, CHAPTER 156: ZONING, RESIDENTIAL BUILDING MATERIALS, ACCESSORY DWELLING UNITS, AND BOARD OF ADJUSTMENT PROCEDURES

WHEREAS, the City Council of the City of Marshalltown, Iowa, has adopted Chapter 156 (Zoning); and

WHEREAS, in 2024 the legislature for the State of Iowa, with approval of the Governor of the State of Iowa, approved House File (HF) 2388, An act relating to the regulation of styles and materials used for residential building exteriors; and

WHEREAS, in 2025 the legislature for the State of Iowa, with approval of the Governor of the State of Iowa, approved Senate File (SF) 592, An act relating to county and city regulation of accessory swelling units; and

WHEREAS, in 2025 the legislature for the State of Iowa, with approval of the Governor of the State of Iowa, approved House File (HF) 652, An act concerning county and city regulation of real property and the powers granted to a Board of Adjustment; and

WHEREAS, the City Council finds the following amendments to Chapter 156 to be in the best interest of the City and the public in general.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Amendment. §156.D.002(C) shall be amended to read as follows:

(C) The following materials shall not be used as exterior finish materials. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

Section 2. Amendment. §156.D.002(F)(2) shall be amended to read as follows:

(2) Corrugated galvanized steel panels shall not be used. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

Section 3. Amendment. §156.D.005(B)(1) is hereby repealed in its entirety.

Section 4. Amendment. §156.D.005(B)(2) shall be amended to read as follows:

(2) Street elevation(s).

(a) Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades must substantially vary so no three units

DRAFT

are the same. (See illustrative examples in Figure 156.D.005-1, Illustrative Application of Building Design Standards.)

(b) A townhouse community with three or more buildings must substantially vary the buildings in height, disposition, or scale (number of units).

Section 5. Amendment. §156.D.005(D) is hereby repealed in its entirety.

Section 6. Amendment. §156.D.006(D) shall be amended to read as follows:

(D) Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

Section 7. Amendment. §156.D.006(K) shall be amended to read as follows:

(K) Building variation and articulation. An apartment community with three or more buildings must substantially vary the buildings in height, disposition, or scale (number of units).

Section 8. Amendment. The Dwelling, Accessory land use within the Household Living land use category within Table 156.C.003-1 shall be amended to read as follows:

Table 156.C.003-1, Use Table																	
Use Category	Specific Use[1]	Cv = Conventional Cl = Cluster In = Infill	Residential								Mixed-Use		Nonresidential				Standards
			AG	RR	RL		RM		RH		MU	UC	GC	PI	REC	GI	
					Cv	Cl	Cv	In	Cv	In							
Residential																	
Household Living	Dwelling, Accessory		P	P	P	P	P	P	P	P	P	P	--	--	--	--	156.C.007.F

Section 9. Amendment. Section 156.C.007(F) is shall be deleted in its entirety and replaced with the following text:

(F) Dwelling, Accessory (ADUs)

(a) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family detached use category in the following zoning districts; Agriculture (AG), Rural Residential (RR), Low Density Residential (RL), Medium Density Residential (RM), High Density Residential (RH) and Mixed-Use (MU).

(b) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family attached use category in the following zoning districts; Low Density Residential (RL),

Medium Density Residential (RM), High Density Residential (RH), Mixed-Use (MU), and Urban Core (UC).

(c) Accessory dwelling units may be either an integrated ADU or a detached ADU.

(d) Maximum floor area of the ADU.

a. Standard. An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

b. Measurement. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.

(e) Setbacks: An ADU shall adhere to the same setback standards as a single-family attached or detached residence for the zoning district in which the ADU is to be located.

(f) Prohibited locations. ADUs may not be established within structures that do not have a permanent foundation.

(g) If a manufactured home as defined in section 435.1, subsection 3, of the Iowa Code or a mobile home as defined in section 435.1, subsection 5, of the Iowa Code is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26 of the Iowa Code.

(h) Utility Lines: If full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required at the discretion of the zoning administrator.

Section 10. Amendment. The Accessory Dwelling Unit subtype within the Residential Accessory Uses land use category within Table 156.E.004 shall be amended to read as follows:

Table 156.E.004 Minimum and Maximum Parking			
SF = Square Feet GFA = Gross Floor Area -- = No Minimum or No Maximum, as applicable			
Use Category	Subtype	Minimum Spaces	Maximum Spaces
Residential Accessory Uses	Accessory Dwelling Unit	--	--

Section 11. Amendment. A new Section 156.I.003(G)(3) shall be added and shall read as follows:

(3) Variances (General). To authorize upon appeal in specific cases such variance from the terms of an ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties, and so that the spirit of the ordinance shall be observed and substantial justice done.

Section 12. Amendment. A new Section 156.I.003(G)(4) shall be added and shall read as follows:

(4) Variances (Area, Dimensional, Numeric). To authorize on appeal, in specific cases, such variance from the terms of an ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done.

Section 13. Amendment. A new Section 156.I.003(G)(5) shall be added and shall read as follows:

(5) Special Use Permits. To authorize a new special use to be established or for an existing special use to intensify, expand, or convert to another special use.

Section 14. Amendment. Section 156.J.004.10(C)(b)2 shall be reorganized within the zoning ordinance to be located within the Quasi-Judicial Review Procedures in a new Section 156.J.005.4 and shall be amended to read as follows:

"A determination that failure to grant the variance would result in practical difficulties to the applicant; and"

Section 15. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 16. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law, but no earlier than July 1, 2025.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

Signatures on the following page.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____
Alicia Hunter, City Clerk

DRAFT

§ 156.D.002 GENERAL REQUIREMENTS.

(A) Purpose. The city sees the interaction between the built environment and the public as a crucial ingredient in maintaining a certain sense of place. As a part of this, the visual aspects of overall building design and placement must be scrutinized when considering a proposed development. This section outlines design standards for building facades. These standards seek to increase the prospect of compatibility between buildings, styles, and generations. Designers must infuse their individual talents and creativity into each project for these standards to be successful.

(B) Flexibility in administration. Because these standards cannot cover every possible scenario that may arise, the Zoning Administrator is authorized to make determinations on development applications that may vary from the written standards so long as the determination meets the intent of this article.

(C) Prohibited building materials. ~~Except for single-family and duplex dwellings, the following materials shall not be used as an exterior finish:~~ The following materials shall not be used as exterior finish materials. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units:

(1) Wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels;

(2) Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes;

(3) Unfired or underfired clay, sand, or shale brick; and

(4) Smooth or untextured concrete finishes.

(D) Primary materials. For the purposes of this section, the following are deemed primary materials:

(1) Vinyl siding;

(2) Brick, including thin brick;

(3) Natural or manufactured stone;

(4) Pre-cast concrete panel, provided it has an integrated color and is textured or patterned;

(5) EIFS, exterior insulation and finish system;

(6) Stucco with a weather barrier layer and wall drainage system; and

(7) Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks.

(E) Secondary materials. For the purposes of this section, the following are deemed secondary materials.

(1) Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator;

(2) Masonry or cement fiberboard siding that, for residential applications, is manufactured and installed in traditional profiles such as four-inch to eight-inch horizontal beveled or shake;

(3) Glass;

(4) Tile;

(5) Stainless steel;

(6) Chrome;

(7) Wood; and

(8) Smooth-faced finished concrete masonry units.

(F) Metal roofs. Metals roofs shall be allowed if the following conditions are met or otherwise approved by the Zoning Administrator:

(1) Openings shall not be seen on the fascia and shall be completely covered with material designed and built for metal roofing systems;

(2) Corrugated galvanized steel panels shall not be used. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units; and

(3) Roof and fastener color shall be the same, with the exception of trim pieces.

(G) Ground-mounted equipment. Mechanical equipment mounted on the ground and associated with apartments, nonresidential and mixed-use buildings, including, but not limited to, HVAC systems and meter banks, shall be screened from view from public and private streets by landscaping or screening walls.

(H) Refuse containers. Dumpsters shall be provided for multiple-family residential, nonresidential, and mixed-use development for solid waste collection services. Such facilities are subject to the following standards:

(1) The facilities shall be located no more than 200 feet (walking distance) from the individual uses that they are intended to serve;

(2) Access to the facilities shall be:

(a) Configured to meet the requirements of the refuse hauler; and

(b) Provided from an alley if an alley is present and used for service to other properties;

(3) The areas where dumpsters are stored shall be fully enclosed by an opaque wall with a minimum height of six feet constructed of brick, stone, stucco-finished concrete block, wood or vinyl;

(4) The enclosures shall:

(a) Have opaque service gates which remain closed at all times except when the dumpster is being serviced;

(b) Include separate, opaque pedestrian access gates or a pedestrian access opening that screens the dumpster from view;

(c) Be large enough to accommodate:

1. One or more dumpsters that are of sufficient size to serve the development, based on the frequency of solid waste collection; and

2. One or more recycling bins (whether provided at the time of development or not), based on the anticipated generation of recyclable materials and the frequency of collection; and

(d) Meet city engineering design standards, including those that pertain to maneuvering space.

(5) The facilities shall be located in a side or rear yard of the parcel proposed for development unless it is not possible to provide service access in such locations according to the refuse service provider; and

(6) If an enclosure must be located in a front yard to meet the requirements of the refuse service provider, it shall be designated and constructed with the same cladding materials used for the principal building walls.

(I) Exemption. A building wall is exempt from the requirements of this section under the following circumstances:

(1) The subject property is zoned GI, General Industrial;

(2) The building walls are not visible from an existing major arterial, or minor arterial nor are they adjacent to a proposed street of such classifications from the Comprehensive Plan; and

(3) The building contains uses in the following use categories:

(a) Heavy industrial use category;

(b) Light industrial use category;

(c) Warehousing and freight movement use category; or

(d) Wholesale trade use category.

(J) Alternative building materials and forms. The Zoning Administrator may approve alternative building materials and forms not specified in this section if the Zoning Administrator determines that, compared to the permitted primary and secondary materials, the alternative:

(1) Is substantially equal to or better in quality, durability, and appearance and will not violate any provision of this article;

(2) Is proposed in order to achieve a minimum bronze certification in Leadership in Energy and Environmental Design ("LEED"), and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or

(3) Is part of a building that is certified by the Environmental Protection Agency as designed to earn an ENERGY STAR rating, and the materials substantially improve the energy efficiency of the building compared to materials that are permitted in this section.

(Ord. 15039, passed 4-11-2022)

§ 156.D.005 TOWNHOUSE.

(A) Generally. These standards apply to multiplexes developments within the district(s) where they are permitted as set out in § 156.B.003, Use Table.

(B) Standards of design.

~~(1) Materials. Any primary or standard building materials may be used in any proportions. The allowable types and proportions of building materials are set out in § 156.D.002, General Requirements.~~

~~(2) Street elevation(s).~~

~~(a) Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation, together with material and color changes, and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades, materials, and colors must substantially vary so no three units are the same. (See illustrative examples in Figure 156.D.005-1, Illustrative Application of Building Design Standards.)~~

~~(b) A townhouse community with three or more buildings must substantially vary the buildings in heights, dispositions, scales (number of units), materials, and colors.~~

(2) Street elevation(s).

(a) Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades must substantially vary so no three units are the same. (See illustrative examples in Figure 156.D.005-1, Illustrative Application of Building Design Standards.)

(b) A townhouse community with three or more buildings must substantially vary the buildings in height, disposition, or scale (number of units).

(3) Bulk. Townhouse dwellings may include up to but not exceed eight units.

(4) Transitions.

(a) When directly abutting or across a street from a single-family detached dwelling in an RM or RH district, the building height must be equal to or no greater than eight feet higher than the abutting dwelling. When separating single- and multi-family dwellings or nonresidential development, a townhouse dwelling may not exceed the adjacent single-family detached dwelling by more than one story. See Figure 156.D.003-3, Scale Transitions. Building height may not exceed two stories when adjacent to an RL district.

(b) Bufferyards are required per § 156.F.004, Buffering.

(C) Building elements. All townhouse buildings shall include a minimum of three of the following building elements:

(1) Outdoor gathering areas;

(2) Sculptures, monuments, and other public art installations;

(3) Porches;

(4) Functional shutters;

(5) Bay windows;

(6) Balconies; or

(7) Columns, eaves, rakes, cornice lines, or frieze boards.

~~(D) Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited.~~

(E) Balconies and railings. Balcony and railing materials may be different than the materials used on exterior walls.

(F) Roof massing. Roof forms and rooflines must be broken into a series of smaller building components when viewed from the street. Long, linear unbroken rooflines exceeding 50 feet are prohibited. Such treatments may include elements such as dormers, towers, or chimneys. (See Figure 156.D.005-1, Illustrative Application of Building Design Standards for illustrative examples.)

(G) Stairs. Stairs that provide primary access to units on upper floors shall be covered.

(H) Garage design. Attached street-facing garages shall meet one of the following standards.

(1) The garage doors shall not comprise more than 40% of the total length of the building's facade; or

(2) Garages shall be arranged in sets of two single-bay doors that are offset by at least five feet from the front plane of an adjacent garage door.

Figure 156.D.005-1
Illustrative Application of Building Design Standards



Figure Note: The sample images above are shown only for illustrative purposes and are not meant to prescribe that these forms must be used.

(Ord. 15039, passed 4-11-2022)

§ 156.D.006 APARTMENT.

(A) Generally. These standards apply to apartment developments within the district(s) where they are permitted as set out in:

(1) Section 156.B.004, Residential District Development Standards; and

(2) Section 156.B.005, Nonresidential and Mixed-Use District Development Standards.

(B) Building massing and scale.

(1) Apartment buildings shall be designed such that the primary entrance and windows of all first-row buildings face a public street.

(2) Any portion of a building that is closer than 50 feet from a common property line that abuts a residential district or use shall be no higher than 12 feet above the highest point of the closest residential structures. This does not apply if the residential structure is located across the street from the development. An apartment building containing more than four dwelling units shall be designed to break up a rectangular floor plan and avoid a boxlike or monolithic appearance.

(3) The following or similar techniques shall be used to avoid the appearance of a box-like or monolithic building:

(a) Primary entrance treatments that are recessed or project from the main facade such as canopies and porte cocheres. Support columns and roofs of canopies and porte cocheres shall match or be consistent with the architectural design of the building.

(b) The use of dormers, bay windows, or other windows that create dimensions that break up the facade;

(c) Changes in wall planes of at least five feet at intervals of not more than 30 feet;

(d) Balconies that are used irregularly, some projecting, some recessed; and

(e) Varying roof lines.

(4) Elements such as eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.

(C) Internalized design.

(1) Ingress to and egress from all dwelling units in an apartment development shall be made through the interior of the building rather than from direct outside entrances to each unit.

(2) Uncovered exterior stairways are prohibited.

(D) Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

(E) Balconies and railings. Balcony and railing materials may be different than the materials used on exterior walls.

(F) Pedestrian access. All fences and gates shall have appropriate connections to neighboring non-residential properties through the use of fence or gate door unless it can be shown that is not possible due to site constraints to promote walkability and connectivity.

(G) Parking location. Wrap-around design of multifamily buildings around a core parking structure is strongly encouraged to ensure the garage appearance is enhanced by additional architectural or landscape features.

(H) Attached garages. Attached street-facing garages shall meet one of the following standards.

(1) The garage doors shall not comprise more than 40% of the total length of the building's facade; or

(2) Every set of two single-bay garage doors or every double garage door shall be offset by at least five feet from the front plane of an adjacent garage door.

(I) Detached garages. The building design and roof type of garage units shall be consistent with those of the principal building(s). Detached garage buildings that are adjacent to street rights-of-way shall include a Type B bufferyard (see § 156.F.004, Buffering) between the garage building(s) and street.

(J) Building elements. All buildings in a multiple-family development shall include a minimum of three of the following building elements.

(1) Visual interest. Elements such as outdoor gathering areas, porches, shutters, bay windows, or balconies shall be used to contribute to the visual interest of the building.

(2) Architectural features. Columns, eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.

(K) Building variation and articulation. An apartment community with three or more buildings must substantially vary the buildings in heights, dispositions, scale~~s~~ (number of units)~~, materials, and colors~~.

(L) Carports. Carports are permitted within the vehicular use areas of apartment developments, provided they do not encroach into any required yards or building setbacks or into any easements, and subject to the following standards:

(1) Openness. Carports shall be no less than 50% open on all sides, except for a side or sides that abut a wall of a principal building.

(2) No other storage. Carports shall not be used for storage of any items except motor vehicles.

(3) Height. Carports shall not exceed ten feet in height.

(4) Drainage. Drainage from carports shall be captured and conveyed on site and shall not impact adjacent properties.

(5) Construction. Carports and their support posts shall be firmly anchored to the ground and shall meet applicable building codes.

(6) Design. Carports shall be constructed so that all structural components, including support posts and roof forms, match or are consistent with the design elements incorporated into the principal building(s).

(M) Roofing systems.

(1) Covering. Sloped roofs shall be covered with quality materials, comparable to slate, concrete tile, dimensional shingles, metal shingles, or architectural metal seam roofing.

(2) Integrated solar arrays. Building-integrated solar arrays (solar panels that double as roofing) may be used on flat or pitched roofs.

(3) Projections. Roofs shall contain at least one projection for every 50 linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.

Figure 156.D.006-1
Illustrative Application of Building Design Standards for Apartment Buildings



FIGURE NOTES:
A = Breaking up building form | B = Breaking up roof form to avoid it appearing monolithic | C = Vertical articulation, such as a wall offset | D = Horizontal articulation, such as an expression line | E = Stairs shall be covered

(Ord. 15039, passed 4-11-2022)

§ 156.C.007 ACCESSORY USES AND STRUCTURES.

~~(F) Accessory dwelling units (ADUs). Accessory dwelling units shall be permitted in all residential zoning districts as an accessory use to single-family detached on lots greater than or equal to 15,000 square feet, or the single-family attached housing type in the Mixed-Use (MU) and Urban Core (UC) zoning districts, subject to the following standards:~~

~~(1) ADU types. There are two types of ADUs:~~

~~(a) Integrated ADUs; and~~

~~(b) Detached ADUs.~~

~~(2) Integrated ADUs.~~

~~(a) Integrated ADUs are located within a permitted building and shall comply with the building placement standards for the permitted and associated principal building type.~~

~~(b) Integrated ADUs may be established by dividing space within a principal building (See (A) in Figure 156.C.007-1, below), or by adding floor area to an existing building (See (B), below). Integrated ADUs may be accessed from within the principal building or from outside, according to the standards of this section.~~

~~(c) Integrated ADUs appearance:~~

~~1. Integrated ADUs shall not involve design modifications to the exterior of the principal building that make their presence obvious.~~

~~2. Where exterior doors provide direct access to the integrated unit, such doors shall be designed, located, and configured in a manner that is typical for secondary access to a residential dwelling (e.g. side doors, French doors, etc.).~~

~~3. Any exterior stairs that would serve as the primary entrance to the ADU shall be located on the side or rear of the principal structure and are prohibited from being located on the front of the principal structure.~~

~~4. If a principal building is expanded to accommodate an integrated ADU, the expansion shall be designed in a manner that is comparable to the principal building.~~

~~5. Only one entrance may be located on the front facade of the principal building facing the street unless the building contained additional front entrances prior to the ADU's construction.~~

~~(3) Detached ADUs.~~

~~(a) Detached ADUs are dwelling units that are located inside of an accessory structure, such as a detached residential garage (See (C) in Figure 156.C.007-1, below) or detached structure (D).~~

~~(b) Where an improved alley adjacent to the lot exists, vehicular access to the ADU shall take place from the alley.~~

~~(c) Generally, access to second-floor units shall be from internal stairs. External stairs may be permitted where they are not located parallel to an interior side property line or where the Administrator determines that screening features are in place to protect the privacy of an adjacent lot's side yard.~~

~~(d) In the RL, RM, RH, and in the Single-Family Attached building type in the Mixed-Use (MU) zoning districts, where a detached ADU is proposed, the owner of the subject property shall live in either the principal residence or the ADU.~~

~~(e) Prohibited locations. ADUs may not be established within manufactured homes or structures and vehicles that do not have a permanent foundation, including, but not limited to recreational vehicles, travel trailers, or campers.~~

~~(f) Maximum floor area of the ADU.~~

~~1. Measurement. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.~~

~~2. Standard. The floor area of an ADU shall not exceed 50% of the total square footage of the principal residential building to which it is accessory, or 1,000 square feet, whichever is less.~~

~~(g) Required parking for ADUs. In the RL, RM, and RH districts, in addition to the parking requirements for the principal residential use set out in § 156.E.004, Required Off-Street Parking, one off-street parking space for the ADU shall be provided.~~

(F) Dwelling, Accessory (ADUs)

(a) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family detached use category in the following zoning districts; Agriculture (AG), Rural Residential (RR), Low Density Residential (RL), Medium Density Residential (RM), High Density Residential (RH) and Mixed-Use (MU).

(b) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family attached use category in the following zoning districts; Low Density Residential (RL), Medium Density Residential (RM), High Density Residential (RH), Mixed-Use (MU), and Urban Core (UC).

(c) Accessory dwelling units may be either an integrated ADU or a detached ADU.

(d) Maximum floor area of the ADU.

a. Standard. An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

b. Measurement. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.

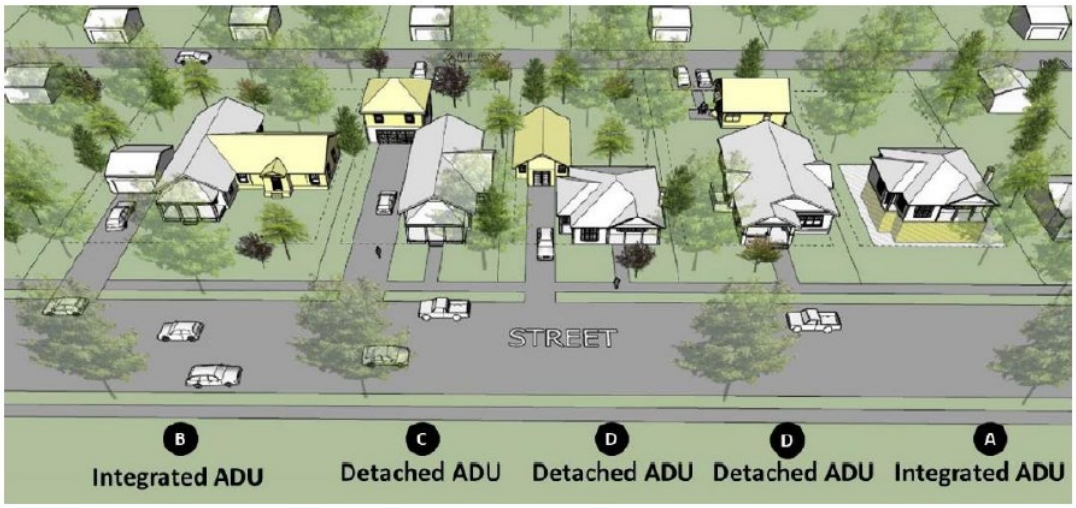
(e) Setbacks: An ADU shall adhere to the same setback standards as a single-family attached or detached residence for the zoning district in which the ADU is to be located.

(f) Prohibited locations. ADUs may not be established within structures that do not have a permanent foundation.

(g) If a manufactured home as defined in section 435.1, subsection 3, of the Iowa Code or a mobile home as defined in section 435.1, subsection 5, of the Iowa Code is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26 of the Iowa Code.

(h) Utility Lines: If full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required at the discretion of the zoning administrator.

Figure 156.C.007-1
Accessory Dwelling Unit Types



(Ord. 15039, passed 4-11-2022; Ord. 15085, passed 7-8-2024)

Table 156.E.004

Table 156.E.004 Minimum and Maximum Parking			
SF = square feet GFA = Gross Floor Area -- = No Minimum of No Maximum, as applicable			
Use Category	**Subtype**	**Minimum Spaces**	**Maximum Spaces**
Residential Accessory Uses	Accessory Dwelling Unit	~~1 per dwelling unit~~ --	~~2 per dwelling unit~~ --

§ 156.I.003 BOARD OF ADJUSTMENT.

(A) Established. This section establishes a Board of Adjustment (BOA), with membership, qualifications, and terms of office in accordance with and controlled by the provisions of I.C.A. Chapter 414.

(B) Powers and duties. The BOA shall have the authority to make final decisions on the development review applications denoted in Table 156.J.002.12-1, Development Review Summary Table.

(C) Membership. The Board shall consist of five members serving without compensation, appointed by the Mayor, subject to the approval of the Council for a term of five years; excepting that, when the Board shall first be created, one member shall be appointed for a term of five years, one for a term of four years, one for a term of three years, one for a term of two years and one for a term of one year. Not more than two members of the Board shall be members of the Plan and Zoning Commission.

(D) Vacancy. Any vacancy shall be filled by appointment by the Mayor for the unexpired portion of the term. Should any member be absent from the city or become incapacitated, or disqualified, the Mayor shall appoint a substitute to serve as a member of the Board with the same powers and authority as the regular member of the Board until the regular member has returned or is able to serve on the Board.

(E) Special uses. Requests for special uses shall be submitted to the Zoning Administrator, who shall forward such to the Board of Adjustment for consideration. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Board of Adjustment.

(F) Meetings and procedures.

(1) Time and place. Meetings of the Board shall be held at the call of the Chair and at such other times as the Board may determine. Such Chair or, in their absence, the acting Chair may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public.

(2) Record keeping. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

(3) Role of Secretary of the Board. A city representative shall serve as Secretary of the Board and keep its records.

(4) Relations to other city boards. The Board shall have the power to call on any municipal department or officer for assistance in the performance of its duties, and it shall be the duty of any such department to render such assistance as may reasonably be required.

(5) Rules of procedures. The Board shall adopt, from time to time, such rules and regulations as it may deem necessary to carry into effect the power and authority granted it by the provisions of this chapter or any state law.

(6) Quorum and necessary vote. The concurring vote of three members of the Board shall be necessary to decide any appeal, exception, or variation upon which the Board is authorized by this chapter to render a decision.

(7) Decisions. The Board shall render its decisions without unreasonable delay.

(G) Jurisdiction. The Board shall have the following powers and authority:

(1) Appeals. To hear and decide an appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of this chapter;

(2) Exceptions. To grant an exception in the following instances:

(a) In the extension of a district where the boundary line of a district divides a lot or tract held in a single ownership after the effective date of this chapter;

(b) In the determination that the actual street layout on the ground varies from the street layout as shown on the District Map;

(c) In the erection and use of a building or the use of premises for railroads or public utility purposes;

(d) In the reconstruction of a non-conforming building which has been damaged by explosion, fire, Act of God or a public enemy, to the extent of more than 50% of its fair market value, where the Board finds some compelling necessity requiring a continuance of the non-conforming use and that the primary purpose in continuing the non-conforming use is not to continue a monopoly;

(e) In the waiving or reduction of the parking and loading requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provisions of the parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience;

(f) In the permitting of land within 300 feet of a multiple dwelling to be improved for the parking spaces required in connection with a multiple dwelling;

(g) In the determination of whether an industry should be permitted within the GI, General Industry, because of the methods by which it would be operated and because of its effect upon uses in surrounding districts; and

(h) In the extension or expansion of a non-conforming use on the same or adjoining property to provide parking for employees and for handicapped persons.

(3) Variances (General). To authorize upon appeal in specific cases such variance from the terms of an ordinance as will not be contrary to the public interest, where owing to special conditions

a literal enforcement of the provisions of the ordinance will result in practical difficulties, and so that the spirit of the ordinance shall be observed and substantial justice done.

(3) Variances (Area, Dimensional, Numeric). To authorize on appeal, in specific cases, such variance from the terms of an ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done.

(5) Special Use Permits. To authorize a new special use to be established or for an existing special use to intensify, expand, or convert to another special use.

(H) Appeals. Any person or persons, or any board, taxpayer, officer, department, board or bureau of the city aggrieved by any decision of the Board of Adjustment may seek review of such decision by a court of record in the manner provided by the laws of the state and particularly by I.C.A. Chapter 414.

(Ord. 15039, passed 4-11-2022)

Subsec. ~~156.J.004.10~~ 156.J.005.4 Variance, Floodplain.

(A) Generally. A floodplain variance provides limited relief from the requirements of § 156.C.006, Flood Hazard Districts Standards, where strict application of a particular requirement would create an unnecessary hardship by preventing the use and development of land in a reasonable manner that is otherwise allowed under this Zoning Ordinance.

(B) Applicability.

(1) No increase in flood level. No floodplain variance shall be granted for any development within any designated floodway which would result in any increase in the 100-year level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

(2) Lower flood protection. In cases where the floodplain variance involves a lower level of flood protection for buildings than what is ordinarily required by this ZO, the applicant shall be notified in writing over the signature of the Floodplain Administrator that:

(a) The issuance of a floodplain variance will result in increased premium rates for flood insurance up to amounts as high as $25 for every $100 of insurance coverage; and

(b) Such construction increases risks to life and property.

(C) Review criteria.

(1) Generally. In determining whether to approve, approve with conditions, or deny a floodplain variance, the Floodplain Administrator shall consider the provisions of Subsec. 156.J.002.5, Common Review Criteria, together with the following:

(a) Increase in base flood elevation. Variances shall not be issued within any designated floodway if any increase in base flood elevation would result;

(b) One-half acre or less. Variances may be issued for new construction and substantial improvements on lots of one-half acre or less which are contiguous to, and surrounded by, existing development constructed below the base flood elevation, provided:

1. A showing of good and sufficient cause;

2. A determination that failure to grant the variance would result in ~~exceptional hardship~~ practical difficulties to the applicant; and

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, or conflict with this Zoning Ordinance or the other ordinances in the city's Code of Ordinances.

(c) Minimum necessary relief. Variances shall only be issued upon a determination that the variance is the minimum necessary to afford relief considering the flood hazard.

(2) Affirmative findings. In order to approve a variance, the final decision-making body shall make affirmative findings on all of the applicable decision criteria.

(D) Procedures.

(1) Obligation of applicant. It is the obligation of an applicant, who bears the burden of proof, to present facts about the circumstances which would justify a variance in a convincing fashion so that the Floodplain Administrator may be satisfied that the request meets or exceeds the applicable review criteria described in division (C), above.

(2) Review and decision. The Floodplain Administrator shall review and render judgment on requests for floodplain variances.

(3) Alleged error. The Board of Adjustment shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of the requirements of § 156.C.006, Flood Hazard Districts Standards, in accordance with Subsec. 156.J.005.3, Appeal of Administrative Decision.

(4) Time frame. Approval of a floodplain variance shall be valid for the period of time set out in Table Table 156.J.002.12-1, Development Review Summary Table. Thereafter, the permit shall expire or be granted an extension as set out in Subsec. 156.J.002.10, Inactive and Expired Applications, and Subsec. 156.J.002.11, Approval Extension.

(5) Notice of decision. The Zoning Administrator shall provide a copy of the decision to the applicant within ten days of the rendered judgment.

(E) Effect of approval.

(1) Particular variation. Issuance of a variance shall authorize only the particular variation that is approved in the variance request. A variance shall run with the land and not be affected by a change in ownership.

(2) Other approvals. Development authorized by the variance shall not be carried out until the applicant has secured all other development approvals required by this ZO. Approval of a variance does not guarantee that the development shall receive subsequent approval for other development review applications unless the relevant and applicable portions of this Zoning Ordinance or any other applicable provisions are met.

(Ord. 15039, passed 4-11-2022)

KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

May 17, 2024

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2388, an Act relating to the regulation of styles and materials used for residential building exteriors.

The above House File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2388

AN ACT

RELATING TO THE REGULATION OF STYLES AND MATERIALS USED FOR RESIDENTIAL BUILDING EXTERIORS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2024, is amended by adding the following new subsection:

NEW SUBSECTION. 23. *a.* A county shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This section does not prohibit a county from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

(1) The building is located in an area designated and declared as a state or local historic district under applicable law.

(2) The building is designated as a local, state, or national historic landmark.

(3) The building is in a common interest community as defined in chapter 499C.

(4) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

b. For purposes of this subsection, *"residential building"* means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

Sec. 2. Section 414.1, subsection 1, Code 2024, is amended by adding the following new paragraph:

NEW PARAGRAPH. *h.* (1) A city shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This subsection does not prohibit a city from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

(a) The building is located in an area designated and declared as a state or local historic district under applicable law.

(b) The building is designated as a local, state, or national historic landmark.

(c) The building is in a common interest community as defined in chapter 499C.

(d) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

(2) For purposes of this paragraph, *"residential building"* means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

PAT GRASSLEY
Speaker of the House

AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2388, Ninetieth General Assembly.

MEGHAN NELSON
Chief Clerk of the House

Approved May 17, 2024

KIM REYNOLDS
Governor

STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 1, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 592, an Act relating to county and city regulation of accessory dwelling units.

The above Senate File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 592

AN ACT

RELATING TO COUNTY AND CITY REGULATION OF ACCESSORY DWELLING UNITS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 27. *a.* A county shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a county in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1,

subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph *"a"* or by state law, a county shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a county shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided for in subsection 18 of this section and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) The requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the county can require new or separate utility lines.

(6) Imposition of a different county impact fee structure or

development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A county shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph *"a"* and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a county's normal review schedule for a single family residence. If the county denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A county ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts with this subsection is void. Nothing in this subsection prohibits a county from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) *"Accessory dwelling unit"* means an additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence.

(2) *"Detached"* includes being part of any accessory structure such as a detached garage.

(3) *"Dwelling unit"* means the same as defined in section 562A.6, subsection 3.

(4) *"Single family residence"* means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

Sec. 2. Section 364.3, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 20. *a.* A city shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a city in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1, subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph "*a*" or by state law, a city shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a city shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided

for in subsections 9 and 16 of this section, section 414.1, subsection 1, paragraph "e", and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single-family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) A requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the city can require new or separate utility lines.

(6) Imposition of a different city impact fee structure or development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A city shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph "a" and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a city's normal review schedule for a single family residence. If the city denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A city ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts

with this subsection is void. Nothing in this subsection prohibits a city from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) *"Accessory dwelling unit"* means an additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence.

(2) *"Detached"* includes being part of an accessory structure such as a detached garage.

(3) *"Dwelling unit"* means the same as defined in section 562A.6, subsection 3.

(4) *"Single family residence"* means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

AMY SINCLAIR
President of the Senate

PAT GRASSLEY
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 592, Ninety-first General Assembly.

W. CHARLES SMITHSON
Secretary of the Senate

Approved May 8, 2025

KIM REYNOLDS
Governor

STATE OF IOWA
KIM REYNOLDS
GOVERNOR

April 25, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 652

AN ACT

CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE POWERS GRANTED TO A BOARD OF ADJUSTMENT.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

PAT GRASSLEY
Speaker of the House

AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.

MEGHAN NELSON
Chief Clerk of the House

Approved April 25th, 2025

KIM REYNOLDS
Governor

ORDINANCE 15104

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA, CHAPTER 156: ZONING, RESIDENTIAL BUILDING MATERIALS, ACCESSORY DWELLING UNITS, AND BOARD OF ADJUSTMENT PROCEDURES

WHEREAS, the City Council of the City of Marshalltown, Iowa, has adopted Chapter 156 (Zoning); and

WHEREAS, in 2024 the legislature for the State of Iowa, with approval of the Governor of the State of Iowa, approved House File (HF) 2388, An act relating to the regulation of styles and materials used for residential building exteriors; and

WHEREAS, in 2025 the legislature for the State of Iowa, with approval of the Governor of the State of Iowa, approved Senate File (SF) 592, An act relating to county and city regulation of accessory swelling units; and

WHEREAS, in 2025 the legislature for the State of Iowa, with approval of the Governor of the State of Iowa, approved House File (HF) 652, An act concerning county and city regulation of real property and the powers granted to a Board of Adjustment; and

WHEREAS, the City Council finds the following amendments to Chapter 156 to be in the best interest of the City and the public in general.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Amendment. §156.D.002(C) shall be amended to read as follows:

(C) The following materials shall not be used as exterior finish materials. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

Section 2. Amendment. §156.D.002(F)(2) shall be amended to read as follows:

(2) Corrugated galvanized steel panels shall not be used. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

Section 3. Amendment. §156.D.005(B)(1) is hereby repealed in its entirety.

Section 4. Amendment. §156.D.005(B)(2) shall be amended to read as follows:

(2) Street elevation(s).

(a) Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades must substantially vary so no three units

DRAFT

are the same. (See illustrative examples in Figure 156.D.005-1, Illustrative Application of Building Design Standards.)

(b) A townhouse community with three or more buildings must substantially vary the buildings in height, disposition, or scale (number of units).

Section 5. Amendment. §156.D.005(D) is hereby repealed in its entirety.

Section 6. Amendment. §156.D.006(D) shall be amended to read as follows:

(D) Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

Section 7. Amendment. §156.D.006(K) shall be amended to read as follows:

(K) Building variation and articulation. An apartment community with three or more buildings must substantially vary the buildings in height, disposition, or scale (number of units).

Section 8. Amendment. The Dwelling, Accessory land use within the Household Living land use category within Table 156.C.003-1 shall be amended to read as follows:

Table 156.C.003-1, Use Table																	
Use Category	Specific Use[1]	Cv = Conventional Cl = Cluster In = Infill	Residential								Mixed-Use		Nonresidential				Standards
			AG	RR	RL		RM		RH		MU	UC	GC	PI	REC	GI	
					Cv	Cl	Cv	In	Cv	In							
Residential																	
Household Living	Dwelling, Accessory		P	P	P	P	P	P	P	P	P	P	--	--	--	--	156.C.007.F

Section 9. Amendment. Section 156.C.007(F) is shall be deleted in its entirety and replaced with the following text:

(F) Dwelling, Accessory (ADUs)

(a) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family detached use category in the following zoning districts; Agriculture (AG), Rural Residential (RR), Low Density Residential (RL), Medium Density Residential (RM), High Density Residential (RH) and Mixed-Use (MU).

(b) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family attached use category in the following zoning districts; Low Density Residential (RL),

Medium Density Residential (RM), High Density Residential (RH), Mixed-Use (MU), and Urban Core (UC).

(c) Accessory dwelling units may be either an integrated ADU or a detached ADU.

(d) Maximum floor area of the ADU.

a. Standard. An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

b. Measurement. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.

(e) Setbacks: An ADU shall adhere to the same setback standards as a single-family attached or detached residence for the zoning district in which the ADU is to be located.

(f) Prohibited locations. ADUs may not be established within structures that do not have a permanent foundation.

(g) If a manufactured home as defined in section 435.1, subsection 3, of the Iowa Code or a mobile home as defined in section 435.1, subsection 5, of the Iowa Code is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26 of the Iowa Code.

(h) Utility Lines: If full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required at the discretion of the zoning administrator.

Section 10. Amendment. The Accessory Dwelling Unit subtype within the Residential Accessory Uses land use category within Table 156.E.004 shall be amended to read as follows:

Table 156.E.004 Minimum and Maximum Parking			
SF = Square Feet GFA = Gross Floor Area -- = No Minimum or No Maximum, as applicable			
Use Category	Subtype	Minimum Spaces	Maximum Spaces
Residential Accessory Uses	Accessory Dwelling Unit	--	--

Section 11. Amendment. A new Section 156.I.003(G)(3) shall be added and shall read as follows:

(3) Variances (General). To authorize upon appeal in specific cases such variance from the terms of an ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties, and so that the spirit of the ordinance shall be observed and substantial justice done.

Section 12. Amendment. A new Section 156.I.003(G)(4) shall be added and shall read as follows:

(4) Variances (Area, Dimensional, Numeric). To authorize on appeal, in specific cases, such variance from the terms of an ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done.

Section 13. Amendment. A new Section 156.I.003(G)(5) shall be added and shall read as follows:

(5) Special Use Permits. To authorize a new special use to be established or for an existing special use to intensify, expand, or convert to another special use.

Section 14. Amendment. Section 156.J.004.10(C)(b)2 shall be reorganized within the zoning ordinance to be located within the Quasi-Judicial Review Procedures in a new Section 156.J.005.4 and shall be amended to read as follows:

"A determination that failure to grant the variance would result in practical difficulties to the applicant; and"

Section 15. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 16. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law, but no earlier than July 1, 2025.

Passed this _____ day of _____ 2025 and signed this _____ day of _____ 2025.

Signatures on the following page.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the _____ day of _____ 2025, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the _____ day of _____ 2025.

_____
Alicia Hunter, City Clerk

DRAFT

§ 156.D.002 GENERAL REQUIREMENTS.

(A) Purpose. The city sees the interaction between the built environment and the public as a crucial ingredient in maintaining a certain sense of place. As a part of this, the visual aspects of overall building design and placement must be scrutinized when considering a proposed development. This section outlines design standards for building facades. These standards seek to increase the prospect of compatibility between buildings, styles, and generations. Designers must infuse their individual talents and creativity into each project for these standards to be successful.

(B) Flexibility in administration. Because these standards cannot cover every possible scenario that may arise, the Zoning Administrator is authorized to make determinations on development applications that may vary from the written standards so long as the determination meets the intent of this article.

(C) Prohibited building materials. ~~Except for single-family and duplex dwellings, the following materials shall not be used as an exterior finish:~~ The following materials shall not be used as exterior finish materials. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units:

(1) Wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels;

(2) Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes;

(3) Unfired or underfired clay, sand, or shale brick; and

(4) Smooth or untextured concrete finishes.

(D) Primary materials. For the purposes of this section, the following are deemed primary materials:

(1) Vinyl siding;

(2) Brick, including thin brick;

(3) Natural or manufactured stone;

(4) Pre-cast concrete panel, provided it has an integrated color and is textured or patterned;

(5) EIFS, exterior insulation and finish system;

(6) Stucco with a weather barrier layer and wall drainage system; and

(7) Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks.

(E) Secondary materials. For the purposes of this section, the following are deemed secondary materials.

(1) Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator;

(2) Masonry or cement fiberboard siding that, for residential applications, is manufactured and installed in traditional profiles such as four-inch to eight-inch horizontal beveled or shake;

(3) Glass;

(4) Tile;

(5) Stainless steel;

(6) Chrome;

(7) Wood; and

(8) Smooth-faced finished concrete masonry units.

(F) Metal roofs. Metals roofs shall be allowed if the following conditions are met or otherwise approved by the Zoning Administrator:

(1) Openings shall not be seen on the fascia and shall be completely covered with material designed and built for metal roofing systems;

(2) Corrugated galvanized steel panels shall not be used. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units; and

(3) Roof and fastener color shall be the same, with the exception of trim pieces.

(G) Ground-mounted equipment. Mechanical equipment mounted on the ground and associated with apartments, nonresidential and mixed-use buildings, including, but not limited to, HVAC systems and meter banks, shall be screened from view from public and private streets by landscaping or screening walls.

(H) Refuse containers. Dumpsters shall be provided for multiple-family residential, nonresidential, and mixed-use development for solid waste collection services. Such facilities are subject to the following standards:

(1) The facilities shall be located no more than 200 feet (walking distance) from the individual uses that they are intended to serve;

(2) Access to the facilities shall be:

(a) Configured to meet the requirements of the refuse hauler; and

(b) Provided from an alley if an alley is present and used for service to other properties;

(3) The areas where dumpsters are stored shall be fully enclosed by an opaque wall with a minimum height of six feet constructed of brick, stone, stucco-finished concrete block, wood or vinyl;

(4) The enclosures shall:

(a) Have opaque service gates which remain closed at all times except when the dumpster is being serviced;

(b) Include separate, opaque pedestrian access gates or a pedestrian access opening that screens the dumpster from view;

(c) Be large enough to accommodate:

1. One or more dumpsters that are of sufficient size to serve the development, based on the frequency of solid waste collection; and

2. One or more recycling bins (whether provided at the time of development or not), based on the anticipated generation of recyclable materials and the frequency of collection; and

(d) Meet city engineering design standards, including those that pertain to maneuvering space.

(5) The facilities shall be located in a side or rear yard of the parcel proposed for development unless it is not possible to provide service access in such locations according to the refuse service provider; and

(6) If an enclosure must be located in a front yard to meet the requirements of the refuse service provider, it shall be designated and constructed with the same cladding materials used for the principal building walls.

(I) Exemption. A building wall is exempt from the requirements of this section under the following circumstances:

(1) The subject property is zoned GI, General Industrial;

(2) The building walls are not visible from an existing major arterial, or minor arterial nor are they adjacent to a proposed street of such classifications from the Comprehensive Plan; and

(3) The building contains uses in the following use categories:

(a) Heavy industrial use category;

(b) Light industrial use category;

(c) Warehousing and freight movement use category; or

(d) Wholesale trade use category.

(J) Alternative building materials and forms. The Zoning Administrator may approve alternative building materials and forms not specified in this section if the Zoning Administrator determines that, compared to the permitted primary and secondary materials, the alternative:

(1) Is substantially equal to or better in quality, durability, and appearance and will not violate any provision of this article;

(2) Is proposed in order to achieve a minimum bronze certification in Leadership in Energy and Environmental Design ("LEED"), and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or

(3) Is part of a building that is certified by the Environmental Protection Agency as designed to earn an ENERGY STAR rating, and the materials substantially improve the energy efficiency of the building compared to materials that are permitted in this section.

(Ord. 15039, passed 4-11-2022)

§ 156.D.005 TOWNHOUSE.

(A) Generally. These standards apply to multiplexes developments within the district(s) where they are permitted as set out in § 156.B.003, Use Table.

(B) Standards of design.

~~(1) Materials. Any primary or standard building materials may be used in any proportions. The allowable types and proportions of building materials are set out in § 156.D.002, General Requirements.~~

~~(2) Street elevation(s).~~

~~(a) Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation, together with material and color changes, and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades, materials, and colors must substantially vary so no three units are the same. (See illustrative examples in Figure 156.D.005-1, Illustrative Application of Building Design Standards.)~~

~~(b) A townhouse community with three or more buildings must substantially vary the buildings in heights, dispositions, scales (number of units), materials, and colors.~~

(2) Street elevation(s).

(a) Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades must substantially vary so no three units are the same. (See illustrative examples in Figure 156.D.005-1, Illustrative Application of Building Design Standards.)

(b) A townhouse community with three or more buildings must substantially vary the buildings in height, disposition, or scale (number of units).

(3) Bulk. Townhouse dwellings may include up to but not exceed eight units.

(4) Transitions.

(a) When directly abutting or across a street from a single-family detached dwelling in an RM or RH district, the building height must be equal to or no greater than eight feet higher than the abutting dwelling. When separating single- and multi-family dwellings or nonresidential development, a townhouse dwelling may not exceed the adjacent single-family detached dwelling by more than one story. See Figure 156.D.003-3, Scale Transitions. Building height may not exceed two stories when adjacent to an RL district.

(b) Bufferyards are required per § 156.F.004, Buffering.

(C) Building elements. All townhouse buildings shall include a minimum of three of the following building elements:

(1) Outdoor gathering areas;

(2) Sculptures, monuments, and other public art installations;

(3) Porches;

(4) Functional shutters;

(5) Bay windows;

(6) Balconies; or

(7) Columns, eaves, rakes, cornice lines, or frieze boards.

~~(D) Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited.~~

(E) Balconies and railings. Balcony and railing materials may be different than the materials used on exterior walls.

(F) Roof massing. Roof forms and rooflines must be broken into a series of smaller building components when viewed from the street. Long, linear unbroken rooflines exceeding 50 feet are prohibited. Such treatments may include elements such as dormers, towers, or chimneys. (See Figure 156.D.005-1, Illustrative Application of Building Design Standards for illustrative examples.)

(G) Stairs. Stairs that provide primary access to units on upper floors shall be covered.

(H) Garage design. Attached street-facing garages shall meet one of the following standards.

(1) The garage doors shall not comprise more than 40% of the total length of the building's facade; or

(2) Garages shall be arranged in sets of two single-bay doors that are offset by at least five feet from the front plane of an adjacent garage door.

Figure 156.D.005-1
Illustrative Application of Building Design Standards



Figure Note: The sample images above are shown only for illustrative purposes and are not meant to prescribe that these forms must be used.

(Ord. 15039, passed 4-11-2022)

§ 156.D.006 APARTMENT.

(A) Generally. These standards apply to apartment developments within the district(s) where they are permitted as set out in:

(1) Section 156.B.004, Residential District Development Standards; and

(2) Section 156.B.005, Nonresidential and Mixed-Use District Development Standards.

(B) Building massing and scale.

(1) Apartment buildings shall be designed such that the primary entrance and windows of all first-row buildings face a public street.

(2) Any portion of a building that is closer than 50 feet from a common property line that abuts a residential district or use shall be no higher than 12 feet above the highest point of the closest residential structures. This does not apply if the residential structure is located across the street from the development. An apartment building containing more than four dwelling units shall be designed to break up a rectangular floor plan and avoid a boxlike or monolithic appearance.

(3) The following or similar techniques shall be used to avoid the appearance of a box-like or monolithic building:

(a) Primary entrance treatments that are recessed or project from the main facade such as canopies and porte cocheres. Support columns and roofs of canopies and porte cocheres shall match or be consistent with the architectural design of the building.

(b) The use of dormers, bay windows, or other windows that create dimensions that break up the facade;

(c) Changes in wall planes of at least five feet at intervals of not more than 30 feet;

(d) Balconies that are used irregularly, some projecting, some recessed; and

(e) Varying roof lines.

(4) Elements such as eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.

(C) Internalized design.

(1) Ingress to and egress from all dwelling units in an apartment development shall be made through the interior of the building rather than from direct outside entrances to each unit.

(2) Uncovered exterior stairways are prohibited.

(D) Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited. This regulation shall not apply to residential buildings containing twelve or less residential dwelling units.

(E) Balconies and railings. Balcony and railing materials may be different than the materials used on exterior walls.

(F) Pedestrian access. All fences and gates shall have appropriate connections to neighboring non-residential properties through the use of fence or gate door unless it can be shown that is not possible due to site constraints to promote walkability and connectivity.

(G) Parking location. Wrap-around design of multifamily buildings around a core parking structure is strongly encouraged to ensure the garage appearance is enhanced by additional architectural or landscape features.

(H) Attached garages. Attached street-facing garages shall meet one of the following standards.

(1) The garage doors shall not comprise more than 40% of the total length of the building's facade; or

(2) Every set of two single-bay garage doors or every double garage door shall be offset by at least five feet from the front plane of an adjacent garage door.

(I) Detached garages. The building design and roof type of garage units shall be consistent with those of the principal building(s). Detached garage buildings that are adjacent to street rights-of-way shall include a Type B bufferyard (see § 156.F.004, Buffering) between the garage building(s) and street.

(J) Building elements. All buildings in a multiple-family development shall include a minimum of three of the following building elements.

(1) Visual interest. Elements such as outdoor gathering areas, porches, shutters, bay windows, or balconies shall be used to contribute to the visual interest of the building.

(2) Architectural features. Columns, eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.

(K) Building variation and articulation. An apartment community with three or more buildings must substantially vary the buildings in heights, dispositions, scale~~s~~ (number of units)~~, materials, and colors~~.

(L) Carports. Carports are permitted within the vehicular use areas of apartment developments, provided they do not encroach into any required yards or building setbacks or into any easements, and subject to the following standards:

(1) Openness. Carports shall be no less than 50% open on all sides, except for a side or sides that abut a wall of a principal building.

(2) No other storage. Carports shall not be used for storage of any items except motor vehicles.

(3) Height. Carports shall not exceed ten feet in height.

(4) Drainage. Drainage from carports shall be captured and conveyed on site and shall not impact adjacent properties.

(5) Construction. Carports and their support posts shall be firmly anchored to the ground and shall meet applicable building codes.

(6) Design. Carports shall be constructed so that all structural components, including support posts and roof forms, match or are consistent with the design elements incorporated into the principal building(s).

(M) Roofing systems.

(1) Covering. Sloped roofs shall be covered with quality materials, comparable to slate, concrete tile, dimensional shingles, metal shingles, or architectural metal seam roofing.

(2) Integrated solar arrays. Building-integrated solar arrays (solar panels that double as roofing) may be used on flat or pitched roofs.

(3) Projections. Roofs shall contain at least one projection for every 50 linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.

Figure 156.D.006-1
Illustrative Application of Building Design Standards for Apartment Buildings



FIGURE NOTES:
A = Breaking up building form | B = Breaking up roof form to avoid it appearing monolithic | C = Vertical articulation, such as a wall offset | D = Horizontal articulation, such as an expression line | E = Stairs shall be covered

(Ord. 15039, passed 4-11-2022)

§ 156.C.007 ACCESSORY USES AND STRUCTURES.

(F) Accessory dwelling units (ADUs). Accessory dwelling units shall be permitted in all residential zoning districts as an accessory use to single-family detached on lots greater than or equal to 15,000 square feet, or the single-family attached housing type in the Mixed-Use (MU) and Urban Core (UC) zoning districts, subject to the following standards:

(1) ADU types. There are two types of ADUs:

(a) Integrated ADUs; and

(b) Detached ADUs.

(2) Integrated ADUs.

(a) Integrated ADUs are located within a permitted building and shall comply with the building placement standards for the permitted and associated principal building type.

(b) Integrated ADUs may be established by dividing space within a principal building (See (A) in Figure 156.C.007-1, below), or by adding floor area to an existing building (See (B), below). Integrated ADUs may be accessed from within the principal building or from outside, according to the standards of this section.

(c) Integrated ADUs appearance:

1. Integrated ADUs shall not involve design modifications to the exterior of the principal building that make their presence obvious.

2. Where exterior doors provide direct access to the integrated unit, such doors shall be designed, located, and configured in a manner that is typical for secondary access to a residential dwelling (e.g. side doors, French doors, etc.).

3. Any exterior stairs that would serve as the primary entrance to the ADU shall be located on the side or rear of the principal structure and are prohibited from being located on the front of the principal structure.

4. If a principal building is expanded to accommodate an integrated ADU, the expansion shall be designed in a manner that is comparable to the principal building.

5. Only one entrance may be located on the front facade of the principal building facing the street unless the building contained additional front entrances prior to the ADU's construction.

(3) Detached ADUs.

(a) Detached ADUs are dwelling units that are located inside of an accessory structure, such as a detached residential garage (See (C) in Figure 156.C.007-1, below) or detached structure (D).

(b) Where an improved alley adjacent to the lot exists, vehicular access to the ADU shall take place from the alley.

~~(c) Generally, access to second-floor units shall be from internal stairs. External stairs may be permitted where they are not located parallel to an interior side property line or where the Administrator determines that screening features are in place to protect the privacy of an adjacent lot's side yard.~~

~~(d) In the RL, RM, RH, and in the Single-Family Attached building type in the Mixed-Use (MU) zoning districts, where a detached ADU is proposed, the owner of the subject property shall live in either the principal residence or the ADU.~~

~~(e) Prohibited locations. ADUs may not be established within manufactured homes or structures and vehicles that do not have a permanent foundation, including, but not limited to recreational vehicles, travel trailers, or campers.~~

~~(f) Maximum floor area of the ADU.~~

~~1. Measurement. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.~~

~~2. Standard. The floor area of an ADU shall not exceed 50% of the total square footage of the principal residential building to which it is accessory, or 1,000 square feet, whichever is less.~~

~~(g) Required parking for ADUs. In the RL, RM, and RH districts, in addition to the parking requirements for the principal residential use set out in § 156.E.004, Required Off-Street Parking, one off-street parking space for the ADU shall be provided.~~

(F) Dwelling, Accessory (ADUs)

(a) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family detached use category in the following zoning districts; Agriculture (AG), Rural Residential (RR), Low Density Residential (RL), Medium Density Residential (RM), High Density Residential (RH) and Mixed-Use (MU).

(b) Accessory dwelling units shall be permitted as an accessory use to the dwelling, single-family attached use category in the following zoning districts; Low Density Residential (RL), Medium Density Residential (RM), High Density Residential (RH), Mixed-Use (MU), and Urban Core (UC).

(c) Accessory dwelling units may be either an integrated ADU or a detached ADU.

(d) Maximum floor area of the ADU.

a. Standard. An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

b. Measurement. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.

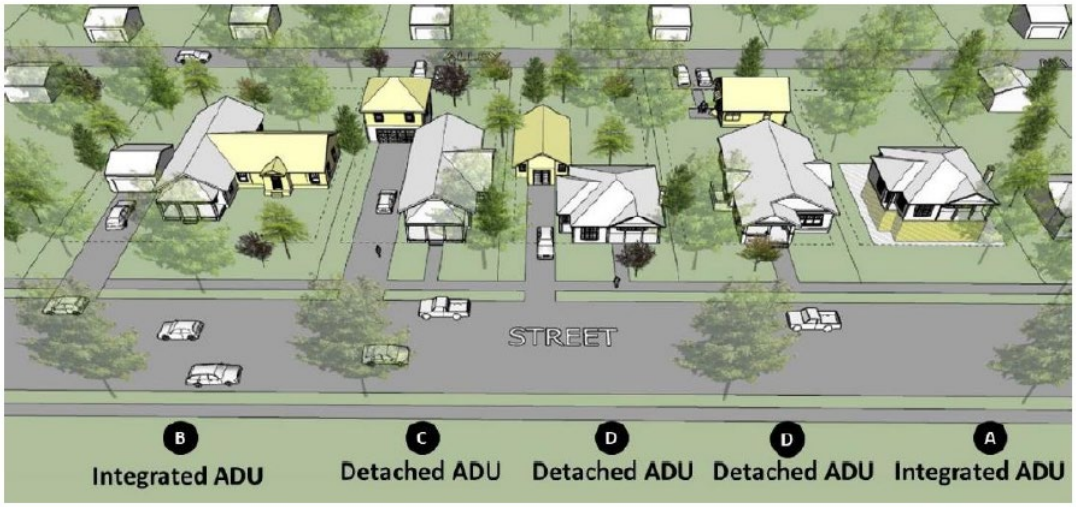
(e) Setbacks: An ADU shall adhere to the same setback standards as a single-family attached or detached residence for the zoning district in which the ADU is to be located.

(f) Prohibited locations. ADUs may not be established within structures that do not have a permanent foundation.

(g) If a manufactured home as defined in section 435.1, subsection 3, of the Iowa Code or a mobile home as defined in section 435.1, subsection 5, of the Iowa Code is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26 of the Iowa Code.

(h) Utility Lines: If full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required at the discretion of the zoning administrator.

Figure 156.C.007-1
Accessory Dwelling Unit Types



(Ord. 15039, passed 4-11-2022; Ord. 15085, passed 7-8-2024)

Table 156.E.004

Table 156.E.004 Minimum and Maximum Parking			
SF = square feet GFA = Gross Floor Area -- = No Minimum of No Maximum, as applicable			
Use Category	**Subtype**	**Minimum Spaces**	**Maximum Spaces**
Residential Accessory Uses	Accessory Dwelling Unit	~~1 per dwelling unit~~ --	~~2 per dwelling unit~~ --

§ 156.I.003 BOARD OF ADJUSTMENT.

(A) Established. This section establishes a Board of Adjustment (BOA), with membership, qualifications, and terms of office in accordance with and controlled by the provisions of I.C.A. Chapter 414.

(B) Powers and duties. The BOA shall have the authority to make final decisions on the development review applications denoted in Table 156.J.002.12-1, Development Review Summary Table.

(C) Membership. The Board shall consist of five members serving without compensation, appointed by the Mayor, subject to the approval of the Council for a term of five years; excepting that, when the Board shall first be created, one member shall be appointed for a term of five years, one for a term of four years, one for a term of three years, one for a term of two years and one for a term of one year. Not more than two members of the Board shall be members of the Plan and Zoning Commission.

(D) Vacancy. Any vacancy shall be filled by appointment by the Mayor for the unexpired portion of the term. Should any member be absent from the city or become incapacitated, or disqualified, the Mayor shall appoint a substitute to serve as a member of the Board with the same powers and authority as the regular member of the Board until the regular member has returned or is able to serve on the Board.

(E) Special uses. Requests for special uses shall be submitted to the Zoning Administrator, who shall forward such to the Board of Adjustment for consideration. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Board of Adjustment.

(F) Meetings and procedures.

(1) Time and place. Meetings of the Board shall be held at the call of the Chair and at such other times as the Board may determine. Such Chair or, in their absence, the acting Chair may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public.

(2) Record keeping. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

(3) Role of Secretary of the Board. A city representative shall serve as Secretary of the Board and keep its records.

(4) Relations to other city boards. The Board shall have the power to call on any municipal department or officer for assistance in the performance of its duties, and it shall be the duty of any such department to render such assistance as may reasonably be required.

(5) Rules of procedures. The Board shall adopt, from time to time, such rules and regulations as it may deem necessary to carry into effect the power and authority granted it by the provisions of this chapter or any state law.

(6) Quorum and necessary vote. The concurring vote of three members of the Board shall be necessary to decide any appeal, exception, or variation upon which the Board is authorized by this chapter to render a decision.

(7) Decisions. The Board shall render its decisions without unreasonable delay.

(G) Jurisdiction. The Board shall have the following powers and authority:

(1) Appeals. To hear and decide an appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of this chapter;

(2) Exceptions. To grant an exception in the following instances:

(a) In the extension of a district where the boundary line of a district divides a lot or tract held in a single ownership after the effective date of this chapter;

(b) In the determination that the actual street layout on the ground varies from the street layout as shown on the District Map;

(c) In the erection and use of a building or the use of premises for railroads or public utility purposes;

(d) In the reconstruction of a non-conforming building which has been damaged by explosion, fire, Act of God or a public enemy, to the extent of more than 50% of its fair market value, where the Board finds some compelling necessity requiring a continuance of the non-conforming use and that the primary purpose in continuing the non-conforming use is not to continue a monopoly;

(e) In the waiving or reduction of the parking and loading requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provisions of the parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience;

(f) In the permitting of land within 300 feet of a multiple dwelling to be improved for the parking spaces required in connection with a multiple dwelling;

(g) In the determination of whether an industry should be permitted within the GI, General Industry, because of the methods by which it would be operated and because of its effect upon uses in surrounding districts; and

(h) In the extension or expansion of a non-conforming use on the same or adjoining property to provide parking for employees and for handicapped persons.

(3) Variances (General). To authorize upon appeal in specific cases such variance from the terms of an ordinance as will not be contrary to the public interest, where owing to special conditions

a literal enforcement of the provisions of the ordinance will result in practical difficulties, and so that the spirit of the ordinance shall be observed and substantial justice done.

(3) Variances (Area, Dimensional, Numeric). To authorize on appeal, in specific cases, such variance from the terms of an ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done.

(5) Special Use Permits. To authorize a new special use to be established or for an existing special use to intensify, expand, or convert to another special use.

(H) Appeals. Any person or persons, or any board, taxpayer, officer, department, board or bureau of the city aggrieved by any decision of the Board of Adjustment may seek review of such decision by a court of record in the manner provided by the laws of the state and particularly by I.C.A. Chapter 414.

(Ord. 15039, passed 4-11-2022)

Subsec. ~~156.J.004.10~~ 156.J.005.4 Variance, Floodplain.

(A) Generally. A floodplain variance provides limited relief from the requirements of § 156.C.006, Flood Hazard Districts Standards, where strict application of a particular requirement would create an unnecessary hardship by preventing the use and development of land in a reasonable manner that is otherwise allowed under this Zoning Ordinance.

(B) Applicability.

(1) No increase in flood level. No floodplain variance shall be granted for any development within any designated floodway which would result in any increase in the 100-year level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

(2) Lower flood protection. In cases where the floodplain variance involves a lower level of flood protection for buildings than what is ordinarily required by this ZO, the applicant shall be notified in writing over the signature of the Floodplain Administrator that:

(a) The issuance of a floodplain variance will result in increased premium rates for flood insurance up to amounts as high as $25 for every $100 of insurance coverage; and

(b) Such construction increases risks to life and property.

(C) Review criteria.

(1) Generally. In determining whether to approve, approve with conditions, or deny a floodplain variance, the Floodplain Administrator shall consider the provisions of Subsec. 156.J.002.5, Common Review Criteria, together with the following:

(a) Increase in base flood elevation. Variances shall not be issued within any designated floodway if any increase in base flood elevation would result;

(b) One-half acre or less. Variances may be issued for new construction and substantial improvements on lots of one-half acre or less which are contiguous to, and surrounded by, existing development constructed below the base flood elevation, provided:

1. A showing of good and sufficient cause;

2. A determination that failure to grant the variance would result in ~~exceptional hardship~~ practical difficulties to the applicant; and

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, or conflict with this Zoning Ordinance or the other ordinances in the city's Code of Ordinances.

(c) Minimum necessary relief. Variances shall only be issued upon a determination that the variance is the minimum necessary to afford relief considering the flood hazard.

(2) Affirmative findings. In order to approve a variance, the final decision-making body shall make affirmative findings on all of the applicable decision criteria.

(D) Procedures.

(1) Obligation of applicant. It is the obligation of an applicant, who bears the burden of proof, to present facts about the circumstances which would justify a variance in a convincing fashion so that the Floodplain Administrator may be satisfied that the request meets or exceeds the applicable review criteria described in division (C), above.

(2) Review and decision. The Floodplain Administrator shall review and render judgment on requests for floodplain variances.

(3) Alleged error. The Board of Adjustment shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of the requirements of § 156.C.006, Flood Hazard Districts Standards, in accordance with Subsec. 156.J.005.3, Appeal of Administrative Decision.

(4) Time frame. Approval of a floodplain variance shall be valid for the period of time set out in Table Table 156.J.002.12-1, Development Review Summary Table. Thereafter, the permit shall expire or be granted an extension as set out in Subsec. 156.J.002.10, Inactive and Expired Applications, and Subsec. 156.J.002.11, Approval Extension.

(5) Notice of decision. The Zoning Administrator shall provide a copy of the decision to the applicant within ten days of the rendered judgment.

(E) Effect of approval.

(1) Particular variation. Issuance of a variance shall authorize only the particular variation that is approved in the variance request. A variance shall run with the land and not be affected by a change in ownership.

(2) Other approvals. Development authorized by the variance shall not be carried out until the applicant has secured all other development approvals required by this ZO. Approval of a variance does not guarantee that the development shall receive subsequent approval for other development review applications unless the relevant and applicable portions of this Zoning Ordinance or any other applicable provisions are met.

(Ord. 15039, passed 4-11-2022)

KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

May 17, 2024

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2388, an Act relating to the regulation of styles and materials used for residential building exteriors.

The above House File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2388

AN ACT

RELATING TO THE REGULATION OF STYLES AND MATERIALS USED FOR RESIDENTIAL BUILDING EXTERIORS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2024, is amended by adding the following new subsection:

NEW SUBSECTION. 23. *a.* A county shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This section does not prohibit a county from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

(1) The building is located in an area designated and declared as a state or local historic district under applicable law.

(2) The building is designated as a local, state, or national historic landmark.

(3) The building is in a common interest community as defined in chapter 499C.

(4) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

b. For purposes of this subsection, *"residential building"* means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

Sec. 2. Section 414.1, subsection 1, Code 2024, is amended by adding the following new paragraph:

NEW PARAGRAPH. *h.* (1) A city shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This subsection does not prohibit a city from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

(a) The building is located in an area designated and declared as a state or local historic district under applicable law.

(b) The building is designated as a local, state, or national historic landmark.

(c) The building is in a common interest community as defined in chapter 499C.

(d) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

(2) For purposes of this paragraph, *"residential building"* means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

PAT GRASSLEY
Speaker of the House

AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2388, Ninetieth General Assembly.

MEGHAN NELSON
Chief Clerk of the House

Approved May 17, 2024

KIM REYNOLDS
Governor

STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 1, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 592, an Act relating to county and city regulation of accessory dwelling units.

The above Senate File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 592

AN ACT

RELATING TO COUNTY AND CITY REGULATION OF ACCESSORY DWELLING UNITS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 27. *a.* A county shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a county in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1,

subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph *"a"* or by state law, a county shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a county shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided for in subsection 18 of this section and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) The requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the county can require new or separate utility lines.

(6) Imposition of a different county impact fee structure or

development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A county shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph "*a*" and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a county's normal review schedule for a single family residence. If the county denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A county ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts with this subsection is void. Nothing in this subsection prohibits a county from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) "*Accessory dwelling unit*" means an additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence.

(2) "*Detached*" includes being part of any accessory structure such as a detached garage.

(3) "*Dwelling unit*" means the same as defined in section 562A.6, subsection 3.

(4) "*Single family residence*" means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

Sec. 2. Section 364.3, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 20. *a.* A city shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a city in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1, subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph "*a*" or by state law, a city shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a city shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided

for in subsections 9 and 16 of this section, section 414.1, subsection 1, paragraph "e", and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single-family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) A requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the city can require new or separate utility lines.

(6) Imposition of a different city impact fee structure or development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A city shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph "a" and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a city's normal review schedule for a single family residence. If the city denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A city ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts

with this subsection is void. Nothing in this subsection prohibits a city from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) *"Accessory dwelling unit"* means an additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence.

(2) *"Detached"* includes being part of an accessory structure such as a detached garage.

(3) *"Dwelling unit"* means the same as defined in section 562A.6, subsection 3.

(4) *"Single family residence"* means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

AMY SINCLAIR
President of the Senate

PAT GRASSLEY
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 592, Ninety-first General Assembly.

W. CHARLES SMITHSON
Secretary of the Senate

Approved May 8, 2025

KIM REYNOLDS
Governor

STATE OF IOWA
KIM REYNOLDS
GOVERNOR

April 25, 2025

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 652

AN ACT

CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE POWERS GRANTED TO A BOARD OF ADJUSTMENT.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

PAT GRASSLEY
Speaker of the House

AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.

MEGHAN NELSON
Chief Clerk of the House

Approved April 25th, 2025

KIM REYNOLDS
Governor