



**MARSHALLTOWN
MORE THAN EVER**

**CITY OF MARSHALLTOWN
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
JANUARY 20, 2026, 5:00 PM**

AGENDA

CALL TO ORDER

ROLL CALL

Mark Eton, Tammie Engle, Heidi Hogan, David Schulze, Kelli Thurston

APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes From December 16th, 2025

BUSINESS

2. Consider Approval of a Special Use Permit for 1310 Iowa Ave W
3. Consider Approval of a Variance Application for 1310 Iowa Ave W Pertaining to Development Landscaping Standards
4. Consider Removing From the Table and Consider an Appeal of a Determination of the Zoning Administrator Related to 114 N Center Street

ADJOURNMENT

MISSION STATEMENT

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

Board of Adjustment

Meeting Minutes – December 16th, 2025

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

1. Roll Call:

Present: Eaton, Engle, Schulze

Absent: Hogan, Thurston

2. APPROVAL OF MEETING MINUTES FROM SEPTEMBER 16TH, 2025

Motion to approve the September 16th, 2025 meeting minutes made by Engle, seconded by Schulze.

All ayes upon roll call. Motion Carried.

3. APPROVAL OF MEETING MINUTES FROM OCTOBER 21ST, 2025

Motion to approve the October 21st, 2025 meeting minutes made by Engle, seconded by Schulze.

All ayes upon roll call. Motion Carried.

4. PUBLIC HEARING: Appeal for 114 N Center Street

Clayton Ender, Assistant Director of Housing and Community Development, presented the staff report.

Staff shared criminal history of property. Police Chief Jones provided a memo on the number of calls over the past 5 years to the property. 687 calls for service, 160 criminal cases in total.

Major Non-conforming due to number of police calls, with damage in excess of 50% of the floor area.

Schulze asked clarification on the height in the urban core, referred to the Villachuato being one story. Staff shared that the building was built before the code change in 2022.

Staff clarified what a major non-conforming and minor non-conforming

Valeed the Owner spoke: Been apart of the community since 2016. He purchased the building in 2021. Owner shared he can't speak to the baggage of the police complaints prior to his ownership. Owner spoke that he didn't understand the percentage of calls were from his store, patrons or other citizens. The store only calls if staff are threatened.

Valeed isn't opposed to building a 2 story. He talked of how the business provides for his family. He would like to remodel if possible. He will abide by whatever the decision is.

Schulze asked if there was still a bus service. Valeed clarified that there is not current bus service. He would like to bring it back to a convenience store.

Engle asked about the assessment of the building.

Valeed stated that the masonry is fine, and he believes his equipment is fine. Valeed would like to remove the rental units. He believes its less than 50% of damage.

Eaton asked about the letter that reads a licensed engineer examined the building. Eaton asked why don't we have a letter from the licensed engineer.

Lake from Exterior Plus said that Structsolve was the licensed engineer provided a report. A report was displayed on overhead. Lake spoke of the building going from a flat roof to have trusses. Lake said the fire was contained between the flat roof and the trusses. Demo inside of the building was at a preference of the owner. Since tenants had to relocate the owner took the operation to tear that portion out. Lake believes that they would already be in the process of the rebuild if the permit hadn't been denied.

Schulze asked again about the statement or report from the engineer regarding the percentage of damage.

Lake stated that the engineer did not provide a statement. The letter submitted from the owner and their understanding of what the engineer said.

Schulze asked about water damage.

Lake said the roof acted like a fire blanket due to all the layers, so the apartments were saved but owner decided to demo

Schulze asked about a demo permit.

It was confirmed that an emergency demo permit was granted. Lake, the contractor wanted to get the pressure of the roof collapse off of the walls so there wouldn't be damage.

Discussion of the estimate of the roof and accessed value of the overall property. Access value of the building is \$140,000. Cost of the roof is already half of that at \$70,000.

Lake said to rebuild the structure would be \$500k. Will take \$120k to repair.

Staff clarified that it's 50% of the floor area of the evaluation of replacement of the structure. Square footage of the building was discussed.

Lake then clarified that it would be \$600,000 to rebuild the structure.

Valeed stated he would be happy restore the exterior with masonry. He would be happy to work as required by the city.

Schulze clarified the building has history, but isn't historical in nature.

Schulze asked about the police calls for the last 3 years. Staff went through the police logs. Read out loud, public intoxication, disturbances, domestics, drug related, assaults, etc.

Schulze asked if the decision was confirmed would Valeed rebuild.

Valeed would not rebuild.

Staff shared that Valeed could withdraw his appeal for today, and wait for a full board if he would like. Board would need to have 3 votes.

There were no photos originally provided by staff or owners

Additional clarification of minor vs minor non-conforming.

Lake, the contractor showed pictures of the property to the 3 board members.

Schulze asked about the electrical because it can't be seen. Contractor talked about the roof again. Showed pictures of inside of the apartments.

Schulze asked again if they would like to table the discussion.

Contractor asked about what's the result of tabling due to damage continuing due to the weather getting into the building. Next meeting would be January 20th.

Valeed would like to table this for the next meeting.

Contractor will make efforts to minimize weather damage

Schulze made a motion to table this action until the next meeting, Engle seconded.

Eaton- Aye

Schulze – Aye

Engle – Aye

Meeting Adjourned at 5:53

MARSHALLTOWN

I O W A

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: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: January 20th, 2026
RE: Consider approval of a special use permit application for 1310 Iowa Ave W

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:	ITC Midwest LLC ATTN: Tax Department 27175 Energy Way Novi MI 48377
Recommendation:	The Planning and Zoning Commission recommends approval of the special use permit application for 1310 Iowa Ave W subject to the following conditions: <ol style="list-style-type: none">1. Prior to issuance of a building permit the following items shall be completed:<ol style="list-style-type: none">a. Provide a landscaping plan which document compliance with development landscaping requirements of the zoning code.
Current Zoning District & Current Usage:	Current Zoning: GC, General Commercial Zoning District Current Usage: Major Utility, Electrical Transmission Substation
Proposed Zoning District & Proposed Usage:	Zoning: GC, General Commercial Zoning District Proposed Usage: Major Utility, Electrical Transmission Substation

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Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



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 landscaping codes. See the recommendation section of this staff report for full list of items needing addressed. Of note, there is a simultaneous variance application under consideration regarding landscaping.

- 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 development site as commercial.

While utility is provided its own future land use category in the comprehensive plan, the use is allowed within the GC zoning district by special use permit. The facility expansion would not impair implementation of the comprehensive plan.

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- 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(D)(1) “Encouraging the most appropriate, efficient, and compatible use of land, buildings, and other structures throughout the city;”

- 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 north, east, south, and west include commercial zoning and land uses. The proposed facility expansion 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.**

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.**

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While other sites in town exist, which may be more favorable to locate a major utility, this is an expansion on an existing utility facility. Additionally, this utility provides a needed community service in the form of telecommunications.

Attachments: Aerial Vicinity Map
Site Plan

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Board of Adjustment Finding of Fact Report

Meeting Date: 1/20/2026	Application Type: MAJOR UTILITY
Zoning District: GC, GENERAL COMMERCIAL	Comp. plan designation: COMEMRCIAL
Property Address: 1310 IOWA AVE W	
Property Owner: ITC Midwest LLC ATTN: Tax Department 27175 Energy Way Novi MI 48377	
Applicant (if different than owner): N/A	

Request Description

ITC Midwest LLC has submitted a special use permit application for major utility expansion at 1310 Iowa Ave W, Marshalltown, IA, 50158. Expansion of a major utility use requires a special use permit.

Plan Zoning Commission Recommendation

The Planning and Zoning Commission met on January 8th, 2026 and recommended approval of the special use permit application for 1310 Iowa Ave W subject to the following conditions:

- 1. Prior to issuance of a building permit the following items shall be completed:**
 - a. Provide a landscaping plan which document compliance with development landscaping requirements of the zoning code.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		Does the Home Occupation Special Use requested comply with the listed criteria? <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No
		➤ Will there be exterior display (except allowable sign)? Vote result if applicable: _____ Yes _____ No
		➤ Will the building maintain residential design features? Vote result if applicable: _____ Yes _____ No
		➤ Will the residential character of the neighborhood be maintained? Vote result if applicable: _____ Yes _____ No
		➤ Is the proposed signage limited to one building mounted sign (1 s.f. max)? Vote result if applicable: _____ Yes _____ No
		➤ Will all equipment/merchandise be stored inside: Vote result if applicable: _____ Yes _____ No
		➤ Will there be employees? If yes are they residents of the home or is the Board granting approval? Vote result if applicable: _____ Yes _____ No
		➤ Is the traffic and parking need addressed so to not objectionable to neighbors? Is there adequate parking available on site? Vote result if applicable: _____ Yes _____ No
		➤ Structural modification or additions to the residence for expansion of the home occupation are prohibited, are there planned changes? Vote result if applicable: _____ Yes _____ No

Based on the Findings of Fact the following action occurred:

Motion by _____ to APPROVE the request as submitted with the following conditions:

1. **Prior to issuance of a building permit the following items shall be completed:**
 - a. Provide a landscaping plan which document compliance with development landscaping requirements of the zoning code.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>EATON</i>				
<i>ENGLE</i>				
<i>HOGAN</i>				
<i>SCHULZE</i>				
<i>THURSTON</i>				

AERIAL VICINITY MAP



SITE PLAN FOR TIMBER CREEK LAYDOWN YARD MARSHALL COUNTY, IOWA

OWNER CONTACT:

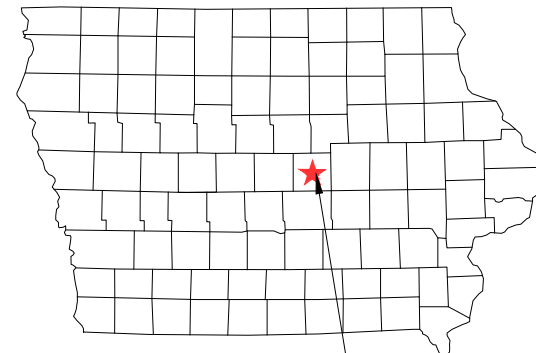
Chad Levi
Manager, Permitting
319-297-6765
clevi@itctransco.com

ITC
3165 Edgewood Parkway S.W.
Cedar Rapids, IA 52404

ENGINEER CONTACT:

Josh Petersen, PE
Project Engineer
612-354-4296
josh.petersen@merjent.com

Merjent, Inc.
1 Main Street SE, Suite 300
Minneapolis, Minnesota 55414
612-746-3660



STATE MAP
NOT TO SCALE

SITE LOCATION



VICINITY MAP
NOT TO SCALE



LOCATION MAP
1" = 400'

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GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO WORK COMMENCING. CONTRACTOR IS RESPONSIBLE FOR 811 LOCATE SERVICES FOR THE PROJECT TO START WORK.
- WORK SHALL BE COORDINATED WITH OWNERS' REPRESENTATIVE AND ALL IDENTIFIED PROJECT REPRESENTATIVES.
- CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICES 48 HOURS PRIOR TO STARTING WORK.
- STOP WORK IF ENCOUNTERING ANY SUBSURFACE LATENT CONDITIONS, PIPE LINE BREAKS, DAMAGED UTILITIES, OR OTHER UNKNOWN OR UNFORESEEN INFRASTRUCTURE DAMAGE.
- CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE OWNERS EXISTING PROPERTY FROM DAMAGE DUE DIRECTLY OR INDIRECTLY FROM THE CONTRACTORS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK TO PERSONS OR PROPERTY.
- RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY FOR AND OBTAIN PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE UNLESS OTHERWISE NOTED.
- ANY PRODUCT SPECIFIED SHOULD COMPLY WITH MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS AND COMPLY WITH MANUFACTURERS INSTALLATION PROCEDURES.
- THE WORK UNDER THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- IN ACCORDANCE WITH NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF CITY ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE LOCAL JURISDICTION.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED.
- RECORD DRAWINGS SHOULD BE KEPT ON THE PROJECT FOR ANY CHANGES OR FINAL CONDITIONS OF THE DESIGN ON THE PROJECT. RECORD DRAWINGS SHALL INCLUDE RIM AND INVERT ELEVATIONS ON STORMWATER STRUCTURES, MAJOR VARIATIONS IN GRADING PLAN, FINAL GRADING ON STORMWATER BASINS, CHANGES TO OUTLET STRUCTURES/OVERFLOW POINTS.
- UNLESS NOTED OTHERWISE, ALL EXISTING UTILITIES ON-SITE SHOULD BE PROTECTED AND PREVENTED FROM DAMAGE OR OUTAGES.
- IF STONE, BONE, OR OTHER ARTIFACTS ARE UNCOVERED, WORK SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP ANY REQUIRED MITIGATION MEASURES TO REDUCE ARCHAEOLOGICAL IMPACTS BEFORE WORK RESUMES ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAGGING PERSONNEL, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC AS NECESSARY.
- VERIFY WITH LOCAL JURISDICTION FOR REGULAR WORK HOURS AND REQUIREMENTS FOR NOISE AND OTHER IMPACTS DURING CONSTRUCTION.
- SEVEN (7) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD INTENT TO BEGIN CONSTRUCTION.
- ANY DISTURBANCE OF DRIVEWAYS OR SIDEWALKS MUST HAVE THE AREA REPLACED WITH LIKE MATERIAL.



**Know what's below.
Call before you dig.**
**PLOT DATE 12/5/2025
ISSUED FOR PERMIT**



Corporate Office:
1 Main Street SE, Suite 300
Minneapolis, Minnesota 55414
(612) 746-3660

Wisconsin Office:
N3764 Uni Drive
Freedom, WI 54130
(920) 393-9198

REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	12/05/2025	FINAL - SUBMITTAL TO CITY FOR PERMIT			



PROFESSIONAL ENGINEER'S CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa

(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025 License No: P27653

ITC

TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY

TITLE SHEET

C100

SHEET 1 OF 10

Z:\Clients\11\1102025\Timber_Creek_Laydown_Yard\Engineering\AutoCAD\Plan_Sheets\2025\2025_2286 - Title.dwg 12/5/2025 11:06 AM

PROJECT SPECIFIC SWPPP INFORMATION

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: ITC TIMBER CREEK LAYDOWN YARD
PROJECT LOCATION: 1310 IOWA AVE W, MARSHALLTOWN, IA 50158

PROJECT CONTACTS
OWNER: ITC HOLDINGS ATTN CHAD LEVI
 3165 EDGEWOOD PKWY SW
 CEDAR RAPIDS, IA
 319-297-6765

ENGINEER
 MERJENT, INC - JOSH PETERSEN, PE
 1 MAIN ST SE STE 300
 MINNEAPOLIS, MN 55414
 612-746-3660

CONTRACTOR: TBD

ENVIRONMENTAL CONSULTANT: ITC'S ENVIRONMENTAL CONSULTANT, MERJENT, INC. (MERJENT) IS RESPONSIBLE FOR THE DEVELOPMENT OF THIS SWPPP. THHAS BEEN PREPARED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF IOWA NPDES GENERAL PERMIT NO. 2.
NAME: JOSH PETERSEN, PE
TITLE: ENVIRONMENTAL CONSULTANT
PHONE: 612-746-3660
E-MAIL: JOSH.PETERSEN@MERJENT.COM

CONTRACTOR: THE CONTRACTOR SUPERINTENDENT WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LABOR AND EQUIPMENT TO IMPLEMENT AND MAINTAIN THE BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THIS SWPPP; CONDUCTING ADDITIONAL WORKFORCE TRAINING AS NECESSARY; AND PERFORMING REGULAR INSPECTION, MAINTENANCE, AND REPAIR OF BMPs.

NAME: TBD
TITLE: _____

INSPECTION PROGRAM: ITC'S OR CONTRACTOR DESIGNEE WILL PERFORM REQUIRED WEEKLY SITE INSPECTIONS AND IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION PRACTICES. THIS PERSON IS RESPONSIBLE FOR ENSURING THAT THIS SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION WORK IS COMPLETE. THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND THE NOTE OF TERMINATION (NOT) HAS BEEN SUBMITTED.

NAME: TBD
TITLE: _____
PHONE: _____

PROJECT NARRATIVE:

ITC HOLDINGS IS PROPOSING THE TIMBER CREEK LAYDOWN YARD PROJECT (PROJECT) WITHIN THE CITY OF MARSHALLTOWN, IA. THE PROJECT AIMS TO PROVIDE STORAGE AREAS FOR EQUIPMENT AND MATERIALS FOR ONGOING PROJECTS IN THE REGION. THE PROJECT PROPOSES 11.1 ACRES OF LAND DISTURBANCE AND 10.5 ACRES OF IMPERVIOUS SURFACE.

THIS SWPPP WAS PREPARED TO COMPLY WITH IOWA NPDES GENERAL PERMIT NO. 2, WHICH AUTHORIZES THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND WITH APPLICABLE IOWA ADMINISTRATIVE CODE REQUIREMENTS. THIS SWPPP INCLUDES MEASURES TO MINIMIZE PROJECT-RELATED IMPACTS ON WATER QUALITY.

EXISTING SITE CONDITIONS:

THE PROJECT IS ON A 41 ACRE PARCEL OWNED BY ITC HOLDINGS. THE SITE'S TOPOGRAPHY IS GENERALLY SLOPED FROM NORTH TO SOUTH WITH THE NATURAL RUNOFF OUTFALL DISCHARGING TO A TRIBUTARY OF NORTH TIMBER CREEK. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF AN 10.5 ACRE GRAVEL LAYDOWN YARD AND ASSOCIATED DETENTION POND.

THE SITE IS LOCATED AT 1310 IOWA AVENUE WEST (PARCEL ID 8318-15-126-009). THE PARCEL IS 21.0 ACRES AND INCLUDES EXISTING IMPERVIOUS SURFACES TOTALING APPROXIMATELY 3.1 ACRES. THE PROJECT IS NOT LOCATED WITHIN TRIBAL LAND. THE PROJECT DOES NOT INCLUDE WETLAND FEATURES AND IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.

SOILS:

THE SOILS CONSIST OF COLO-ELY COMPLEX, 0 TO 5 PERCENT SLOPES (5.9% OF SITE), TAMA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, ERODED (15.1% OF SITE), TAMA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, ERODED (37.1% OF SITE), AND TAMA-URBAN LAND COMPLEX, 2 TO 5 PERCENT SLOPES (41.9% OF SITE)

SEQUENCE AND TIMING OF CONSTRUCTION ACTIVITIES:

THE SEQUENCE OF LAND DISTURBANCE AND CONSTRUCTION ACTIVITIES WILL OCCUR AS FOLLOWS:

- INSTALLATION OF ROCK CONSTRUCTION ENTRANCE TO MINIMIZE SEDIMENT TRACKOUT.
- INSTALL APPROPRIATE ESC BMPs PRIOR TO GROUND DISTURBING ACTIVITIES.
- COMPLETION OF MINOR GRADING AND PLACMEENT OF GRAVEL FILL MATERIAL
- PERFORM FINAL STABILIZATION AND REMOVE TEMPORARY SEDIMENT CONTROLS ONCE VEGETATION HAS

ESTABLISHED IN ACCORDANCE WITH NOT REQUIREMENTS.

CONSTRUCTION SHALL ONLY COMMENCE ONCE ALL REQUIRED PERMITS AND APPROVALS ARE OBTAINED FROM LOCAL, STATE, AND FEDERAL AGENCIES.

MANAGEMENT PRACTICES:

CONSTRUCTION WASTE

ALL WASTE WILL BE STORED IN COVERED OR SECURE CONTAINERS AND REMOVED BY A LICENSED WASTE HAULER. NO WASTE WILL BE BURIED OR DISPOSED OF ONSITE PER GP2.

REMOVAL OF SEDIMENT FROM PUBLIC ROADWAY

TRACKED SEDIMENT WILL BE REMOVED BY SWEEPING OR OTHER NON-FLUSHING METHODS. FLUSHING MAY BE USED ONLY IF DIRECTED INTO A CONTROLLED SEDIMENT BASIN OR FILTERING DEVICE. SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY OR AS DIRECTED BY LOCAL AUTHORITIES.

PHASING

PHASING SHALL BE USED TO MINIMIZE THE AREA OF EXPOSED SOIL AT ANY TIME. TEMPORARY OR PERMANENT STABILIZATION MUST BE INSTALLED PER GP2 TIMELINES.

DUST CONTROL

DUST GENERATION WILL BE MINIMIZED USING WATER, STABILIZERS, OR OTHER APPROVED METHODS TO PREVENT DISCHARGE TO SURFACE WATERS.

FUELING

DESIGNATED FUELING AREAS WILL BE ESTABLISHED AND PROTECTED BY A SECONDARY CONTAINMENT SYSTEM AND WILL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO INFILTRATE INTO GROUNDWATER OR BE CONVEYED OVERLAND TO SURFACE WATER RESOURCES.

PRODUCT STORAGE AND CONTAINMENT

ALL MATERIALS WILL BE STORED IN LABELED, COVERED, ABOVEGROUND CONTAINERS WITH SECONDARY CONTAINMENT CAPABLE OF HOLDING 110% OF THE LARGEST CONTAINER. WASTE WILL BE REMOVED WEEKLY AND DISPOSED OF PER IOWA REGULATIONS.

CONCRETE WASH WATER, GRINDINGS, AND SLURRY

IF GENERATED, CONCRETE WASHOUTS MUST BE FULLY CONTAINED. NO WASH WATER, SLURRY, OR CUTTINGS MAY ENTER WATERS OF THE STATE OR STORM SEWERS.

PERSONNEL TRAINING

PROJECT PERSONNEL SHALL RECEIVE TRAINING ON SWPPP REQUIREMENTS. DOCUMENTATION OF TRAINING OR PRE-CONSTRUCTION MEETINGS WILL BE MAINTAINED IN THE PROJECT LOG.

POSTED NOTICE

GP2 REQUIRES A NOTICE POSTED AT THE SITE ENTRANCE INCLUDING:

- NOI CONFIRMATION
- LOCATION OF THE SWPPP
- CONTACT INFORMATION
- PERMIT NUMBER (WHEN ASSIGNED)

SPILL PREVENTION AND RESPONSE PROCEDURES

TO PROTECT AGAINST ACCIDENTAL RELEASE OF LUBRICANT, COOLANT, OR FUEL, EQUIPMENT WILL HAVE CATCH PANS AND ABSORBING PADS. THE CONTRACTOR WILL HAVE EQUIPMENT AND MATERIALS ON-SITE NEEDED TO PREVENT AND/OR CONTAIN AN ACCIDENTAL SPILL. CONCRETE WASHOUT WATER, GRINDINGS, AND SLURRY, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, STORMWATER CONVEYANCE SYSTEMS, OR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES. CONCRETE WASHOUT WASTE MUST BE CONTAINED AND REMOVED FROM THE PROJECT AREA FOR DISPOSAL.

THE ON-SITE INSPECTOR AND/OR CONTRACTOR MUST NOTIFY ITC (OWNER) IMMEDIATELY OF ANY SPILL OF A PETROLEUM PRODUCT OR HAZARDOUS LIQUID, REGARDLESS OF VOLUME OR LOCATION. ITC AND/OR ITS REPRESENTATIVES WILL NOTIFY APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING IDNR) OF ANY SPILL THAT MAY SERIOUSLY ENDANGER HUMAN HEALTH OR THE ENVIRONMENT AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER A SPILL IS IDENTIFIED.

WORKING IN OR NEAR SURFACE WATERS OR WETLANDS

THE PROJECT AND ASSOCIATED CONSTRUCTION METHODS HAVE BEEN DESIGNED TO AVOID OR MINIMIZE IMPACTS TO WETLANDS AND WATERBODIES. BMPs WILL BE INSTALLED TO PREVENT DISCHARGE INTO WETLANDS AND/OR WATERBODIES.

DEWATERING OPERATIONS

DISCHARGE WATER MUST BE FIRST DIRECTED TO AN APPROPRIATE SEDIMENT CONTROL MEASURE OR SERIES OF MEASURES THAT MINIMIZES SEDIMENT DISCHARGE. WATER WITH A VISIBLE SHEEN AND/OR POLLUTANTS PRESENT AT A LEVEL THAT REQUIRES ADDITIONAL TREATMENT SHALL NOT BE DISCHARGED.

EROSION AND SEDIMENT CONTROL PRACTICES:

ESC BMPs INCLUDE EROSION AND SEDIMENT CONTROL DEVICES, STAGING OF CONSTRUCTION ACTIVITIES, MINIMIZING GROUND DISTURBANCE, RESTORATION, AND STABILIZATION ACTIVITIES.

OVERLAND STORM WATER FLOW WITHIN THE PROJECT SITE WILL BE MANAGED AT ALL TIMES. EROSION CONTROLS ARE USED FOR TEMPORARY STABILIZATION MEASURES AND CAN BE USED IN CONJUNCTION WITH SEEDING TO ACHIEVE PERMANENT STABILIZATION. TEMPORARY SEDIMENT BARRIERS (E.G., SILT FENCE) WILL BE INSTALLED AND MAINTAINED AS NECESSARY TO CONTAIN SOIL EROSION AND SEDIMENTATION TO THE APPROVED WORK AREAS. ALL STOCKPILED SOILS WILL BE MAINTAINED TO PREVENT EROSION FROM LEAVING THE SITE. ALL TEMPORARY SYNTHETIC, STRUCTURAL, AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER RESTORATION IS CONSIDERED SUCCESSFUL.

PRESERVATION OF EXISTING VEGETATION

CONTRACTORS WILL PRESERVE EXISTING VEGETATION AND VEGETATIVE BUFFER STRIPS TO THE EXTENT POSSIBLE. BASED ON THE METHOD OF INSTALLATION, VEGETATION DISTURBANCE IS ANTICIPATED TO BE MINIMAL. IF POSSIBLE, VEGETATION BUFFER STRIPS SHOULD BE CREATED AROUND THE PERIMETER OF THE PROJECT AREA WHERE SOIL DISTURBANCE HAS OCCURRED. PERIMETER PROTECTION (SUCH AS SILT FENCE) SHOULD BE INSTALLED UPSLOPE OF THE VEGETATIVE BUFFER FOR MAXIMUM INTERCEPTION OF SEDIMENT FLOW.

SEEDING AND MULCHING

MULCH SUCH AS WOOD CHIPS, STRAW, OR COMPOST CAN BE USED INDEPENDENTLY AS A TEMPORARY SOIL STABILIZATION PRACTICE OR IN CONJUNCTION WITH SEEDING ACTIVITIES. MULCH SHOULD NOT BE INSTALLED IN ACTIVE AGRICULTURAL LANDS. SEED TO BE USED ON PROJECTS WILL BE CONSISTENT WITH PRE-CONSTRUCTION VEGETATION. ALL TEMPORARY STOCKPILES THAT ARE NOT BEING ACTIVELY WORKED SHALL BE SEEDDED AND/OR MULCHED TO PREVENT EROSION AND SEDIMENTATION. ALL SEEDING OR MULCHING ACCOUNTED FOR DURING RESTORATION ACTIVITIES MUST BE COMPLETED PRIOR TO FROZEN GROUND CONDITIONS. IF EITHER PERMANENT OR TEMPORARY SOIL STABILIZATION BY SEEDING OR MULCHING IS NOT ACCOMPLISHED BY THE TIME FROZEN GROUND CONDITIONS ARE PRESENT, ADDITIONAL EROSION CONTROL PRACTICES WILL BE REQUIRED. THESE PRACTICES MAY INCLUDE ADDITIONAL MULCHING, APPLICATION OF EROSION CONTROL MATTING, SODDING, OR APPLICATION OF POLYMER TACKIFIERS.

EROSION CONTROL BLANKETS

EROSION CONTROL BLANKETS ARE AVAILABLE IN A VARIETY OF NATURAL AND SYNTHETIC MATERIALS (I.E., COCONUT FIBER, JUTE, NYLON, STRAW, HAY, OR WOOD EXCELSIOR) AND MAY BE USED IN COMBINATION OR INDIVIDUALLY TO FORM BLANKETS. THE MATERIALS ARE GLUED, WOVEN OR STRUCTURALLY BOUND WITH A NETTING OR MESH. NETTING OR MESH MATERIALS COME IN BIODEGRADABLE, PHOTODEGRADABLE, AS WELL AS A NON-DEGRADABLE MATERIAL. IF EROSION MATTING WILL BE USED FOR THIS PROJECT, USE THE FOLLOWING MATTING (OR SOMETHING SIMILAR): AMERICAN EXCELSIOR "FIBERNET" OR "NETFREE" PRODUCTS; EAST COAST EROSION BIODEGRADABLE JUTE PRODUCTS; EROSION TECH BIODEGRADABLE JUTE PRODUCTS; EROSIONCONTROLBLANKET.COM BIODEGRADABLE LENO WEAVE PRODUCTS; NORTH AMERICAN GREEN S75BN, S150BN, SC150BN, OR C125BN; OR WESTERN EXCELSIOR "ALL NATURAL" PRODUCTS.

DRAINAGE DITCH STABILIZATION

SHOULD DITCHES REQUIRE STABILIZATION, THE INSPECTOR SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. DITCHES SHALL BE KEPT IN A ROUGH, GRADED BUT SMOOTH CONDITION TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS, AND BLANKETS. STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETERS WILL INCLUDE ONE OF THE FOLLOWING, OR COMBINATIONS OF, EROSION CONTROL BLANKETS, MATS, RIPRAP, BIOROLLS, OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE TRACTIVE FORCES ON THE LINING. ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS, DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.

SEDIMENT TRAPS

AN APPROPRIATE COMBINATION OF EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALL TEMPORARY SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, FIBER LOGS, VEGETATIVE BUFFER STRIPS, BERMS, ETC. ARE REQUIRED FOR ALL DOWN-SLOPE BOUNDARIES OF THE DISTURBANCE AREA AND FOR THOSE SIDE SLOPE BOUNDARIES AS MAY BE APPROPRIATE FOR SITE CONDITIONS.

CONSTRUCTION EXITS

CONSTRUCTION EXITS SHALL BE APPROPRIATELY SIZED AND WELL MAINTAINED TO REDUCE OFF-SITE SEDIMENTATION BY REDUCING AND/OR ELIMINATING THE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE.

SILT FENCE OR FIBER LOGS (WATTLES)

SILT FENCE OR FIBER LOGS (OR STRAW WATTLES) ARE USED AS A PERIMETER CONTROL DOWN-GRADIENT OF EXPOSED SOILS DURING CONSTRUCTION TO CAPTURE SEDIMENT PARTICLES ON-SITE TO THE EXTENT POSSIBLE. STRAW BALES ALONE ARE NOT CONSIDERED ADEQUATE OR EFFECTIVE SEDIMENT CONTROL DEVICES AND SHOULD ONLY BE USED IN CONJUNCTION WITH SILT FENCES. SILT FENCE WILL BE INSTALLED PRIOR TO INITIAL GRADING ACTIVITIES AND WILL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS OCCURRED. ONCE CONSTRUCTION HAS BEGUN, THE SITE WILL BE ANALYZED TO DETERMINE WHETHER ADDITIONAL SILT FENCING IS REQUIRED. FIBER LOGS OR STRAW WATTLES ARE USED AS A SEDIMENT AND STORM WATER VELOCITY CONTROL DEVICE; THESE ARE TUBES OF PLASTIC NETTING OR BIODEGRADABLE BURLAP MATERIAL FILLED WITH STRAW, RICE STRAW, OR COCONUT FIBER. IF STRAW IS USED IT SHOULD BE CERTIFIED WEED FREE FORAGE. FIBER LOGS COME IN A VARIETY OF SIZES FROM 9 TO 20 INCHES IN DIAMETER AND IN DIFFERENT LENGTHS. MAINTENANCE OF THE FIBER LOG WILL CONTINUE UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION.

POST-CONSTRUCTION STORMWATER MANAGEMENT:

THE PROJECT PROPOSES NEW IMPERVIOUS SURFACES AND A WET DETENTION BASIN HAS BEEN PROPOSED TO COMPLY WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS. CALCULATIONS AND REPORTS DEMONSTRATING COMPLIANCE WITH SUDAS ARE AVAILABLE FROM THE SWPPP ENGINEER UPON REQUEST.

INSPECTIONS:

INSPECTION REQUIREMENTS QUALIFIED PERSONNEL PROVIDED BY THE SITE OWNER SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT ACHIEVED FINAL STABILIZATION EVERY SEVEN CALENDAR DAYS.

A COMPLETE WRITTEN EVALUATION REPORT MUST INCLUDE: NAME OF INDIVIDUAL PERFORMING EVALUATION, DATE, OBSERVATIONS OF PROJECT PERFORMANCE IN RELATION TO IMPLEMENTATION OF THE SWPPP, ASSESSMENT OF EXISTING STORMWATER MEASURES TO ENSURE PROPER FUNCTIONALITY, ADDITIONAL MEASURES NECESSARY IN THE EVENT OF BMP FAILURE OR MISSING BMPs, IMPACTS ASSOCIATED WITH SEDIMENT DISCHARGES, EROSION, AND POLLUTANT GENERATION.

EVALUATION SHALL NOTE IF AN ACTUAL DISCHARGE IS VISIBLE DURING THE ASSESSMENT, NOTING THE LOCATION AND VISUAL DESCRIPTION OF THE DISCHARGE INCLUDING COLOR, ODOR, FLOATABLES, SETTLED/SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND ANY OTHER VISIBLE SIGN THAT MAY BE ATTRIBUTED TO OPERATIONS OCCURRING ON THE PROJECT SITE. INCLUDE DETAIL OF CORRECTIVE ACTIONS RECOMMENDED AND/OR COMPLETED. INCLUDE DETAILS OF ALL ACTIONS AND A TIMELINE FOR WHICH THE CORRECTIVE ACTION WILL OCCUR TO REMEDIATE THE DISCHARGE OF POLLUTANTS. CORRECTIVE ACTIONS SHALL AT A MINIMUM BE INITIATED ON THE DAY THE DEFICIENCY WAS DISCOVERED, OR WHEN IT IS NOT PRACTICAL TO INITIATE ON THE SAME DAY NO LATER THAN 48 HOURS FOR THE REPAIR OR INSTALL OF A TEMPORARY MEASURE UNTIL A NEW AND/OR REPLACEMENT MEASURE IS INSTALLED. IN THE EVENT A NEW (ALTERNATIVE) MEASURE WILL BE INSTALLED, WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS A SHORTER TIMEFRAME IS REQUIRED AS PART OF A REGULATORY INSPECTION.

PUBLIC NOTICE AND DOCUMENTATION REQUIREMENTS:

THE SITE OWNER SHALL DEMONSTRATE THAT THE PUBLIC NOTICE SPECIFIED IN 567 IAC 64.6(1)"c"(1) WAS PUBLISHED AT LEAST ONE DAY IN ONE NEWSPAPER WITH THE LARGEST CIRCULATION IN THE AREA IN WHICH THE FACILITY IS LOCATED OR THE ACTIVITY WILL OCCUR.

A PROJECT MANAGEMENT LOG SHALL BE MAINTAINED AND INCLUDE INFORMATION RELATED TO ALL OFF-SITE

BORROW SITES, DISPOSAL AREAS, AND STAGING AREAS. INFORMATION RELATING TO ALL PROJECT AREAS INCLUDING INSPECTION REPORTS, REGULATORY INSPECTIONS, RESPONSES TO COMPLIANCE OR ENFORCEMENT ACTIONS, AND RECORDS SHOWING THE DATES OF ALL SWPPP MODIFICATIONS INCLUDING NAME OF PERSON AUTHORIZING THE CHANGES AND SUMMARY OF ALL CHANGES. THE SWPPP AND SUPPORTING DOCUMENTATION SHALL BE ACCESSIBLE AT THE PROJECT SITE OFFICE OR IN POSSESSION OF ON-SITE INDIVIDUALS WITH RESPONSIBILITY FOR THE OVERALL PROJECT MANAGEMENT. INFORMATION MUST BE PROVIDED TO IDNR OR THE INSPECTING AUTHORITY WITHIN 48 HOURS OF A REQUEST. RETAIN ALL RECORDS FOR THREE YEARS AFTER COMPLETION OF CONSTRUCTION.

SPILL AND LEAK RESPONSE:

DIAL 911 IF THE SPILL OR LEAK IS LIFE THREATENING
 IDNR 24-HOUR EMERGENCY SPILL LINE: 515-281-8694
 CITY OF MARSHALLTOWN ENGINEERING DEPARTMENT: 641-754-5734

ANY PERSON WHO OPERATES, CONTROLS, OR MAINTAINS THE CONSTRUCTION ACTIVITY FROM WHICH A SPILL OCCURS SHALL, UPON DISCOVERY OF A REPORTABLE SPILL TO THE SOIL OR SURFACE WATERS OF THE STATE, DO THE FOLLOWING:

- 1) CONTAIN THE SPILL, IF POSSIBLE TO PREVENT ADDITIONAL SPILLED MATERIAL FROM ENTERING THE WATERS OF THE STATE
- 2) UNDERTAKE OR CAUSE OTHERS TO UNDERTAKE ACTIVITIES NEEDED TO ACCOMPLISH A SPILL RESPONSE.
- 3) AS SOON AS POSSIBLE, BUT WITHIN TWO (2) HOURS OF DISCOVERY, COMMUNICATE A SPILL REPORT TO THE IDNR. SUBMIT TO THE IDNR A WRITTEN COPY OF THE SPILL REPORT IF REQUESTED IN WRITING BY THE DEPARTMENT.



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 1 Main Street SE, Suite 300
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 (612) 746-3660

Wisconsin Office:
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 Freedom, WI 54130
 (920) 393-9198

REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	12/05/2025	FINAL - SUBMITTAL TO CITY FOR PERMIT			



PROFESSIONAL ENGINEER'S CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa

(Signature) _____ (Date) _____

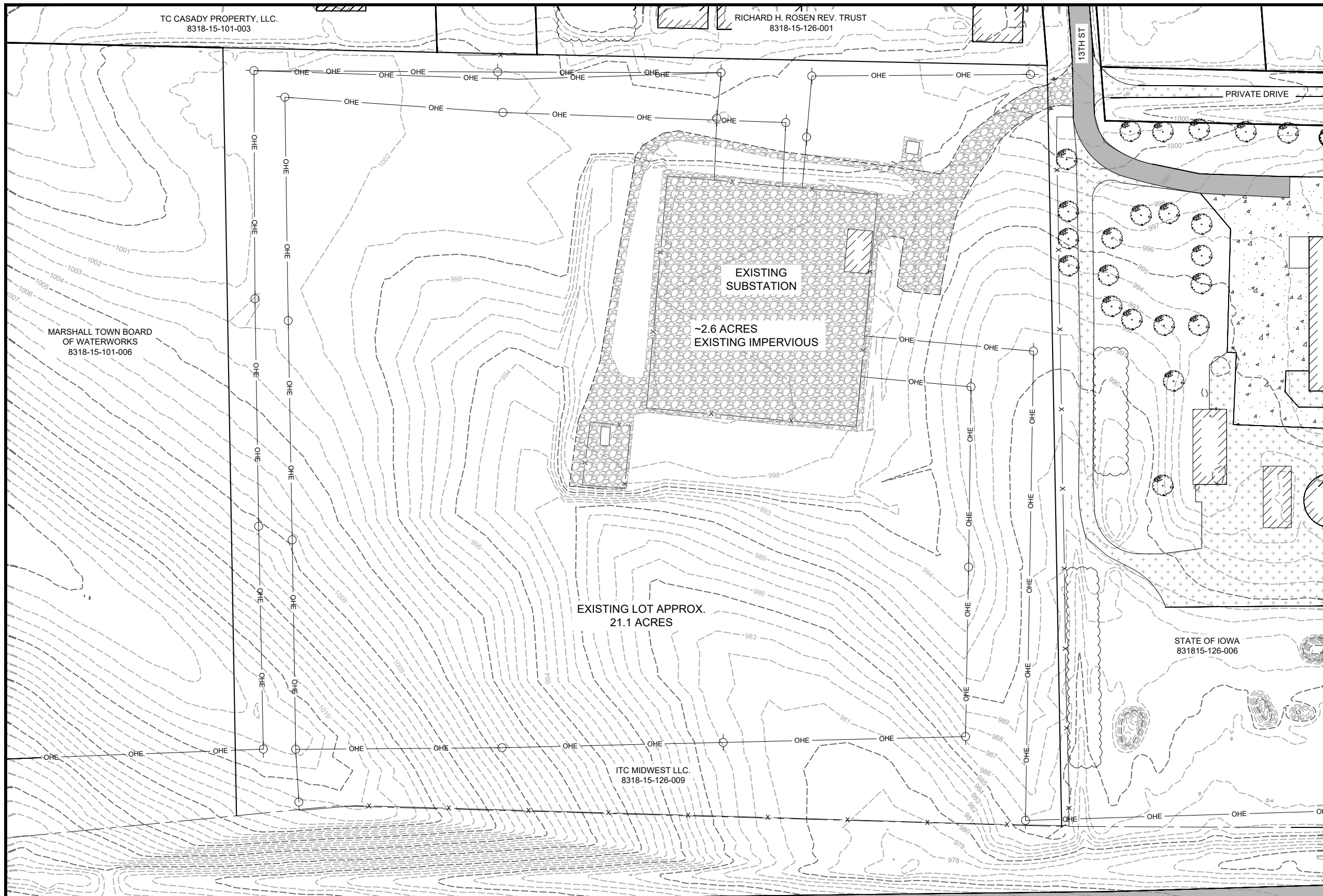
Printed Name: Josh Petersen, P.E.
 My license renewal date is 12/31/2025 License No: P27653

ITC
 TIMBER CREEK LAYDOWN YARD
 MARSHALL COUNTY

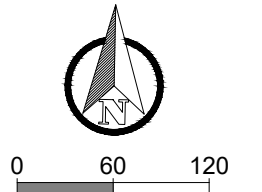
NOTES

C101

SHEET 2 OF 10



LEGEND	
100	EXISTING CONTOUR (MAJOR)
100	EXISTING CONTOUR (MAJOR)
100	PROPOSED CONTOUR (MAJOR)
100	PROPOSED CONTOUR (MINOR)
---	PROPOSED STORM PIPE
---	PROPERTY LINE
○	EXISTING POWER POLE
●	EXISTING TREE
---	EXISTING TREELINE
---	EXISTING AGGREGATE
---	EXISTING PAVEMENT
OHE	EXISTING OVERHEAD ELECTRIC
X	EXISTING FENCE
---	EXISTING GRAVEL EDGE
---	EXISTING BUILDING



**PLOT DATE 12/5/2025
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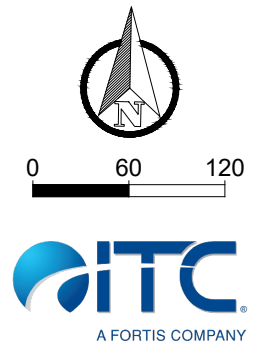
Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025 License No: P27653

ITC
TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY
EXISTING CONDITIONS

C102
SHEET 3 OF 10



LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MAJOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)
	PROPOSED STORM PIPE
	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING POWER POLE
	EXISTING TREE
	EXISTING TREELINE
	EXISTING PAVEMENT
	PROPOSED GRAVEL
	PROPOSED SCREENING BERM
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING GRAVEL EDGE
	EXISTING BUILDING



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ITC
TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY

SITE PLAN

C103

SHEET 4 OF 10

Z:\Clients\11102023\Timber_Creek_Laydown_Yard\Engineering\AutoCAD\Plan Sheets\2023\2286 - Site Plan.dwg 12/5/2025 11:06 AM

TC CASADY PROPERTY, LLC.
8318-15-101-003

RICHARD H. ROSEN REV. TRUST
8318-15-126-001

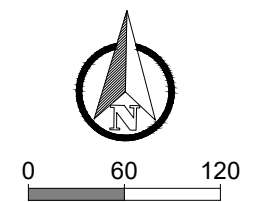
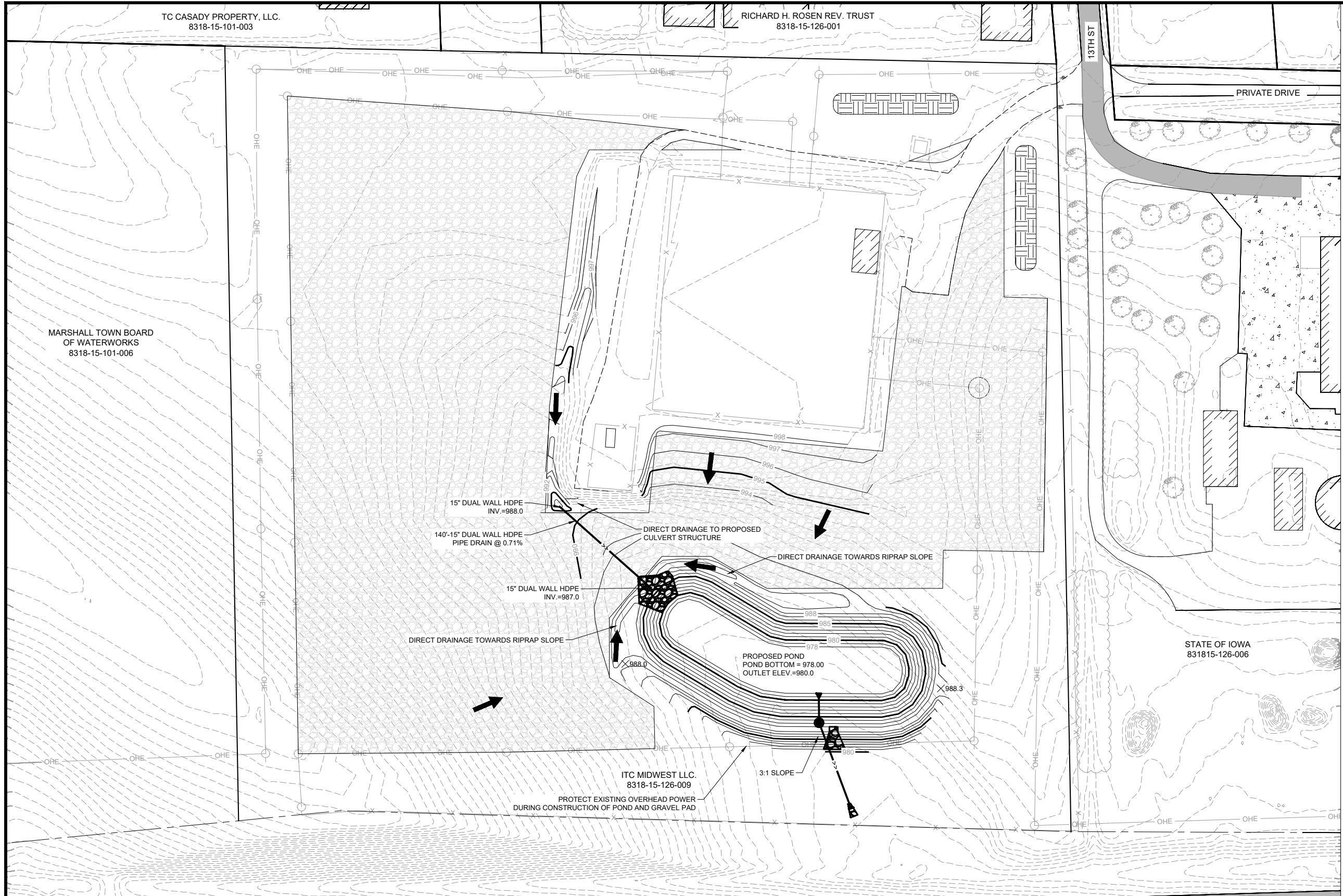
MARSHALL TOWN BOARD
OF WATERWORKS
8318-15-101-006

STATE OF IOWA
831815-126-006

ITC MIDWEST LLC.
8318-15-126-009

US 30

LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MAJOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)
	PROPOSED STORM PIPE
	PROPERTY LINE
	RIGHT-OF-WAY
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	EXISTING TREELINE
	EXISTING PAVEMENT
	PROPOSED GRAVEL
	PROPOSED SCREENING BERM
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING GRAVEL EDGE
	EXISTING BUILDING



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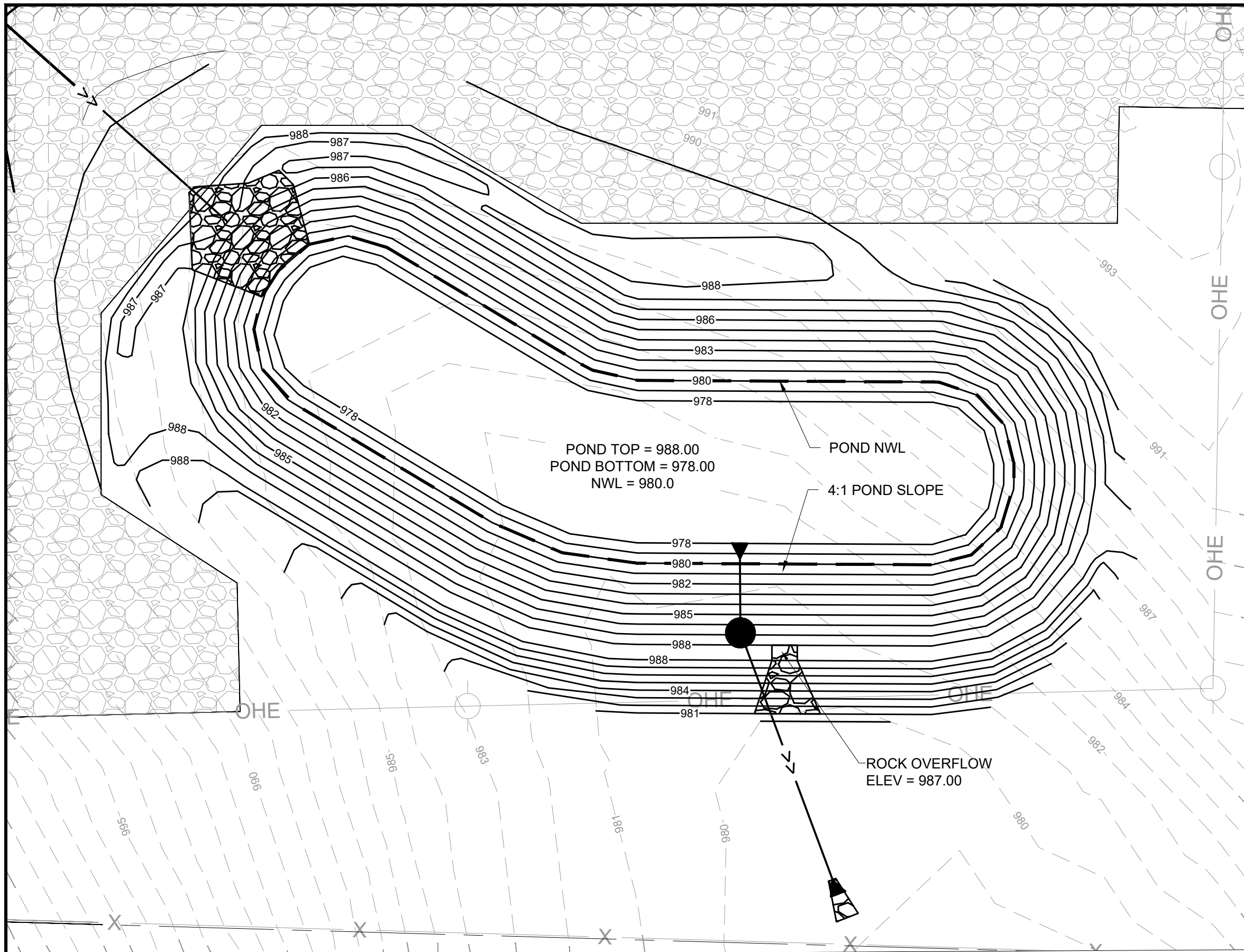
(Signature) **Josh Petersen, P.E.** (Date)

Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025 License No: P27653

ITC
TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY
GRADING PLAN

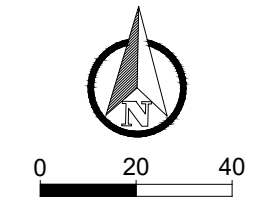
C104
SHEET 5 OF 10

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LEGEND	
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--- 100 ---	EXISTING CONTOUR (MAJOR)
--- 100 ---	PROPOSED CONTOUR (MAJOR)
--- 100 ---	PROPOSED CONTOUR (MINOR)
==>==	PROPOSED STORM PIPE
---	PROPERTY LINE
---	RIGHT-OF-WAY
○	EXISTING POWER POLE
○	EXISTING TREE
~~~~~	EXISTING TREELINE
■	EXISTING PAVEMENT
▨	PROPOSED GRAVEL
▩	PROPOSED SCREENING BERM
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FENCE
---	EXISTING GRAVEL EDGE
▧	EXISTING BUILDING

- POND GRADING NOTES**
1. REMOVE ALL GROUND COVER FROM THE AREA.
  2. EXCAVATION: PERFORM CLASS 10, 12, OR 13 GRADING, AS SPECIFIED IN THE CONTRACT DOCUMENTS, TO THE PRESCRIBED GRADE.
  3. PROVIDE TEMPORARY DRAINAGE FACILITIES TO PREVENT DAMAGE TO PUBLIC OR PRIVATE INTERESTS WHEN NECESSARY TO INTERRUPT NATURAL DRAINAGE OR FLOW OF ARTIFICIAL DRAINS.
  4. RESTORE ORIGINAL DRAINAGE AS SOON AS WORK ALLOWS.
  5. REMOVE UNSUITABLE OR UNSTABLE MATERIALS TO A DEPTH SPECIFIED IN THE PLAN.
  6. REMOVE ALL SOFT AREAS. REPLACE WITH APPROVED MATERIALS.
  7. DISPOSE OF UNSUITABLE OR UNSTABLE MATERIALS PER OWNER AND ENGINEER IN THE FIELD. REMOVE ALL BOULDERS WITH A MIN. DIAMETER OF 6 INCHES.
  8. EXCEPT FOR ROCK FILLS AND GRANULAR BLANKETS, DEPOSIT EMBANKMENT MATERIAL IN HORIZONTAL LAYERS NO GREATER THAN 8 INCHES IN LOOSE THICKNESS. DO NOT INCORPORATE VEGETATIVE MATERIALS IN EMBANKMENTS.
  9. COMPACT WITH MOISTURE AND DENSITY CONTROL, UNLESS TYPE A COMPACTION IS SPECIFIED IN THE CONTRACT DOCUMENTS. SEE SECTION IOWA DOT 2010, 3.09 FOR MOISTURE AND DENSITY REQUIREMENTS.



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(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025

License No: P27653

ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY

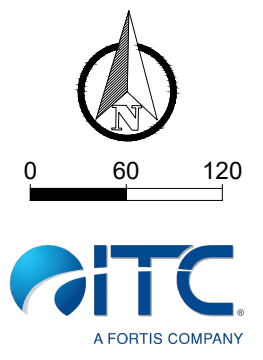
POND PLAN

**C105**

SHEET 6 OF 10



LEGEND	
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---	EXISTING CONTOUR (MAJOR)
---	PROPOSED CONTOUR (MAJOR)
---	PROPOSED CONTOUR (MINOR)
---	PROPOSED STORM PIPE
---	SEDIMENT BARRIER
---	SILT FENCE OR BIOLOG
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EXISTING POWER POLE
---	EXISTING TREE
---	EXISTING TREELINE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FENCE
---	EXISTING GRAVEL EDGE
---	EXISTING BUILDING
---	PROPOSED GRAVEL
---	SEED AND BLANKET SC150 OR EQUIVALENT
---	SEDIMENT TRACKING PAD (ROCK CONST. ENTRANCE)
---	PROPOSED SCREENING BERM
---	FLOW DIRECTION
---	PROPOSED DITCH CHECK



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**JOSH PETERSEN**  
P27653

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ITC

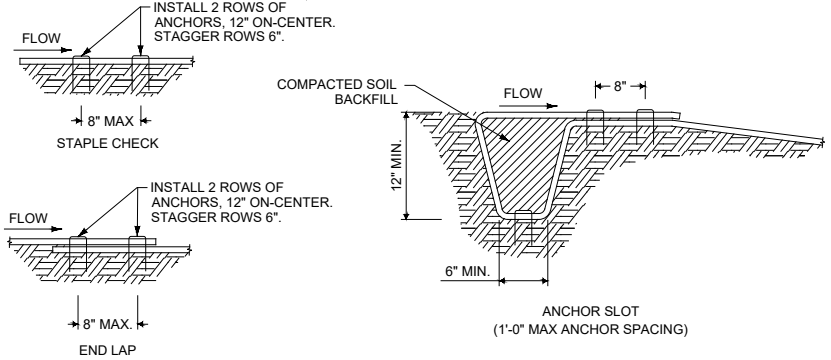
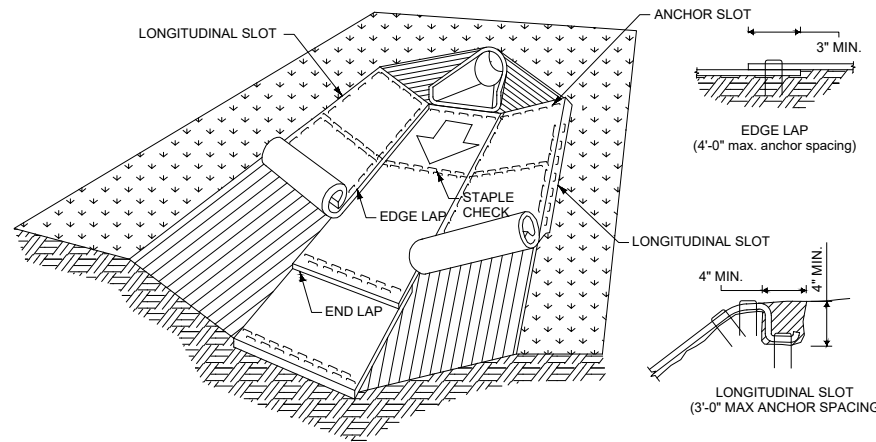
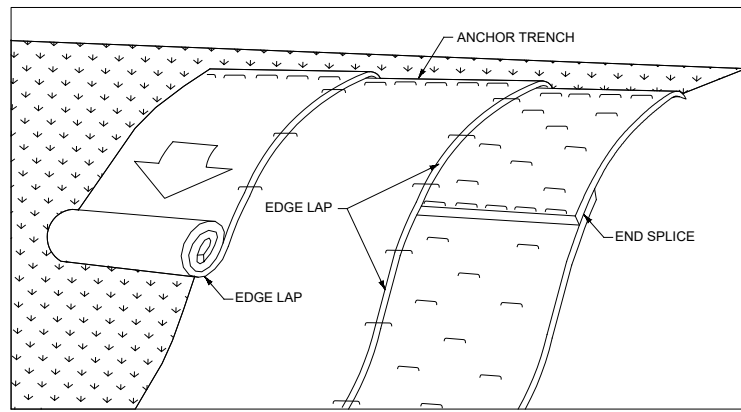
**TIMBER CREEK LAYDOWN YARD**

MARSHALL COUNTY

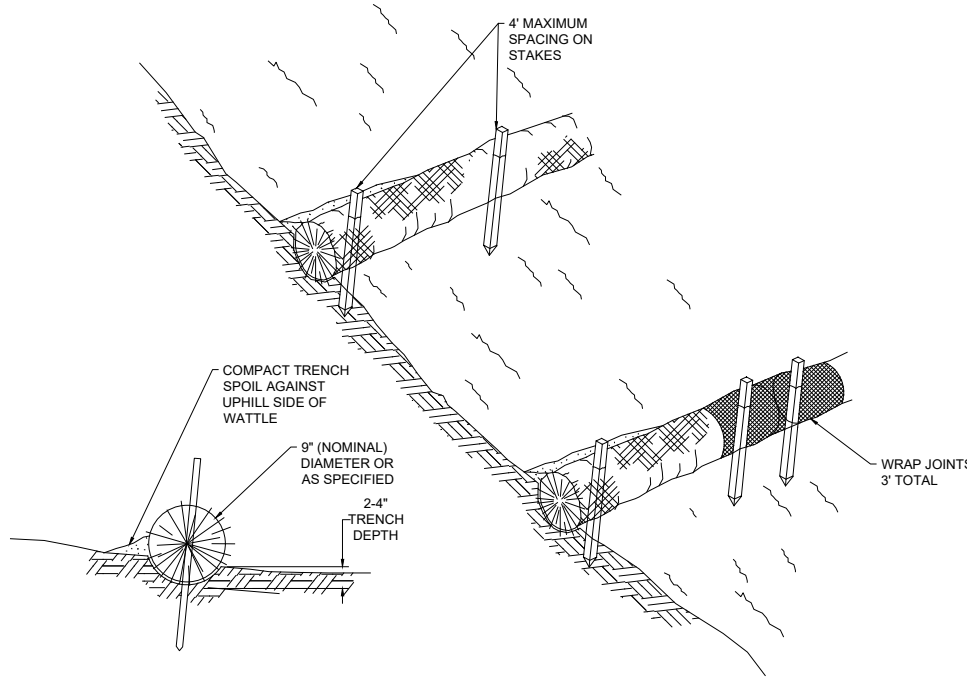
**EROSION AND SEDIMENT CONTROL PLAN**

**C106**

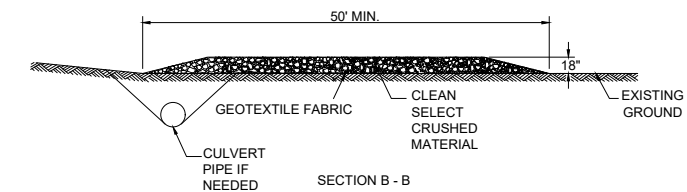
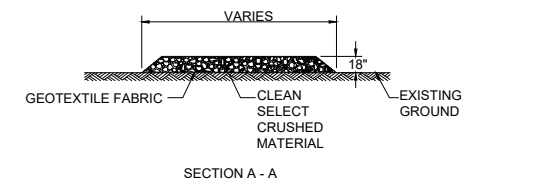
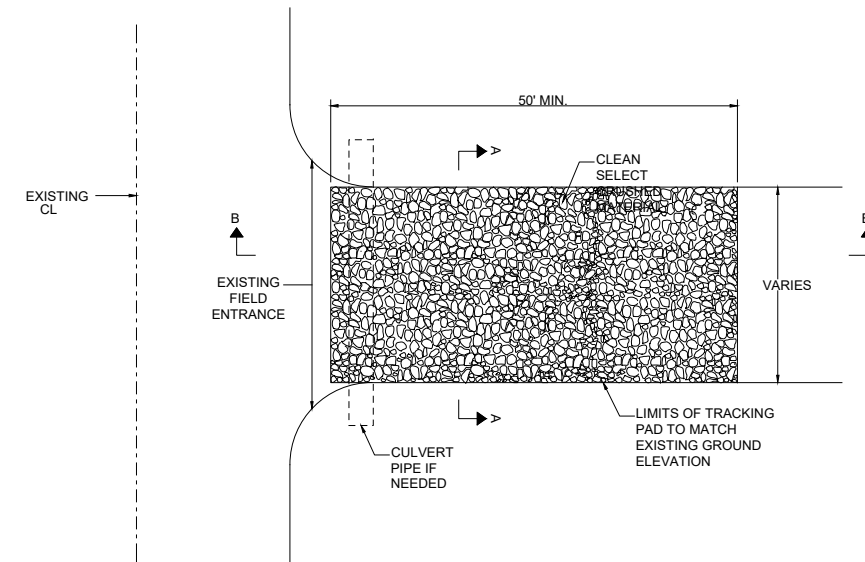
SHEET 7 OF 10



D-1 EROSION CONTROL MAT  
NOT TO SCALE



D-2 BIOLOG DETAIL  
NOT TO SCALE



D-3 CONSTRUCTION TRACKING PAD  
NOT TO SCALE

PLOT DATE 12/5/2025  
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(Signature) _____ (Date) _____

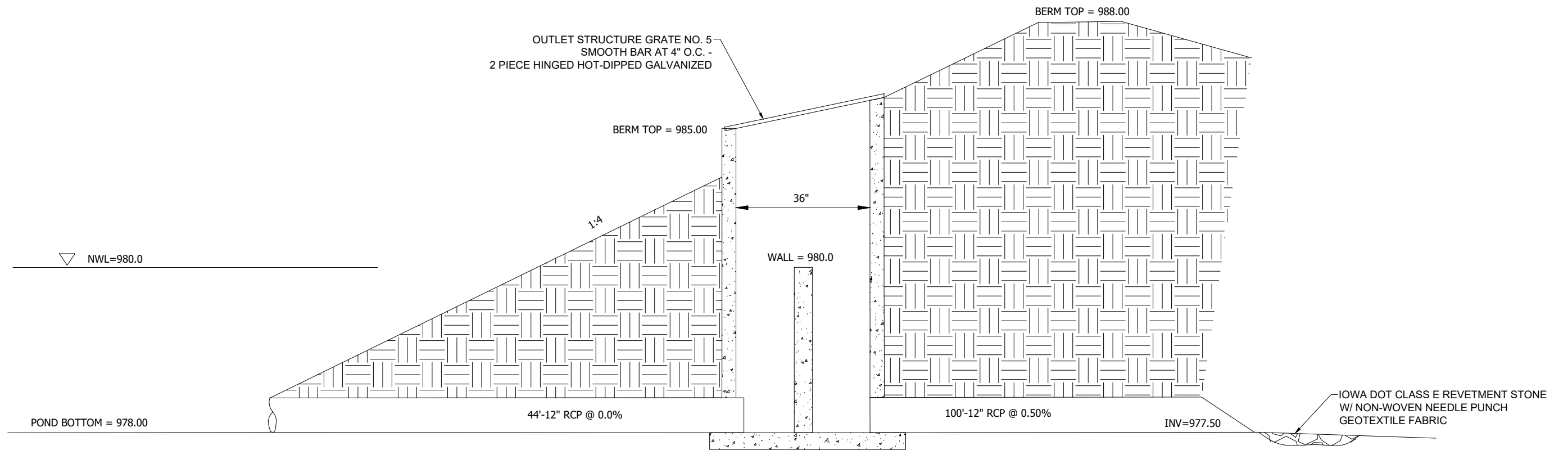
Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025 License No: P27653

ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY

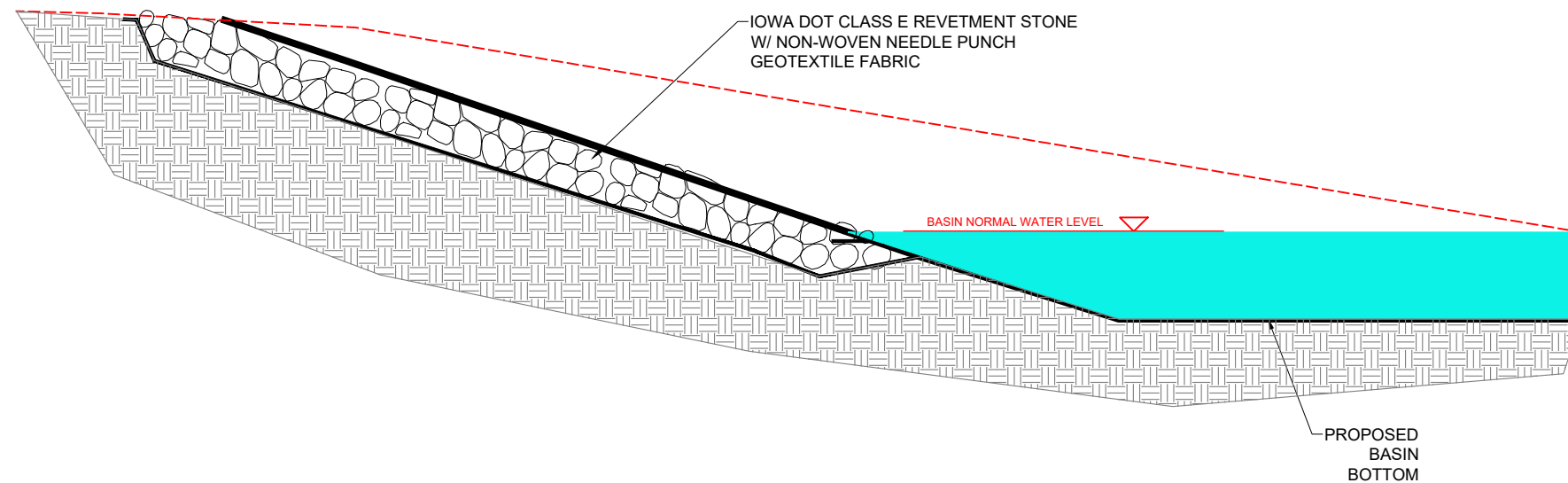
NOTES

C107

SHEET 8 OF 10



D-4 POND OUTLET STRUCTURE  
NOT TO SCALE



D-5 RIPRAP FLUME TO BASIN  
NOT TO SCALE

**PLOT DATE 12/5/2025  
ISSUED FOR PERMIT**



Corporate Office:  
1 Main Street SE, Suite 300  
Minneapolis, Minnesota 55414  
(612) 746-3660

Wisconsin Office:  
N3764 Uni Drive  
Freedom, WI 54130  
(920) 393-9198

REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D
1	12/05/2025	FINAL - SUBMITTAL TO CITY FOR PERMIT			



**PROFESSIONAL ENGINEER'S CERTIFICATION**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa

(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025 License No: P27653

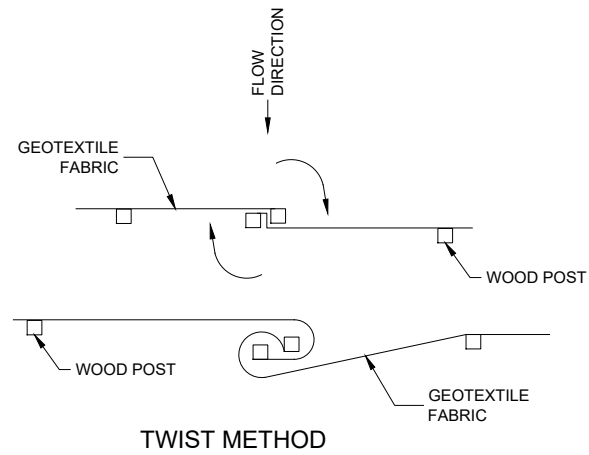
ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY

NOTES

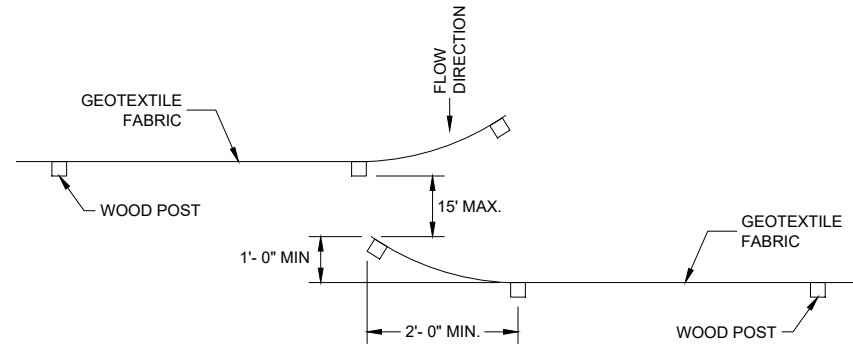
**C108**

SHEET 9 OF 10

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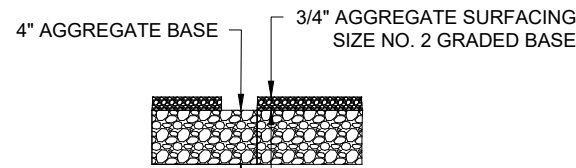
TWIST METHOD



HOOK METHOD

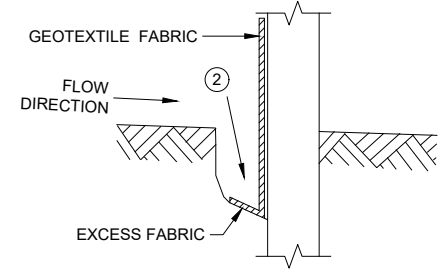
JOINING TWO LENGTHS OF SILT FENCE

D-6 SILT FENCE  
NOT TO SCALE

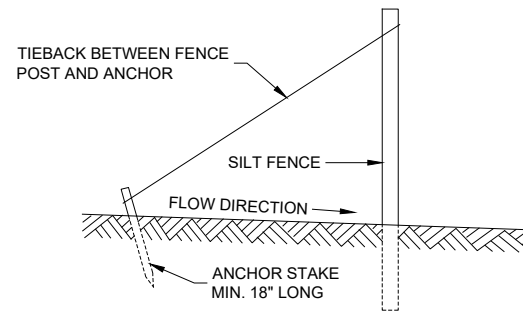


NOTES:  
CONSTRUCTION SHALL BE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

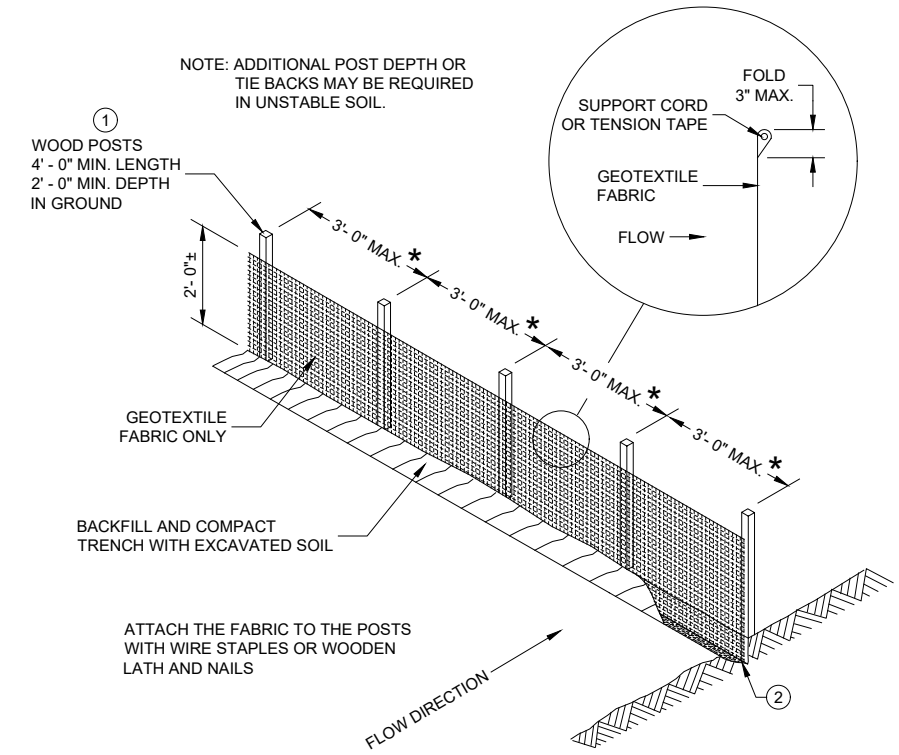
D-7 GRAVEL PAD  
NOT TO SCALE



TRENCH DETAIL



SILT FENCE TIE BACK  
(WHEN REQUIRED BY THE ENGINEER)

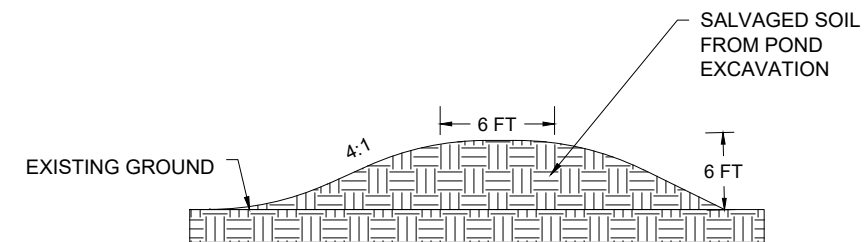


SILT FENCE NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

* NOTE: 8' - 0" SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



D-7 SCREENING BERM DETAIL  
NOT TO SCALE

PLOT DATE 12/5/2025  
ISSUED FOR PERMIT



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REVISION RECORD					
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(Signature) _____ (Date) _____  
Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025 License No: P27653

ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY

NOTES

C109

SHEET 10 OF 10

# MARSHALLTOWN

— I O W A —

## HOUSING & COMMUNITY DEVELOPMENT

Mike Ladehoff, Mayor  
 Carol Webb, City Administrator  
 Deb Millizer, Director  
 Clayton Ender, Assistant Director  
 24 North Center Street  
 Marshalltown, IA 50158-4911  
 Tel - (641) 754-5756  
 Fax - (641) 754-5717

**TO:** Board of Adjustment  
**FROM:** Clayton Ender, Assistant Housing & Community Development Director  
**DATE:** January 20th, 2026  
**RE:** Consider approval of a variance application for 1310 Iowa Ave W pertaining to development landscaping standards

<b>City Staff Contact:</b>	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
<b>Applicant / Property Owner:</b>	ITC Midwest LLC ATTN: Tax Department 27175 Energy Way Novi MI 48377
<b>Recommendation:</b>	Staff recommends approval of the variance having found that the presence of high voltage above-ground power lines are in conflict with placement of overstory trees upon the site.
<b>Current Zoning District &amp; Current Usage:</b>	Current Zoning: GC, General Commercial Zoning District Current Usage: Major Utility, Electrical Transmission Substation
<b>Proposed Zoning District &amp; Proposed Usage:</b>	Zoning: GC, General Commercial Zoning District Proposed Usage: Major Utility, Electrical Transmission Substation

**CITY COUNCIL**

Sue Cahill, Melisa Fonseca, Marco A. Yopez-Gomez, Mark Mitchell,  
 Greg Nichols, Jeff Schneider, Gary Thompson



**Review Criteria:**

In determining whether to approve, approve with conditions, or deny a variance, the Board of Adjustment shall consider the following review criteria:

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

Staff recommends approval of the variance having found that the presence of high voltage above-ground power lines are in conflict with placement of overstory trees upon the site.

**2. 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 discuss a preference for landscaping at buildings and in parking lots for office and industrial development, but doesn't dive further into detail on what exactly this landscaping may appear like or how it may be implemented.

For lack of detailed discussion on landscaping within the comprehensive plan, staff's opinion is that approval of this request would not impair implementation of the comprehensive plan.

**3. 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(B)(3) "Improving the city's appearance through the regulation of design, where such regulations are appropriate.

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

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

**4. 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.

**CITY COUNCIL**

Sue Cahill, Melisa Fonseca, Marco A. Yopez-Gomez, Mark Mitchell,  
Greg Nichols, Jeff Schneider, Gary Thompson



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

Adjacent uses are single-unit dwellings. Fencing within residential neighborhoods is common.

**6. The granting of the variance is not based on a hardship which is self-imposed;**

The request is compatible with surrounding land uses and structures and will not significantly alter the general character of the area.

**7. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property;**

The property itself does not contain any natural physical constraints that would prevent compliance with the base code, but the current and planned usage of the site for a major electric utility substation and storage facility does present realistic constraints on compliance with the strict letter of the law.

**8. The hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties;**

The property contains higher voltage power lines in multiple locations which would be in conflict with planting of new overstory trees. Placement of overstory trees within 60 feet of power lines is generally avoided within the electric transmission industry as the trees present risk to the infrastructure.

Considering that this utility provides service to the general public there is merit to consider the need to ensure ongoing operation of the facility and minimize risk from multiple sources, including risk from presence of trees that can disrupt electric transmission.

Staff recommends that the hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties

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Greg Nichols, Jeff Schneider, Gary Thompson



**9. The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;**

The applicant is seeking a relief to §156.F.002(D)(4) which establishes that “One overstory tree may be substituted in place of two required understory trees. **Two understory trees may be substituted for one required overstory tree**” (emphasis bolded). The variance would allow for a substitution rate of one understory tree to one overstory tree for the purpose of administering the development landscaping requirements.

**10. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and**

While a literal interpretation of the ordinance wouldn’t prevent the continued use of the property for an electric substation or expansion of the usage for a utility storage yard, it does appear that the constraints of the property would result in a practical difficulty for development of the property.

**11. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.**

In the opinion of staff, the property does possess unique conditions warranting granting a variance, specifically the usage as an electric substation with higher voltage power lines being present which are not common on traditional lots serviced by distribution lines rather than transmission electric lines.

**Attachments:** Aerial Vicinity Map  
Site Plan

**CITY COUNCIL**

Sue Cahill, Melisa Fonseca, Marco A. Yopez-Gomez, Mark Mitchell,  
Greg Nichols, Jeff Schneider, Gary Thompson



**Board of Adjustment Finding of Fact Report**

<b>Meeting Date:</b> 1/20/2026	<b>Application Type:</b> VARIANCE
<b>Zoning District:</b> GC, GENERAL COMMERCIAL	<b>Comp. plan designation:</b> COMEMRCIAL
<b>Property Address:</b> 1310 IOWA AVE W	
<b>Property Owner:</b> ITC Midwest LLC ATTN: Tax Department 27175 Energy Way Novi MI 48377	
<b>Applicant (if different than owner):</b> N/A	

Request Description

ITC Midwest LLC has submitted a variance application for major utility expansion at 1310 Iowa Ave W, Marshalltown, IA, 50158. Specifically, the applicant is seeking a relief to §156.F.002(D)(4) which establishes that “One overstory tree may be substituted in place of two required understory trees. **Two understory trees may be substituted for one required overstory tree**” (emphasis bolded). The variance would allow for a substitution rate of one understory tree to one overstory tree for the purpose of administering the development landscaping requirements.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

<u>YES</u>	<u>NO</u>	<u>Finding Description</u>
		<p><b><u>Not Self Imposed.</u></b> The granting of the Variance is not based on a hardship which is self-imposed?  <u>Reasoning:</u></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p><b><u>Based on Cost.</u></b> The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property?  <u>Reasoning:</u></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p><b><u>Unique Circumstances.</u></b> The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties?  <u>Reasoning:</u></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p><b><u>Commonly Enjoyed Rights.</u></b> A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and  <u>Reasoning:</u></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p><b><u>Not A Special Privilege.</u></b> Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.  <u>Reasoning:</u></p> <p>Vote result if applicable: _____ Yes _____ No</p>

Based on the Findings of Fact the following action occurred:

- Motion by _____ to APPROVE the variance request to modify the substitution allowance between overstory trees and understory trees to a ratio of one overstory tree to one understory tree in lieu of the standard substitution ratio.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>EATON</i>				
<i>ENGLE</i>				
<i>HOGAN</i>				
<i>SCHULZE</i>				
<i>THURSTON</i>				

# AERIAL VICINITY MAP



# SITE PLAN FOR TIMBER CREEK LAYDOWN YARD MARSHALL COUNTY, IOWA

**OWNER CONTACT:**

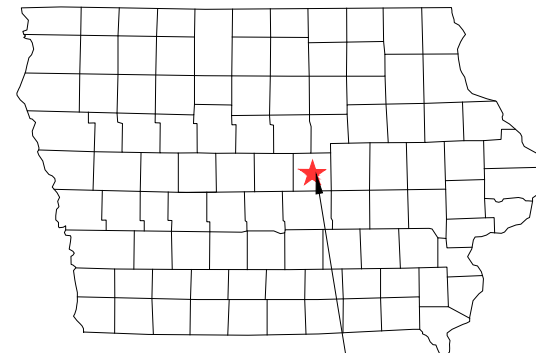
Chad Levi  
Manager, Permitting  
319-297-6765  
clevi@itctransco.com

ITC  
3165 Edgewood Parkway S.W.  
Cedar Rapids, IA 52404

**ENGINEER CONTACT:**

Josh Petersen, PE  
Project Engineer  
612-354-4296  
josh.petersen@merjent.com

Merjent, Inc.  
1 Main Street SE, Suite 300  
Minneapolis, Minnesota 55414  
612-746-3660



**STATE MAP**  
NOT TO SCALE

**SITE LOCATION**



**VICINITY MAP**  
NOT TO SCALE



**LOCATION MAP**  
1" = 400'

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EXISTING CONDITIONS	3
SITE PLAN	4
GRADING PLAN	5
POND PLAN	6
EROSION AND SEDIMENT CONTROL PLAN	7
DETAILS	8
DETAILS	9
DETAILS	10

**GENERAL NOTES**

- THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO WORK COMMENCING. CONTRACTOR IS RESPONSIBLE FOR 811 LOCATE SERVICES FOR THE PROJECT TO START WORK.
- WORK SHALL BE COORDINATED WITH OWNERS' REPRESENTATIVE AND ALL IDENTIFIED PROJECT REPRESENTATIVES.
- CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICES 48 HOURS PRIOR TO STARTING WORK.
- STOP WORK IF ENCOUNTERING ANY SUBSURFACE LATENT CONDITIONS, PIPE LINE BREAKS, DAMAGED UTILITIES, OR OTHER UNKNOWN OR UNFORESEEN INFRASTRUCTURE DAMAGE.
- CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE OWNERS EXISTING PROPERTY FROM DAMAGE DUE DIRECTLY OR INDIRECTLY FROM THE CONTRACTORS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK TO PERSONS OR PROPERTY.
- RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY FOR AND OBTAIN PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE UNLESS OTHERWISE NOTED.
- ANY PRODUCT SPECIFIED SHOULD COMPLY WITH MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS AND COMPLY WITH MANUFACTURERS INSTALLATION PROCEDURES.
- THE WORK UNDER THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- IN ACCORDANCE WITH NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF CITY ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE LOCAL JURISDICTION.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED.
- RECORD DRAWINGS SHOULD BE KEEP ON THE PROJECT FOR ANY CHANGES OR FINAL CONDITIONS OF THE DESIGN ON THE PROJECT. RECORD DRAWINGS SHALL INCLUDE RIM AND INVERT ELEVATIONS ON STORMWATER STRUCTURES, MAJOR VARIATIONS IN GRADING PLAN, FINAL GRADING ON STORMWATER BASINS, CHANGES TO OUTLET STRUCTURES/OVERFLOW POINTS.
- UNLESS NOTED OTHERWISE, ALL EXISTING UTILITIES ON-SITE SHOULD BE PROTECTED AND PREVENTED FROM DAMAGE OR OUTAGES.
- IF STONE, BONE, OR OTHER ARTIFACTS ARE UNCOVERED, WORK SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP ANY REQUIRED MITIGATION MEASURES TO REDUCE ARCHAEOLOGICAL IMPACTS BEFORE WORK RESUMES ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAGGING PERSONNEL, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC AS NECESSARY.
- VERIFY WITH LOCAL JURISDICTION FOR REGULAR WORK HOURS AND REQUIREMENTS FOR NOISE AND OTHER IMPACTS DURING CONSTRUCTION.
- SEVEN (7) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD INTENT TO BEGIN CONSTRUCTION.
- ANY DISTURBANCE OF DRIVEWAYS OR SIDEWALKS MUST HAVE THE AREA REPLACED WITH LIKE MATERIAL.



**PLOT DATE 12/5/2025  
ISSUED FOR PERMIT**



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(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025 License No: P27653

ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY

TITLE SHEET

**C100**

SHEET 1 OF 10

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# PROJECT SPECIFIC SWPPP INFORMATION

## I. GENERAL CONSTRUCTION ACTIVITY INFORMATION

**PROJECT NAME:** ITC TIMBER CREEK LAYDOWN YARD  
**PROJECT LOCATION:** 1310 IOWA AVE W, MARSHALLTOWN, IA 50158

**PROJECT CONTACTS**  
**OWNER:** ITC HOLDINGS ATTN CHAD LEVI  
 3165 EDGEWOOD PKWY SW  
 CEDAR RAPIDS, IA  
 319-297-6765

**ENGINEER** MERJENT, INC - JOSH PETERSEN, PE  
 1 MAIN ST SE STE 300  
 MINNEAPOLIS, MN 55414  
 612-746-3660

**CONTRACTOR:** TBD  
 _____  
 _____  
 _____

**ENVIRONMENTAL CONSULTANT:** ITC'S ENVIRONMENTAL CONSULTANT, MERJENT, INC. (MERJENT) IS RESPONSIBLE FOR THE DEVELOPMENT OF THIS SWPPP. THHAS BEEN PREPARED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF IOWA NPDES GENERAL PERMIT NO. 2.  
**NAME:** JOSH PETERSEN, PE  
**TITLE:** ENVIRONMENTAL CONSULTANT  
**PHONE:** 612-746-3660  
**E-MAIL:** JOSH.PETERSEN@MERJENT.COM

**CONTRACTOR:** THE CONTRACTOR SUPERINTENDENT WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LABOR AND EQUIPMENT TO IMPLEMENT AND MAINTAIN THE BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THIS SWPPP; CONDUCTING ADDITIONAL WORKFORCE TRAINING AS NECESSARY; AND PERFORMING REGULAR INSPECTION, MAINTENANCE, AND REPAIR OF BMPs.

**NAME:** TBD  
**TITLE:** _____  
 _____  
 _____

**INSPECTION PROGRAM:** ITC'S OR CONTRACTOR DESIGNEE WILL PERFORM REQUIRED WEEKLY SITE INSPECTIONS AND IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION PRACTICES. THIS PERSON IS RESPONSIBLE FOR ENSURING THAT THIS SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION WORK IS COMPLETE. THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND THE NOTE OF TERMINATION (NOT) HAS BEEN SUBMITTED.

**NAME:** TBD  
**TITLE:** _____  
**PHONE:** _____  
 _____

## PROJECT NARRATIVE:

ITC HOLDINGS IS PROPOSING THE TIMBER CREEK LAYDOWN YARD PROJECT (PROJECT) WITHIN THE CITY OF MARSHALLTOWN, IA. THE PROJECT AIMS TO PROVIDE STORAGE AREAS FOR EQUIPMENT AND MATERIALS FOR ONGOING PROJECTS IN THE REGION. THE PROJECT PROPOSES 11.1 ACRES OF LAND DISTURBANCE AND 10.5 ACRES OF IMPERVIOUS SURFACE.

THIS SWPPP WAS PREPARED TO COMPLY WITH IOWA NPDES GENERAL PERMIT NO. 2, WHICH AUTHORIZES THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND WITH APPLICABLE IOWA ADMINISTRATIVE CODE REQUIREMENTS. THIS SWPPP INCLUDES MEASURES TO MINIMIZE PROJECT-RELATED IMPACTS ON WATER QUALITY.

## EXISTING SITE CONDITIONS:

THE PROJECT IS ON A 41 ACRE PARCEL OWNED BY ITC HOLDINGS. THE SITE'S TOPOGRAPHY IS GENERALLY SLOPED FROM NORTH TO SOUTH WITH THE NATURAL RUNOFF OUTFALL DISCHARGING TO A TRIBUTARY OF NORTH TIMBER CREEK. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF AN 10.5 ACRE GRAVEL LAYDOWN YARD AND ASSOCIATED DETENTION POND.

THE SITE IS LOCATED AT 1310 IOWA AVENUE WEST (PARCEL ID 8318-15-126-009). THE PARCEL IS 21.0 ACRES AND INCLUDES EXISTING IMPERVIOUS SURFACES TOTALING APPROXIMATELY 3.1 ACRES. THE PROJECT IS NOT LOCATED WITHIN TRIBAL LAND. THE PROJECT DOES NOT INCLUDE WETLAND FEATURES AND IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.

## SOILS:

THE SOILS CONSIST OF COLO-ELY COMPLEX, 0 TO 5 PERCENT SLOPES (5.9% OF SITE), TAMA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, ERODED (15.1% OF SITE), TAMA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, ERODED (37.1% OF SITE), AND TAMA-URBAN LAND COMPLEX, 2 TO 5 PERCENT SLOPES (41.9% OF SITE)

## SEQUENCE AND TIMING OF CONSTRUCTION ACTIVITIES:

THE SEQUENCE OF LAND DISTURBANCE AND CONSTRUCTION ACTIVITIES WILL OCCUR AS FOLLOWS:

- INSTALLATION OF ROCK CONSTRUCTION ENTRANCE TO MINIMIZE SEDIMENT TRACKOUT.
- INSTALL APPROPRIATE ESC BMPs PRIOR TO GROUND DISTURBING ACTIVITIES.
- COMPLETION OF MINOR GRADING AND PLACMEENT OF GRAVEL FILL MATERIAL
- PERFORM FINAL STABILIZATION AND REMOVE TEMPORARY SEDIMENT CONTROLS ONCE VEGETATION HAS

ESTABLISHED IN ACCORDANCE WITH NOT REQUIREMENTS.

CONSTRUCTION SHALL ONLY COMMENCE ONCE ALL REQUIRED PERMITS AND APPROVALS ARE OBTAINED FROM LOCAL, STATE, AND FEDERAL AGENCIES.

## MANAGEMENT PRACTICES:

### CONSTRUCTION WASTE

ALL WASTE WILL BE STORED IN COVERED OR SECURE CONTAINERS AND REMOVED BY A LICENSED WASTE HAULER. NO WASTE WILL BE BURIED OR DISPOSED OF ONSITE PER GP2.

### REMOVAL OF SEDIMENT FROM PUBLIC ROADWAY

TRACKED SEDIMENT WILL BE REMOVED BY SWEEPING OR OTHER NON-FLUSHING METHODS. FLUSHING MAY BE USED ONLY IF DIRECTED INTO A CONTROLLED SEDIMENT BASIN OR FILTERING DEVICE. SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY OR AS DIRECTED BY LOCAL AUTHORITIES.

### PHASING

PHASING SHALL BE USED TO MINIMIZE THE AREA OF EXPOSED SOIL AT ANY TIME. TEMPORARY OR PERMANENT STABILIZATION MUST BE INSTALLED PER GP2 TIMELINES.

### DUST CONTROL

DUST GENERATION WILL BE MINIMIZED USING WATER, STABILIZERS, OR OTHER APPROVED METHODS TO PREVENT DISCHARGE TO SURFACE WATERS.

### FUELING

DESIGNATED FUELING AREAS WILL BE ESTABLISHED AND PROTECTED BY A SECONDARY CONTAINMENT SYSTEM AND WILL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO INFILTRATE INTO GROUNDWATER OR BE CONVEYED OVERLAND TO SURFACE WATER RESOURCES.

### PRODUCT STORAGE AND CONTAINMENT

ALL MATERIALS WILL BE STORED IN LABELED, COVERED, ABOVEGROUND CONTAINERS WITH SECONDARY CONTAINMENT CAPABLE OF HOLDING 110% OF THE LARGEST CONTAINER. WASTE WILL BE REMOVED WEEKLY AND DISPOSED OF PER IOWA REGULATIONS.

### CONCRETE WASH WATER, GRINDINGS, AND SLURRY

IF GENERATED, CONCRETE WASHOUTS MUST BE FULLY CONTAINED. NO WASH WATER, SLURRY, OR CUTTINGS MAY ENTER WATERS OF THE STATE OR STORM SEWERS.

### PERSONNEL TRAINING

PROJECT PERSONNEL SHALL RECEIVE TRAINING ON SWPPP REQUIREMENTS. DOCUMENTATION OF TRAINING OR PRE-CONSTRUCTION MEETINGS WILL BE MAINTAINED IN THE PROJECT LOG.

### POSTED NOTICE

GP2 REQUIRES A NOTICE POSTED AT THE SITE ENTRANCE INCLUDING:

- NOI CONFIRMATION
- LOCATION OF THE SWPPP
- CONTACT INFORMATION
- PERMIT NUMBER (WHEN ASSIGNED)

### SPILL PREVENTION AND RESPONSE PROCEDURES

TO PROTECT AGAINST ACCIDENTAL RELEASE OF LUBRICANT, COOLANT, OR FUEL, EQUIPMENT WILL HAVE CATCH PANS AND ABSORBING PADS. THE CONTRACTOR WILL HAVE EQUIPMENT AND MATERIALS ON-SITE NEEDED TO PREVENT AND/OR CONTAIN AN ACCIDENTAL SPILL. CONCRETE WASHOUT WATER, GRINDINGS, AND SLURRY, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, STORMWATER CONVEYANCE SYSTEMS, OR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES. CONCRETE WASHOUT WASTE MUST BE CONTAINED AND REMOVED FROM THE PROJECT AREA FOR DISPOSAL.

THE ON-SITE INSPECTOR AND/OR CONTRACTOR MUST NOTIFY ITC (OWNER) IMMEDIATELY OF ANY SPILL OF A PETROLEUM PRODUCT OR HAZARDOUS LIQUID, REGARDLESS OF VOLUME OR LOCATION. ITC AND/OR ITS REPRESENTATIVES WILL NOTIFY APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING IDNR) OF ANY SPILL THAT MAY SERIOUSLY ENDANGER HUMAN HEALTH OR THE ENVIRONMENT AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER A SPILL IS IDENTIFIED.

### WORKING IN OR NEAR SURFACE WATERS OR WETLANDS

THE PROJECT AND ASSOCIATED CONSTRUCTION METHODS HAVE BEEN DESIGNED TO AVOID OR MINIMIZE IMPACTS TO WETLANDS AND WATERBODIES. BMPs WILL BE INSTALLED TO PREVENT DISCHARGE INTO WETLANDS AND/OR WATERBODIES.

### DEWATERING OPERATIONS

DISCHARGE WATER MUST BE FIRST DIRECTED TO AN APPROPRIATE SEDIMENT CONTROL MEASURE OR SERIES OF MEASURES THAT MINIMIZES SEDIMENT DISCHARGE. WATER WITH A VISIBLE SHEEN AND/OR POLLUTANTS PRESENT AT A LEVEL THAT REQUIRES ADDITIONAL TREATMENT SHALL NOT BE DISCHARGED.

## EROSION AND SEDIMENT CONTROL PRACTICES:

ESC BMPs INCLUDE EROSION AND SEDIMENT CONTROL DEVICES, STAGING OF CONSTRUCTION ACTIVITIES, MINIMIZING GROUND DISTURBANCE, RESTORATION, AND STABILIZATION ACTIVITIES.

OVERLAND STORM WATER FLOW WITHIN THE PROJECT SITE WILL BE MANAGED AT ALL TIMES. EROSION CONTROLS ARE USED FOR TEMPORARY STABILIZATION MEASURES AND CAN BE USED IN CONJUNCTION WITH SEEDING TO ACHIEVE PERMANENT STABILIZATION. TEMPORARY SEDIMENT BARRIERS (E.G., SILT FENCE) WILL BE INSTALLED AND MAINTAINED AS NECESSARY TO CONTAIN SOIL EROSION AND SEDIMENTATION TO THE APPROVED WORK AREAS. ALL STOCKPILED SOILS WILL BE MAINTAINED TO PREVENT EROSION FROM LEAVING THE SITE. ALL TEMPORARY SYNTHETIC, STRUCTURAL, AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER RESTORATION IS CONSIDERED SUCCESSFUL.

### PRESERVATION OF EXISTING VEGETATION

CONTRACTORS WILL PRESERVE EXISTING VEGETATION AND VEGETATIVE BUFFER STRIPS TO THE EXTENT POSSIBLE. BASED ON THE METHOD OF INSTALLATION, VEGETATION DISTURBANCE IS ANTICIPATED TO BE MINIMAL. IF POSSIBLE, VEGETATION BUFFER STRIPS SHOULD BE CREATED AROUND THE PERIMETER OF THE PROJECT AREA WHERE SOIL DISTURBANCE HAS OCCURRED. PERIMETER PROTECTION (SUCH AS SILT FENCE) SHOULD BE INSTALLED UPSLOPE OF THE VEGETATIVE BUFFER FOR MAXIMUM INTERCEPTION OF SEDIMENT FLOW.

### SEEDING AND MULCHING

MULCH SUCH AS WOOD CHIPS, STRAW, OR COMPOST CAN BE USED INDEPENDENTLY AS A TEMPORARY SOIL STABILIZATION PRACTICE OR IN CONJUNCTION WITH SEEDING ACTIVITIES. MULCH SHOULD NOT BE INSTALLED IN ACTIVE AGRICULTURAL LANDS. SEED TO BE USED ON PROJECTS WILL BE CONSISTENT WITH PRE-CONSTRUCTION VEGETATION. ALL TEMPORARY STOCKPILES THAT ARE NOT BEING ACTIVELY WORKED SHALL BE SEEDED AND/OR MULCHED TO PREVENT EROSION AND SEDIMENTATION. ALL SEEDING OR MULCHING ACCOUNTED FOR DURING RESTORATION ACTIVITIES MUST BE COMPLETED PRIOR TO FROZEN GROUND CONDITIONS. IF EITHER PERMANENT OR TEMPORARY SOIL STABILIZATION BY SEEDING OR MULCHING IS NOT ACCOMPLISHED BY THE TIME FROZEN GROUND CONDITIONS ARE PRESENT, ADDITIONAL EROSION CONTROL PRACTICES WILL BE REQUIRED. THESE PRACTICES MAY INCLUDE ADDITIONAL MULCHING, APPLICATION OF EROSION CONTROL MATTING, SODDING, OR APPLICATION OF POLYMER TACKIFIERS.

### EROSION CONTROL BLANKETS

EROSION CONTROL BLANKETS ARE AVAILABLE IN A VARIETY OF NATURAL AND SYNTHETIC MATERIALS (I.E., COCONUT FIBER, JUTE, NYLON, STRAW, HAY, OR WOOD EXCELSIOR) AND MAY BE USED IN COMBINATION OR INDIVIDUALLY TO FORM BLANKETS. THE MATERIALS ARE GLUED, WOVEN OR STRUCTURALLY BOUND WITH A NETTING OR MESH. NETTING OR MESH MATERIALS COME IN BIODEGRADABLE, PHOTODEGRADABLE, AS WELL AS A NON-DEGRADABLE MATERIAL. IF EROSION MATTING WILL BE USED FOR THIS PROJECT, USE THE FOLLOWING MATTING (OR SOMETHING SIMILAR): AMERICAN EXCELSIOR "FIBERNET" OR "NETFREE" PRODUCTS; EAST COAST EROSION BIODEGRADABLE JUTE PRODUCTS; EROSION TECH BIODEGRADABLE JUTE PRODUCTS; EROSIONCONTROLBLANKET.COM BIODEGRADABLE LENO WEAVE PRODUCTS; NORTH AMERICAN GREEN S75BN, S150BN, SC150BN, OR C125BN; OR WESTERN EXCELSIOR "ALL NATURAL" PRODUCTS.

### DRAINAGE DITCH STABILIZATION

SHOULD DITCHES REQUIRE STABILIZATION, THE INSPECTOR SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. DITCHES SHALL BE KEPT IN A ROUGH, GRADED BUT SMOOTH CONDITION TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS, AND BLANKETS. STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETERS WILL INCLUDE ONE OF THE FOLLOWING, OR COMBINATIONS OF, EROSION CONTROL BLANKETS, MATS, RIPRAP, BIOROLLS, OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE TRACTIVE FORCES ON THE LINING. ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS, DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.

### SEDIMENT TRAPS

AN APPROPRIATE COMBINATION OF EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALL TEMPORARY SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, FIBER LOGS, VEGETATIVE BUFFER STRIPS, BERMS, ETC. ARE REQUIRED FOR ALL DOWN-SLOPE BOUNDARIES OF THE DISTURBANCE AREA AND FOR THOSE SIDE SLOPE BOUNDARIES AS MAY BE APPROPRIATE FOR SITE CONDITIONS.

### CONSTRUCTION EXITS

CONSTRUCTION EXITS SHALL BE APPROPRIATELY SIZED AND WELL MAINTAINED TO REDUCE OFF-SITE SEDIMENTATION BY REDUCING AND/OR ELIMINATING THE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE.

### SILT FENCE OR FIBER LOGS (WATTLES)

SILT FENCE OR FIBER LOGS (OR STRAW WATTLES) ARE USED AS A PERIMETER CONTROL DOWN-GRADIENT OF EXPOSED SOILS DURING CONSTRUCTION TO CAPTURE SEDIMENT PARTICLES ON-SITE TO THE EXTENT POSSIBLE. STRAW BALES ALONE ARE NOT CONSIDERED ADEQUATE OR EFFECTIVE SEDIMENT CONTROL DEVICES AND SHOULD ONLY BE USED IN CONJUNCTION WITH SILT FENCES. SILT FENCE WILL BE INSTALLED PRIOR TO INITIAL GRADING ACTIVITIES AND WILL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS OCCURRED. ONCE CONSTRUCTION HAS BEGUN, THE SITE WILL BE ANALYZED TO DETERMINE WHETHER ADDITIONAL SILT FENCING IS REQUIRED. FIBER LOGS OR STRAW WATTLES ARE USED AS A SEDIMENT AND STORM WATER VELOCITY CONTROL DEVICE; THESE ARE TUBES OF PLASTIC NETTING OR BIODEGRADABLE BURLAP MATERIAL FILLED WITH STRAW, RICE STRAW, OR COCONUT FIBER. IF STRAW IS USED IT SHOULD BE CERTIFIED WEED FREE FORAGE. FIBER LOGS COME IN A VARIETY OF SIZES FROM 9 TO 20 INCHES IN DIAMETER AND IN DIFFERENT LENGTHS. MAINTENANCE OF THE FIBER LOG WILL CONTINUE UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION.

## POST-CONSTRUCTION STORMWATER MANAGEMENT:

THE PROJECT PROPOSES NEW IMPERVIOUS SURFACES AND A WET DETENTION BASIN HAS BEEN PROPOSED TO COMPLY WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS. CALCULATIONS AND REPORTS DEMONSTRATING COMPLIANCE WITH SUDAS ARE AVAILABLE FROM THE SWPPP ENGINEER UPON REQUEST.

## INSPECTIONS:

**INSPECTION REQUIREMENTS** QUALIFIED PERSONNEL PROVIDED BY THE SITE OWNER SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT ACHIEVED FINAL STABILIZATION EVERY SEVEN CALENDAR DAYS.

A COMPLETE WRITTEN EVALUATION REPORT MUST INCLUDE: NAME OF INDIVIDUAL PERFORMING EVALUATION, DATE, OBSERVATIONS OF PROJECT PERFORMANCE IN RELATION TO IMPLEMENTATION OF THE SWPPP, ASSESSMENT OF EXISTING STORMWATER MEASURES TO ENSURE PROPER FUNCTIONALITY, ADDITIONAL MEASURES NECESSARY IN THE EVENT OF BMP FAILURE OR MISSING BMPs, IMPACTS ASSOCIATED WITH SEDIMENT DISCHARGES, EROSION, AND POLLUTANT GENERATION.

EVALUATION SHALL NOTE IF AN ACTUAL DISCHARGE IS VISIBLE DURING THE ASSESSMENT, NOTING THE LOCATION AND VISUAL DESCRIPTION OF THE DISCHARGE INCLUDING COLOR, ODOR, FLOATABLES, SETTLED/SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND ANY OTHER VISIBLE SIGN THAT MAY BE ATTRIBUTED TO OPERATIONS OCCURRING ON THE PROJECT SITE. INCLUDE DETAIL OF CORRECTIVE ACTIONS RECOMMENDED AND/OR COMPLETED. INCLUDE DETAILS OF ALL ACTIONS AND A TIMELINE FOR WHICH THE CORRECTIVE ACTION WILL OCCUR TO REMEDIATE THE DISCHARGE OF POLLUTANTS. CORRECTIVE ACTIONS SHALL AT A MINIMUM BE INITIATED ON THE DAY THE DEFICIENCY WAS DISCOVERED, OR WHEN IT IS NOT PRACTICAL TO INITIATE ON THE SAME DAY NO LATER THAN 48 HOURS FOR THE REPAIR OR INSTALL OF A TEMPORARY MEASURE UNTIL A NEW AND/OR REPLACEMENT MEASURE IS INSTALLED. IN THE EVENT A NEW (ALTERNATIVE) MEASURE WILL BE INSTALLED, WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS A SHORTER TIMEFRAME IS REQUIRED AS PART OF A REGULATORY INSPECTION.

## PUBLIC NOTICE AND DOCUMENTATION REQUIREMENTS:

THE SITE OWNER SHALL DEMONSTRATE THAT THE PUBLIC NOTICE SPECIFIED IN 567 IAC 64.6(1)"c"(1) WAS PUBLISHED AT LEAST ONE DAY IN ONE NEWSPAPER WITH THE LARGEST CIRCULATION IN THE AREA IN WHICH THE FACILITY IS LOCATED OR THE ACTIVITY WILL OCCUR.

A PROJECT MANAGEMENT LOG SHALL BE MAINTAINED AND INCLUDE INFORMATION RELATED TO ALL OFF-SITE

BORROW SITES, DISPOSAL AREAS, AND STAGING AREAS. INFORMATION RELATING TO ALL PROJECT AREAS INCLUDING INSPECTION REPORTS, REGULATORY INSPECTIONS, RESPONSES TO COMPLIANCE OR ENFORCEMENT ACTIONS, AND RECORDS SHOWING THE DATES OF ALL SWPPP MODIFICATIONS INCLUDING NAME OF PERSON AUTHORIZING THE CHANGES AND SUMMARY OF ALL CHANGES. THE SWPPP AND SUPPORTING DOCUMENTATION SHALL BE ACCESSIBLE AT THE PROJECT SITE OFFICE OR IN POSSESSION OF ON-SITE INDIVIDUALS WITH RESPONSIBILITY FOR THE OVERALL PROJECT MANAGEMENT. INFORMATION MUST BE PROVIDED TO IDNR OR THE INSPECTING AUTHORITY WITHIN 48 HOURS OF A REQUEST. RETAIN ALL RECORDS FOR THREE YEARS AFTER COMPLETION OF CONSTRUCTION.

## SPILL AND LEAK RESPONSE:

DIAL 911 IF THE SPILL OR LEAK IS LIFE THREATENING  
 IDNR 24-HOUR EMERGENCY SPILL LINE: 515-281-8694  
 CITY OF MARSHALLTOWN ENGINEERING DEPARTMENT: 641-754-5734

ANY PERSON WHO OPERATES, CONTROLS, OR MAINTAINS THE CONSTRUCTION ACTIVITY FROM WHICH A SPILL OCCURS SHALL, UPON DISCOVERY OF A REPORTABLE SPILL TO THE SOIL OR SURFACE WATERS OF THE STATE, DO THE FOLLOWING:

- 1) CONTAIN THE SPILL, IF POSSIBLE TO PREVENT ADDITIONAL SPILLED MATERIAL FROM ENTERING THE WATERS OF THE STATE
- 2) UNDERTAKE OR CAUSE OTHERS TO UNDERTAKE ACTIVITIES NEEDED TO ACCOMPLISH A SPILL RESPONSE.
- 3) AS SOON AS POSSIBLE, BUT WITHIN TWO (2) HOURS OF DISCOVERY, COMMUNICATE A SPILL REPORT TO THE IDNR. SUBMIT TO THE IDNR A WRITTEN COPY OF THE SPILL REPORT IF REQUESTED IN WRITING BY THE DEPARTMENT.



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 1 Main Street SE, Suite 300  
 Minneapolis, Minnesota 55414  
 (612) 746-3660

Wisconsin Office:  
 N3764 Uni Drive  
 Freedom, WI 54130  
 (920) 393-9198

REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	12/05/2025	FINAL - SUBMITTAL TO CITY FOR PERMIT			



**PROFESSIONAL ENGINEER'S CERTIFICATION**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa

(Signature) _____ (Date) _____

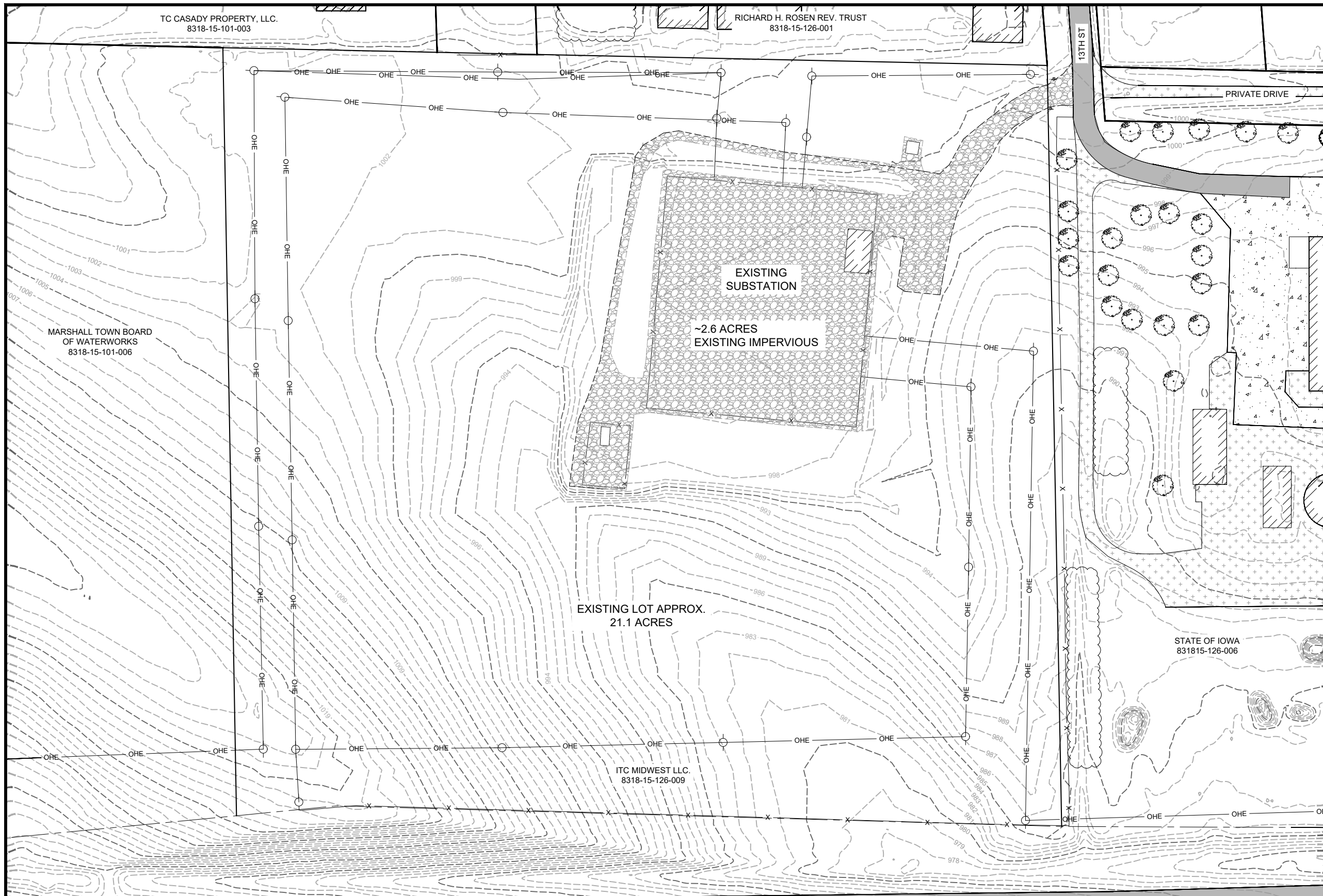
Printed Name: Josh Petersen, P.E.  
 My license renewal date is 12/31/2025 License No: P27653

ITC  
 TIMBER CREEK LAYDOWN YARD  
 MARSHALL COUNTY

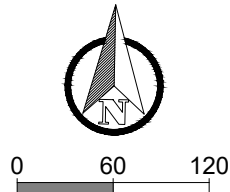
NOTES

**C101**

SHEET 2 OF 10



LEGEND	
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---	PROPOSED STORM PIPE
---	PROPERTY LINE
○	EXISTING POWER POLE
●	EXISTING TREE
---	EXISTING TREELINE
---	EXISTING AGGREGATE
---	EXISTING PAVEMENT
—OHE—	EXISTING OVERHEAD ELECTRIC
X	EXISTING FENCE
---	EXISTING GRAVEL EDGE
---	EXISTING BUILDING



**PLOT DATE 12/5/2025  
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(Signature) **JOSH PETERSEN P27653** (Date)

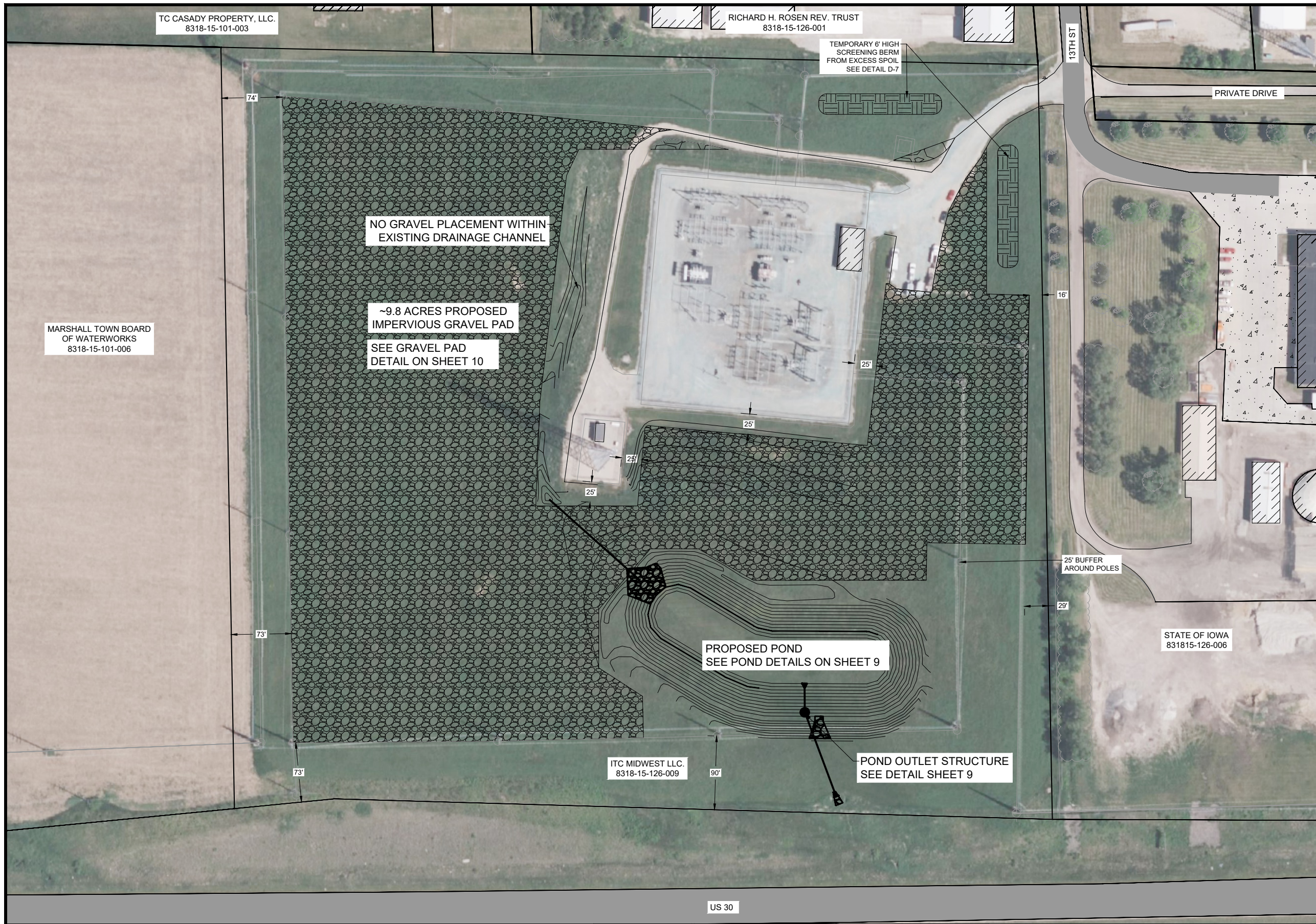
Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025 License No: P27653

ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY  
EXISTING CONDITIONS

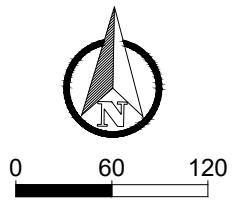
**C102**

SHEET 3 OF 10

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LEGEND	
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—	EXISTING TREELINE
■	EXISTING PAVEMENT
■	PROPOSED GRAVEL
■	PROPOSED SCREENING BERM
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—	EXISTING FENCE
—	EXISTING GRAVEL EDGE
—	EXISTING BUILDING

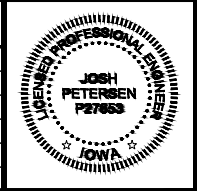


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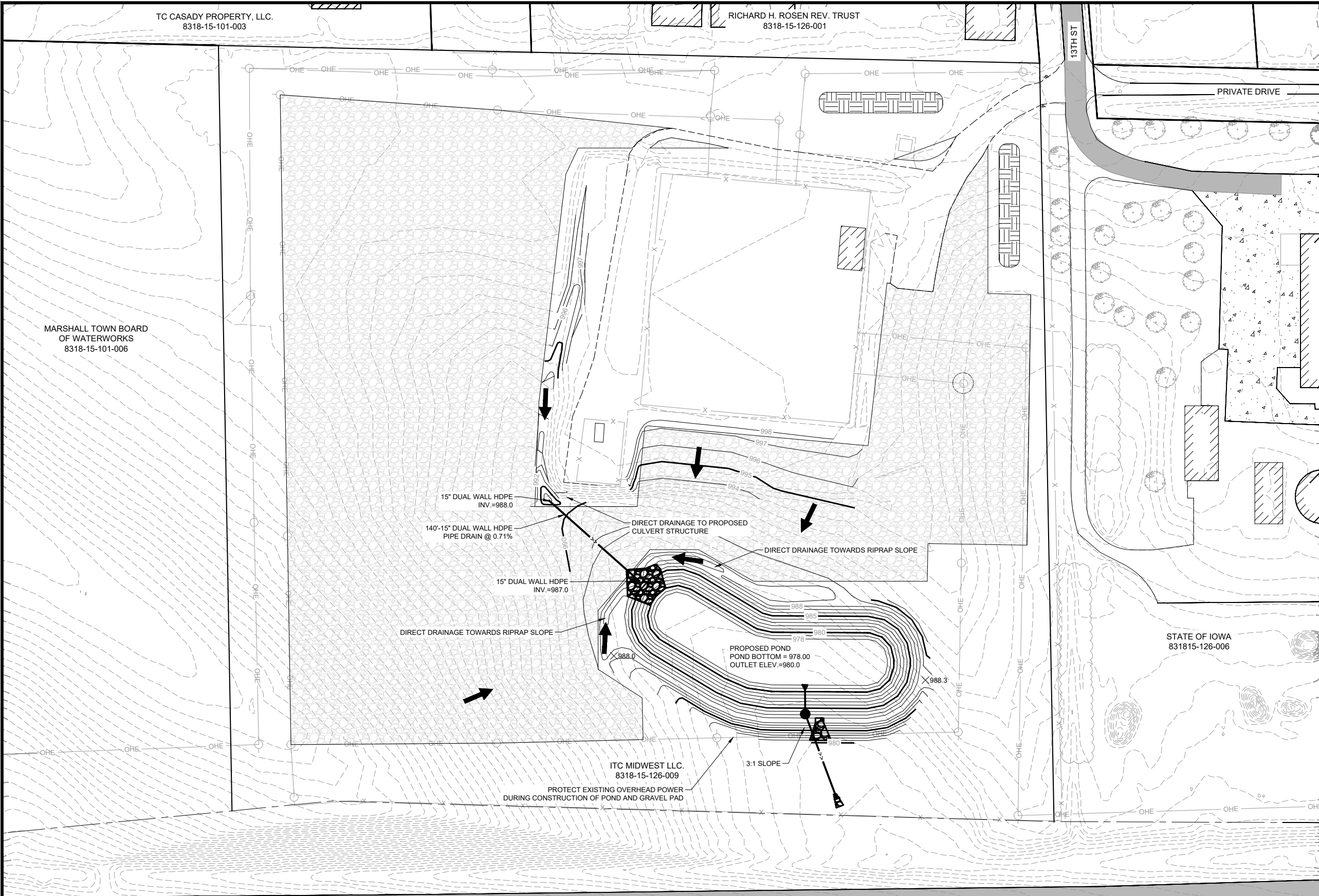
(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.  
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ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY  
SITE PLAN

**C103**  
SHEET 4 OF 10

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**LEGEND**

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	PROPOSED CONTOUR (MINOR)
	PROPOSED STORM PIPE
	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING POWER POLE
	EXISTING TREE
	EXISTING TREELINE
	EXISTING PAVEMENT
	PROPOSED GRAVEL
	PROPOSED SCREENING BERM
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING GRAVEL EDGE
	EXISTING BUILDING

STATE OF IOWA  
831815-126-006

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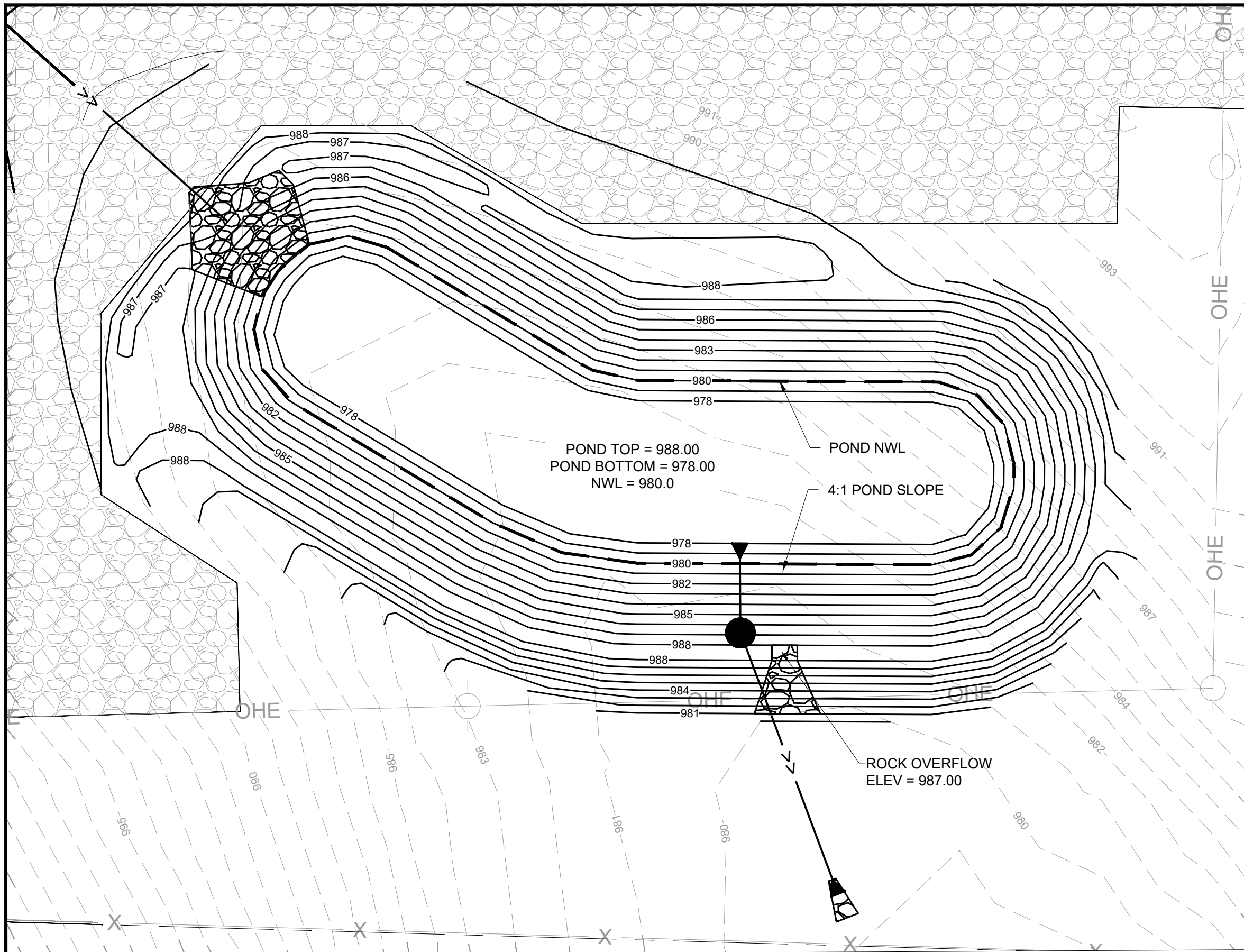
(Signature) **Josh Petersen, P.E.** (Date)

Printed Name: Josh Petersen, P.E.  
My license renewal date is 12/31/2025 License No: P27653

ITC  
TIMBER CREEK LAYDOWN YARD  
MARSHALL COUNTY  
GRADING PLAN

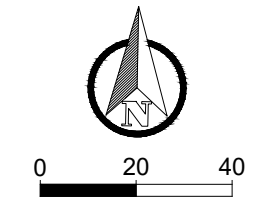
**C104**  
SHEET 5 OF 10

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■	EXISTING PAVEMENT
▨	PROPOSED GRAVEL
▩	PROPOSED SCREENING BERM
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FENCE
---	EXISTING GRAVEL EDGE
▤▥▧▨▩	EXISTING BUILDING

- POND GRADING NOTES**
1. REMOVE ALL GROUND COVER FROM THE AREA.
 2. EXCAVATION: PERFORM CLASS 10, 12, OR 13 GRADING, AS SPECIFIED IN THE CONTRACT DOCUMENTS, TO THE PRESCRIBED GRADE.
 3. PROVIDE TEMPORARY DRAINAGE FACILITIES TO PREVENT DAMAGE TO PUBLIC OR PRIVATE INTERESTS WHEN NECESSARY TO INTERRUPT NATURAL DRAINAGE OR FLOW OF ARTIFICIAL DRAINS.
 4. RESTORE ORIGINAL DRAINAGE AS SOON AS WORK ALLOWS.
 5. REMOVE UNSUITABLE OR UNSTABLE MATERIALS TO A DEPTH SPECIFIED IN THE PLAN.
 6. REMOVE ALL SOFT AREAS. REPLACE WITH APPROVED MATERIALS.
 7. DISPOSE OF UNSUITABLE OR UNSTABLE MATERIALS PER OWNER AND ENGINEER IN THE FIELD. REMOVE ALL BOULDERS WITH A MIN. DIAMETER OF 6 INCHES.
 8. EXCEPT FOR ROCK FILLS AND GRANULAR BLANKETS, DEPOSIT EMBANKMENT MATERIAL IN HORIZONTAL LAYERS NO GREATER THAN 8 INCHES IN LOOSE THICKNESS. DO NOT INCORPORATE VEGETATIVE MATERIALS IN EMBANKMENTS.
 9. COMPACT WITH MOISTURE AND DENSITY CONTROL, UNLESS TYPE A COMPACTION IS SPECIFIED IN THE CONTRACT DOCUMENTS. SEE SECTION IOWA DOT 2010, 3.09 FOR MOISTURE AND DENSITY REQUIREMENTS.



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(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025

License No: P27653

ITC
TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY

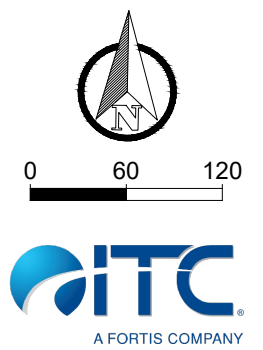
POND PLAN

C105

SHEET 6 OF 10



LEGEND	
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MAJOR)
---	PROPOSED CONTOUR (MAJOR)
---	PROPOSED CONTOUR (MINOR)
---	PROPOSED STORM PIPE
---	SEDIMENT BARRIER
---	SILT FENCE OR BIOLOG
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EXISTING POWER POLE
---	EXISTING TREE
---	EXISTING TREELINE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FENCE
---	EXISTING GRAVEL EDGE
---	EXISTING BUILDING
---	PROPOSED GRAVEL
---	SEED AND BLANKET SC150 OR EQUIVALENT
---	SEDIMENT TRACKING PAD (ROCK CONST. ENTRANCE)
---	PROPOSED SCREENING BERM
---	FLOW DIRECTION
---	PROPOSED DITCH CHECK



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1	12/05/2025	FINAL - SUBMITTAL TO CITY FOR PERMIT			

PROFESSIONAL ENGINEER'S CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa

(Signature) _____ (Date) _____

Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025

License No: P27653

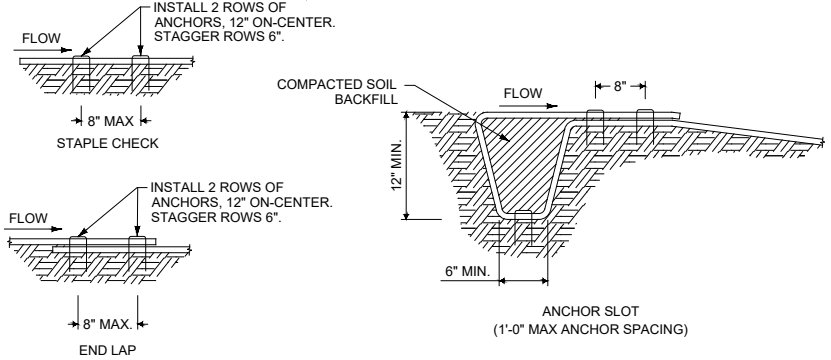
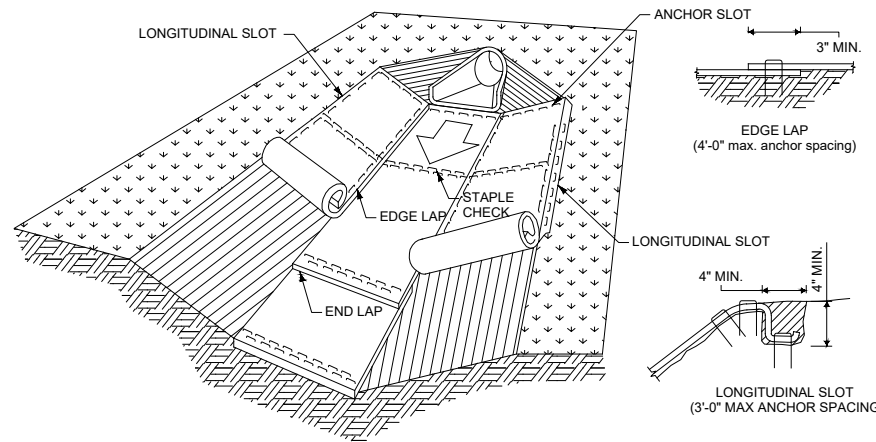
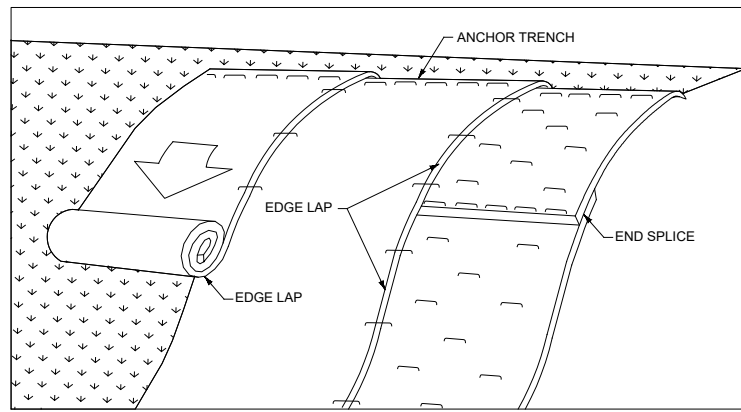
ITC

TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY

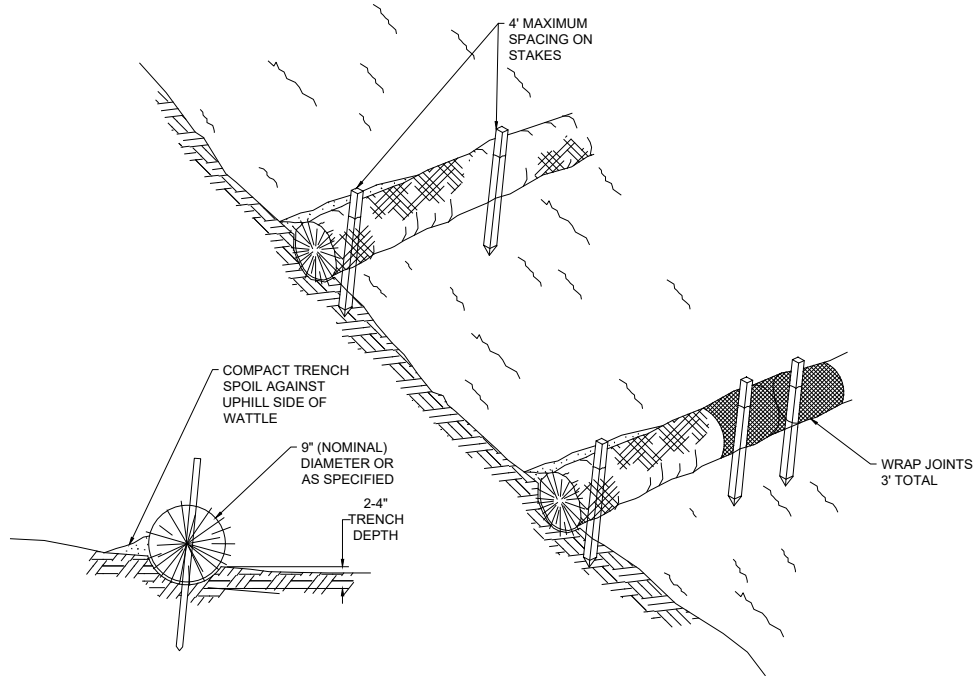
EROSION AND SEDIMENT CONTROL PLAN

C106

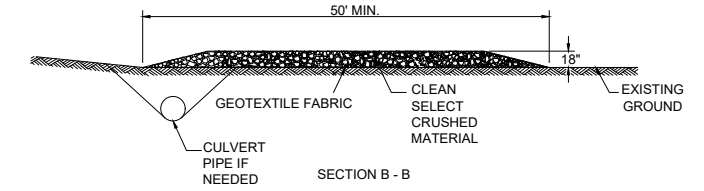
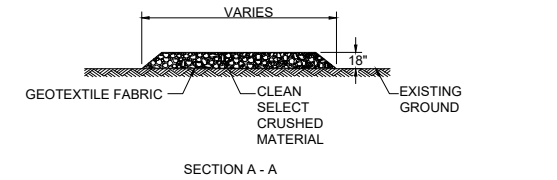
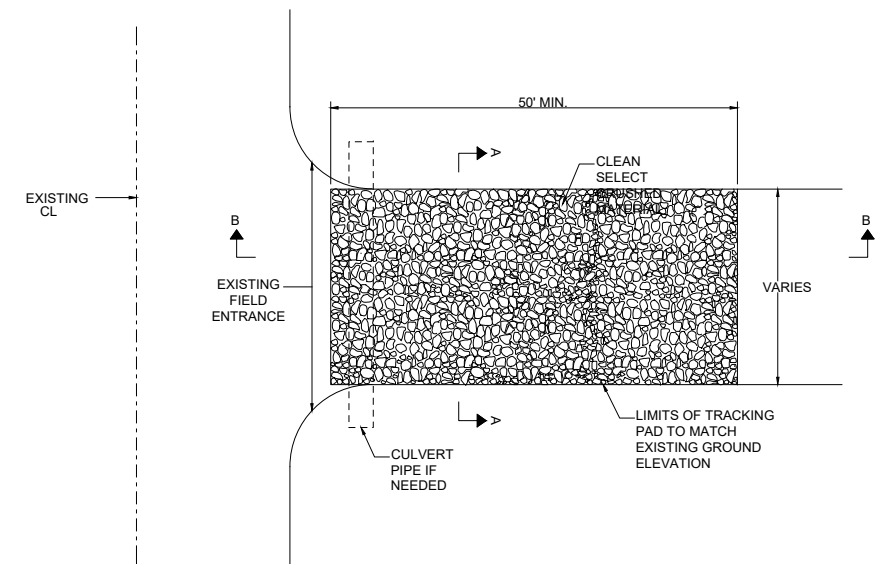
SHEET 7 OF 10



D-1 EROSION CONTROL MAT
NOT TO SCALE



D-2 BIOLOG DETAIL
NOT TO SCALE



D-3 CONSTRUCTION TRACKING PAD
NOT TO SCALE

PLOT DATE 12/5/2025
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1 Main Street SE, Suite 300
Minneapolis, Minnesota 55414
(612) 746-3660

Wisconsin Office:
N3764 Uni Drive
Freedom, WI 54130
(920) 393-9198

REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	12/05/2025	FINAL - SUBMITTAL TO CITY FOR PERMIT			



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(Signature) _____ (Date) _____

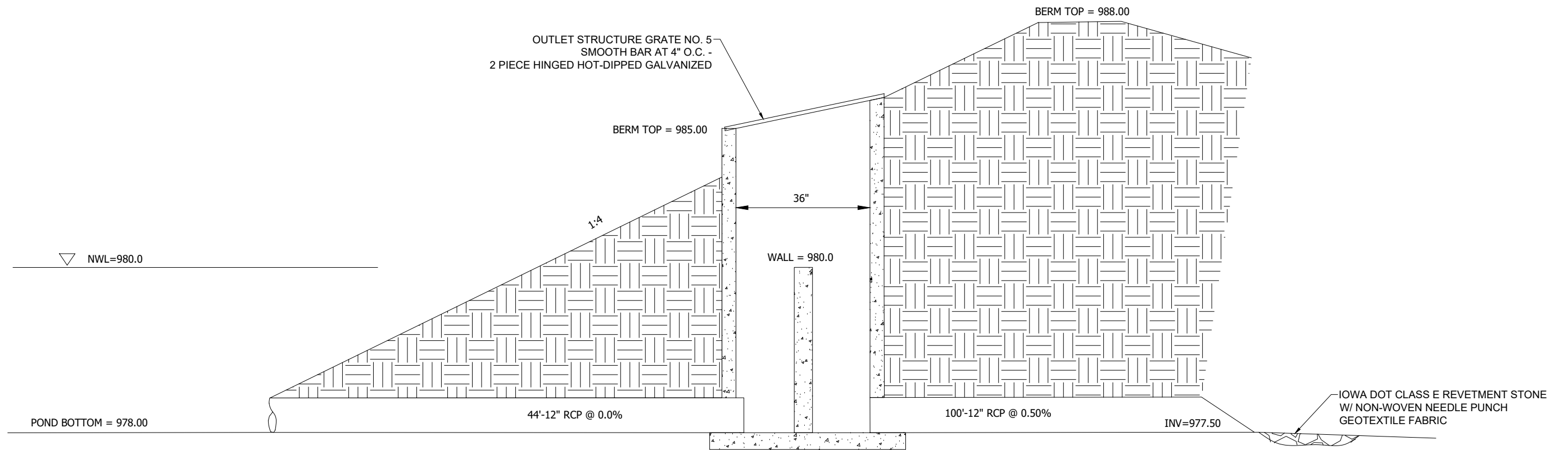
Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025 License No: P27653

ITC
TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY

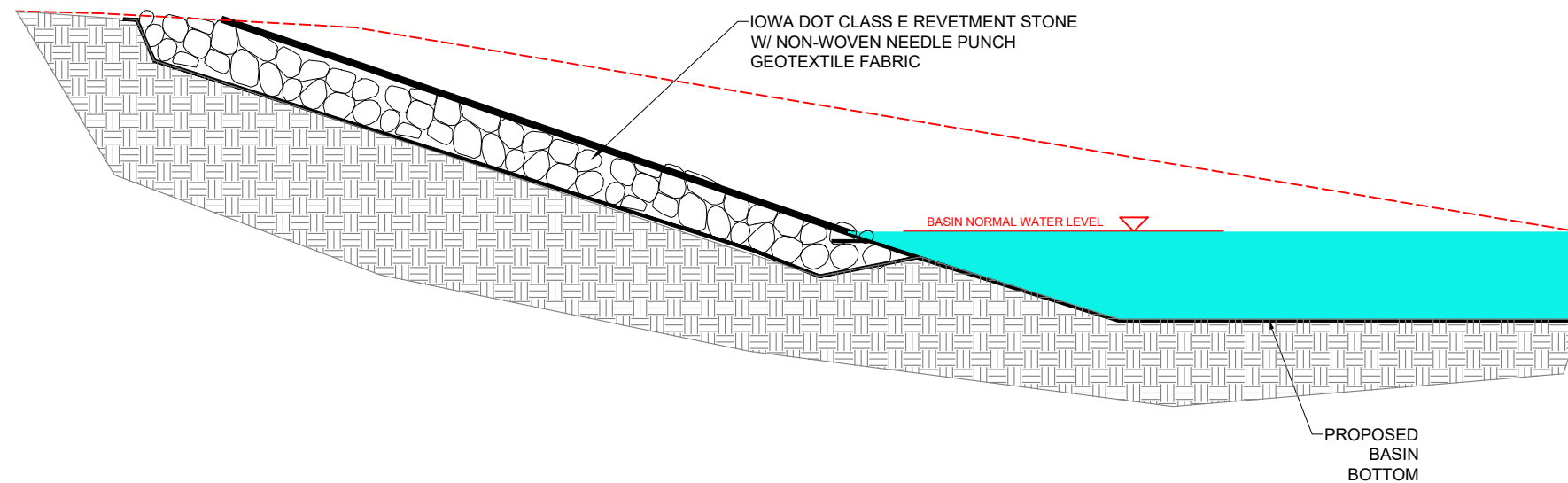
C107

NOTES

SHEET 8 OF 10



D-4 POND OUTLET STRUCTURE
NOT TO SCALE



D-5 RIPRAP FLUME TO BASIN
NOT TO SCALE

**PLOT DATE 12/5/2025
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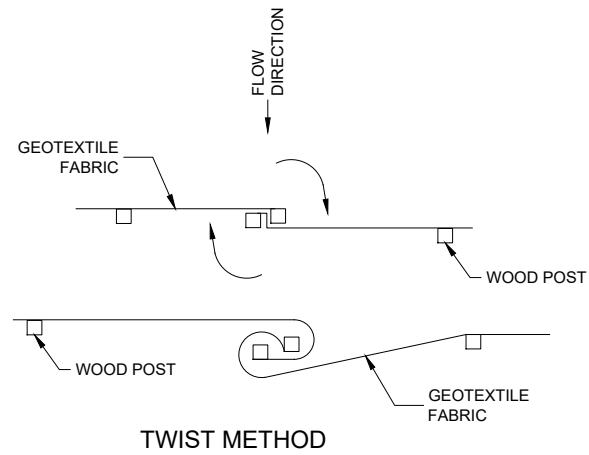
(Signature) _____ (Date) _____
Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025 License No: P27653

ITC TIMBER CREEK LAYDOWN YARD MARSHALL COUNTY
NOTES

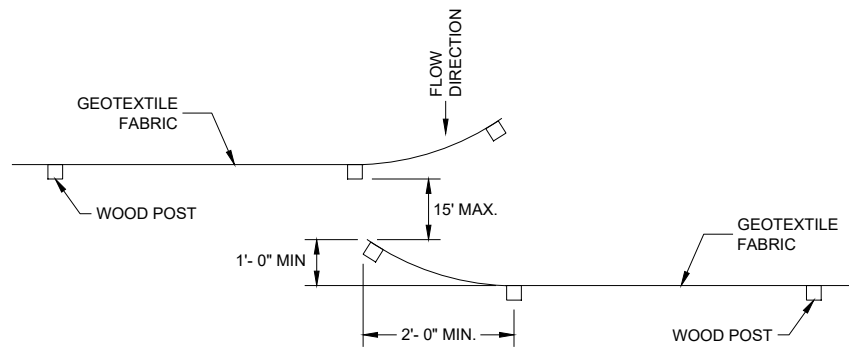
C108

SHEET 9 OF 10

Z:\Clients\1102023\Timber_Creek_Laydown_Yard\Engineering\AutoCAD\Plan_Sheets\2023\2286 - Notes.dwg 12/5/2025 11:07 AM



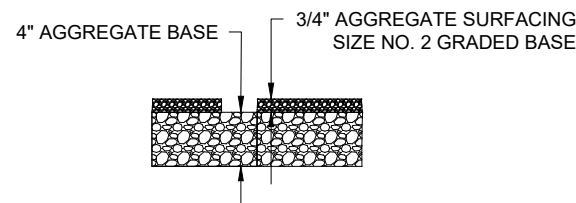
TWIST METHOD



HOOK METHOD

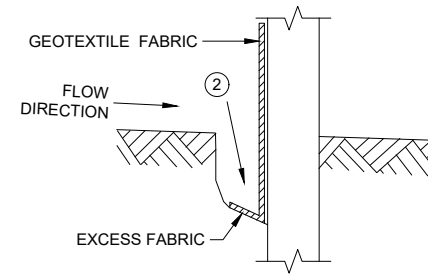
JOINING TWO LENGTHS OF SILT FENCE

D-6 SILT FENCE
NOT TO SCALE

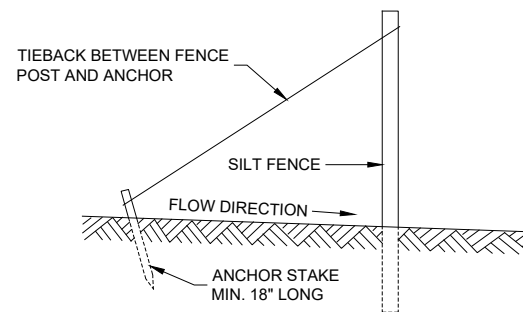


NOTES:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

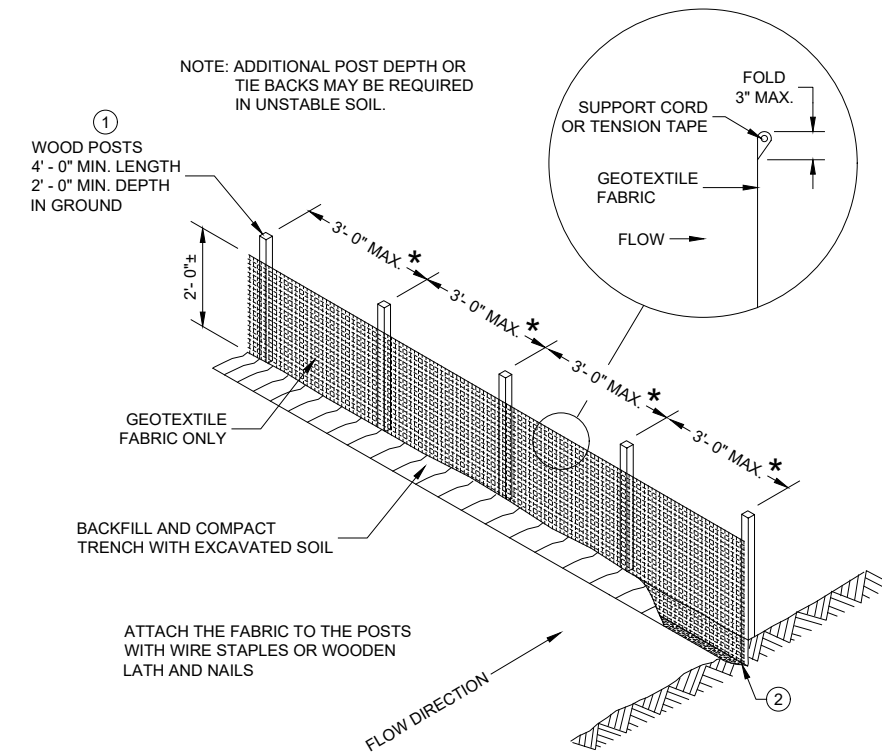
D-7 GRAVEL PAD
NOT TO SCALE



TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

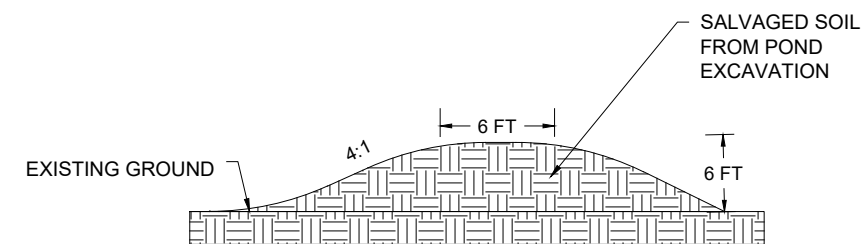


SILT FENCE NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

* NOTE: 8' - 0" SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



D-7 SCREENING BERM DETAIL
NOT TO SCALE

PLOT DATE 12/5/2025
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(Signature) _____ (Date) _____
Printed Name: Josh Petersen, P.E.
My license renewal date is 12/31/2025 License No: P27653

ITC
TIMBER CREEK LAYDOWN YARD
MARSHALL COUNTY

NOTES

C109

SHEET 10 OF 10

MARSHALLTOWN

I O W A

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: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: January 20th, 2026
RE: Appeal Application for 114 N Center St

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	GHH LLC 4725 Wild Flower Ln Cedar Falls, IA, 50613 Gulshan Abbas 415 Winding Ridge Rd Cedar Falls, IA, 50613
Building Board of Appeals Authority:	The board shall not have the authority to grant or issue a variance in consideration of an appeal. The board shall only modify or reverse the decision of the zoning administrator by a concurring vote of three or more members.
Synopsis:	On September 13 th , 2025 the Marshalltown Fire Department responded to reports of a fire at 116 N Center St which had spread to the subject property at 114 N Center St. A complete copy of the fire incident report, including response summary, is attached to this staff report. Following the incident the appellant had filed a building permit for repair of 114 N Center St which has since been denied by city staff for the following reason. The structure is classified as a non-conforming structure per the zoning code due to being a one-story building within the UC, Urban Core Zoning District, which requires a minimum of two-story building height. Following consultation with the Marshalltown police chief, the zoning

CITY COUNCIL

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



administrator made the determination that this structure would be classified as a major non-conforming structure due to the property having a history of “generation of substantiated criminal complaints. In reviewing the police call history of this property over the past five years the police chief identified 687 calls for service of which 160 resulted in criminal cases. It is important to note that not all calls for service were criminal in nature, but still the high volume of criminal cases generated would satisfy the requirements of the zoning code to classify the structure as a major non-conforming structure. A memo from the police chief including complete criminal complaint history over the past five years is attached to this staff report.

This category establishes that if a major non-conforming structure is damaged, partially destroyed, or deemed to be unsafe to an extent greater than 50% of the gross floor area or 50% or greater of the replacement value of the structure then the building is not eligible for repair. The zoning administrator has made the determination that greater than 50% of the structure was damaged due to structural roof collapse, smoke damage, and water damage.

Appeal Request:

The applicant has stated the following as their basis for appeal,

“I am appealing the denial of the building permit for repair of The Depot building at 114 N Center St. The denial states that the building is a major nonconforming structure and that damage exceeds 50%. The damage does not exceed 50%. The top got burnt, and there is a flat roof under the rood. Only 20% got damaged and the structure is repairable. A licensed engineer confirmed the repairability. Prior police calls were from old apartments we will not keep. Repairs do not expand or alter the structure. I respectfully request approval to proceed with repairs. We would like to work with the city, we will be happy to do any additional work that the city requires or suggests. Thank you.”

Recommendation:

Staff recommends that the Board affirm the findings of city staff that the structure constitutes a major non-conforming structure and due to extent of damage and the non-conforming structure status be ordered for demolition.

Attachments:

- Findings of Fact Report
- Aerial Vicinity Map
- Appeal Application
- Zoning Administrator Determination
- Police Chief Memo and Police Complaints Report
- Fire Incident Report

CITY COUNCIL

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



Building Board of Appeals Finding of Fact Report

Meeting Date: 12/16/2025	Application Type: Appeal Determination of Zoning Administrator Regarding Denial of Building Permit
Property Address: 114 N Center Street	
Property Owner: GHH LLC 4725 Wild Flower Ln Cedar Falls, IA, 50613	
Applicant (if different than owner): Gulshan Abbas 415 Winding Ridge Rd Cedar Falls, IA, 50613	

Request Description

Gulshan Abbas, on behalf of GHH LLC, has submitted an appeal regarding denial of a building permit and order to demolish the subject structure based upon staff determining that the site contains a building classified as a major non-conforming structure which has sustained damage in excess of the 50% threshold of the gross floor area.

Based on the Findings of Fact the following action occurred:

- Motion by _____ to AFFIRM the determination of city staff regarding major non-conforming structure status and the order to demolish due to extent of damage exceeding 50% of the gross floor area of the non-conforming structure.

Second by _____.

Vote results:

Name:	YES	NO	Abstain	Comment
<i>MAHLSTEDDE</i>				
<i>SIMMS</i>				
<i>HOGAN</i>				
<i>SCHULZE</i>				
<i>THURSTON</i>				

Aerial Vicinity Map



CITY OF MARSHALLTOWN APPEAL REQUEST FORM

This form may be completed when appealing various City Codes that provide for an appeal opportunity. Please complete all lines and add additional information if applicable. Submit to the designated City representative identified in the notice you received.

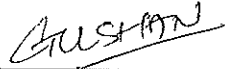
Name: Gulshan Abbas

Address: 415 Winding Ridge Rd, Cedar Falls, Iowa 50613

Phone Number: 319-231-1448

Email Address (if applicable): Gulshan126wb@gmail.com

Description requesting appeal: I am appealing the denial of the building permit for repair of The Depot building at 114 N Center St. The denial states the building is a major nonconforming structure and that damage exceeds 50%. The damage does not exceed 50%. The top roof got burnt, and there is a flat roof under the roof. Only 20 % got damaged and the structure is repairable. A licensed engineer confirmed the reparability. Prior police calls were from old apartments we will not keep. Repairs do not expand or alter the structure. I respectfully request approval to proceed with repairs. We would like to work with the city, we will be happy to do any additional work that the city requires or suggests. Thank you.

Signature: 

Date: 12/03/2025



STRUCTSOLVE
ENGINEERING

Gulshan Abbas

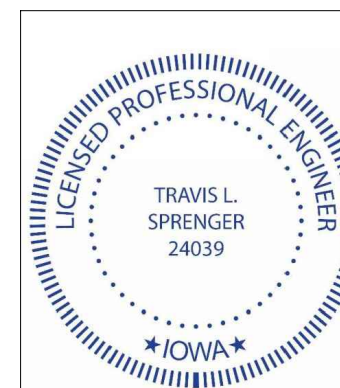
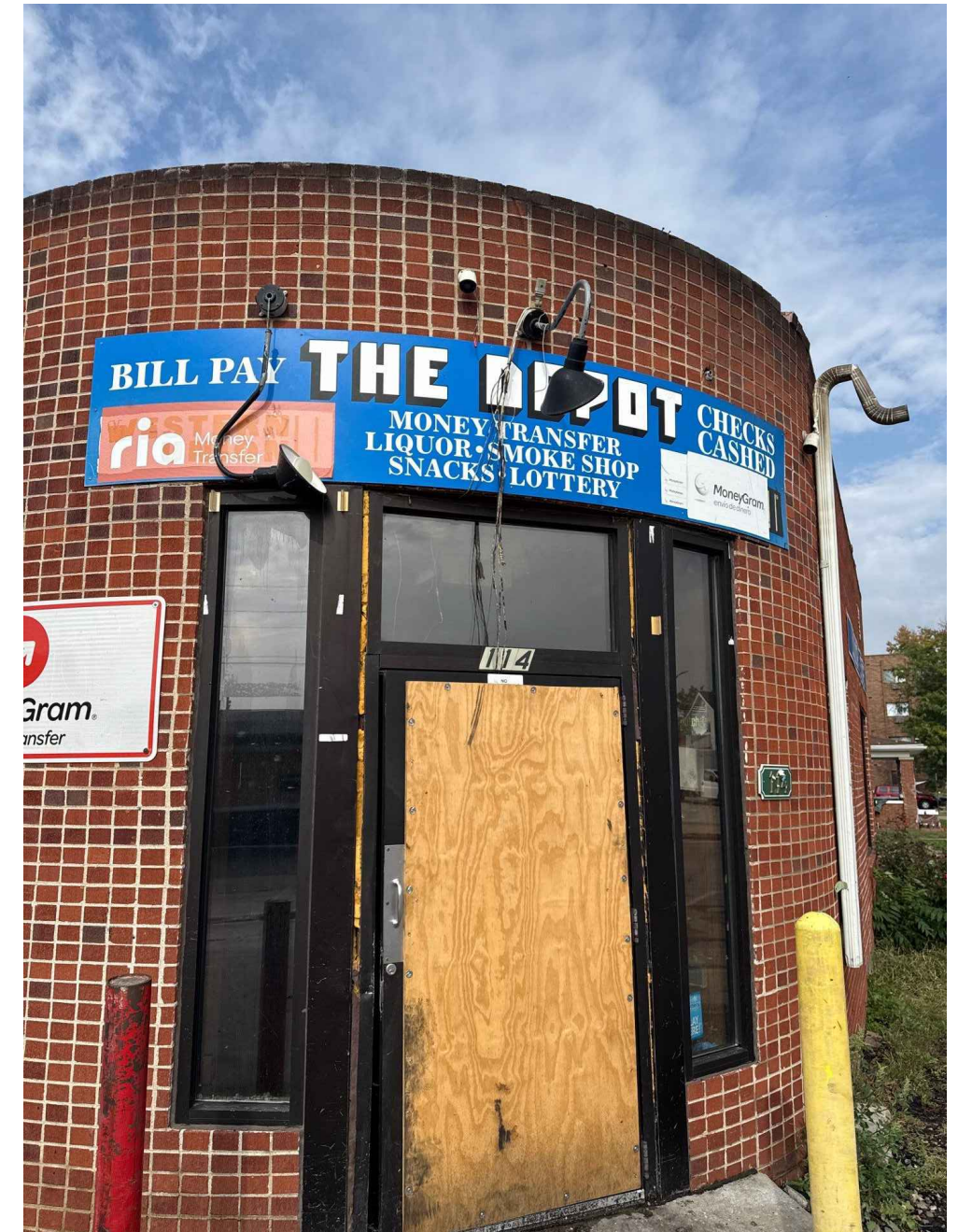
114 N. Center Street
Marshalltown, IA 50158

Roof Replacement

ISSUED: NOVEMBER 18, 2025

PROJECT NUMBER: P10499

StructSolve Engineering | 1776 22nd Street | Suite 203 | West Des Moines Iowa, 50266 | operations@structsolve.com



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Travis L Sprenger

NOV 18, 2025

SIGNATURE

DATE

PRINTED OR TYPED NAME: TRAVIS SPRENGER

LICENSE NUMBER: P24039

MY LICENSE RENEWAL DATE IS 12/31/2026

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: 5 SHEETS

LEGAL NOTES

1. **INTELLECTUAL PROPERTY RIGHTS**
 ALL DESIGNS, DRAWINGS, CALCULATIONS, REPORTS, MODELS, SPECIFICATIONS, AND ANY OTHER WORK PRODUCT CREATED, DEVELOPED, OR PRODUCED BY STRUCTSOLVE ENGINEERING (THE 'COMPANY') DURING THE COURSE OF ITS SERVICES, INCLUDING ANY ADAPTATIONS, MODIFICATIONS, OR DERIVATIVE WORKS, SHALL BE AND REMAIN THE SOLE PROPERTY OF STRUCTSOLVE ENGINEERING. THE CLIENT IS GRANTED A NON-EXCLUSIVE, NON-TRANSFERABLE LICENSE TO USE THE DELIVERABLES PROVIDED BY STRUCTSOLVE ENGINEERING SOLELY FOR THE PURPOSE OF EXECUTING, MAINTAINING, AND OPERATING THE SPECIFIC PROJECT FOR WHICH THEY WERE CREATED. ANY MODIFICATIONS OR DERIVATIVE WORKS MUST BE APPROVED IN WRITING BY STRUCTSOLVE ENGINEERING. THE CLIENT SHALL NOT USE, REPRODUCE, DISTRIBUTE, OR MODIFY ANY OF THE COMPANY'S INTELLECTUAL PROPERTY FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF STRUCTSOLVE ENGINEERING. UNAUTHORIZED USE OF THE COMPANY'S INTELLECTUAL PROPERTY WILL BE CONSIDERED A MATERIAL BREACH OF CONTRACT AND MAY RESULT IN LEGAL ACTION. IF ANY THIRD-PARTY USE OF THE INTELLECTUAL PROPERTY IS PERMITTED, SUCH USE WILL REQUIRE THE THIRD PARTY TO ENTER INTO A DIRECT AGREEMENT WITH STRUCTSOLVE ENGINEERING.

2. **CONFIDENTIALITY**
 THE CLIENT MUST MAINTAIN THE CONFIDENTIALITY OF ALL CONFIDENTIAL INFORMATION RECEIVED FROM STRUCTSOLVE ENGINEERING AND MUST NOT DISCLOSE, USE, OR PERMIT ACCESS TO SUCH INFORMATION FOR ANY PURPOSE OTHER THAN THE EXECUTION OF THE SPECIFIC PROJECT FOR WHICH THE INFORMATION WAS PROVIDED. DISCLOSURE TO THIRD PARTIES REQUIRES PRIOR WRITTEN CONSENT AND A CONFIDENTIALITY AGREEMENT WITH SIMILAR OBLIGATIONS. CONFIDENTIAL OBLIGATIONS CONTINUE FOR FIVE (5) YEARS FROM THE TERMINATION OF THE AGREEMENT OR AS LONG AS THE INFORMATION REMAINS CONFIDENTIAL. THE CLIENT SHALL INDEMNIFY STRUCTSOLVE ENGINEERING FOR ANY BREACHES OF CONFIDENTIALITY.

3. **LIMITATION OF LIABILITY**
 THE TOTAL LIABILITY OF STRUCTSOLVE ENGINEERING FOR ANY CLAIMS, LOSSES, OR DAMAGES ARISING FROM THE SERVICES PROVIDED SHALL NOT EXCEED THE TOTAL FEES PAID BY THE CLIENT FOR THE SPECIFIC PROJECT. STRUCTSOLVE ENGINEERING SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFITS OR BUSINESS INTERRUPTION. CLAIMS MUST BE BROUGHT WITHIN ONE (1) YEAR FROM THE DATE OF SERVICE COMPLETION. THE CLIENT MUST MITIGATE DAMAGES AND CANNOT HOLD THE COMPANY LIABLE FOR ANY NON-COMPLIANCE OR DAMAGES RESULTING FROM MATERIALS OR DESIGNS PROVIDED BY THIRD PARTIES.

4. **INDEMNIFICATION**
 THE CLIENT AGREES TO INDEMNIFY AND HOLD STRUCTSOLVE ENGINEERING HARMLESS FROM CLAIMS, DAMAGES, AND EXPENSES ARISING FROM UNAUTHORIZED USE, MODIFICATIONS, OR BREACHES OF THE AGREEMENT BY THE CLIENT OR THIRD PARTIES. STRUCTSOLVE ENGINEERING INDEMNIFIES THE CLIENT FOR DAMAGES DIRECTLY RESULTING FROM ITS GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

5. **THIRD-PARTY RELIANCE**
 STRUCTSOLVE ENGINEERING'S SERVICES AND DELIVERABLES ARE INTENDED FOR THE CLIENT'S USE ONLY. THIRD-PARTY RELIANCE REQUIRES A RELIANCE AGREEMENT AND MAY INCUR ADDITIONAL FEES. ANY UNAUTHORIZED RELIANCE BY THIRD PARTIES WILL BE AT THEIR OWN RISK, AND STRUCTSOLVE ENGINEERING ASSUMES NO RESPONSIBILITY FOR SUCH USE. THE CLIENT MUST INFORM ANY THIRD PARTIES THAT RELIANCE ON THE COMPANY'S DELIVERABLES WITHOUT STRUCTSOLVE'S WRITTEN AUTHORIZATION IS NOT PERMITTED.

6. **USE OF DESIGNS**
 THE CLIENT MAY ONLY USE STRUCTSOLVE ENGINEERING'S DESIGNS FOR THE PROJECT SPECIFIED IN THE AGREEMENT. ANY MODIFICATIONS OR ALTERATIONS REQUIRE WRITTEN CONSENT FROM STRUCTSOLVE ENGINEERING. UNAUTHORIZED MODIFICATIONS VOID ANY WARRANTIES OR LIABILITIES ASSOCIATED WITH THE DESIGNS. ALL RIGHTS, INCLUDING COPYRIGHTS AND TRADEMARKS, REMAIN WITH STRUCTSOLVE ENGINEERING. STRUCTSOLVE RESERVES THE RIGHT TO USE ELEMENTS OF ITS DESIGNS, MODIFIED OR UNMODIFIED, IN FUTURE PROJECTS, PROVIDED NO CONFIDENTIAL INFORMATION IS DISCLOSED.

7. **COMPLIANCE WITH LAWS**
 BOTH PARTIES MUST COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, AND

CODES RELEVANT TO THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. STRUCTSOLVE ENGINEERING PROVIDES SUPPORT FOR COMPLIANCE, BUT THE RESPONSIBILITY FOR SITE SAFETY AND ADHERENCE TO REGULATIONS LIES WITH THE CONTRACTOR OR THE CLIENT. NON-COMPLIANCE DUE TO UNAUTHORIZED MODIFICATIONS BY THE CLIENT VOIDS THE COMPANY'S LIABILITY.

8. **CONSTRUCTION MEANS AND METHODS**
 THE RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PRACTICES LIES SOLELY WITH THE CONTRACTOR ENGAGED BY THE CLIENT. STRUCTSOLVE ENGINEERING IS NOT RESPONSIBLE FOR SITE SAFETY. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR MUST REPORT THEM IMMEDIATELY FOR RESOLUTION. UNAUTHORIZED DEVIATIONS FROM THE DESIGNS MAY VOID ANY WARRANTIES.

9. **SITE VISITS AND OBSERVATIONS**
 SITE VISITS CONDUCTED BY STRUCTSOLVE ENGINEERING ARE LIMITED IN SCOPE AND ARE NOT INTENDED TO SERVE AS EXHAUSTIVE INSPECTIONS. THE CONTRACTOR REMAINS RESPONSIBLE FOR QUALITY CONTROL AND SAFETY COMPLIANCE. SITE VISIT REPORTS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE CERTIFICATION OR APPROVAL OF THE WORK. THE CLIENT MUST ENSURE THAT THE SITE IS SAFE FOR STRUCTSOLVE ENGINEERING'S PERSONNEL TO CONDUCT OBSERVATIONS.

10. **WARRANTY DISCLAIMER**
 STRUCTSOLVE ENGINEERING PROVIDES ITS DELIVERABLES BASED ON PROFESSIONAL STANDARDS BUT MAKES NO GUARANTEES BEYOND THOSE EXPLICITLY STATED IN THE AGREEMENT. WARRANTIES ARE PROJECT-SPECIFIC AND NON-TRANSFERABLE. ANY DEFECTS ARISING FROM UNFORESEEN CONDITIONS OR INACCURATE CLIENT-PROVIDED INFORMATION ARE NOT COVERED UNDER THE WARRANTY. UNAUTHORIZED MODIFICATIONS BY THE CLIENT VOID ANY WARRANTIES PROVIDED.

11. **GOVERNING LAW**
 THIS AGREEMENT IS GOVERNED BY THE LAWS OF THE STATE OF IOWA. ANY DISPUTES SHALL BE RESOLVED IN POLK COUNTY, IOWA. BOTH PARTIES AGREE TO ENGAGE IN GOOD FAITH DISCUSSIONS AND MEDIATION BEFORE INITIATING LITIGATION. IN ANY LEGAL PROCEEDING, THE PREVAILING PARTY IS ENTITLED TO RECOVER REASONABLE ATTORNEYS' FEES AND COSTS.

12. **DISPUTE RESOLUTION**
 THE PARTIES AGREE TO RESOLVE DISPUTES THROUGH NEGOTIATION AND, IF NECESSARY, MEDIATION BEFORE ARBITRATION. ARBITRATION SHALL TAKE PLACE IN POLK COUNTY, IOWA UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION. CERTAIN ISSUES SUCH AS INTELLECTUAL PROPERTY DISPUTES MAY BE EXCLUDED FROM ARBITRATION AND ADDRESSED IN COURT. ALL DISPUTE RESOLUTION PROCEEDINGS ARE CONFIDENTIAL, AND LEGAL FEES MAY BE RECOVERABLE BY THE PREVAILING PARTY.

13. **FORCE MAJEURE**
 STRUCTSOLVE ENGINEERING IS NOT LIABLE FOR DELAYS CAUSED BY UNCONTROLLABLE EVENTS SUCH AS NATURAL DISASTERS OR PANDEMICS. THE CLIENT MUST COOPERATE DURING SUCH EVENTS, AND EITHER PARTY MAY TERMINATE THE AGREEMENT IF DELAYS EXCEED NINETY (90) DAYS. NOTICE MUST BE GIVEN FOR ANY FORCE MAJEURE EVENT, AND BOTH PARTIES MUST WORK TOGETHER TO MITIGATE THE IMPACT.

14. **ASSIGNMENT**
 THE CLIENT CANNOT ASSIGN ITS RIGHTS OR OBLIGATIONS WITHOUT STRUCTSOLVE ENGINEERING'S WRITTEN CONSENT. THE COMPANY MAY ASSIGN ITS RIGHTS TO AFFILIATES OR SUCCESSORS. UNAUTHORIZED ASSIGNMENTS ARE VOID AND MAY LEAD TO TERMINATION AND LEGAL REMEDIES. ALL SUCCESSORS AND PERMITTED ASSIGNS ARE BOUND BY THE TERMS OF THIS AGREEMENT.

15. **SEVERABILITY**
 IF ANY PART OF THE AGREEMENT IS FOUND TO BE INVALID, THE REMAINING PROVISIONS REMAIN ENFORCEABLE. THE PARTIES AGREE TO MODIFY ANY INVALID PROVISION IN A MANNER THAT PRESERVES THE ORIGINAL INTENT AND LEGAL ENFORCEABILITY. PROVISIONS REGARDING ASSIGNMENT, GOVERNING LAW, AND DISPUTE RESOLUTION SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.

GENERAL NOTES

- THE GENERAL STRUCTURAL NOTES ARE INTENDED TO SUPPLEMENT THE DRAWINGS.
- THESE PLANS SHOW THE GENERAL PROJECT REQUIREMENTS AND MAJOR DETAILS REQUIRED FOR THE CONSTRUCTION. SPECIFIC MINOR DETAILS ARE REQUIRED TO BE DETERMINED IN THE FIELD DURING CONSTRUCTION.
- UNLESS NOTED OTHERWISE, DETAILS SHALL BE APPLICABLE IN ALL SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND ANCHORING AS REQUIRED DURING INSTALLATION TO ENSURE THE STABILITY OF THE STRUCTURE.
- EXTERIOR OPENINGS SHALL BE COVERED WITH TEMPORARY CLOSURES WHEN WORK IS NOT BEING DONE ON THE SITE TO PROTECT THE INTERIOR SPACES FROM WEATHER, PESTS AND INTRUDERS.
- THE STRUCTURE IS DESIGNED TO BE STABLE AND SELF-SUPPORTING AFTER THE BUILDING IS FULLY ERECTED AND ALL CONNECTIONS ARE COMPLETED. UNLESS NOTED OTHERWISE, THE DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, GUYS AND TIE-DOWNS NECESSARY FOR THE ERECTION PROCESS.
- THE CONTRACTOR SHALL FOLLOW OSHA AND ALL OTHER APPLICABLE SAFETY CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED DUE TO ERRORS AND OMISSIONS BY THE CONTRACTOR.
- DAMAGES TO EXISTING COMPONENTS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER
- THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AND SHALL PREVENT THE CREATION OF WIND BORNE DEBRIS, DUST AND DIRT FROM LEAVING THE CONSTRUCTION SITE INTO ADJACENT PROPERTIES.
- DELEGATED DESIGNS PROVIDED BY OTHERS SHALL BE STAMPED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- DIMENSIONS SHOWN ARE APPROXIMATE. FIELD VERIFICATION OF FINAL MEASUREMENTS SHALL BE COMPLETED BY THE CONTRACTOR.
- APPLICABLE CODES AND STANDARDS:
 - CURRENT EDITION OF INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY LOCAL JURISDICTION INCLUDING ALL LOCAL AMENDMENTS
 - CURRENT EDITION OF AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATIONS (AWC NDS)
 - ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

DESIGN ASSUMPTIONS

RISK CATEGORY II
 WIND:
 WIND SPEED: 110 MPH
 EXPOSURE: B
 SOIL BEARING PRESSURE
 1500 PSF

DESIGN INTENT

THE STRUCTURE WAS DAMAGED BY A FIRE THAT ORIGINATED AT AN ADJACENT PROPERTY. THE FIRE PRIMARILY DAMAGED THE ROOF STRUCTURE. THE CLIENT SEEKS TO REPLACE THE OLD ROOF WITH A NEW WOODEN HIP ROOF. SOME AREAS OF DAMAGE TO THE EXISTING CMU WALLS ARE LISTED WITH RECOMMENDATIONS FOR REPAIR. IT IS ASSUMED THAT THE EXISTING STRUCTURE IS CAPABLE OF SUPPORTING THE NEW ROOF BECAUSE THE NEW ROOF IS THE SAME FOOTPRINT AS THE PREVIOUS ROOF. THE PREVIOUS ROOF WAS A FLAT ASPHALT AND GRAVEL ROOF THAT HAD A WOOD FRAMED HIP ROOF INSTALLED OVER THE TOP OF THE FLAT ROOF.



1776 22nd Street Suite 203
 West Des Moines Iowa, 50266
 operations@structsolve.com



NEW DESIGN FOR:
Roof Replacement
Gulshan Abbas
 114 N. Center Street
 Marshalltown, IA 50158

#	ISSUED FOR	DATE
1	PERMIT	11-18-25

DRAWN BY
 TS
 PROJECT NUMBER
 P10499

GENERAL INFORMATION
 S000

MASONRY CONSTRUCTION

1. APPLICABLE CODES AND STANDARDS:
2. CMU BLOCKS
 - 2.1. MATERIAL
 - 2.1.1. PRODUCT: ASTM C90 COMPLIANT
 - 2.1.2. MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI
 - 2.1.3. NOMINAL SIZE OF 8" x 8" x 16"
 - 2.1.4. 3/8" MORTAR JOINTS UNLESS OTHERWISE SPECIFIED.
3. MORTAR
 - 3.1. ASTM C 270 - TYPE S MORTAR
 - 3.2. 1 PART CEMENT, 0.5 PARTS HYDRATED MASON'S LIME, 4.5 PARTS MASONS' SAND
4. GROUT
 - 4.1. ASTM C 476
 - 4.2. FINE - 1 PART CEMENT, 3 PARTS MASON'S SAND
 - 4.2.1. COARSE - 1 PART CEMENT, 3 PARTS MASON'S SAND, 2 PARTS PEA GRAVEL
3. REINFORCEMENT STANDARDS
 - 3.1. DEFORMED BARS ASTM A615 Fy = 60 KSI
4. REINFORCEMENT PROTECTION
 - 4.1. EXPOSED TO WEATHER OR EARTH:
 - 4.1.1. BARS #5 AND SMALLER OR WIRE - 1-1/2"
 - 4.1.2. BARS #6 AND LARGER - 2"

GENERAL WOOD NOTES

1. ALL ROUGH CARPENTRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA "NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION"; TPI "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES"; APA "PLYWOOD DESIGN SPECIFICATIONS" AND THE INTERNATIONAL BUILDING CODE.
2. ALL MULTI-PLY LUMBER HEADERS AND COLUMNS SHALL BE FASTENED TOGETHER WITH 16d CEMENT COATED BOX NAILS AT MAXIMUM 12" OC. NAILS SHALL BE STAGGERED AND CLINCHED.
3. ALL FRAMING SHALL BE DOUGLAS FIR #2.
4. PROVIDE CRIPPLE STUDS ON 16" CENTERS ABOVE AND BELOW OPENINGS.
5. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY MUST BE PRESSURE TREATED. FASTENERS MUST BE GALVANIZED OR STAINLESS STEEL. THE SILL PLATE MUST BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER SIMPSON TITAN HD SCREW ANCHOR @ 24" CENTERS WITH A MINIMUM 3-3/4" EMBEDMENT.
6. SIMPSON STRONG TIE IS THE BASIS OF DESIGN FOR WOOD FRAMING CONNECTIONS.
7. DOUBLE TOP PLATE SPLICES SHALL BE SPACED NO LESS THAN 4 FEET APART AND SHALL BE FASTENED WITH TWELVE 10d COMMON NAILS ON EACH SIDE OF THE SPLICE. ALTERNATIVELY, A SPLICE STRAP MAY BE USED TO PROVIDE A CONTINUOUS LOAD PATH.
8. ROOF PANELS SHALL BE 1/2" APA RATED SHEATHING STRUCTURAL I. SPAN RATING OF 32/16. ATTACH WITH 10d NAILS AT 6" CENTERS ALONG EDGES AND 12" IN FIELD. LAY SHEATHING WITH STRENGTH AXIS PERPENDICULAR TO SUPPORT FRAMING AND STAGGER END JOINTS BY 4'-0".
9. FLOOR SHEATHING SHALL BE 1/2" APA RATED SHEATHING STRUCTURAL I. SPAN RATING OF 32/16. ATTACH WITH 10d NAILS ON 6" CENTERS ALONG EDGES AND 12" IN FIELD. LAY SHEATHING WITH STRENGTH AXIS PERPENDICULAR TO SUPPORT FRAMING AND STAGGER END JOINTS BY 4'-0".
10. BOLTS SHALL HAVE A MINIMUM BOLT BENDING YIELD STRENGTH OF 45,000 PSI.
11. FASTENERS NOT SPECIFIED IN DRAWINGS SHALL COMPLY WITH THE FASTENER SCHEDULES IN THE INTERNATIONAL RESIDENTIAL CODE.

WOOD TRUSSES

1. THE TRUSS MANUFACTURER SHALL PROVIDE SEALED AND SIGNED DRAWINGS BY A LICENSED ENGINEER IN THE STATE OF IOWA FOR THE TRUSSES TO PROVIDE ADEQUATE CAPACITY FOR THE LOADS LISTED.
2. DESIGN LOADS:
 - 2.1. ROOF TRUSSES:

2.1.1. LIVE LOADS :	20 PSF
2.1.2. TOP CHORD DEAD LOAD:	10 PSF
2.1.3. BOTTOM CHORD DEAD LOAD:	10 PSF
2.1.4. SNOW LOAD PG:	25 PSF
2.1.5. SNOW LOAD PS:	20 PSF
3. METAL PLATES USED IN THE MANUFACTURE OF WOOD TRUSSES SHALL COMPLY WITH TPI "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES AND CONNECTORS."
4. THE MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS INDICATING THE GRADE AND SPECIES OF WOOD. THE MANUFACTURE SHALL ALSO PROVIDE PLANS INDICATING THE LOCATIONS OF THE TRUSSES.
5. THE MANUFACTURER SHALL PROVIDE DESIGN FOR THE LOCATION AND QUANTITY OF BRIDGING.
6. COORDINATE OPENINGS IN TRUSS FOR INSTALLATION OF HVAC AND OTHER UTILITIES AS REQUIRED.
7. POINT LOADS SHALL BE APPLIED ONLY AT PANEL LOCATIONS. COORDINATE REQUIREMENTS WITH TRUSS MANUFACTURER.
8. ATTACH EACH TRUSS TO THE TOP PLATES OF WALLS WITH SIMPSON A35 CLIPS.
9. STAGGER SPLICES SO THAT ADJACENT PURLINS ARE NOT SPLICED ON THE SAME TRUSS.



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Gulshan Abbas
 114 N. Center Street
 Marshalltown, IA 50158

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1	PERMIT	11-18-25

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NOTES AND
SPECS
S001



NEW DESIGN FOR:
Roof Replacement

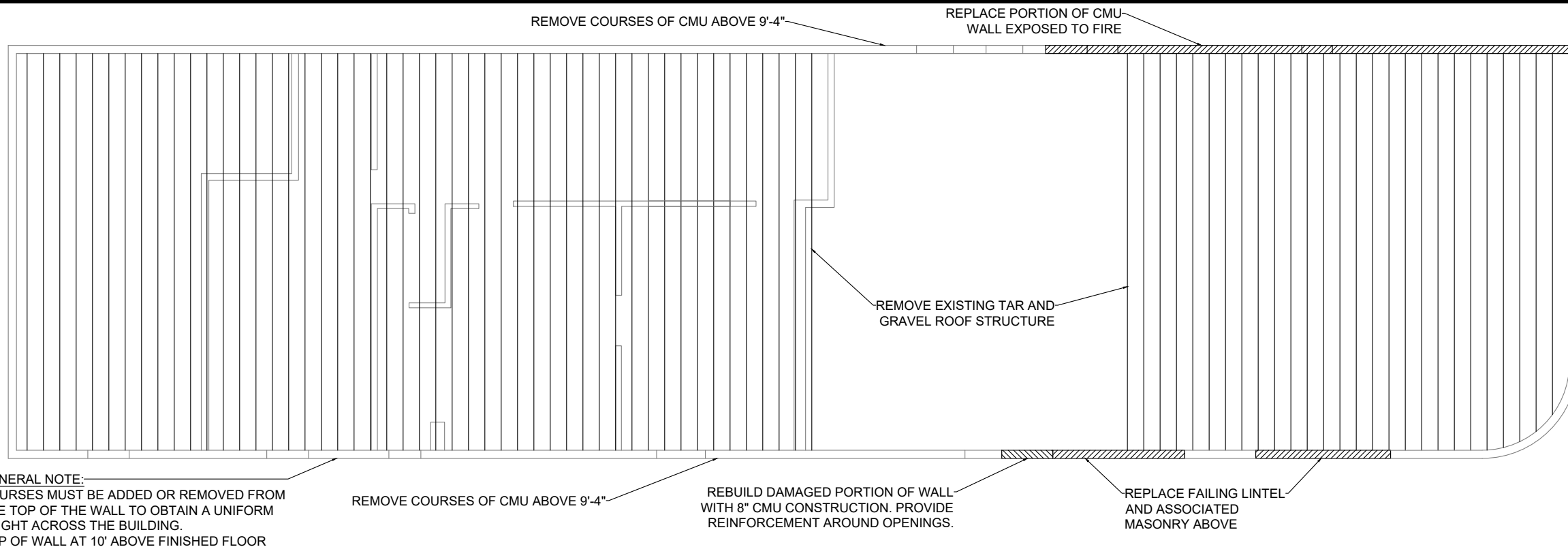
Gulshan Abbas
114 N. Center Street
Marshalltown, IA 50158

#	ISSUED FOR	DATE
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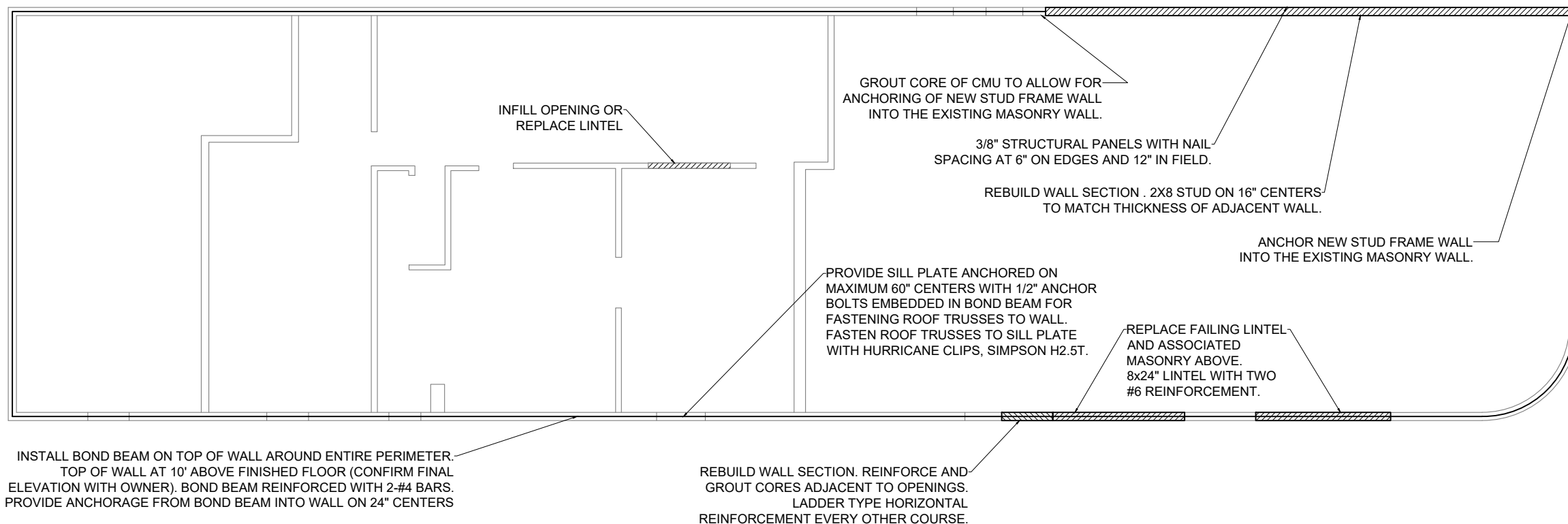
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P10499

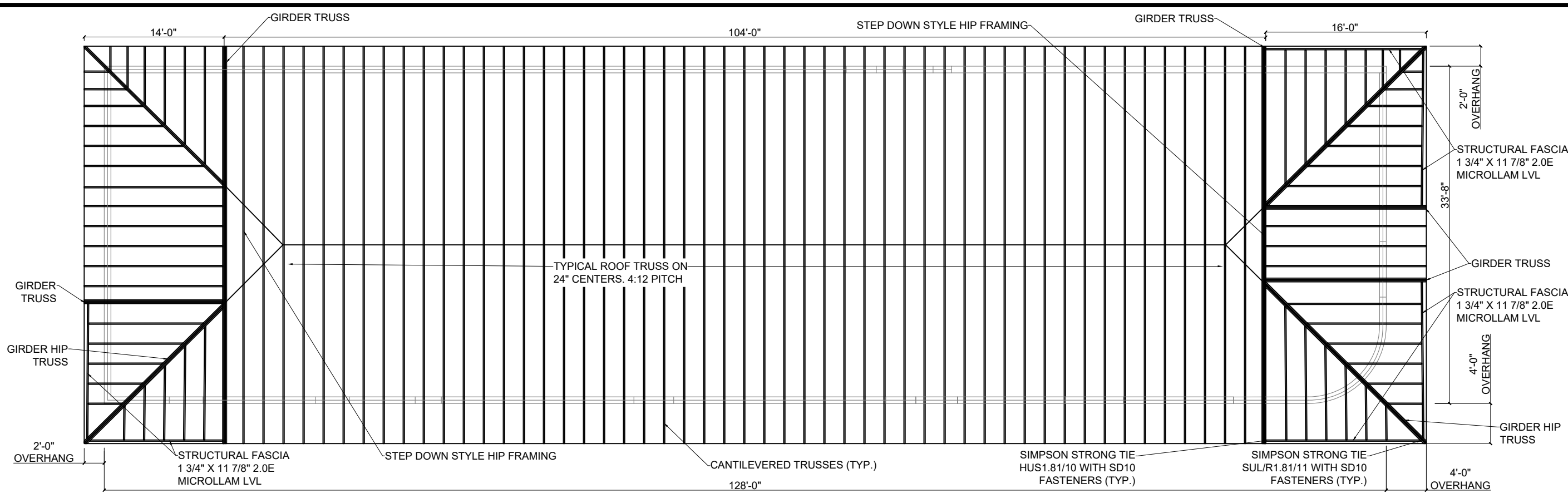
**MAIN FLOOR
PLAN
S100**



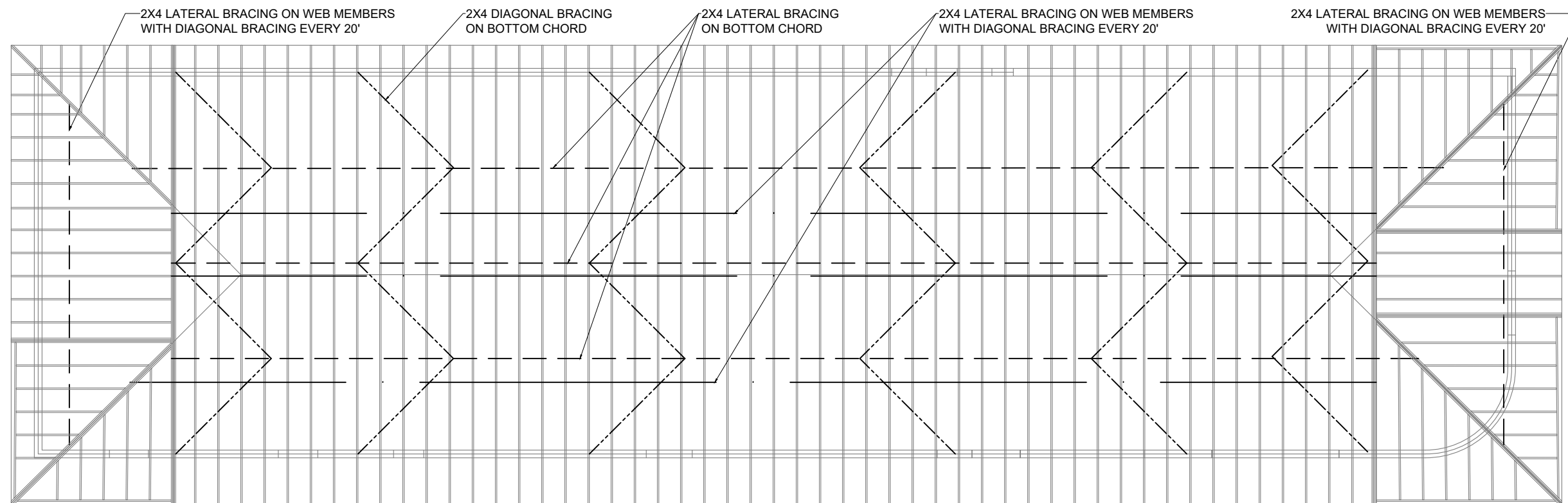
1 MAIN FLOOR DEMOLITION PLAN
3/32" = 1'-0"



2 MAIN FLOOR NEW WORK PLAN
3/32" = 1'-0"



1 ROOF PLAN
3/32" = 1'-0"



2 BRACING PLAN
3/32" = 1'-0"

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P10499

ROOF PLAN
S101

From: [Clayton Ender](#)
To: ["landmarkcompleteconstruction@gmail.com"](#); ["gulshan126wb@gmail.com"](#)
Cc: ["Debbie Millizer"](#)
Subject: 114 N Center St - The Depot
Date: Tuesday, November 25, 2025 1:01:00 PM

Lake and Gulshan,

The building permit for repair of The Depot building at 114 N Center St is denied. This denial is based upon the fact that the building is a major nonconforming structure pursuant to the zoning code. Specifically, §156.D.007(D)(2)(a) of the zoning code stipulates that one-story buildings are prohibited in the UC, Urban Core Zoning District (which this property is located). Furthermore, we find that the damage to the structure exceeds 50% of the gross floor area which is the threshold for when a major non-conforming use may no longer be repaired pursuant to §156.K.003(C) of the zoning code. The building has been found to be a major non-conforming structure based upon history of “generation of substantiated criminal complaints” at this property as confirmed by the Marshalltown Police Department.

Based upon these findings this would mean that the full building must be demolished. A demolition permit is required for demolition. Any new construction must be in full compliance with the zoning code and applicable building/fire codes.

Please note that you do have the right to appeal this determination. You must file a notice of appeal at 24 North Center Street which shall be submitted on an appeal application as available with the city. Please contact me to receive an appeal application if you wish to file an appeal. The appeal shall be filed within 10 days from the date of service of this determination. An appeal cannot grant a variance to the zoning code, but can reverse or modify this determination.

I would be happy to have a chat with either or both of you regarding your options for this site. I will be in the office today (11-25) and tomorrow (11-26). City offices will be closed Thursday and Friday in observance of Thanksgiving holiday.

Clayton Ender, AICP
Assistant Director of Housing and Community Development
City of Marshalltown
24 N Center Street
Marshalltown, IA 50158
PH: 641-754-5756
cender@marshalltown-ia.gov
www.marshalltown-ia.gov

**City of Marshalltown
Police Department**



**Joel Greer, Mayor
Carol Webb, City Administrator
Christopher T. Jones, Chief of Police
909 South 2nd Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5729
Fax - (641) 752-1211**

Date: December 3, 2025
To: Clayton Ender
Assistant Director of Housing and Community Development
From: Chief of Police Christopher Jones
Subject: Frequency of Police Involvement at 114 North Center

On December 2, 2025, I was asked to provide information on the frequency of police department involvement at 114 N. Center Street. I was able to run a call-for-service report for that address from January 1, 2022, through December 3, 2025. I have included my full report with this memo.

From January 1, 2022, through December 2, 2025, officers have responded to 114 North Center Street 687 times for various reasons. Several calls were not criminal in nature, such as welfare checks (21), traffic stops (36), general public-initiated contacts (61), officer-initiated activity (75), criminal incident follow-up (119), and building checks (34). Many have resulted in criminal activity investigations, 160 criminal cases in total. The criminal complaints involve the investigation of assaults, vandalism, personal disputes, general disturbances, officer-initiated arrests, theft, trespassing, warrant arrests, and weapons-related incidents.

Even though I believe the property owners of 114 North Center Street have been cooperative with our police department, their business model and hours of operation have led to a heightened level of criminal activity in the area.



Chief of Police Christopher Jones

CITY COUNCIL

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



911 Hang Up

03/10/23 09:00 23011602 PD23-00501 911 Hang Up

11/24/23 12:42 23058755 PD23-02813 911 Hang Up

04/12/24 23:50 24023302 911 Hang Up

911 Hang Up Total: 3

Accident with property damage

06/16/22 20:33 22025956 Accident with property damage

07/18/22 14:56 22031203 Accident with property damage

07/26/22 17:55 22032511 Accident with property damage

09/30/22 19:35 22043891 Accident with property damage

10/24/23 13:34 23052713 Accident with property damage

08/07/24 16:35 24050797 Accident with property damage

Accident with property damage Total: 6

Administration

07/12/22 07:46 22030201 Administration

01/19/24 23:18 24003897 Administration

04/29/24 10:11 24026949 Administration

09/07/24 03:22 24057694 Administration

07/05/25 20:21 25039870 Administration

07/05/25 20:24 25039871 Administration

08/12/25 16:05 25047667 Administration

09/11/25 14:40 25054237 Administration

Administration Total: 8

Alcohol Incident (non traffic)

06/09/22 11:22 22024674 PD22-01244 Alcohol Incident (non traffic)

06/17/22 23:40 22026127 Alcohol Incident (non traffic)

09/19/22 00:43 22041697 Alcohol Incident (non traffic)

09/30/22 21:00 22043905 Alcohol Incident (non traffic)

02/26/25 19:20 25011954 Alcohol Incident (non traffic)

04/05/25 22:06 25020535 Alcohol Incident (non traffic)

08/20/25 15:23 25049382 Alcohol Incident (non traffic)

09/12/25 23:05 25054589 Alcohol Incident (non traffic)

Alcohol Incident (non traffic) Total: 8

Animal at Large

04/21/22 17:35 22016438 Animal at Large

02/04/23 15:17 23005808 Animal at Large

Animal at Large Total: 2

Animal Complaint

10/13/22 14:00 22045827 PD22-02303 Animal Complaint

11/03/22 11:25 22049201 PD22-02482 Animal Complaint

Animal Complaint Total: 2

Assault

03/22/22 13:24 22011599 PD22-00607 Assault

10/08/23 20:58 23050102 Assault

10/25/23 18:27 23052963 Assault

06/18/24 20:47 24039129 PD24-01370 Assault

07/26/24 16:10 24048108 Assault

08/01/24 08:49 24049303 PD24-01727 Assault

12/29/24 14:11 24082929 PD24-02848 Assault

06/13/25 01:46 25034955 Assault

06/17/25 23:04 25036008 Assault

Assault Total: 9

Assist Other Agency

09/12/23 19:04 23045555 Assist Other Agency

02/13/24 15:25 24009790 Assist Other Agency

Assist Other Agency Total: 2

Building Check

09/24/22 20:14 22042781 Building Check

10/21/22 22:03 22047142 Building Check

10/30/22 22:10 22048646 Building Check

11/08/22 20:19 22050160 Building Check

11/11/22 15:41 22050620 Building Check

11/22/22 01:14 22052334 Building Check

11/30/22 20:18 22053629 Building Check

12/24/22 11:50 22057310 Building Check

12/29/22 20:23 22058129 Building Check

01/27/23 13:28 23004486 Building Check

02/24/23 14:12 23009252 Building Check

12/04/23 23:34 23061067 Building Check

03/13/24 10:10 24016410 Building Check

03/31/24 23:49 24020453 Building Check

04/11/24 03:47 24022827 Building Check

05/04/24 00:16 24028169 Building Check

05/13/24 05:39 24030296 Building Check

07/21/24 16:07 24046882 Building Check

08/31/24 03:04 24055926 Building Check

10/31/24 00:10 24070183 Building Check

11/27/24 14:47 24076356 PD24-02651 Building Check

02/25/25 02:32 25011476 Building Check

04/30/25 00:24 25025583 Building Check

06/19/25 01:54 25036241 Building Check

06/25/25 15:33	25037689	Building Check
07/26/25 21:09	25044260	Building Check
07/30/25 23:03	25045100	Building Check
08/01/25 13:15	25045428	Building Check
09/13/25 21:24	25054772	Building Check
09/14/25 01:02	25054798	Building Check
09/14/25 02:52	25054810	Building Check
09/14/25 19:49	25054922	Building Check
09/15/25 02:03	25054958	Building Check
09/16/25 22:41	25055358	Building Check

Building Check Total: 34

Burglary

08/02/23 01:30	23038320	PD23-01821	Burglary
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Burglary Total: 1

Civil Papers

02/26/22 11:08	22007982	Civil Papers
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06/10/25 17:41	25034464	Civil Papers
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Civil Papers Total: 2

Civil Problem

12/01/24 11:26	24077181	Civil Problem
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Civil Problem Total: 1

Damage to Property

11/05/22 11:24 22049549 Damage to Property

11/09/22 16:03 22050283 PD22-02537 Damage to Property

11/24/22 10:27 22052757 Damage to Property

01/03/24 01:37 24000427 PD24-00018 Damage to Property

05/10/24 21:11 24029814 PD24-01044 Damage to Property

09/24/24 23:35 24061709 Damage to Property

09/19/25 02:44 25055752 PD25-01844 Damage to Property

Damage to Property Total: 7

Disabled Vehicle

09/27/22 01:50 22043217 Disabled Vehicle

11/10/24 21:03 24072623 Disabled Vehicle

Disabled Vehicle Total: 2

Disorderly Conduct

06/17/22 21:23 22026106 Disorderly Conduct

Disorderly Conduct Total: 1

Dispute Between Persons

04/16/22 19:25 22015614 PD22-00797 Dispute Between Persons

05/14/22 20:09 22020329 Dispute Between Persons

07/17/22 00:10 22030976 Dispute Between Persons

07/26/22 21:00 22032534 Dispute Between Persons

02/12/23 01:56 23007169 PD23-00311 Dispute Between Persons

11/25/23 20:30 23059055 PD23-02826 Dispute Between Persons

05/28/24 01:08 24033871 PD24-01204 Dispute Between Persons

02/18/25 04:49 25009976 Dispute Between Persons

05/14/25 10:56 25028663 Dispute Between Persons

06/10/25 13:21 25034400 Dispute Between Persons

07/09/25 19:21 25040684 Dispute Between Persons

08/25/25 18:36 25050432 Dispute Between Persons

Dispute Between Persons Total: 12

Disturbance

01/04/22 19:35 22000447 PD22-00028 Disturbance

02/05/22 16:56 22005086 PD22-00280 Disturbance

02/14/22 16:05 22006286 Disturbance

04/14/22 21:54 22015303 Disturbance

04/15/22 17:50	22015428		Disturbance
05/01/22 13:41	22018001		Disturbance
05/31/22 17:06	22023178	PD22-01177	Disturbance
07/16/22 20:27	22030948		Disturbance
07/23/22 01:49	22031920		Disturbance
09/23/22 21:03	22042658		Disturbance
10/31/22 21:40	22048795		Disturbance
11/09/22 01:22	22050189		Disturbance
06/08/23 00:34	23028129		Disturbance
08/04/23 19:08	23038738		Disturbance
08/21/23 00:19	23041514		Disturbance
10/18/23 22:57	23051822	PD23-02530	Disturbance
10/27/23 12:28	23053262	PD23-02606	Disturbance

10/29/23 20:53	23053688		Disturbance
11/23/23 19:10	23058667		Disturbance
12/08/23 23:34	23061962	PD23-02926	Disturbance
03/12/24 22:33	24016340		Disturbance
03/25/24 17:13	24019024		Disturbance
05/03/24 14:12	24028041		Disturbance
05/25/24 09:20	24033252		Disturbance
07/26/24 15:20	24048085		Disturbance
08/26/24 11:30	24054871		Disturbance
09/13/24 16:30	24059189	PD24-02073	Disturbance
09/28/24 20:03	24062685		Disturbance
11/02/24 20:42	24070908		Disturbance
11/04/24 02:22	24071122		Disturbance
11/09/24 21:18	24072464		Disturbance

11/10/24 17:55 24072599 Disturbance

03/02/25 21:31 25012863 Disturbance

03/15/25 05:48 25015615 Disturbance

03/25/25 10:32 25017878 Disturbance

03/31/25 16:50 25019294 Disturbance

04/22/25 00:30 25023903 PD25-00739 Disturbance

05/18/25 13:43 25029554 PD25-00944 Disturbance

06/11/25 01:13 25034521 Disturbance

06/12/25 15:05 25034872 Disturbance

06/13/25 02:12 25034957 PD25-01124 Disturbance

06/21/25 03:29 25036757 Disturbance

06/30/25 23:35 25038816 Disturbance

Disturbance Total: 43

Domestic Incident

04/19/23 13:53 23019030 Domestic Incident

Domestic Incident Total: 1

Drug Related

06/30/22 22:17 22028161

Drug Related

07/05/22 18:45 22029068

Drug Related

09/13/23 23:22 23045796

Drug Related

06/16/24 23:44 24038650

Drug Related

Drug Related Total: 4

Fire Illegal Burn

04/04/24 08:10 24021201

Fire Illegal Burn

Fire Illegal Burn Total: 1

Fireworks Complaint

10/27/23 02:21 23053191

Fireworks Complaint

06/20/25 13:09 25036577

Fireworks Complaint

07/05/25 00:14 25039733

Fireworks Complaint

Fireworks Complaint Total: 3

Flock

03/30/24 16:33 24020201

Flock

Flock Total: 1

Followup

01/11/22 09:52 22001270

Followup

01/11/22 15:09 22001333

Followup

01/13/22 15:15 22001711

Followup

05/01/22 17:40 22018026

Followup

05/31/22 16:21	22023169	Followup
06/04/22 12:58	22023822	Followup
06/22/22 15:18	22026880	Followup
06/25/22 16:33	22027364	Followup
06/29/22 13:30	22027910	Followup
07/22/22 20:41	22031886	Followup
08/10/22 13:42	22035077	Followup
08/11/22 07:21	22035191	Followup
08/24/22 14:43	22037402	Followup
08/25/22 10:52	22037588	Followup
08/25/22 14:11	22037632	Followup
08/31/22 16:15	22038636	Followup
09/01/22 16:19	22038759	Followup

09/02/22 09:56	22038909	Followup
09/02/22 15:43	22038963	Followup
09/02/22 16:43	22038973	Followup
09/19/22 11:13	22041787	Followup
09/26/22 09:39	22043061	Followup
09/26/22 12:52	22043100	Followup
10/14/22 22:34	22046059	Followup
10/15/22 20:32	22046170	Followup
10/15/22 23:09	22046189	Followup
10/30/22 15:32	22048587	Followup
11/03/22 12:00	22049209	Followup
12/24/22 00:49	22057273	Followup
12/24/22 12:21	22057312	Followup
12/24/22 19:46	22057341	Followup

12/25/22 22:37	22057467	Followup
12/28/22 23:21	22057985	Followup
12/29/22 17:46	22058115	Followup
01/13/23 13:33	23002011	Followup
02/22/23 09:31	23008890	Followup
03/23/23 18:31	23014018	Followup
06/11/23 21:15	23028798	Followup
06/23/23 20:35	23031062	Followup
06/24/23 15:26	23031236	Followup
07/12/23 01:02	23034563	Followup
07/12/23 19:31	23034671	Followup
07/18/23 19:38	23035626	Followup
07/18/23 21:24	23035643	Followup

07/19/23 03:31	23035693		Followup
07/23/23 15:52	23036520	PD23-01741	Followup
07/26/23 21:01	23037106		Followup
07/27/23 16:53	23037225		Followup
07/29/23 20:08	23037655		Followup
08/01/23 00:10	23038036		Followup
08/10/23 16:10	23039704		Followup
08/16/23 06:04	23040649		Followup
08/19/23 21:12	23041285		Followup
08/24/23 00:51	23042013		Followup
08/28/23 22:01	23042841		Followup
11/30/23 22:17	23060231		Followup
12/09/23 17:41	23062095		Followup
12/11/23 19:25	23062543		Followup

12/14/23 14:28	23063140		Followup
12/17/23 22:26	23063843		Followup
12/22/23 00:46	23064825		Followup
01/19/24 22:00	24003881	PD24-00146,	Followup
01/30/24 12:23	24006456		Followup
02/01/24 09:03	24006917		Followup
03/14/24 09:43	24016633		Followup
03/31/24 12:30	24020379		Followup
04/12/24 16:51	24023233		Followup
04/18/24 19:30	24024586		Followup
06/07/24 02:53	24036379		Followup
06/18/24 21:13	24039132		Followup
06/18/24 21:22	24039133		Followup

06/18/24 22:13	24039146	Followup
07/21/24 02:13	24046767	Followup
08/08/24 11:29	24050954	Followup
09/04/24 10:33	24056970	Followup
09/06/24 15:00	24057544	Followup
09/16/24 15:33	24059829	Followup
10/11/24 03:51	24065599	Followup
10/17/24 20:20	24067071	Followup
10/27/24 11:05	24069277	Followup
10/27/24 13:52	24069317	Followup
10/27/24 14:52	24069331	Followup
10/30/24 10:01	24069994	Followup
10/31/24 21:25	24070447	Followup
11/16/24 11:26	24073848	Followup

11/30/24 02:08	24076912	Followup
12/02/24 11:33	24077408	Followup
12/26/24 16:20	24082414	Followup
12/27/24 11:33	24082531	Followup
01/14/25 14:19	25002847	Followup
01/19/25 09:28	25003862	Followup
01/19/25 18:23	25003932	Followup
02/09/25 13:02	25008318	Followup
02/09/25 19:22	25008372	Followup
02/10/25 04:20	25008412	Followup
03/16/25 14:10	25015876	Followup
03/28/25 18:11	25018679	Followup
04/04/25 00:00	25020100	Followup

04/04/25 19:50	25020321	Followup
04/08/25 17:53	25021130	Followup
04/24/25 19:32	25024521	Followup
04/25/25 18:09	25024728	Followup
04/25/25 20:54	25024757	Followup
05/26/25 03:14	25031047	Followup
06/15/25 18:03	25035503	Followup
06/16/25 10:09	25035595	Followup
07/03/25 01:28	25039279	Followup
07/21/25 10:30	25043064	Followup
07/29/25 02:34	25044639	Followup
08/04/25 13:17	25046018	Followup
08/04/25 15:30	25046042	Followup
08/06/25 04:27	25046297	Followup

08/09/25 11:24 25046935 Followup

08/12/25 16:51 25047684 Followup

08/16/25 16:14 25048525 Followup

08/29/25 14:40 25051407 Followup

08/30/25 16:23 25051706 Followup

09/10/25 16:29 25054053 Followup

09/18/25 09:53 25055604 Followup

Followup Total: 119

Forgery

01/10/25 21:27 25002104 Forgery

Forgery Total: 1

Found Property

09/15/23 17:45 23046165 Found Property

03/31/24 13:14 24020382 Found Property

02/28/25 14:15 25012402 Found Property

Found Property Total: 3

Fraud

07/26/23 18:14 23037085 Fraud

09/27/24 13:04 24062328 Fraud

Fraud Total: 2

Harrasment

04/29/22 10:56 22017623 Harrasment

06/22/25 16:07 25037083 Harrasment

Harrasment Total: 2

Information Report

02/13/23 12:24 23007347 Information Report

11/27/24 05:54 24076224 Information Report

Information Report Total: 2

Juvenile Delinquency

03/01/22 18:13 22008467 Juvenile Delinquency

06/15/22 21:05 22025805 Juvenile Delinquency

03/25/24 17:48 24019031 Juvenile Delinquency

03/30/24 01:32 24020031 Juvenile Delinquency

08/01/24 00:00 24049256 Juvenile Delinquency

07/02/25 23:22 25039265 Juvenile Delinquency

Juvenile Delinquency Total: 6

Loud Music/Party

08/04/23 23:22 23038782 Loud Music/Party

Loud Music/Party Total: 1

Medical Breathing Difficulty

10/08/22 23:55 22045111 Medical Breathing Difficulty

Medical Breathing Difficulty Total: 1

Medical Fall

03/05/22 15:19 22009019 Medical Fall

03/04/25 12:50 25013232

Medical Fall

Medical Fall Total: 2

Medical Heart-Chest Pain

10/20/22 19:01 22046949

Medical Heart-Chest Pain

11/08/24 12:27 24072143

Medical Heart-Chest Pain

09/09/25 01:01 25053728

PD25-01770

Medical Heart-Chest Pain

Medical Heart-Chest Pain Total: 3

Medical Incident

02/27/22 17:32 22008175

Medical Incident

11/16/22 09:38 22051408

Medical Incident

04/14/23 08:24 23018082

Medical Incident

06/14/23 13:40 23029262

Medical Incident

07/23/23 09:29 23036454

Medical Incident

08/08/23 21:22 23039442

Medical Incident

11/21/23 08:52 23058109

Medical Incident

12/11/23 00:54 23062341

Medical Incident

07/31/24 00:09 24049034

Medical Incident

08/17/24 18:04 24052986 Medical Incident

04/24/25 10:20 25024378 Medical Incident

09/03/25 03:14 25052347 Medical Incident

Medical Incident Total: 12

Medical Stabbing

08/12/22 21:54 22035490 Medical Stabbing

Medical Stabbing Total: 1

Medical Unconscious/unresponsive

06/25/25 17:23 25037707 Medical Unconscious/unresponsive

09/07/25 19:23 25053427 Medical Unconscious/unresponsive

Medical Unconscious/unresponsive Total: 2

Mental Illness

04/04/22 17:41 22013493 Mental Illness

04/06/22 08:42 22013736 Mental Illness

Mental Illness Total: 2

Officer Initiated Activity

03/21/22 22:42 22011526 PD22-00603 Officer Initiated Activity

04/24/22 20:01 22016921 Officer Initiated Activity

06/24/22 22:50 22027267 Officer Initiated Activity

06/26/22 21:34 22027530 Officer Initiated Activity

06/30/22 13:02 22028079 Officer Initiated Activity

07/04/22 01:22	22028763		Officer Initiated Activity
07/11/22 23:57	22030181		Officer Initiated Activity
07/12/22 00:10	22030182		Officer Initiated Activity
08/21/22 22:16	22036899		Officer Initiated Activity
09/23/22 20:51	22042656		Officer Initiated Activity
09/25/22 00:34	22042826	PD22-02177	Officer Initiated Activity
10/07/22 17:20	22044899		Officer Initiated Activity
10/09/22 20:58	22045237	PD22-02276	Officer Initiated Activity
10/09/22 22:11	22045247		Officer Initiated Activity
11/22/22 21:07	22052476		Officer Initiated Activity
11/26/22 01:58	22052935		Officer Initiated Activity
11/26/22 20:25	22053033		Officer Initiated Activity
12/02/22 11:43	22053919		Officer Initiated Activity

12/06/22 19:48	22054612	PD22-02723	Officer Initiated Activity
12/11/22 22:53	22055494		Officer Initiated Activity
03/11/23 23:14	23011885	PD23-00524	Officer Initiated Activity
04/14/23 22:55	23018256		Officer Initiated Activity
04/24/23 11:17	23019871	PD23-00873	Officer Initiated Activity
05/04/23 01:05	23021783		Officer Initiated Activity
05/10/23 21:56	23023097		Officer Initiated Activity
05/19/23 04:43	23024505		Officer Initiated Activity
06/11/23 21:13	23028797		Officer Initiated Activity
06/12/23 19:46	23028981		Officer Initiated Activity
06/16/23 19:21	23029731		Officer Initiated Activity
07/28/23 21:08	23037478		Officer Initiated Activity
07/29/23 02:08	23037524		Officer Initiated Activity
08/01/23 18:12	23038217		Officer Initiated Activity

08/23/23 00:01	23041793	PD23-02017	Officer Initiated Activity
08/28/23 15:32	23042780		Officer Initiated Activity
11/25/23 01:43	23058905		Officer Initiated Activity
03/16/24 23:13	24017210		Officer Initiated Activity
04/10/24 21:20	24022784		Officer Initiated Activity
04/24/24 17:16	24025933		Officer Initiated Activity
05/02/24 12:45	24027741		Officer Initiated Activity
05/10/24 22:30	24029831		Officer Initiated Activity
05/31/24 12:46	24034816		Officer Initiated Activity
06/15/24 17:03	24038406		Officer Initiated Activity
06/20/24 23:10	24039577	PD24-01392	Officer Initiated Activity
06/23/24 16:13	24040302		Officer Initiated Activity
07/25/24 19:38	24047903	PD24-01677	Officer Initiated Activity

07/31/24 00:00	24049032		Officer Initiated Activity
08/28/24 22:10	24055407		Officer Initiated Activity
09/04/24 10:36	24056973	PD24-02001	Officer Initiated Activity
09/21/24 01:04	24060919		Officer Initiated Activity
09/28/24 00:21	24062483		Officer Initiated Activity
01/31/25 02:10	25006331		Officer Initiated Activity
02/27/25 01:45	25012010		Officer Initiated Activity
03/09/25 22:25	25014236		Officer Initiated Activity
04/10/25 14:40	25021565		Officer Initiated Activity
04/12/25 13:54	25022004		Officer Initiated Activity
04/27/25 20:41	25025127		Officer Initiated Activity
05/10/25 18:26	25027908		Officer Initiated Activity
06/04/25 23:02	25033248		Officer Initiated Activity
06/06/25 01:02	25033466		Officer Initiated Activity

06/23/25 07:48	25037168		Officer Initiated Activity
07/02/25 20:23	25039240		Officer Initiated Activity
07/26/25 22:37	25044282		Officer Initiated Activity
07/30/25 23:45	25045110		Officer Initiated Activity
08/11/25 01:17	25047259		Officer Initiated Activity
08/12/25 15:37	25047654	PD25-01540	Officer Initiated Activity
08/27/25 04:16	25050765		Officer Initiated Activity
09/11/25 21:14	25054313		Officer Initiated Activity
09/19/25 21:44	25055899		Officer Initiated Activity
09/23/25 21:26	25056725		Officer Initiated Activity
10/02/25 23:22	25058677		Officer Initiated Activity
10/08/25 21:19	25059865		Officer Initiated Activity
10/28/25 01:11	25063431	PD25-02096	Officer Initiated Activity

10/28/25 02:52 25063441 Officer Initiated Activity

11/02/25 00:05 25064336 Officer Initiated Activity

11/21/25 00:29 25068153 Officer Initiated Activity

Officer Initiated Activity Total: 75

Parking Enforcement

07/29/25 06:21 25044649 Parking Enforcement

08/03/25 22:49 25045922 Parking Enforcement

Parking Enforcement Total: 2

Public Contact

03/03/22 01:20 22008652 Public Contact

06/24/22 15:49 22027215 Public Contact

11/02/22 14:43 22049055 Public Contact

12/04/22 14:49 22054279 Public Contact

02/03/23 01:25 23005557 Public Contact

02/17/23 15:22 23008030 Public Contact

02/23/23 17:19 23009105 Public Contact

03/19/23 09:33 23013204 Public Contact

03/20/23 20:19	23013522		Public Contact
04/24/23 17:52	23019949		Public Contact
04/27/23 01:41	23020403		Public Contact
06/21/23 17:47	23030651		Public Contact
07/09/23 13:14	23034097	PD23-01609	Public Contact
08/03/23 00:02	23038469		Public Contact
08/09/23 16:08	23039546		Public Contact
10/04/23 12:42	23049395		Public Contact
10/27/23 09:35	23053232		Public Contact
12/16/23 17:07	23063636		Public Contact
01/19/24 10:55	24003767		Public Contact
02/26/24 08:35	24012647	PD24-00433	Public Contact
03/16/24 02:31	24017030		Public Contact
03/26/24 00:49	24019088		Public Contact

03/30/24 09:33	24020072		Public Contact
03/31/24 11:40	24020370		Public Contact
04/24/24 14:51	24025889		Public Contact
04/27/24 12:15	24026571		Public Contact
05/14/24 17:39	24030712		Public Contact
06/05/24 16:33	24036035		Public Contact
06/06/24 17:13	24036286		Public Contact
06/09/24 21:23	24036941	PD24-01301	Public Contact
06/30/24 18:20	24042098		Public Contact
07/11/24 22:14	24044726		Public Contact
07/20/24 20:05	24046716		Public Contact
07/27/24 09:11	24048270	PD24-01688	Public Contact
08/01/24 09:30	24049311		Public Contact

08/07/24 17:20	24050804	Public Contact
08/08/24 00:19	24050873	Public Contact
09/15/24 00:33	24059488	Public Contact
10/19/24 11:17	24067416	Public Contact
10/19/24 11:53	24067427	Public Contact
02/14/25 01:40	25009212	Public Contact
03/11/25 13:55	25014699	Public Contact
04/05/25 19:27	25020507	Public Contact
04/09/25 09:28	25021267	Public Contact
05/14/25 11:32	25028670	Public Contact
05/16/25 04:27	25029076	Public Contact
06/05/25 16:59	25033405	Public Contact
06/07/25 04:22	25033718	Public Contact
06/09/25 23:14	25034296	Public Contact

06/11/25 22:52 25034732 Public Contact

06/22/25 07:12 25036981 Public Contact

06/24/25 05:10 25037380 Public Contact

06/27/25 23:30 25038205 Public Contact

06/27/25 23:44 25038206 Public Contact

06/30/25 03:01 25038590 Public Contact

07/08/25 13:15 25040372 Public Contact

07/31/25 16:21 25045258 Public Contact

08/01/25 14:09 25045444 Public Contact

08/05/25 19:42 25046261 PD25-01489 Public Contact

09/10/25 14:47 25054021 Public Contact

09/19/25 22:00 25055901 Public Contact

Public Contact Total: 61

Return PBX

09/10/23 15:16 23045138 Return PBX

10/18/24 03:30 24067120 Return PBX

12/22/24 02:34 24081588 Return PBX

04/25/25 01:29 25024567 Return PBX

08/03/25 09:36 25045799 Return PBX

Return PBX Total: 5

Robbery

07/21/24 01:09 24046764 PD24-01637 Robbery

Robbery Total: 1

Sex Crimes

07/02/25 16:59 25039212 PD25-01248 Sex Crimes

Sex Crimes Total: 1

Smoke Investigation

10/10/23 00:04 23050295 Smoke Investigation

Smoke Investigation Total: 1

Standby

05/21/22 01:43 22021399 Standby

04/30/23 09:07 23021031 Standby

Standby Total: 2

Suspicious Activity

01/25/22 12:08 22003395 Suspicious Activity

10/10/22 12:18 22045339 Suspicious Activity

02/09/23 11:59 23006712 PD23-00282 Suspicious Activity

09/28/23 22:24 23048450 Suspicious Activity

12/03/23 20:37	23060833		Suspicious Activity
12/25/23 14:05	23065471		Suspicious Activity
02/22/24 15:06	24011902		Suspicious Activity
10/03/24 10:49	24063787		Suspicious Activity
05/10/25 18:17	25027906		Suspicious Activity
06/12/25 19:19	25034922		Suspicious Activity
09/06/25 20:34	25053273		Suspicious Activity
09/22/25 09:16	25056295		Suspicious Activity

Suspicious Activity Total: 12

Theft

01/23/22 19:19	22003169		Theft
08/04/22 23:58	22034098	PD22-01743,	Theft
08/15/22 14:39	22035913	PD22-01829	Theft
10/08/22 21:38	22045091	PD22-02271	Theft
10/12/22 19:24	22045701	PD22-02296	Theft

10/29/22 15:11	22048440	PD22-02435,	Theft
11/01/22 18:08	22048932		Theft
11/07/22 20:19	22049973	PD22-02523	Theft
01/13/23 12:28	23002007	PD23-00075	Theft
01/24/23 17:37	23004033	PD23-00158	Theft
01/24/23 17:43	23004035	PD23-00159	Theft
01/24/23 17:50	23004037	PD23-00160	Theft
01/24/23 17:58	23004038	PD23-00161	Theft
05/17/23 01:48	23024104	PD23-01097	Theft
06/14/23 19:05	23029314		Theft
06/21/23 01:44	23030502	PD23-01457	Theft
06/27/23 14:40	23031775		Theft
07/22/23 18:11	23036335	PD23-01735	Theft
09/16/23 14:37	23046330		Theft

10/08/23 21:22	23050109	PD23-02439	Theft
12/16/23 00:45	23063533	PD23-02973	Theft
12/16/23 16:46	23063635		Theft
03/20/24 11:50	24017959	PD24-00632	Theft
06/02/24 00:44	24035223	PD24-01249	Theft
01/18/25 09:50	25003701		Theft
02/09/25 11:21	25008295		Theft
03/18/25 22:41	25016476		Theft
04/03/25 23:14	25020094	PD25-00614	Theft
04/22/25 08:13	25023934	PD25-00741	Theft
06/04/25 05:13	25033036	PD25-01065	Theft
06/12/25 19:28	25034924		Theft
06/16/25 13:35	25035648		Theft

06/21/25 19:01 25036895 PD25-01181 Theft

07/02/25 07:30 25039097 Theft

07/26/25 23:32 25044291 Theft

07/28/25 22:57 25044625 PD25-01429 Theft

08/09/25 08:54 25046908 PD25-01510 Theft

08/16/25 15:05 25048514 PD25-01569 Theft

08/29/25 13:02 25051366 PD25-01678 Theft

Theft Total: 39

Theft-Stolen Vehicle

06/12/22 20:27 22025261 PD22-01264 Theft-Stolen Vehicle

08/23/22 00:04 22037102 Theft-Stolen Vehicle

12/24/24 04:17 24081955 Theft-Stolen Vehicle

Theft-Stolen Vehicle Total: 3

Threat

04/09/24 20:45 24022467 PD24-00798 Threat

09/12/24 11:44 24058873 Threat

Threat Total: 2

Tow Call

07/22/24 18:29 24047147 Tow Call

Tow Call Total: 1

Traffic Incident

02/15/22 19:55 22006520 Traffic Incident

07/06/22 21:47 22029252 Traffic Incident

02/13/23 15:26 23007385 Traffic Incident

09/30/23 23:06 23048844 PD23-02370 Traffic Incident

08/09/24 21:58 24051351 Traffic Incident

Traffic Incident Total: 5

Traffic OWI

11/24/23 12:53 23058762 Traffic OWI

06/28/24 13:09 24041540 Traffic OWI

Traffic OWI Total: 2

Traffic Stop

03/01/22 00:21 22008354 Traffic Stop

03/04/22 21:22 22008929 Traffic Stop

03/07/22 04:10 22009247 Traffic Stop

03/30/22 20:51 22012712 Traffic Stop

09/29/22 23:59 22043732 Traffic Stop

11/01/22 16:58 22048918 Traffic Stop

12/28/22 22:22	22057975		Traffic Stop
01/16/23 15:43	23002566	PD23-00092	Traffic Stop
01/26/23 22:23	23004398		Traffic Stop
02/05/23 13:03	23005967		Traffic Stop
04/05/23 23:16	23016534		Traffic Stop
06/13/23 01:17	23029029		Traffic Stop
06/15/23 01:57	23029394	PD23-01404	Traffic Stop
07/26/23 14:57	23037060		Traffic Stop
09/28/23 17:15	23048411		Traffic Stop
10/06/23 20:25	23049799		Traffic Stop
10/10/23 21:36	23050491		Traffic Stop
10/28/23 01:57	23053398	PD23-02614	Traffic Stop
11/12/23 17:47	23056270		Traffic Stop
11/25/23 01:25	23058904		Traffic Stop

12/02/23 00:02	23060475	PD23-02869	Traffic Stop
12/26/23 10:14	23065556		Traffic Stop
01/23/24 05:36	24004583		Traffic Stop
02/03/24 20:37	24007592		Traffic Stop
02/12/24 22:35	24009614	PD24-00320	Traffic Stop
02/26/24 22:27	24012814		Traffic Stop
03/29/24 21:30	24019984		Traffic Stop
01/24/25 22:16	25005021		Traffic Stop
02/05/25 10:47	25007492		Traffic Stop
03/01/25 02:12	25012493		Traffic Stop
05/04/25 00:33	25026491		Traffic Stop
06/18/25 01:18	25036025		Traffic Stop
08/24/25 22:16	25050248	PD25-01635	Traffic Stop

08/25/25 04:30 25050272 Traffic Stop

09/02/25 01:03 25052131 PD25-01709 Traffic Stop

10/14/25 00:19 25060828 Traffic Stop

Traffic Stop Total: 36

Trespass

05/24/22 18:08 22021941 Trespass

06/10/22 21:36 22024944 Trespass

06/18/22 15:06 22026191 Trespass

06/18/22 15:53 22026195 PD22-01308 Trespass

09/08/22 18:42 22039953 Trespass

10/06/22 23:08 22044788 Trespass

10/07/22 11:02 22044848 Trespass

11/08/22 01:27 22050002 Trespass

11/08/22 18:22 22050144 PD22-02531 Trespass

11/08/22 18:45 22050146 Trespass

11/11/22 18:05 22050643 PD22-02574 Trespass

04/08/23 10:27 23016941 Trespass

05/18/23 00:34 23024281 Trespass

09/30/23 01:18 23048694 PD23-02365 Trespass

10/25/23 01:52 23052836 PD23-02586 Trespass

10/27/23 21:21 23053352 Trespass

07/22/24 03:13 24046963 Trespass

02/10/25 20:35 25008610 Trespass

03/15/25 09:07 25015652 Trespass

06/07/25 04:07 25033717 Trespass

06/14/25 23:37 25035359 PD25-01134 Trespass

06/30/25 12:12 25038679 Trespass

10/12/25 17:52 25060603 Trespass

Trespass Total: 23

Violation of Court Order

01/16/23 16:10 23002568 PD23-00093 Violation of Court Order

09/15/24 00:24 24059486

Violation of Court Order

Violation of Court Order Total: 2

Wanted Person

01/27/22 14:32 22003683 PD22-00209 Wanted Person

03/22/22 22:14 22011641 PD22-00612 Wanted Person

05/02/22 20:13 22018178 PD22-00926 Wanted Person

06/12/22 20:47 22025265 Wanted Person

07/13/22 23:34 22030488 PD22-01538 Wanted Person

08/18/22 20:22 22036395 PD22-01872 Wanted Person

10/29/22 14:29 22048431 Wanted Person

11/10/22 00:27 22050341 Wanted Person

11/11/22 13:20 22050603 Wanted Person

11/22/22 19:40 22052470 PD22-02640 Wanted Person

11/26/22 10:54 22052958 PD22-02655 Wanted Person

12/29/22 17:06 22058110 Wanted Person

01/13/23 19:56	23002075		Wanted Person
01/15/23 16:46	23002423	PD23-00085	Wanted Person
01/16/23 12:40	23002542		Wanted Person
02/19/23 14:27	23008413		Wanted Person
02/28/23 21:57	23010022	PD23-00420	Wanted Person
05/18/23 14:52	23024378	PD23-01122	Wanted Person
05/22/23 19:50	23025162	PD23-01165	Wanted Person
05/26/23 11:29	23025802	PD23-01197	Wanted Person
06/09/23 18:16	23028444		Wanted Person
06/13/23 23:08	23029171	PD23-01394	Wanted Person
07/05/23 18:28	23033441		Wanted Person
08/17/23 14:14	23040856		Wanted Person
08/18/23 14:29	23041056		Wanted Person
08/26/23 12:12	23042454		Wanted Person

08/31/23 07:36	23043247		Wanted Person
10/08/23 22:32	23050119	PD23-02440	Wanted Person
11/10/23 11:28	23055835		Wanted Person
11/17/23 19:37	23057365	PD23-02772	Wanted Person
12/05/23 12:37	23061207		Wanted Person
12/05/23 12:57	23061210		Wanted Person
02/08/24 15:15	24008694		Wanted Person
02/23/24 21:19	24012188	PD24-00413	Wanted Person
02/24/24 20:46	24012363		Wanted Person
02/27/24 11:20	24012901	PD24-00446	Wanted Person
03/14/24 01:24	24016583		Wanted Person
03/14/24 01:24	24016584	PD24-00582	Wanted Person
03/27/24 15:30	24019473	PD24-00685	Wanted Person

04/06/24 08:45	24021686	PD24-00765	Wanted Person
04/25/24 15:57	24026182		Wanted Person
04/25/24 17:49	24026204	PD24-00919	Wanted Person
05/10/24 00:17	24029593	PD24-01035	Wanted Person
06/13/24 01:32	24037715	PD24-01340,	Wanted Person
06/29/24 00:55	24041700	PD24-01437	Wanted Person
07/14/24 00:54	24045282	PD24-01584	Wanted Person
07/25/24 01:16	24047701	PD24-01670	Wanted Person
07/25/24 22:20	24047927		Wanted Person
07/26/24 13:39	24048034	PD24-01680	Wanted Person
07/27/24 00:26	24048221	PD24-01686	Wanted Person
08/05/24 08:10	24050118		Wanted Person
08/05/24 15:29	24050252		Wanted Person
08/10/24 17:39	24051510	PD24-01801	Wanted Person

08/13/24 03:54	24052018		Wanted Person
10/22/24 20:00	24068194	PD24-02383	Wanted Person
11/04/24 15:48	24071306	PD24-02485	Wanted Person
11/16/24 20:51	24073938		Wanted Person
12/21/24 17:55	24081511	PD24-02798	Wanted Person
12/26/24 16:34	24082416	PD24-02833	Wanted Person
01/11/25 01:01	25002133		Wanted Person
02/02/25 09:26	25006818	PD25-00226	Wanted Person
04/17/25 07:34	25023027	PD25-00708	Wanted Person
04/17/25 13:11	25023099	PD25-00711	Wanted Person
04/24/25 19:52	25024526	PD25-00767	Wanted Person
04/26/25 10:19	25024851		Wanted Person
04/27/25 16:08	25025090	PD25-00788	Wanted Person

04/30/25 14:16 25025728 PD25-00803 Wanted Person

05/04/25 19:25 25026644 PD25-00828 Wanted Person

05/14/25 09:26 25028638 PD25-00906 Wanted Person

07/20/25 09:11 25042880 Wanted Person

07/25/25 15:10 25043982 PD25-01408 Wanted Person

09/08/25 20:26 25053689 Wanted Person

Wanted Person Total: 72

Weapons Related Incident

03/29/23 19:13 23015230 Weapons Related Incident

05/23/23 06:27 23025232 Weapons Related Incident

08/28/23 22:27 23042845 PD23-02073 Weapons Related Incident

09/06/23 09:55 23044381 Weapons Related Incident

10/20/23 22:25 23052162 Weapons Related Incident

07/14/24 22:06 24045405 PD24-01590 Weapons Related Incident

07/03/25 00:48 25039277 Weapons Related Incident

08/30/25 23:57 25051786 PD25-01697, Weapons Related Incident

09/08/25 10:25 25053531 PD25-01762 Weapons Related Incident

Weapons Related Incident Total: 9

Welfare Check

06/08/22 07:14 22024454 Welfare Check

07/26/22 16:53 22032497 Welfare Check

09/28/22 12:54 22043465 Welfare Check

12/28/22 09:29 22057873 Welfare Check

01/29/24 08:32 24006078 Welfare Check

04/29/24 14:30 24027010 Welfare Check

07/19/24 07:45 24046361 Welfare Check

08/04/24 22:21 24050088 Welfare Check

08/19/24 14:35 24053353 Welfare Check

08/30/24 09:21 24055685 Welfare Check

09/07/24 12:09 24057795 Welfare Check

09/15/24 18:18 24059621 Welfare Check

10/02/24 02:32	24063446	PD24-02217	Welfare Check
10/09/24 12:19	24065188		Welfare Check
10/19/24 14:33	24067472		Welfare Check
11/24/24 15:02	24075696		Welfare Check
01/08/25 21:29	25001678		Welfare Check
07/04/25 10:06	25039570		Welfare Check
07/05/25 20:15	25039866		Welfare Check
07/05/25 22:10	25039887		Welfare Check
08/03/25 16:49	25045863		Welfare Check

Welfare Check Total: 21

Total Records: 687



Incident Report

Incident Number
FMAR2502314

Incident type
Building fire

PSAP Call Date/Time
09/13/2025 01:16:20

Officer in Charge
WHITE, NATHAN, Captain, Engine 171

Incident Address

116 N CENTER ST, MARSHALLTOWN, IA, 50158

County

Marshall County

Property Type

Multifamily dwelling. Includes apartments, condos, townhouses, rowhouses, tenements.

Additional Property Type

Multifamily dwelling. Includes apartments, condos, townhouses, rowhouses, tenements.

Property Status

Vacant and secured

Dispatch Information

Dispatched Incident Type Building fire

FDID Number 64010-Default

Dispatched Number 25054611

Alarm Date/Time 09/13/2025 01:16:20

Dispatch Notified Date/Time 09/13/2025 01:16:20

Incident Location Information

Total Acres Burned	0.0	Structure Type	Enclosed building
Property Status	Vacant and secured	Construction Type	Type V - Wood Frame (Light Weight)
Pre-incident Property Value	58,250	Property Loss	58,250
Floors Above Grade	2	Floors Below Grade	1
Length	32	Width	48
Area	4,608	Presence of Detectors	None present
Presence of AES	None Present		

Apparatus**Department Unit 1 of 5**

Apparatus Name	Ladder 174	Dispatch Date/Time	09/13/2025 01:16:20
Type	Quint	Acknowledge Date/Time	--
# of Crewmembers	5	En Route Date/Time	09/13/2025 02:00:13
Use	Suppression	Arrive Date/Time	09/13/2025 02:05:02
ALS Support Capable	No	Clear Date/Time	09/13/2025 05:00:00
Location at Dispatch	Assigned station	Back in Service Date/Time	09/13/2025 05:00:00
Crewmembers	JOHNSTON, JASON CORNWELL, PATRICK PATTERSON, JACOB SCHMIDT, CODY WALL, GRANT		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus**Department Unit 2 of 5**

Apparatus Name	Engine 171	Dispatch Date/Time	09/13/2025 01:17:00
Type	Engine	Acknowledge Date/Time	--
# of Crewmembers	3	En Route Date/Time	09/13/2025 01:20:13
Use	Suppression	Arrive Date/Time	09/13/2025 01:24:21
ALS Support Capable	No	Clear Date/Time	09/13/2025 06:20:00
Location at Dispatch	Assigned station	Back in Service Date/Time	09/13/2025 06:20:00
Crewmembers	GERMAN, CODY R HIGGINS, LUKE WHITE, NATHAN		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus**Department Unit 3 of 5**

Apparatus Name	Car 1711	Dispatch Date/Time	09/13/2025 01:16:20
Type	Ground fire suppression, other	Acknowledge Date/Time	--
# of Crewmembers	1	En Route Date/Time	09/13/2025 01:40:40
Use	Other	Arrive Date/Time	09/13/2025 02:21:51
ALS Support Capable	No	Clear Date/Time	09/13/2025 06:20:00
Location at Dispatch	Assigned station	Back in Service Date/Time	--
Crewmembers	RAUE, CURTIS		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus**Department Unit 4 of 5**

Apparatus Name	Car 1710	Dispatch Date/Time	09/13/2025 01:16:20
Type	Ground fire suppression, other	Acknowledge Date/Time	--
# of Crewmembers	1	En Route Date/Time	09/13/2025 01:23:51
Use	Other	Arrive Date/Time	09/13/2025 01:33:12
ALS Support Capable	No	Clear Date/Time	09/13/2025 06:20:00
Location at Dispatch	Assigned station	Back in Service Date/Time	--
Crewmembers	CROSS, CHRISTOPHER		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus**Department Unit 5 of 5**

Apparatus Name	Ladder 175	Dispatch Date/Time	09/13/2025 01:17:00
Type	Truck or aerial	Acknowledge Date/Time	--
# of Crewmembers	3	En Route Date/Time	09/13/2025 01:20:13
Use	Suppression	Arrive Date/Time	09/13/2025 01:25:42
ALS Support Capable	No	Clear Date/Time	09/13/2025 06:20:00
Location at Dispatch	Assigned station	Back in Service Date/Time	--
Crewmembers	BURGESS, RODNEY HANUS, NICHOLAS NEEDHAM, ALEX		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Weather Information

Temperature	73.6 °F	Wind Speed	4.1 mph
Wind Direction	Southeast	Humidity	68%
Weather Type	Clear, less than 1/10 cloud cover		

Fire Information

Extent of Fire Involvement on Arrival	Fully involved	# of Buildings involved	2
Area of Fire Origin	Interior stairway or ramp	Floor of Origin	1
Cause of Ignition	Cause undetermined after investigation	Factors contributing to ignition	Undetermined
Human Factors contributing to ignition	None	Heat Source	Undetermined
Fire Spread	Beyond building of origin	Item first Ignited	Undetermined
Equipment Involved in Ignition	No	Vehicle involved in Incident?	No
Acres burned	Less than one		

Hazardous Materials Information

HazMat Released	None
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Operations Information

Operations Section Engaged?	No
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	Date/Time	Unit	Personnel	Note
Initial Command Established	09/13/2025 01:20:00	Engine 171	WHITE, NATHAN	

Actions Taken

Department

Fire control or extinguishment, other Extinguishment by fire service personnel

Narratives

Department NFIRS Narrative

Dispatched from the station to a fire at the above address, MFD was receiving reports of it being fully engulfed, and asked for a full response (6 FF, Utilities, and Chief Officers). MFD turned onto State Street from N 3rd Ave to see large flames coming from the area. MFD arrived on scene to find MPD already blocking N Center St. with a fully engulfed two story residential vacant structure. MFD did a quick size up, (two story residential with a look out basement) established command, and called for a defensive operation. E171 quickly established a 2 1/2 to try to get a quick knock down on the A side. L175 was instructed to pull past and grab its own water supply from the hydrant at Grant and N Center. MPD assisted in establishing the water supply for L175. E171 ran out of tank water, about the same time L175 was up and hitting the fire with the master stream.

E171 dropped all handlines, reversed and established its own water supply from N Center St, and State St. Once E171 established its own water supply its primary focus was the exposure on the D side of the Depot. There was a gas meter that was on fire about 30ft in, on the D side between 116N Center St and the Depot, helping fuel the fire. MFD called this out and asked for utilities, but the CC had them already enroute. The exposure building (Depot) was to close and started to catch fire on the roof line. At this time MFD upgraded to an all Dept call, to get more people. Once all water supply lines were established, MFD conducted a quick primary search of the 6 Apts that were attached to the Depot.

The attic of the Depot had flashed over and had a small smoke explosion in the store front of the Depot. MFD realized we needed more manpower than what was initially called and called for mutual aid from the county departments. After some time MFD received Albion, Liscomb, and Toledo for response. MFD got personal in for call back and had them respond with L174. MFD positioned L174 on the B/C corner of the Depot and had them establish their own water supply off State St and 1st St. L174 set up a master stream to hit the roof line of the Depot.

MFD had several attack lines and master streams flowing, when mutual aid showed up. MFD assigned most mutual aid to run exterior handlines along the soffit and store front of the Depot. All Parties were instructed to stay exterior due to a sagging roof line. After several hours of fire attack, fire control was called. MFD felt good with the fire position and released mutual aid. There were still some spot fires under a roof line of 116 that MFD couldn't get to, due to roof collapse, MFD let those areas burn till it burnt through, to extinguish the area. Utilities were cut to both structures once the air quality was able to let them in the C sides or the alley way.

There were several positions assigned throughout the operation, safety, N116 operations, Depot Operations, Exposure North, Exposure South, along with IC. MFD requested for a demo team to pull N 116 to put fires out under the roof. This was granted around 0630. The fire was loss stop around 0600, and no FF were hurt during the entire operation. All parties were back in service around 0830.

Last update on 09/15/2025 at 06:59:41 by NATHAN WHITE

Report Completion**Officer In Charge****WHITE, NATHAN**

Rank Captain

Assignment Engine 171

Member Completing Report**WHITE, NATHAN**

Rank Captain

Assignment Engine 171

Date 2025-10-21

Special Study Questions**Did MFD personnel drive the EMS unit to the hospital?** No**Did MFD personnel ride along and assist EMS with patient care en-route to the hospital?** No**Suspected Work Related With Exposure to Injury or Death?** NO**Unit on scene for greater than 10 minutes with no EMS unit?** No