

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[CASEYS SIDEWALK DEFERMENT APPLICATION.PDF](#)
[CASEYS SIDEWALK DEFERMENT SITE PLAN.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, October 16, 2014– 5:30 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair	Angela Lins-Eich
Sharon Greer, Vice-Chair	Fauna Nord
Tammy Lawson,	Steve Valbracht
Keith Bloomquist	

Roll Call Start: Valbracht

Business:

1. Review and approval of the minutes from 8-14-14
2. Recommendation on Sidewalk Deferment
 - a. Casey's - 1402 South 12th Avenue
3. Approval of Preliminary Plat
 - a. Marshalltown Industrial Park 7th Addition

<http://www.ci.marshalltown.ia.us/meetings/view/MeetingID/1134>

Date posted: 10/9/14

Date Submitted & Fee Paid: _____

Hearing Date: _____

Sidewalk Deferment Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-752-3154 Fax: 641-754-5742

www.ci.marshalltown.ia.us

Please type or print legibly in ink.

Property Address:

1402 S. 12th Avenue

Owner or Agent:

RMAAS@

Rick Maas ~ Garling Construction - Owner: Casey's General Stores

Mailing Address (owner or agent):

1120 11th Street, Belk Plain IA 52208

Casey's General Stores
One Convenience Blvd
Ankeny, IA 50021

Phone (owner or agent):

Rick Maas - 319.929.0628

Fax (owner or agent):

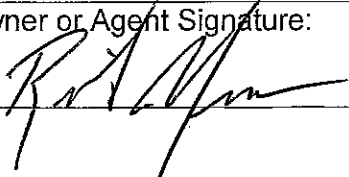
319.444.2109

A deferment may only be granted if the following conditions are met:

1. Is the location of the proposed sidewalk adjacent to a street which has or will have curb and gutter; ☐ yes ☒ no - Does not now
2. Does the location of the proposed sidewalk have grade and drainage problems which would significantly interfere with the construction of the sidewalk at that location (if yes, describe below or on additional paper). ☒ yes ☐ no
3. If the location of the proposed sidewalk is on non-residential or non-retail property, and neither 1 nor 2 above apply, answer the following:
 - a. Do pedestrian generators exist in this location (ex: School, park, church, retail center, etc.)? ☐ yes ☒ no Only fair grounds. No sidewalks exist North or South
 - b. Do sidewalks or bike paths near the location allow for alternate pedestrian routes (if the proposed sidewalk is needed to connect area residential property to other sidewalks in the area the property is not eligible for a deferment)? ☐ yes ☒ no
4. Is the property in a residential area where there is no sidewalk within one block or 360 feet and there are additional hardships involved with constructing a sidewalk (i.e. extensive landscaping, structure placement or grading.) ☐ yes ☒ no

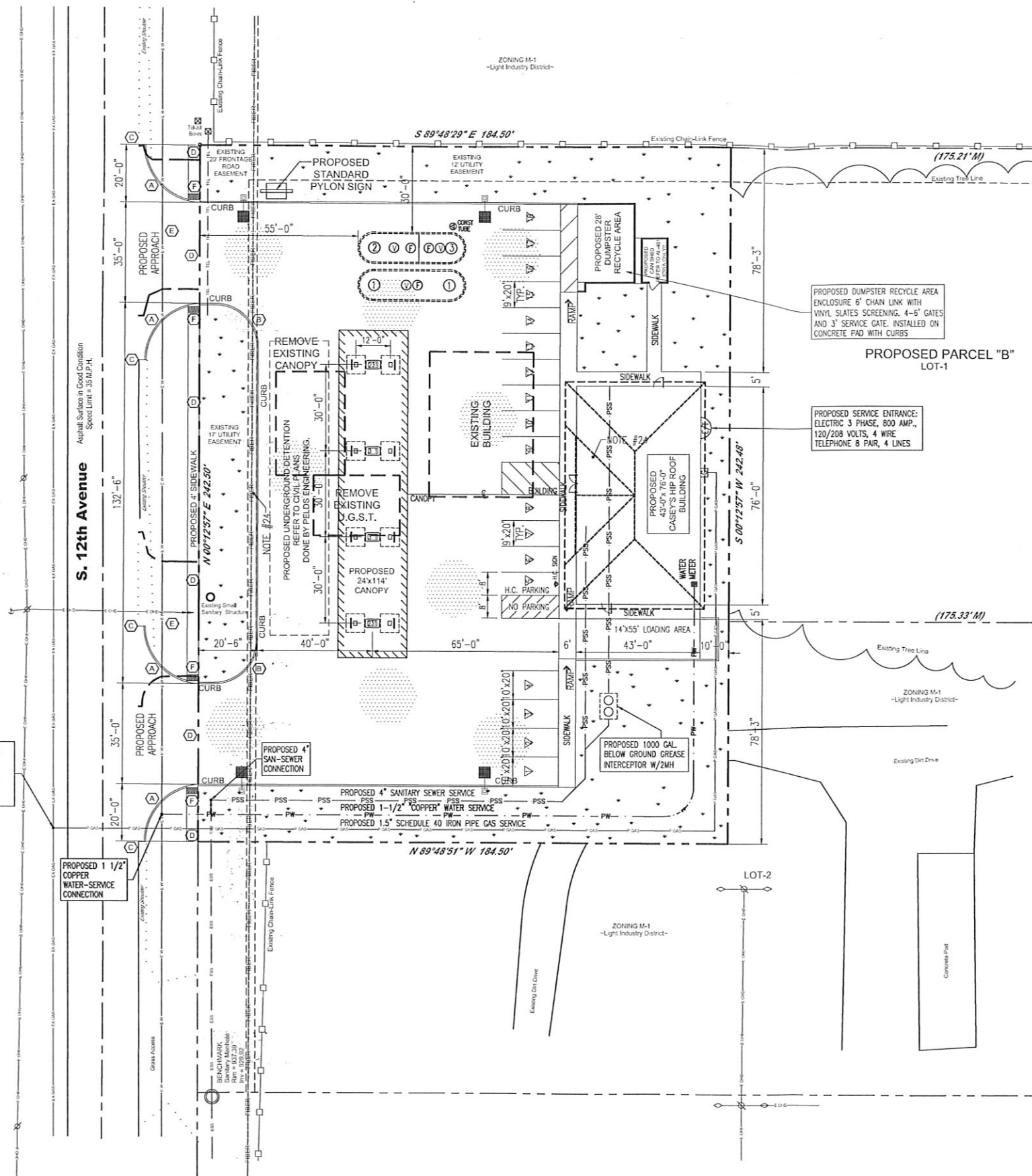
Additional Comments and Information (attach additional as necessary):

Owner or Agent Signature:



Date:

08/13/14



General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE CIVIL SHEETS DONE BY PELDS ENGINEERING:
 - SHEET 1: COVER SHEET (12-12-13)
 - SHEET 2: BOUNDARY & TOPO (11-27-13)
 - SHEET 3: SITE PLAN (11-26-13)
 - SHEET 4: GRADING PLAN (12-12-13)
 - SHEET 5: UTILITY PLAN (12-12-13)
 - SHEET 6: LANDSCAPING PLAN (12-12-13)

U.G.S.T. Notes

1. FILL CATCH BASIN W/ OVERSPILL PROTECTION (TYP.)
2. TURBINE ENCLOSURE TYP. CONTAINS; SUB-PUMP W/ LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
3. VENT EXTRACTOR W/ BALL FLOAT FOR OVERFILL PROTECTION SUMP SENSOR @ EACH DISPENSER.

General Construction Notes

1. 2 - 20,000 GALLON DOUBLE WALL FIBERGLASS CONTAINMENT SOLUTION TANKS.
 - TANK 1-20,000 GALLON (87E) 10'-6"x37'-5"
 - TANK 2-20,000 GALLON (DIESEL) 10'-6"x23'-6" (SPLIT 12,000 & 8,000)
 - TANK 3-8,000 GALLON (87C) 10'-6"x14'-6"
2. PREMIUM SUPER UNLEADED GASOLINE PRODUCTS
3. TANK SETTING DETAILS PAGE QF-301
4. FILL PIPE AND MANHOLE DETAIL PAGE QF-301
5. CIRCUIT BREAKER PANEL PAGE E-501
6. REFRIGERATION WIRING PAGE QR-601, QR-602, QR-603
7. GILBARCO WIRING PAGE QF-601
8. ISLAND SIZE - 3'-5" WIDUAL GUARD PIPE
9. 4 - GILBARCO 700 S DISPENSERS
 - 2-NL1 2 NOZZLES & 4 METERS EACH
 - 2-NL1 4 NOZZLES & 6 METERS EACH
10. ISLAND CONDUIT DETAIL PAGE E-602
11. DO NOT PLACE PRODUCT PIPING UNDER ISLAND
12. 18" MIN. FROM TANK PIPING TO FINISH SURFACE
13. SIGN BASE DETAILS PAGE AL-601
14. SIGN DETAILS PAGE AL-601
15. DRIVEWAY JOINTS TO BE PACKED & CAULKED
16. CONCRETE DRIVE TROVELED WITH LIGHT BROOM FINISH
17. CONTROL JOINTS - MIN. 100 sq. ft. - MAX. 125 sq. ft. - 25% DEEP
18. CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
19. APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.
20. SLOPE RAMP BUILDING SIDEWALK 1:20 H.O. PARKING 1:50 ALL DIRECTIONS ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
21. RUN VENT LINES UP SEPARATE CANOPY COLUMN, VERIFY
22. VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
23. CANOPY FOOTING: SIZE 6'-3" LENGTH X 6'-3" WIDTH X 3'-0" DEPTH. CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF FC-3000 p.s.i. CONCRETE REINFORCING ASTM A-615 GRADE 60. REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING.
24. ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED ON A POST AT THE CURB. A SECONDARY SHUTOFF LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF.

Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF MARSHALLTOWN & I.A. D.O.T. APPROVAL AND SPECIFICATIONS.

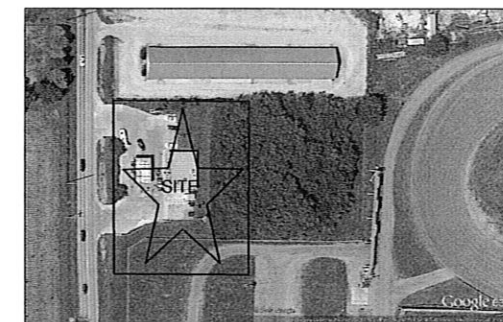
- A. PROPOSED 20' RADIUS.
- B. PROPOSED 15' RADIUS
- C. 2' CONCRETE STUB. TIE INTO AND MATCH EXISTING PAVEMENT & FLOW LINE.
- D. 2% MAX. CROSS-SLOPE IN SIDEWALK AREA.
- E. REMOVE EXISTING APPROACH.
- F. DETECTABLE SIDEWALK WARNING MAT (VERIFY WITH CITY)

Legend

- MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)
- CONCRETE PAVING OR SIDEWALKS
- AREA TO BE SODDED OR SEEDED
- AREA LIGHTS (4 SHOWN) REFER TO LIGHTING PLAN RL-1471-S1 DONE BY RED LEONARD

Legal Description:

The West 184.50 feet of Lot 1, and the North 77.50 feet of the West 184.50 feet of Lot 2 in Fair Park Addition to Marshall County, Iowa.



VICINITY MAP

N.T.S.

Zoning Information			
CURRENT ZONING	M-1 LIGHT INDUSTRY DISTRICT	STATUS	
CURRENT USE	CONVENIENCE STORE	SOURCE INFORMATION	City of Marshalltown
ITEM	REQUIRED	OBSERVED	ADDRESS
MINIMUM LOT AREA	None	44,739 sq. ft.	36 North Center Street Marshalltown, Iowa 50158
MINIMUM FRONTAGE	---	242.50 ft	PERSON CONTACTED
MINIMUM LOT WIDTH	100 ft	242.50 ft	DATE CONTACTED
MAX. FLOOR AREA RATIO	---	---	PHONE NUMBER
MINIMUM SETBACK	None	27 ft (front)	EMAIL ADDRESS
MINIMUM TRAILER	None	72 ft	
MINIMUM TRAILER	None	68 ft	
MAX. BUILDING HEIGHT	75 ft	1 Story	
REQUIRED PARKING	1/300 SF GFA	1 tp. + pump parking	

CASEY'S CONSTRUCTION DIVISION			
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100			
1402 S. 12TH AVE. MARSHALLTOWN, IA. (REPLACEMENT) P - STYLE STORE HIP-ROOF	09-04-13 09-12-13 10-16-13 11-26-13 01-08-14 02-11-14	SITE PLAN	AL-101
CONSTRUCTION DIVISION	L. BURKE		