

NOTICE OF PLANNING & ZONING COMMISSION REGULAR MEETING

City of Cumming

October 27, 2020 – 7:00 p.m.

Cumming City Hall – Electronically*

649 N 44th Street

Cumming, Iowa 50061

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA** as presented and/or amended.
- III. **CONSENT ITEMS**
 - A. September 22, 2020 Meeting Minutes
- IV. **PUBLIC COMMENT**
- V. **ACTION/DISCUSSION ITEMS**
 - A. Spangler Site Plan/Public Improvements
 - B. Spangler Plat 1 – Preliminary Plat
 - C. No Parking South Side – All Old Cumming Streets
- VI. **UPCOMING PLANNING & ZONING MEETING:**
 - A. Regular meeting – November 24, 2020 at 7:00 p.m. at City Hall
- VII. **ADJOURN**

[*This meeting may also be held electronically through the Zoom App.](#) If you would like to participate or view this meeting please download the app and choose “Join Meeting” or click the link, no more than 10 minutes prior. If you would like to join by telephone please call: 312-626-6799 and enter the **Meeting ID (861 6677 4613)** and **Password (887937)** when prompted.

Please keep your microphone muted unless you are called upon to speak during public comment. The standard rules of order apply during this meeting.

City of Cumming
Planning and Zoning Commission Meeting
September 22, 2020 Minutes

The Cumming Planning and Zoning Commission held scheduled meeting on September 22, 2020 at 7:00 p.m at the Cumming City Hall
The meeting was called to order by Chair, Don Paulin, at 7:04 p.m.

I. ROLL CALL

Present: Jill Stanford, Matt Daniels, Karen McKinney, Holly De Hamer, Ethan Roos, John Botts, Don Paulin

Absent: none

II. APPROVAL OF AGENDA

McKinney moved – Daniels second - unanimously approved

III. CONSENT ITEMS

August 25, 2020 Meeting Minutes

McKinney moved – Daniels second - unanimously approved

IV. PUBLIC COMMENT

V. ACTION/DISCUSSION ITEMS

A. No Parking South Side – All Old Cumming Streets

Motion to recommend the ordinance be updated to include the streets from the city council directive

McKinney moved – Daniels second – unanimously approved

B. C-1 Commercial Sign Regulations

Agree to leave the code as written. No recommended change to the council.

Daniels moved – Botts second – unanimously approved

C. New Ordinance – Animal Registration/Licenses

No recommendation for a new animal licensing ordinance at this time. We would like to hear follow up from city clerk on the complaint from earlier this year.

VI. Upcoming Planning A Zoning Meeting

A. Regular meeting October 27, 2020 at 7:00 P.M. at City Hall

VII. ADJOURN:

Roos moved – Botts second – unanimously approved –Adjourned 7:48 PM

memo

To: Cumming Planning & Zoning Members
From: Angie Ritchie, Deputy Clerk
Date: October 23, 2020
Re: Spangler Site Plan/Public Improvements

I have attached the Spangler Site Plan and Public Improvement Documents in chronological order from oldest to newest including applicable reviews, rebuttals and revisions of which I was a party to.

9/9/20

All,

Attached are review comments for the Spangler Plat 1 Preliminary Plat. The division of work between Civil Design Advantage (working on the Site Plan and Public Improvements north of Hwy G14, and Civil Engineering Consultants (working on Public Improvements along G14) makes things somewhat difficult as the Preliminary Plat needs to show the public improvements (street, storm sewer, sanitary sewer, water main) to the north plat boundary. This will need to be coordinated between the two firms. Stormwater Management Plan comment may be addressed by indicating that a Stormwater Management Plan will be provided as a part of the Site Plan submittal process for each lot in the Preliminary Plat. Please let me know if you have any questions.

The Public Improvements along G14 are subject to review by Warren County so we anticipate comments from them on the construction drawings. I will be providing comments as well. The Water Main improvements along G14 are separate construction documents and have been reviewed and approved by DMWW. A Utility Permit Application has been submitted to Warren County for the Water Main Improvements. Upon receipt of the Warren County Utility Permit and the IDNR Construction Permit, start of construction, construction review, and testing of the Water Main Improvements should be coordinated with the DMWW.

Anthony J. Bellizzi, P.E.
Vice President - Civil



VEENSTRA & KIMM, INC.
3000 Westown Parkway
West Des Moines, Iowa 50266-1320
Office: 515-225-8000
Mobile: 515-249-5497
Email: tbellizzi@v-k.net



September 9, 2020

Angie Ritchie
Deputy City Clerk
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061-0100

CUMMING, IOWA
SPANGLER PLAT 1
PRELIMINARY PLAT

Veenstra & Kimm, Inc. has reviewed the preliminary plat of Spangler Plat 1 and offer the following comments:

Cover Sheet

1. Under "General Notes" Item 3, refer to 2020 SUDAS Specifications.
2. Under "General Notes" Item 10, include a reference to City Engineer.
3. On Vicinity Map show the outline of the proposed plat.
4. The Vicinity Map should show the Cumming corporate limits.
5. Under "Proposed Zoning" the bulk regulations of the C-1 District should be shown.

Sheet 02

1. The preliminary plat must address provisions of Chapter 170, the Subdivision Regulations of the Cumming Municipal Code.
2. Setbacks should be shown on the plat.
3. Public improvements including street pavement and utilities should be extended to the north plat boundary.

4. The Comprehensive Plan does not clearly address the functional classification of the street (Lot A). The preliminary plat appears to indicate that Lot A is to be a minor collector having 70 feet of right-of-way and 31 feet of pavement width. It appears 37 feet is provided for a left turn lane at the intersection with Cumming Avenue. This may need to be widened somewhat in the intersection area for truck turning movements. For example, the inbound traffic lane may need to be wider (15 feet) with the two outbound lanes approximately 12 feet for a total width of 40 feet in the three-lane area. The County may have input on this in their review.
5. The corporate limits of Cumming should be shown on the plat. Most of the roadway easement for the relocated Hwy. G-14 is owned by the property owner on the south side of Hwy. G-14. Lot B is provided to dedicate right-of-way for that portion of the roadway easement owned by KC Real Estate. The remaining roadway easement will need to be dedicated as right-of-way when the south side of Hwy. G-14 develops.
6. Verify the ownership of the property to the south as this area may have transferred recently.
7. Lots A and B should be labeled as a public street.
8. The plat should clearly show the existing paving and the additional pavement improvements being added to Cumming Avenue on the north and south side.
9. The north-south line (1/4 section line) should be identified on the plat.

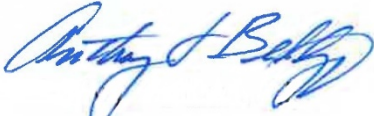
Sheet 03

1. Stormwater drainage of the plat should be addressed including a stormwater management plan.
2. The existing contours are shown. Proposed contours should also be shown.

Angie Ritchie
September 9, 2020
Page 3

If you have any questions or comments concerning the project, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.



Anthony J. Bellizzi, P.E.

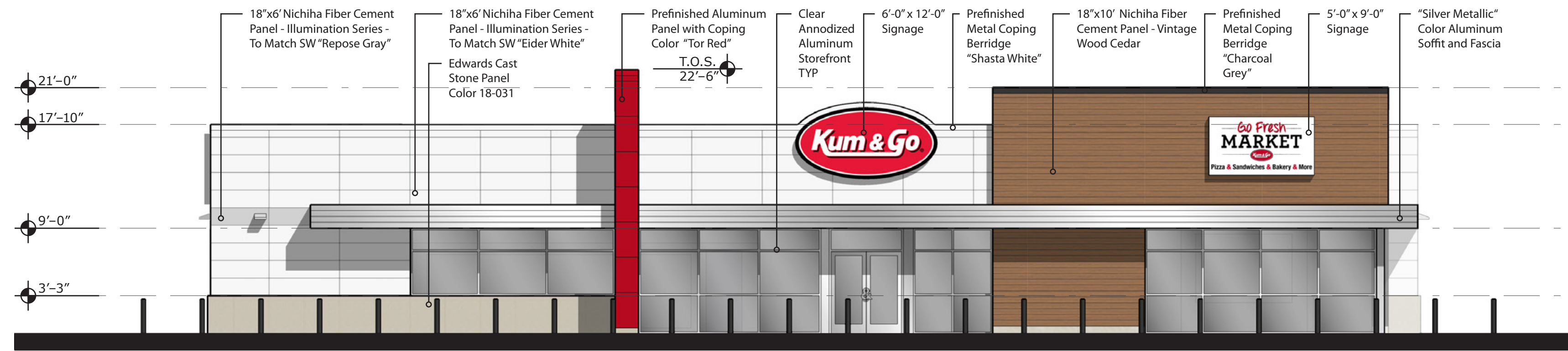
AJB:dml
41233-043
cc: Paul Claussen, Civil Engineering Consultants, Inc.

Proposed Building Signage

Location	Sign	Size	Area
South Elevation	"Kum & Go" Sign	6' x 12'	57 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
East Elevation	No Signage	---	0 SF
North Elevation	No Signage	---	0 SF
West Elevation	"Kum & Go" Sign	6' x 12'	57 SF
Total			159 SF

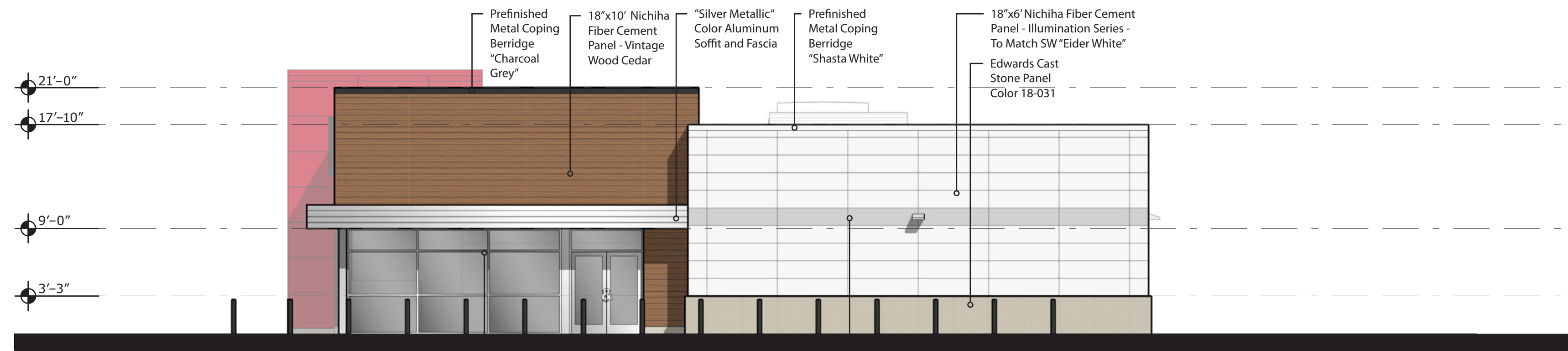
Proposed Building Glazing

Location	Overall Wall Area	Glazing Area	% of Elevation
North Elevation	1504 SF	--- SF	0%
South Elevation	1982 SF	552 SF	27.8%
West Elevation	1019 SF	--- SF	0%
East Elevation	1288 SF	234 SF	18.1%
Total	5793 SF	786 SF	14%



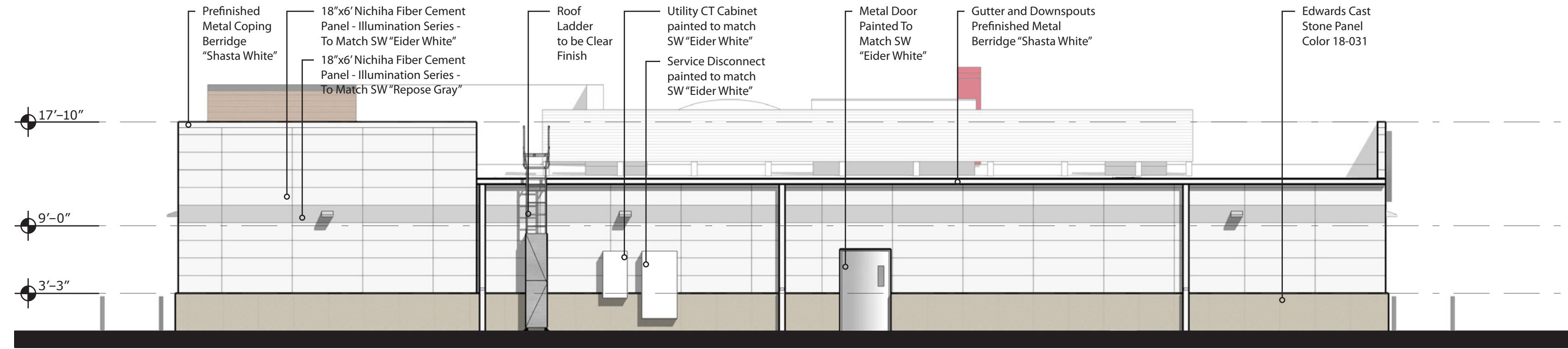
South Elevation

NTS 0 3' 6' 12' 30'



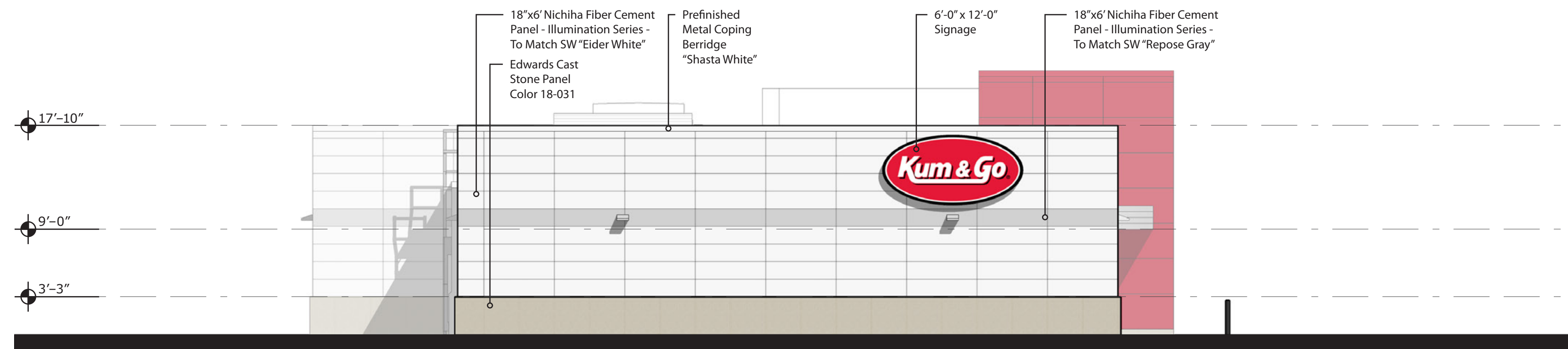
East Elevation

NTS 0 3' 6' 12' 30'



North Elevation

NTS 0 3' 6' 12' 30'

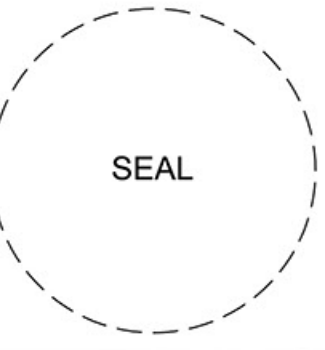


West Elevation

NTS 0 3' 6' 12' 30'

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9055
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

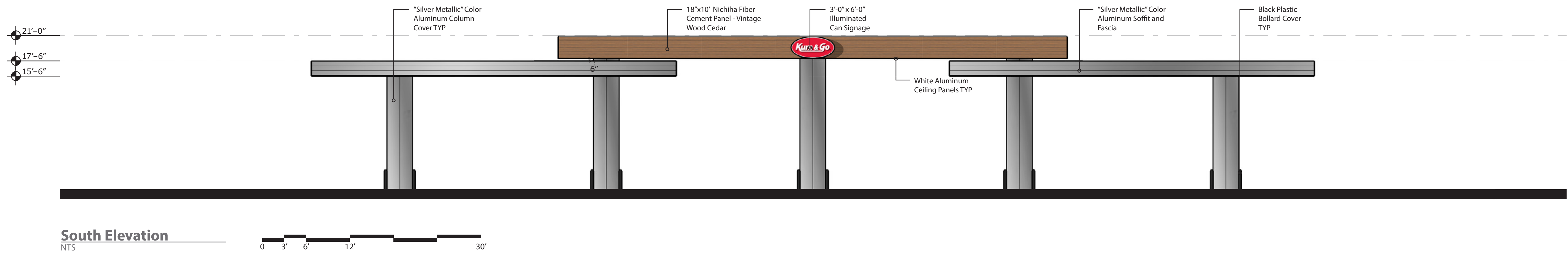
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DATE: 09/09/2020

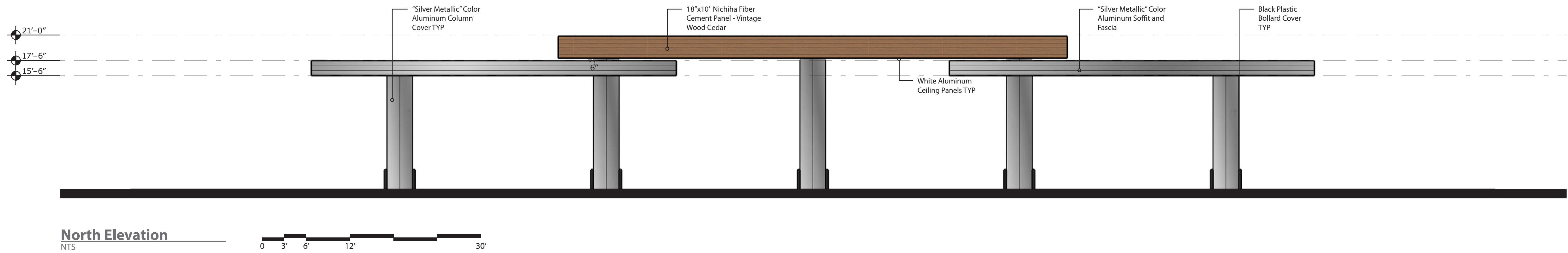
SHEET NUMBER:

Proposed Canopy Signage

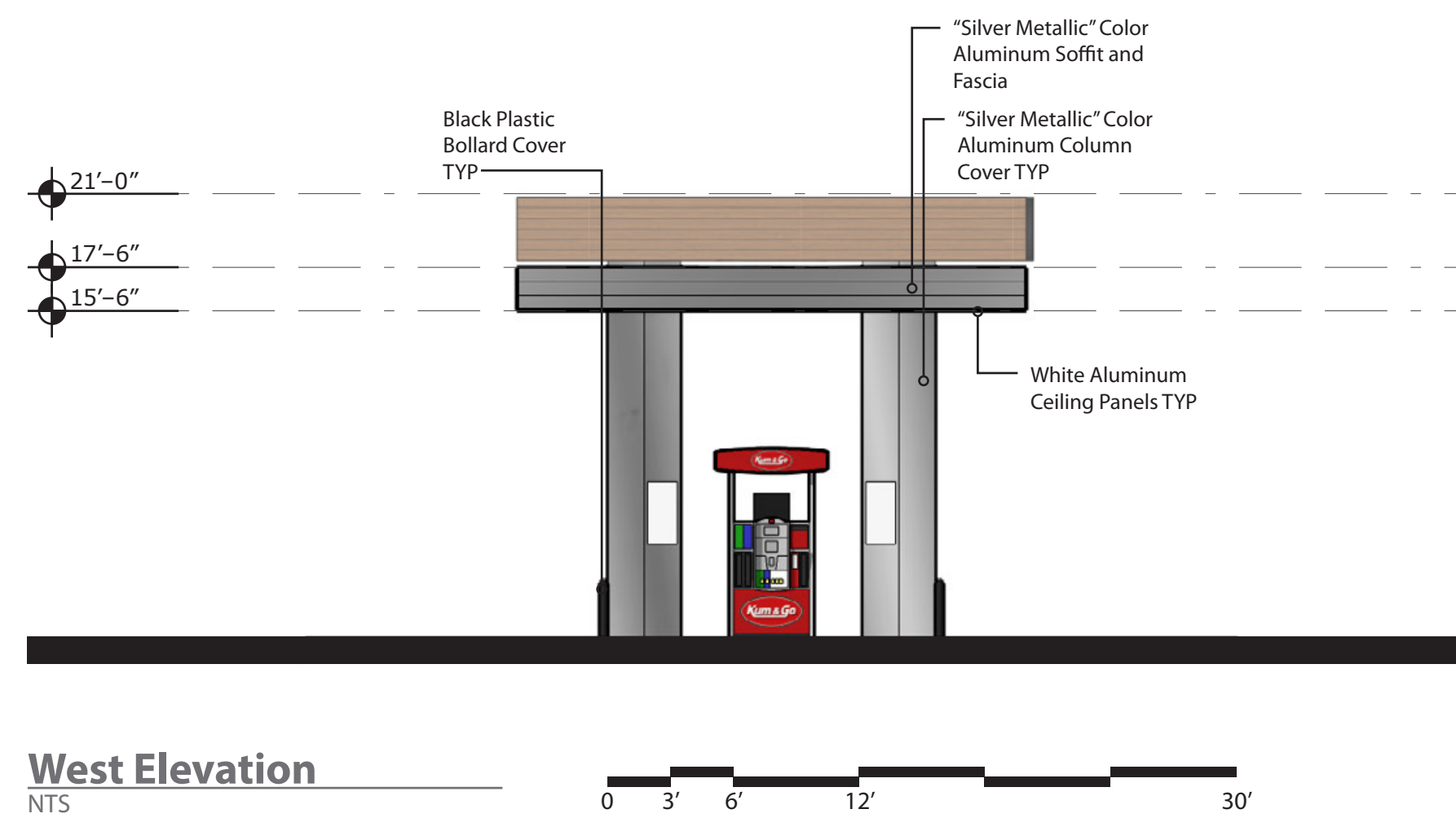
Location	Sign	Size	Area
South Elevation	"Kum & Go" Sign	3' x 6'	14 SF
North Elevation	No Signage	---	0 SF
West Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
Total			14 SF



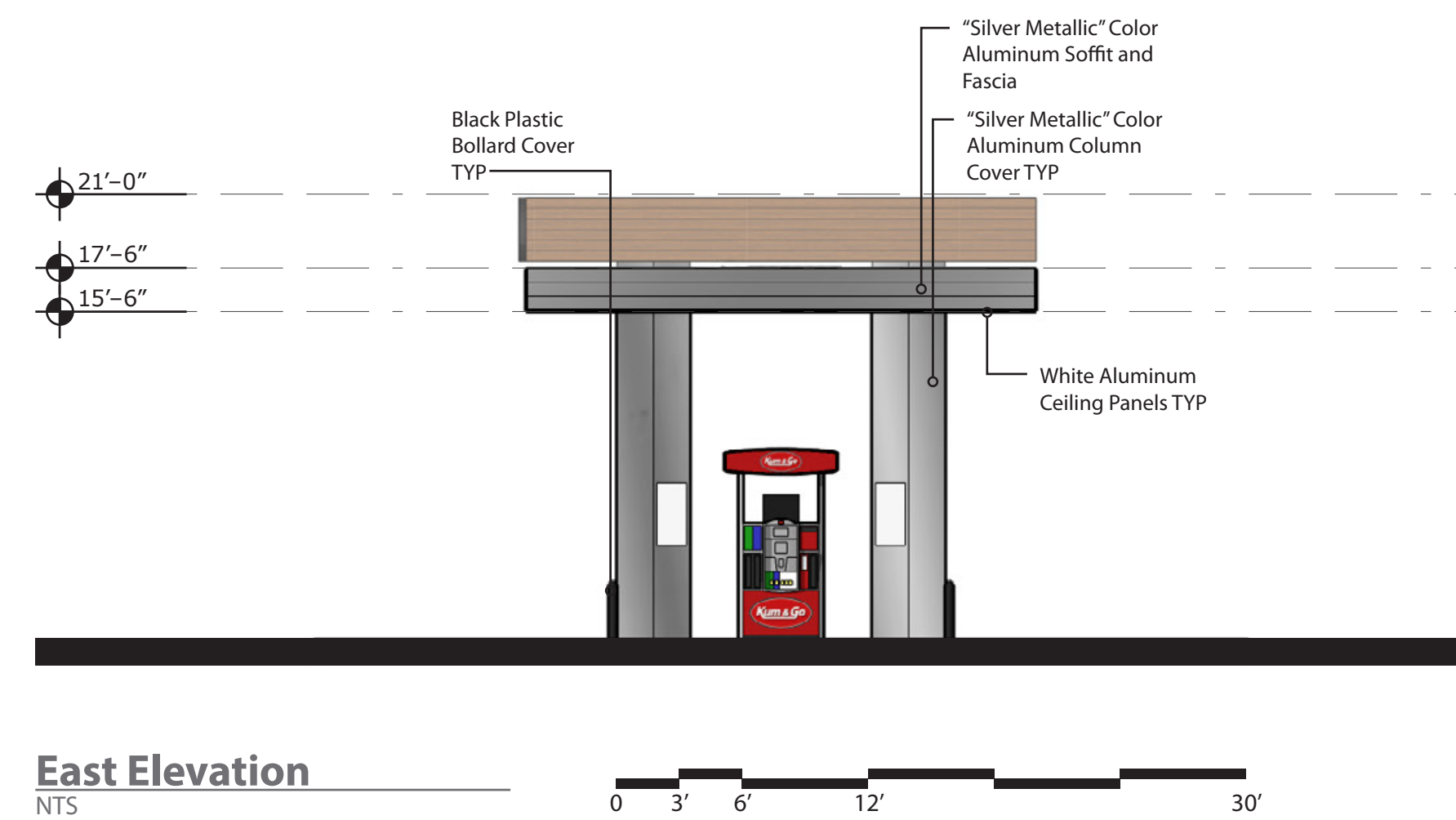
South Elevation
NTS



North Elevation
NTS



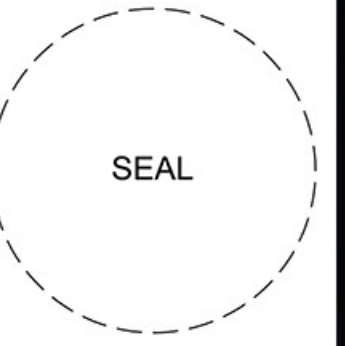
West Elevation
NTS



East Elevation
NTS

brr

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BRR ARCHITECTURE, INC
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SUITE 300
OVERLAND PARK, KS 66204
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Des Moines, Iowa
50309
P:515-457-6247

#0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	BY

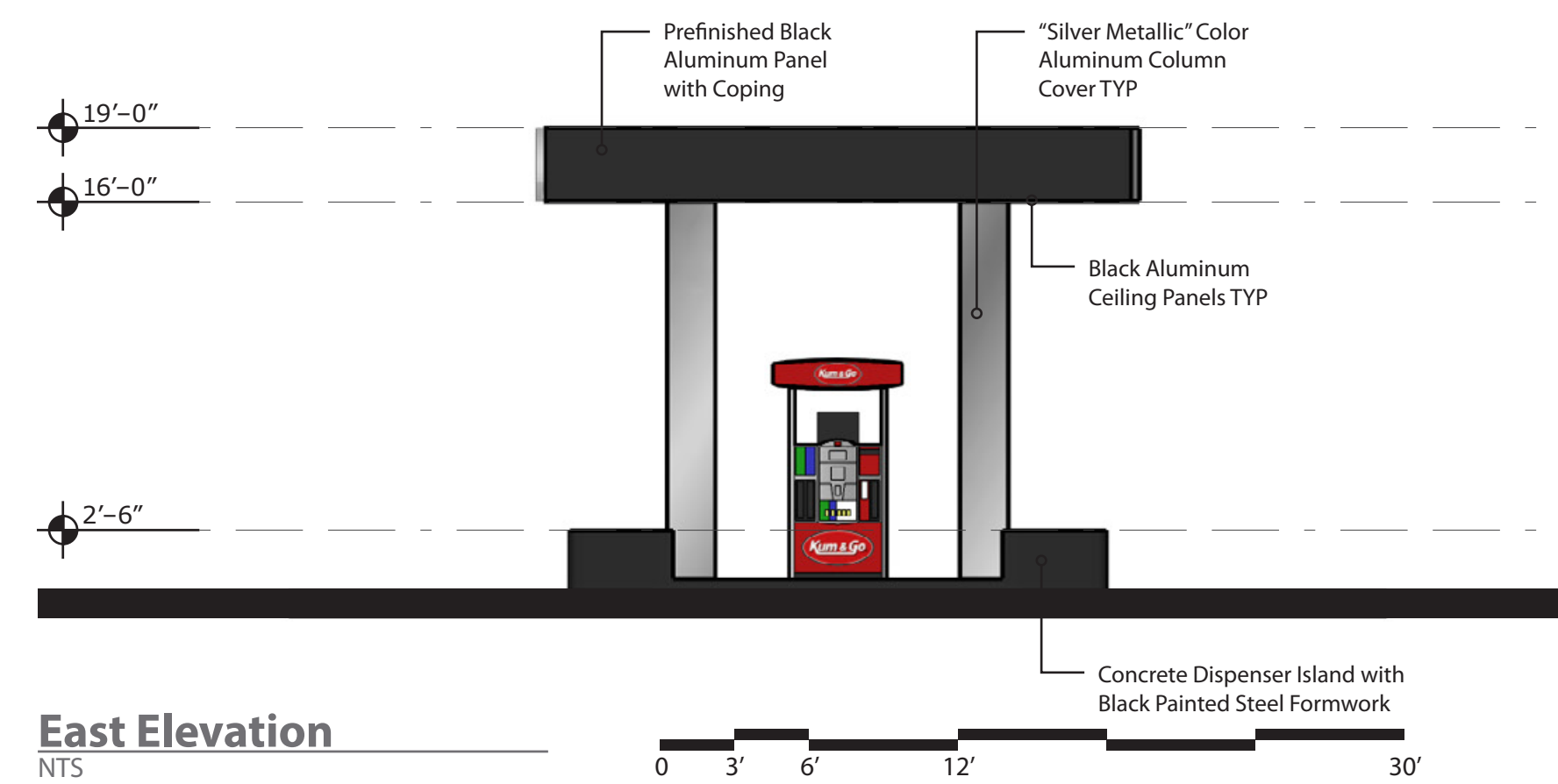
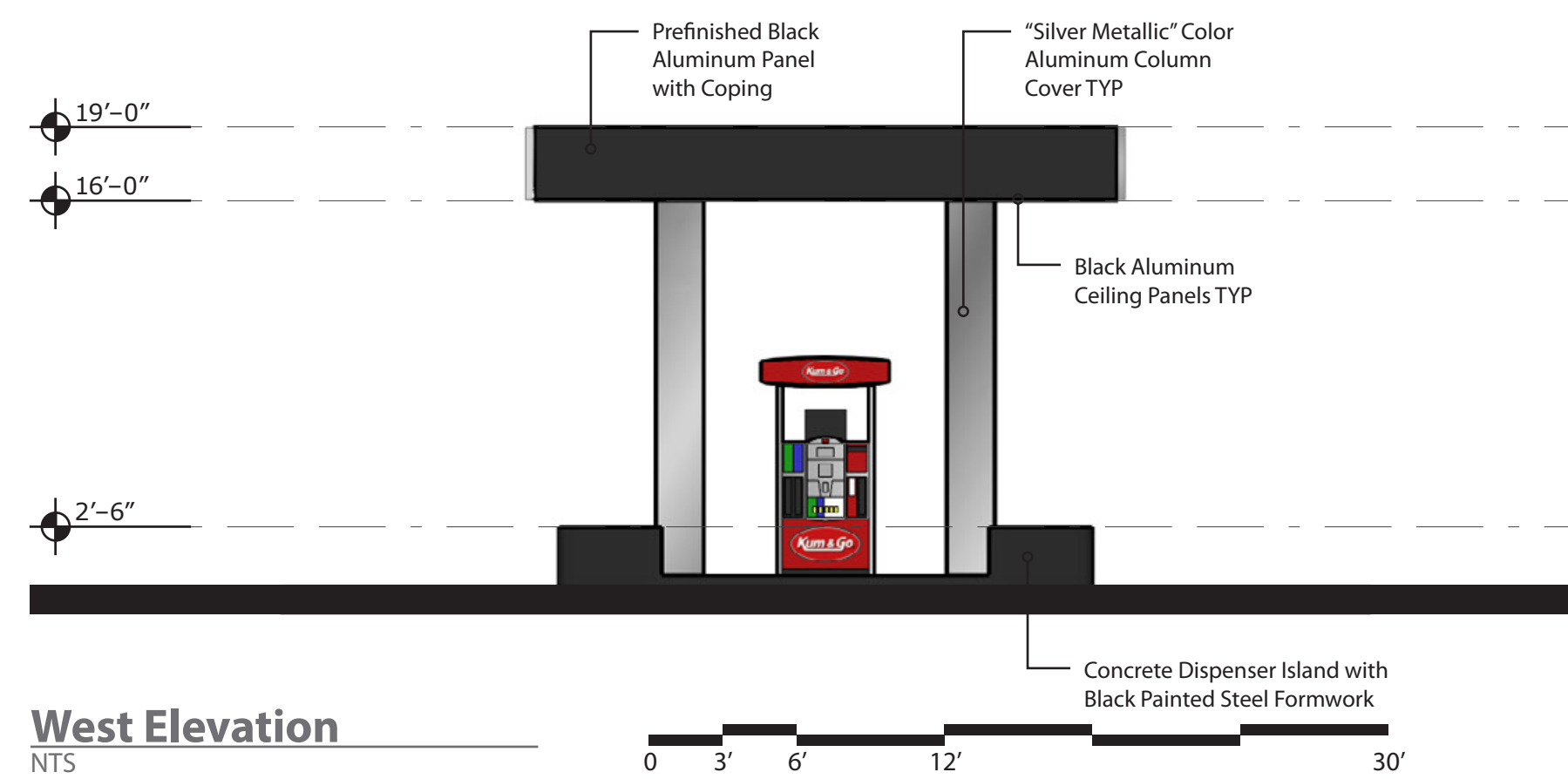
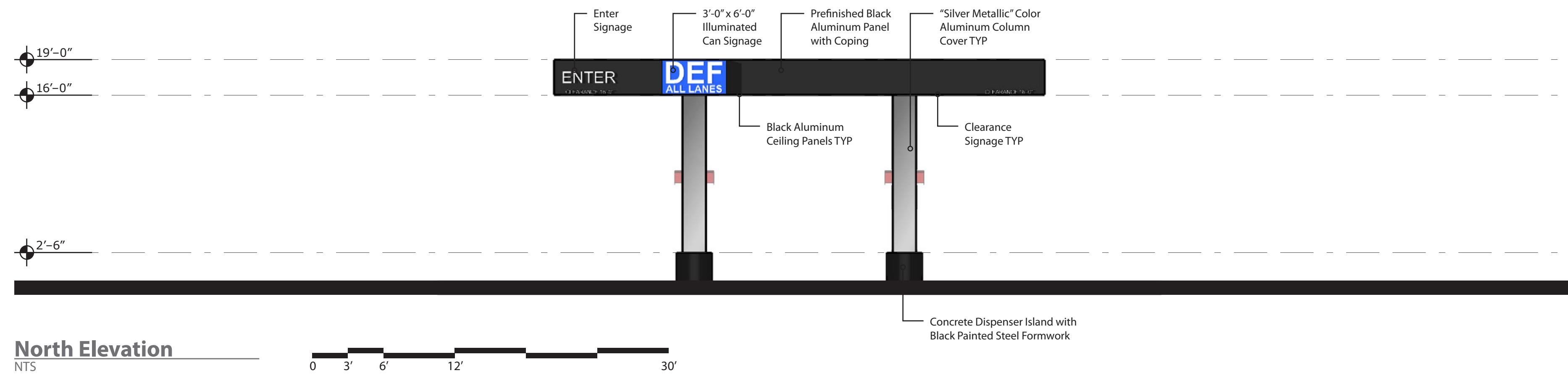
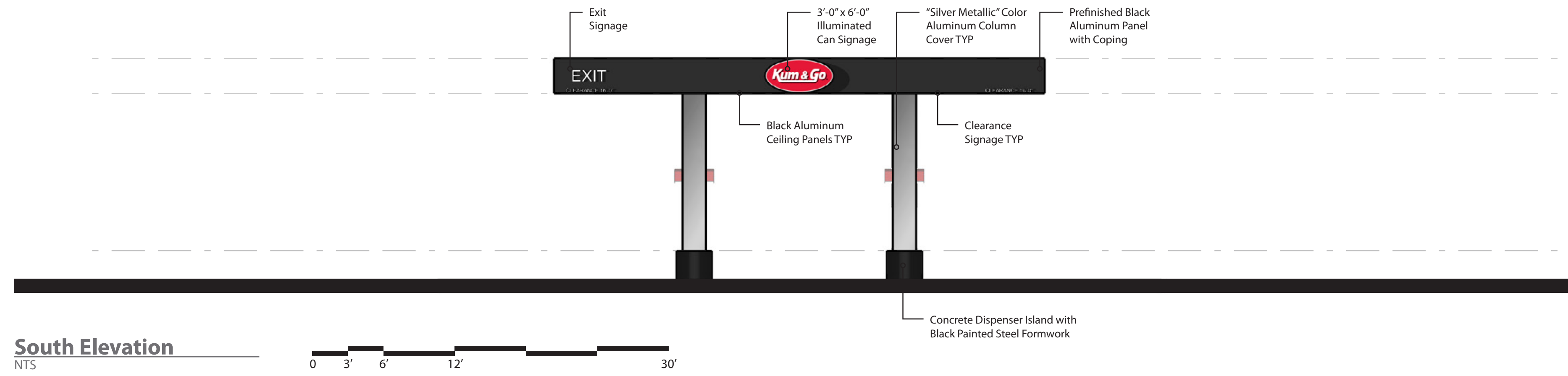
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REVISIONS

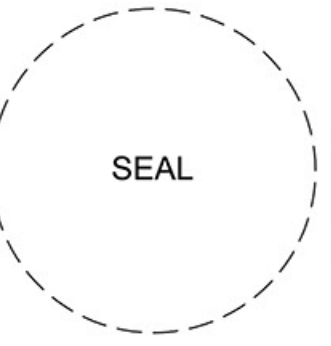
Proposed Canopy Signage

Location	Sign	Size	Area
South Elevation	"Kum & Go" Sign	3'x 6'	14 SF
North Elevation	"DEF" Sign	3'x 6'	18 SF
West Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
Total			32 SF



brr

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BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
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FAX: 913-262-9044



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50309
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#0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
DIESEL CANOPY ELEVATIONS

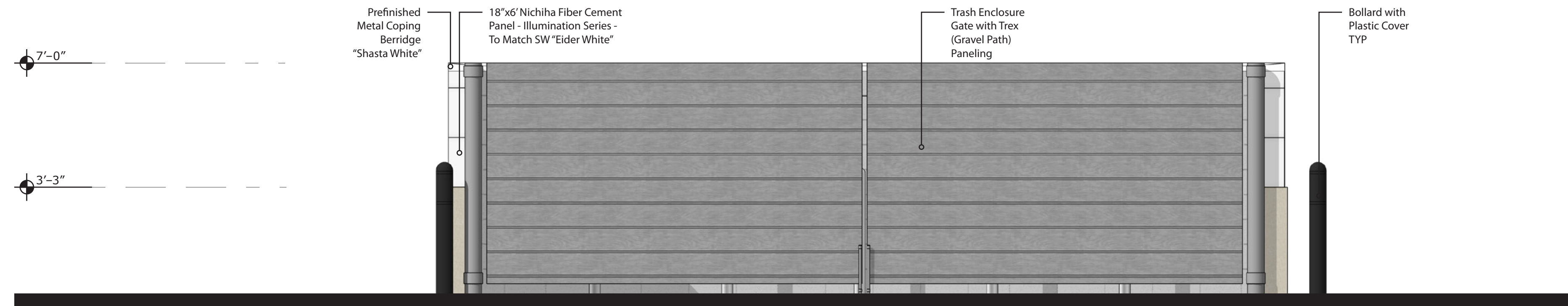
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

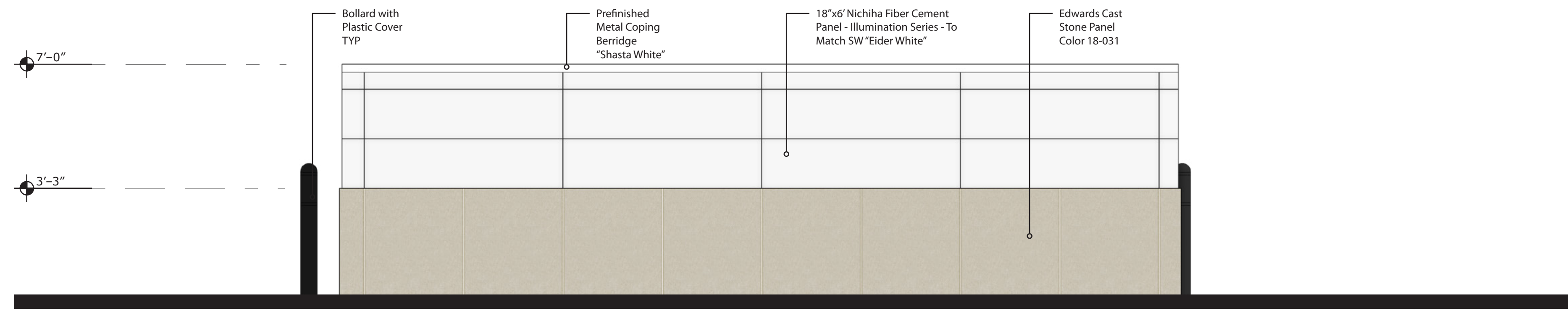
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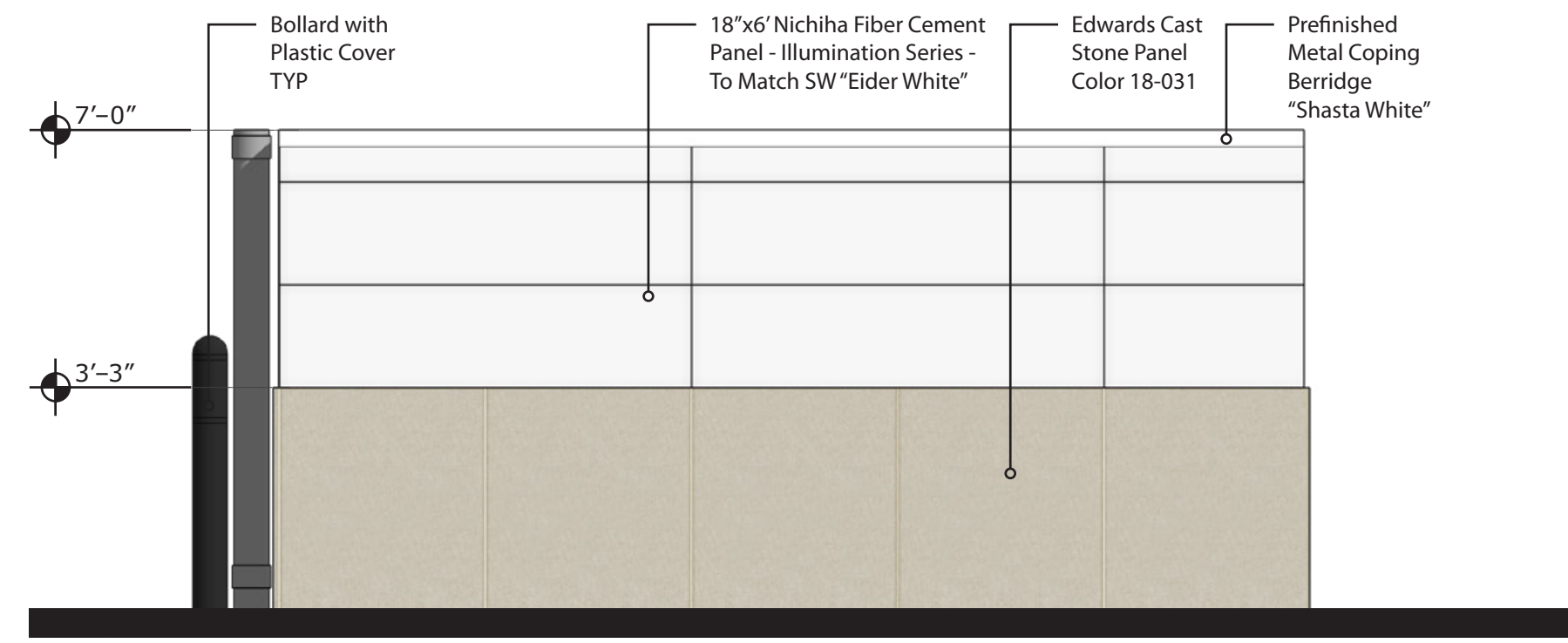
REVISIONS



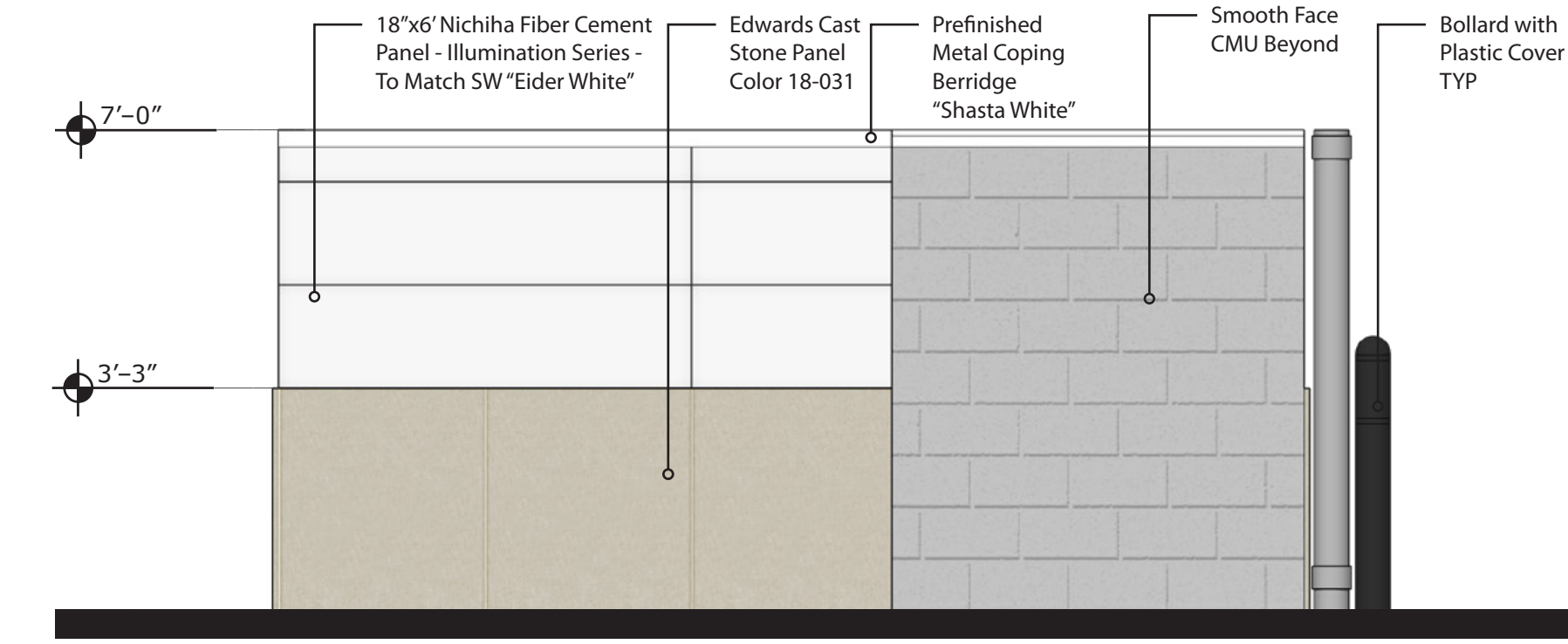
North Elevation
NTS



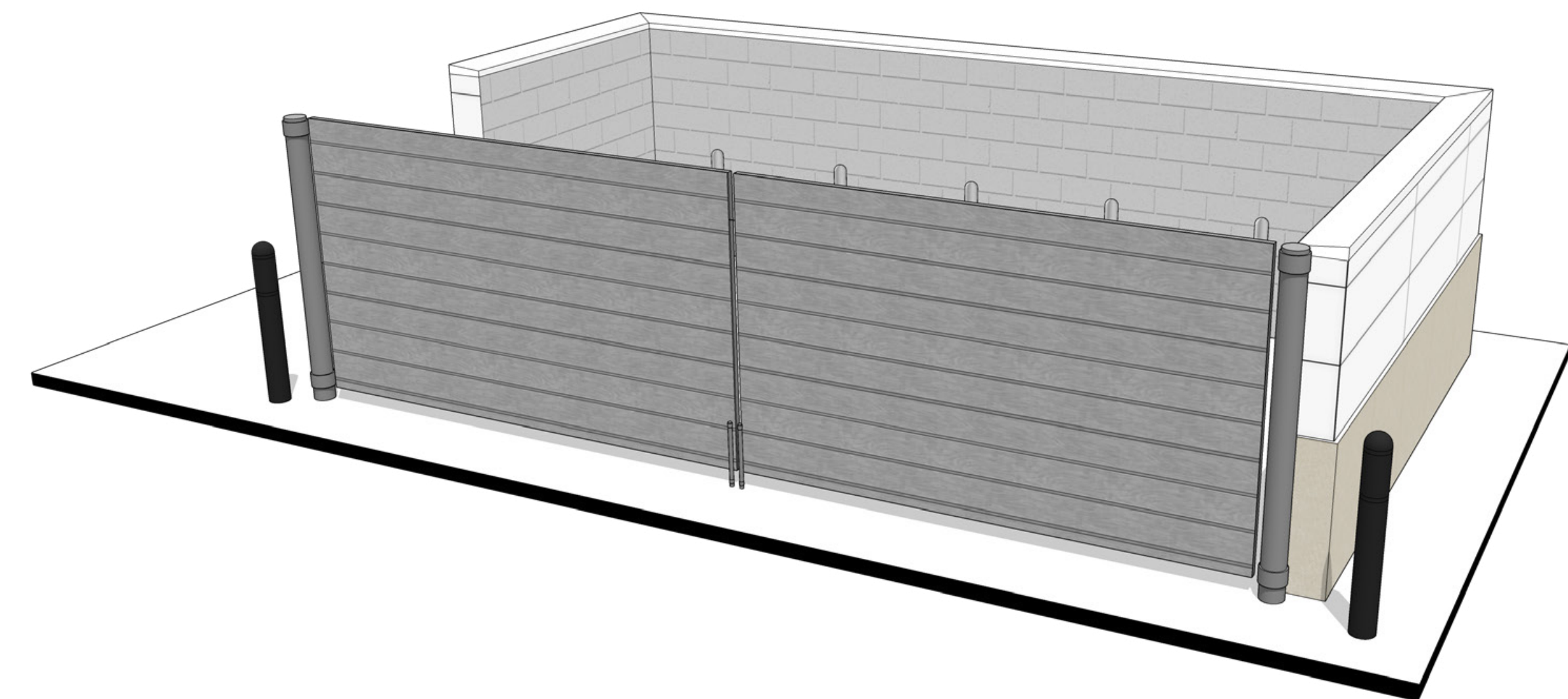
South Elevation
NTS



West Elevation
NTS



East Elevation
NTS



Perspective
NTS

brr
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813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
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TEL: 913-262-9055
FAX: 913-262-9044

SEAL



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

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I-35 & CUMMING AVENUE
TRASH ENCLOSURE ELEVATIONS

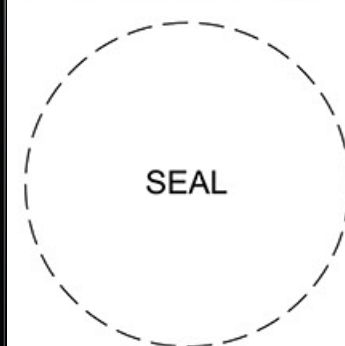
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 09/09/2020
SHEET NUMBER:



ARCHITECT OF RECORD:
 BRR ARCHITECTURE, INC
 813 METCALF AVENUE
 SUITE 300
 OVERLAND PARK, KS 66204
 www.brrarch.com
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 50309
 P:515-457-6247

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 I-35 & CUMMING AVENUE
 FLOOR PLAN

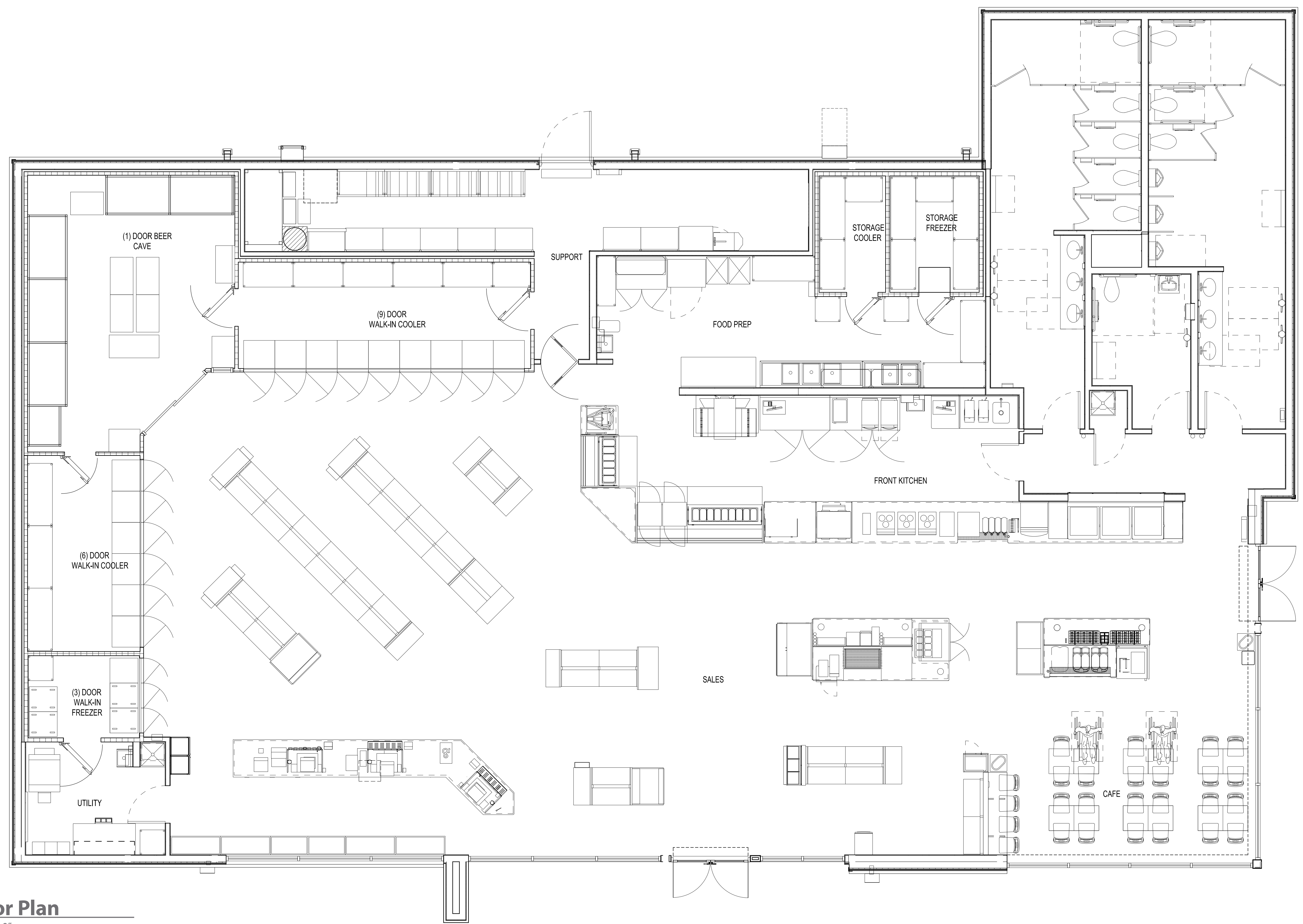
KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

DATE	REVISION DESCRIPTION

DATE: 09/09/2020

SHEET NUMBER:

REVISIONS



Floor Plan
 1/4" = 1'-0"

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT:

KUM & GO L.C.
1459 GRAND AVENUE
DES MOINES, IA 50309
ATTN: BRITNI ANDREASSEN
PH: (515) 457-6083

WATER:

DES MOINES WATER WORKS
2201 GEORGE FLAGG PARKWAY
DES MOINES, IOWA 50321
CONTACT: BRYAN POLLPETER
PH: (515) 323-6204

ENGINEER:

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH: (515) 369-4400

SANITARY SEWER:

CITY OF CUMMING
300 WESTOWN PARKWAY
WEST DES MOINES, IA 20566
CONTACT: ANTHONY BELLIZZI (VEENSTRA & KIMM)
(515) 225-8000

LANDSCAPE ARCHITECT:

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH: (515) 369-4400

ELECTRIC:

MIDAMERICAN ENERGY COMPANY
3500 104TH STREET
URBANDALE, IA 50322
CONTACT: CRAIG RANFELD
PH: (515) 252-6632

SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH: (515) 369-4400

STORM SEWER:

CITY OF CUMMING
300 WESTOWN PARKWAY
WEST DES MOINES, IA 20566
CONTACT: ANTHONY BELLIZZI (VEENSTRA & KIMM)
(515) 225-8000

TELEPHONE/CABLE:

CENTURYLINK
2103 EAST UNIVERSITY AVENUE
DES MOINES, IA 50317
CONTACT: MINDI BURGETT
PH: (515) 263-7230

BUILDING DEPARTMENT:

CITY OF CUMMING
300 WESTOWN PARKWAY
WEST DES MOINES, IA 20566
CONTACT: JASON VANAUSSALL (VEENSTRA & KIMM)
(515) 225-8000

GEOTECHNICAL ENGINEER:

TERRACON CONSULTANTS, INC.
600 SW 7TH STREET, SUITE M
DES MOINES, IOWA 50309
BRETT BRADFIELD
PH: (515) 244-3184

BENCH MARKS

CITY OF WEST DES MOINES BM# 108 LOCATED AT THE INTERSECTION OF 105TH STREET AND WARREN AVENUE, NORTH OF INTERSECTION, 4 FEET WEST OF THE CENTERLINE EXTENDED, 20 FEET SOUTH OF THE EAST/WEST FENCE. ELEVATION=211.96

CITY OF WEST DES MOINES BM# 140 LOCATED AT THE NW CORNER OF ADAMS STREET AND 20TH AVENUE, 4 FEET SOUTH OF POWER POLE, 38 FEET WEST OF CENTERLINE OF 20TH AVENUE, 68 FEET NORTH OF CENTERLINE OF ADAMS STREET. ELEVATION=183.87

PROPERTY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 25 OF THE 5TH P.M., WARREN COUNTY, IOWA; EXCEPT THOSE PARTS THEREOF DEEDED TO THE STATE OF IOWA BY WARRANTY DEED RECORDED IN BOOK 125, PAGE 154 AND IN BOOK 2012, PAGE 8767.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 10/01/2020
ANTICIPATED FINISH DATE = 10/01/2021

REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 08205135 PREPARED BY TERRACON CONSULTANTS, INC. FOR GEOTECHNICAL REQUIREMENTS

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

JOHN PATRICK BECKER, P.E. DATE _____
LICENSE NO. 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
1-9

PRELIMINARY NOT FOR CONSTRUCTION



WHERE & MEANS MORE

GENERAL LEGEND

PROPOSED

- LOT LINE
- CENTER LINE
- RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SERVICE
- WATERMAIN WITH SIZE
- SAWCUT (FULL DEPTH)
- SILT FENCE

EXISTING

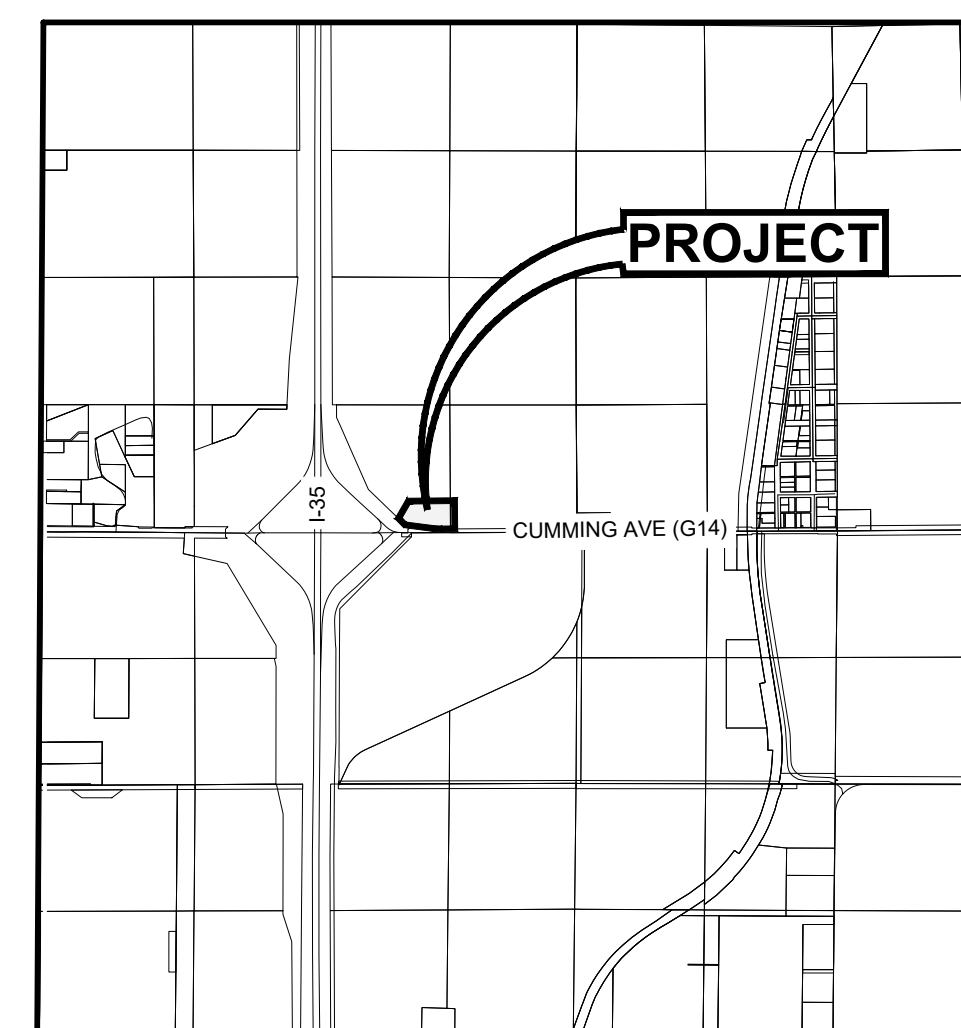
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- BENCH MARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SUBMITTAL DATES

REVIEW: SEPTEMBER 11, 2020

VICINITY MAP

NOT TO SCALE



CUMMING, IOWA

PUBLIC IMPROVEMENT DRAWINGS
STORE #0198
I-35 & CUMMING AVENUE
CUMMING, IA 50061

SHEET INDEX

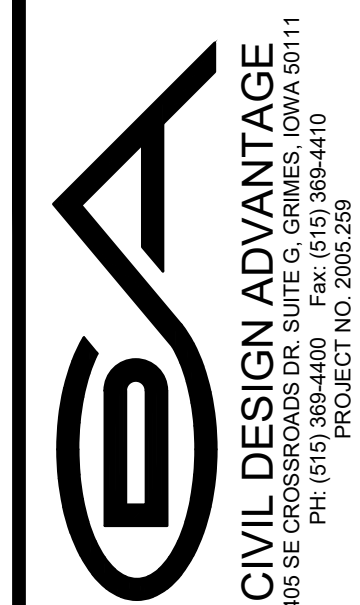
1	COVER SHEET
2	TYPICAL SECTIONS AND DETAILS
3	QUANTITIES, NOTES AND REFERENCE NOTES
4	TOPOGRAPHIC SURVEY / DEMOLITION PLAN
5	GRADING PLAN
6	SANITARY SEWER & WATERMAIN PLAN AND PROFILE
7-8	STORM SEWER PLAN & PROFILE
9	JOINTING PLAN

SITE DATA

STORE TYPE		INTERSTATE
CANOPY / DISPENSER ARRANGEMENT		5 DISPENSERS (SINGLE), 2 HI-FLOW DISPENSERS
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	21'-0"
	TOP OF BLADE WALL	22'-7"
	CANOPY	20'-10"
	DIESEL CANOPY	19'-0"
GROSS FLOOR AREA		5,997 S.F.
GROSS CANOPY AREA		4,272 S.F.
GROSS LOT AREA		±130,375 S.F.
FAR (INCLUDING CANOPY)		0.08
KUM & GO BUILDING COVERAGE		5,997 S.F. (4.6%)
LANDSCAPE COVERAGE		50,095 SF (38.4%)
PARKING/DRIVE/ COVERAGE		74,283 SF (57.0%)
BICYCLE PARKING		N/A
REQUIRED PARKING	STANDARD	31
	ADA	1
	TOTAL	32
		PARKING RATIO = 1 SPACE/ 187 GFA
PROVIDED PARKING	STANDARD	25
	ADA	2
	TRUCKS	5
		TOTAL 32
		PARKING RATIO = 5.4 CARS/1000 S.F.

ZONING INFORMATION

ZONE: C-1 HIGHWAY COMMERCIAL DISTRICT	
MINIMUM LOT AREA (SQUARE FEET)	
MINIMUM LOT WIDTH (FEET)	
SITE AREA PER UNIT (SQUARE FEET)	N/A
FRONT YARD SETBACK (FEET)	50
FRONT YARD CANOPY SETBACK (FEET)	15
LEFT SIDE YARD SETBACK (FEET)	0
RIGHT SIDE YARD SETBACK (FEET)	0
REAR YARD SETBACK (FEET)	0
BUILDING MAXIMUM HEIGHT (FEET)	35
CANOPY MAXIMUM HEIGHT (FEET)	20
MAXIMUM BUILDING COVERAGE	N/A



1459 GRAND AVENUE
Des Moines, Iowa 50309
P: 515-226-0128
F: 515-223-9873

0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
COVER SHEET

KG PROJECT TEAM:
RDR:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-11-2020

SHEET NUMBER:

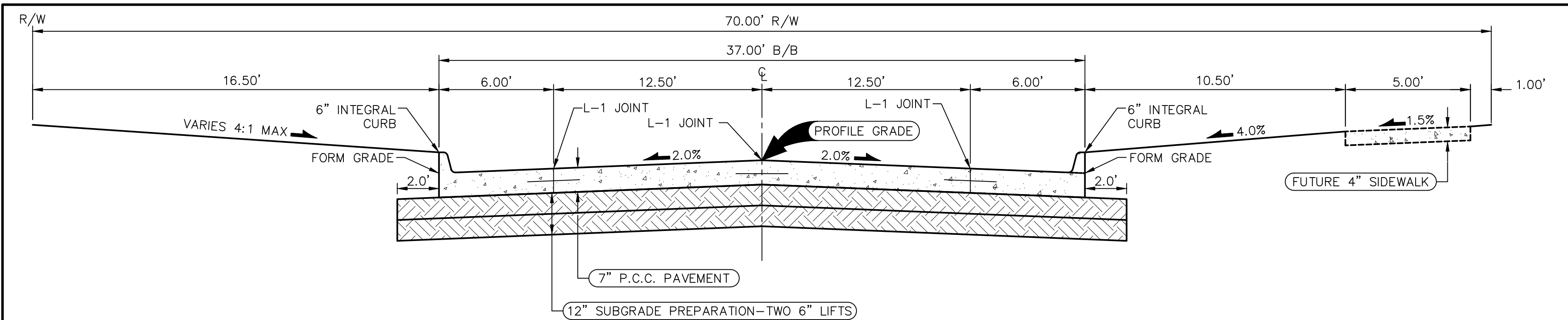
1 OF 9

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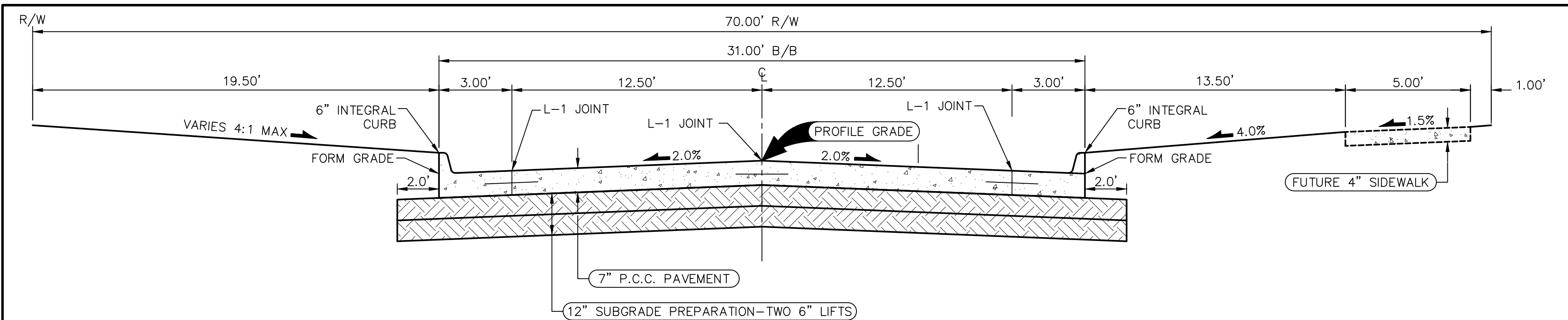
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



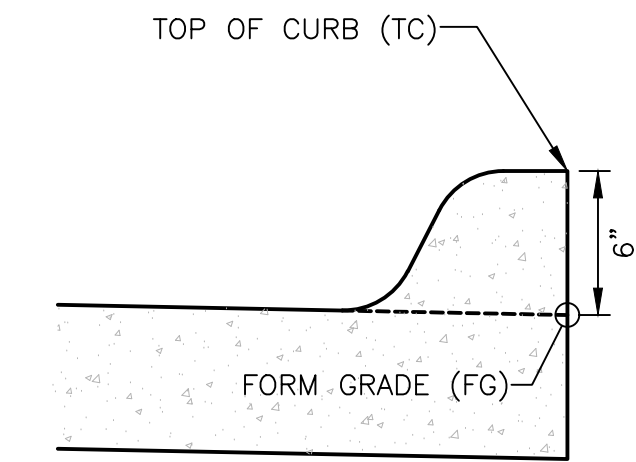
1-800-292-8989
www.iowacall.com



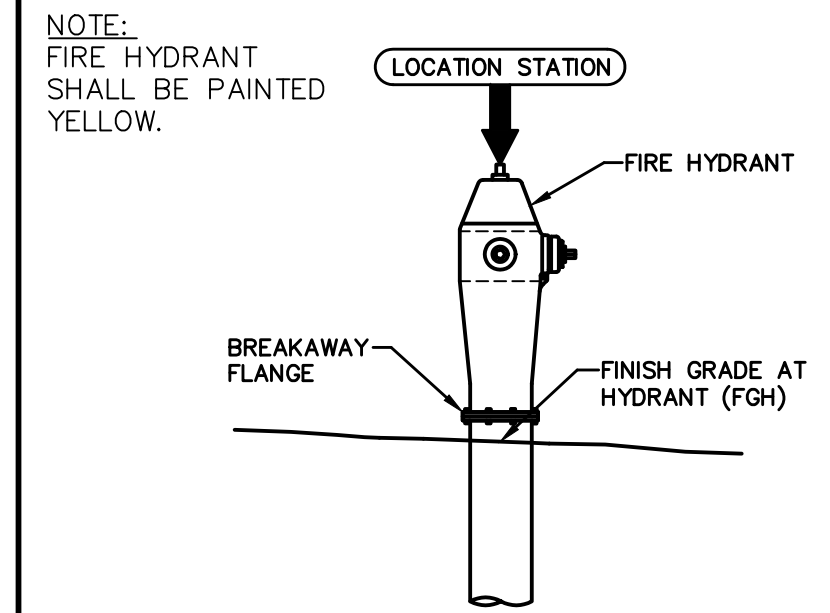
TYPICAL SECTION - 37' B/B P.C.C. ROADWAY WITH 70' ROW
 NOT TO SCALE (STA 0+95.71 TO STA 1+52.05)



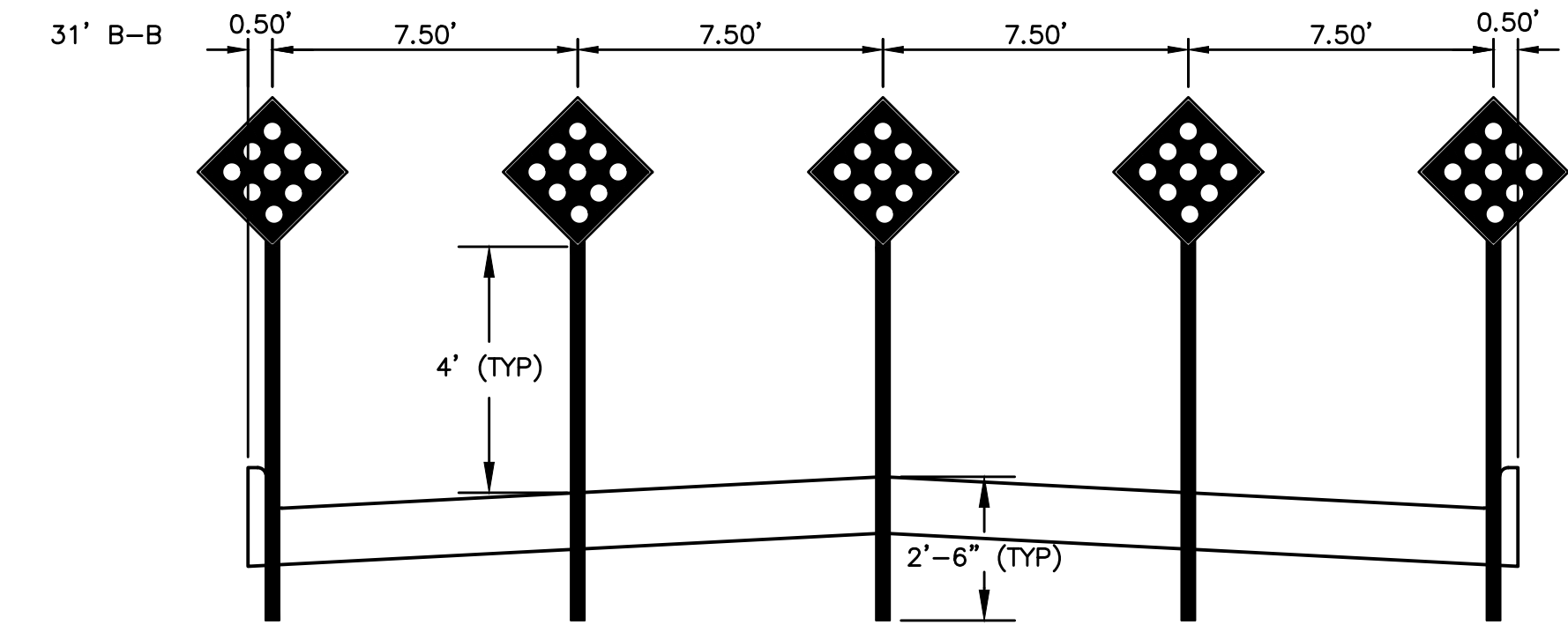
TYPICAL SECTION - 31' B/B P.C.C. ROADWAY WITH 70' ROW
 NOT TO SCALE (STA 1+96.41 TO STA 4+23.07)



**INTEGRAL 6\"/>
 NOT TO SCALE**



HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL
 NOT TO SCALE



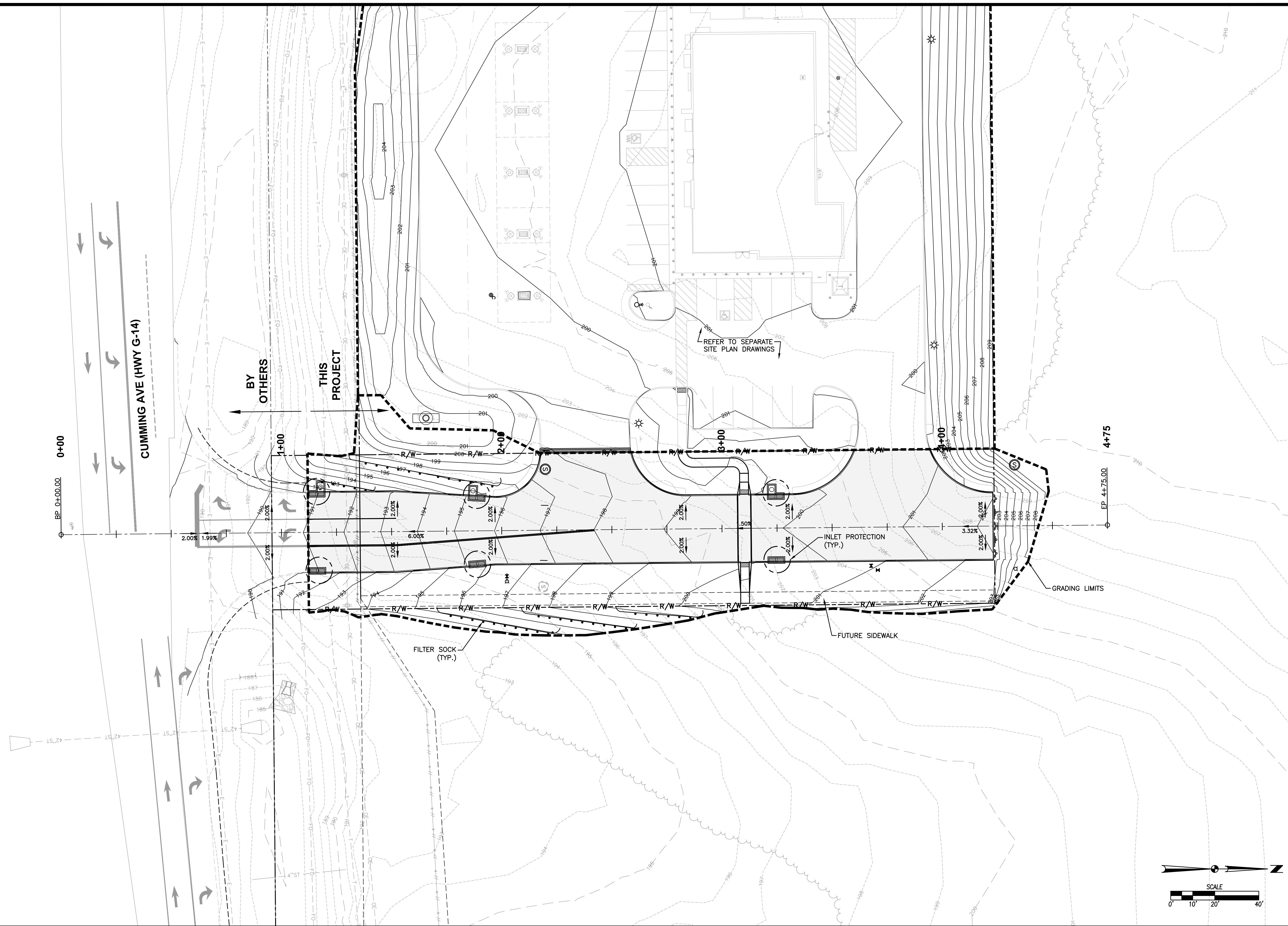
PERMANENT ROAD CLOSURE SIGN SPACING DETAIL
 NOT TO SCALE **SI-182**

Totals		PAVEMENT MARKING LINE TYPES																		Remarks
Road ID	Station to Station	Length (STA)	Dir. of Travel	Marking Type	Side	BLW4	DCY4	SLW4	SLW2	CLW6	DLW4	NPY4**	Length by Line Type (Unfactored)							
					L C R	STA	STA	STA	STA	STA	STA	STA	STA	STA	STA	STA	STA	STA	STA	
PUBLIC ROAD	1+12.15	1+52.05	0.40	SB																
PUBLIC ROAD	1+12.15	2+42.03	1.30	BOTH	X															
Factored Total: Durable Paint								2.5976	0.40											
Bid Quantity: Painted Pavement Markings, Durable											3.00									

DATE	REVISION DESCRIPTION

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0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
GRADING PLAN

KG PROJECT TEAM:
 RDR:
 SDM:
 CPM:

DATE	REVISION DESCRIPTION

DATE: 09-11-2020

SHEET NUMBER:
5 OF 9

REVISIONS



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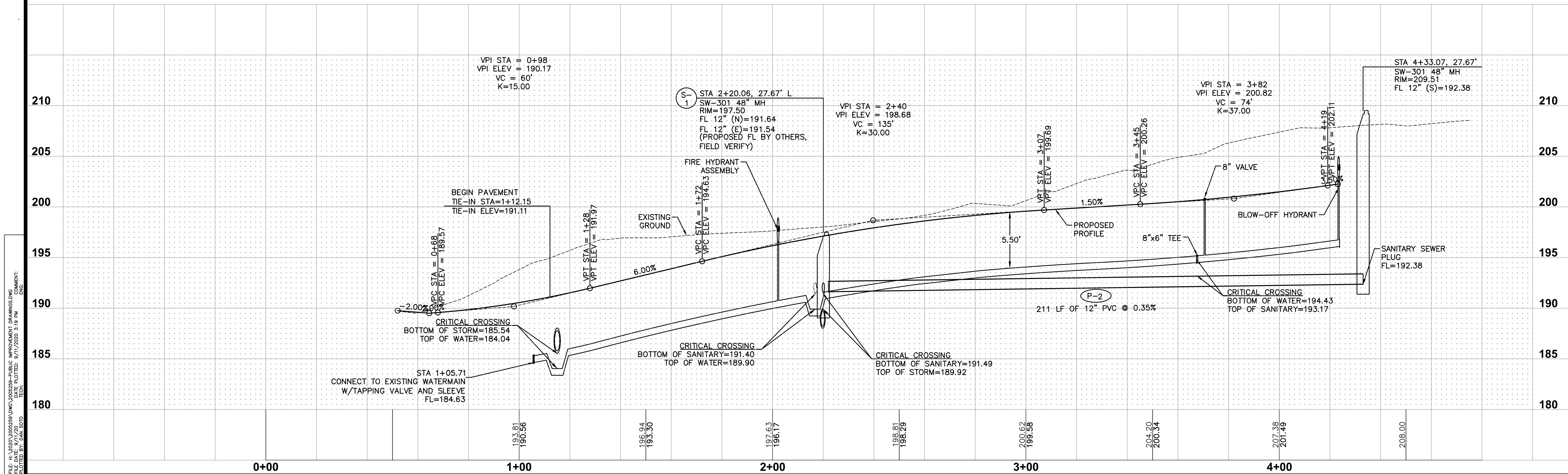
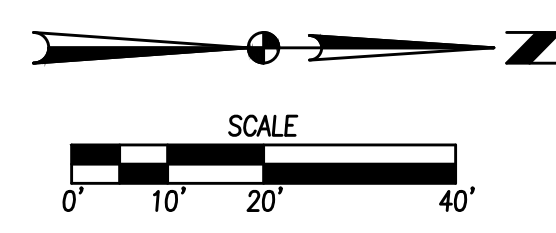
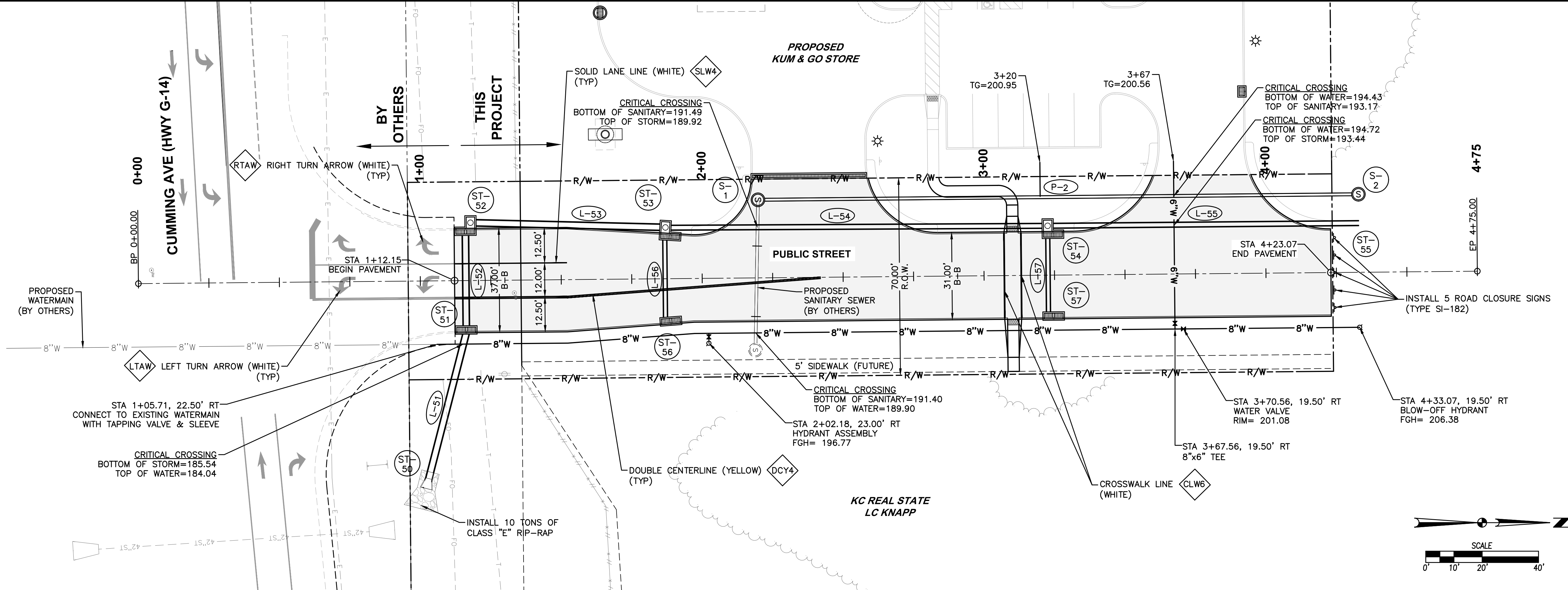
0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
SANITARY SEWER & WATERMAIN
PLAN & PROFILE

KG PROJECT TEAM:
 RDR:
 SDM:
 CPM:

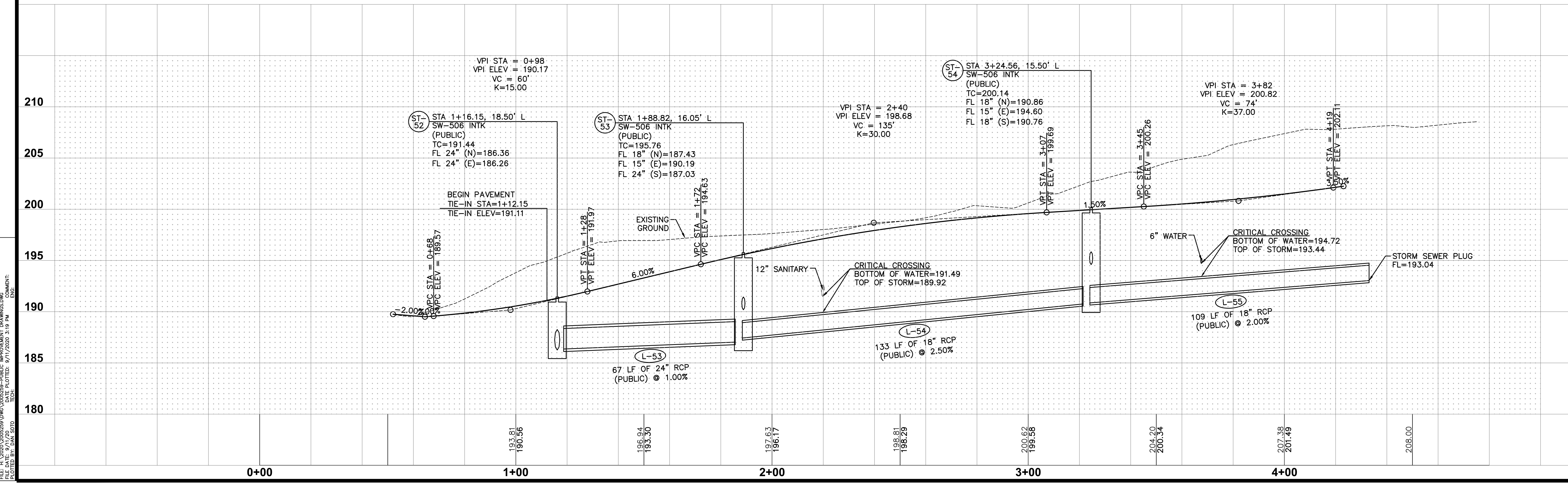
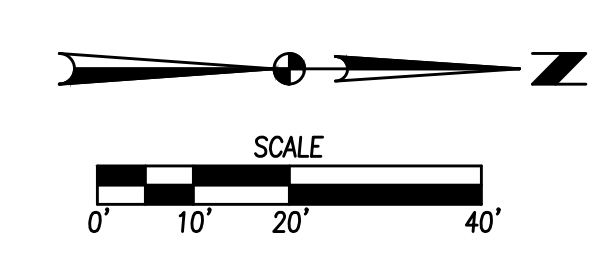
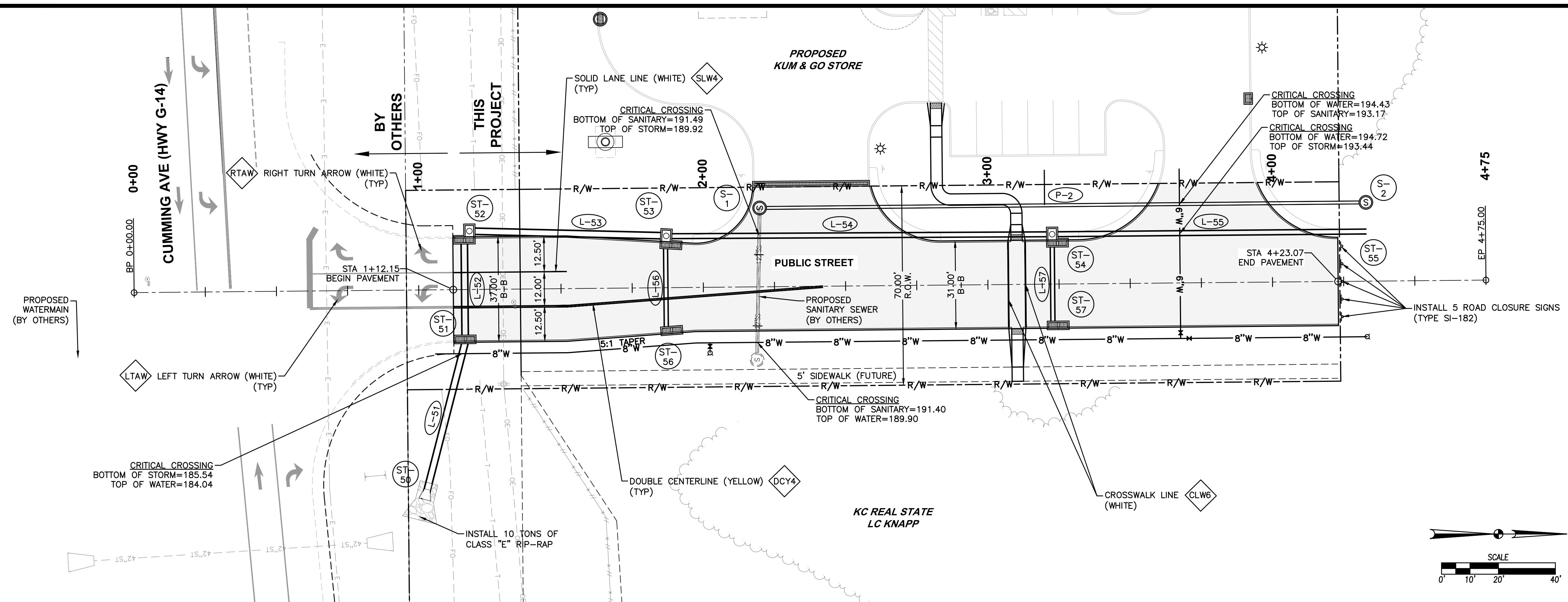
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0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
STORM SEWER PLAN & PROFILE

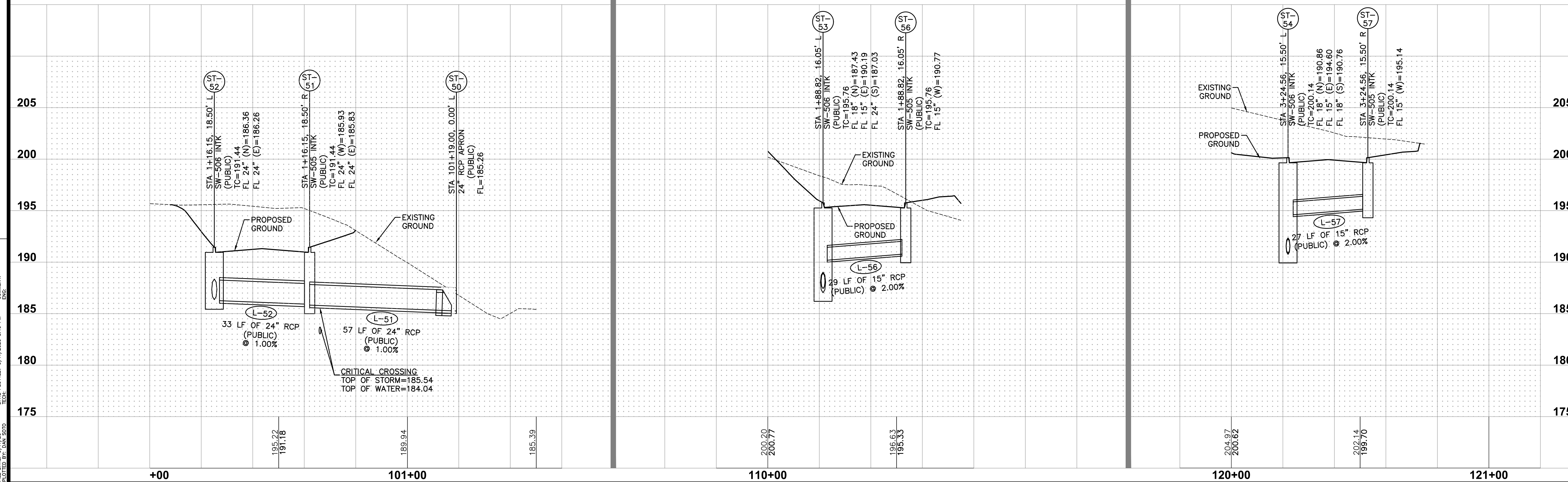
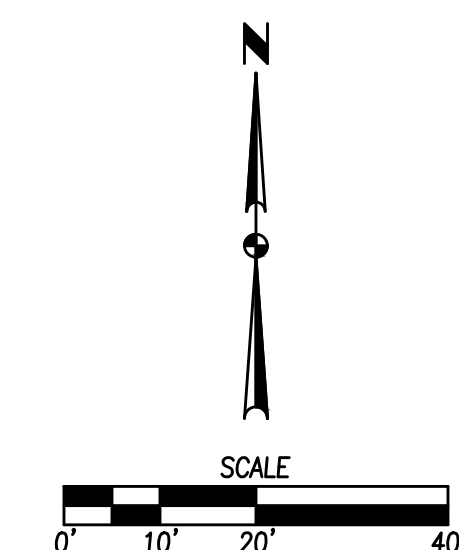
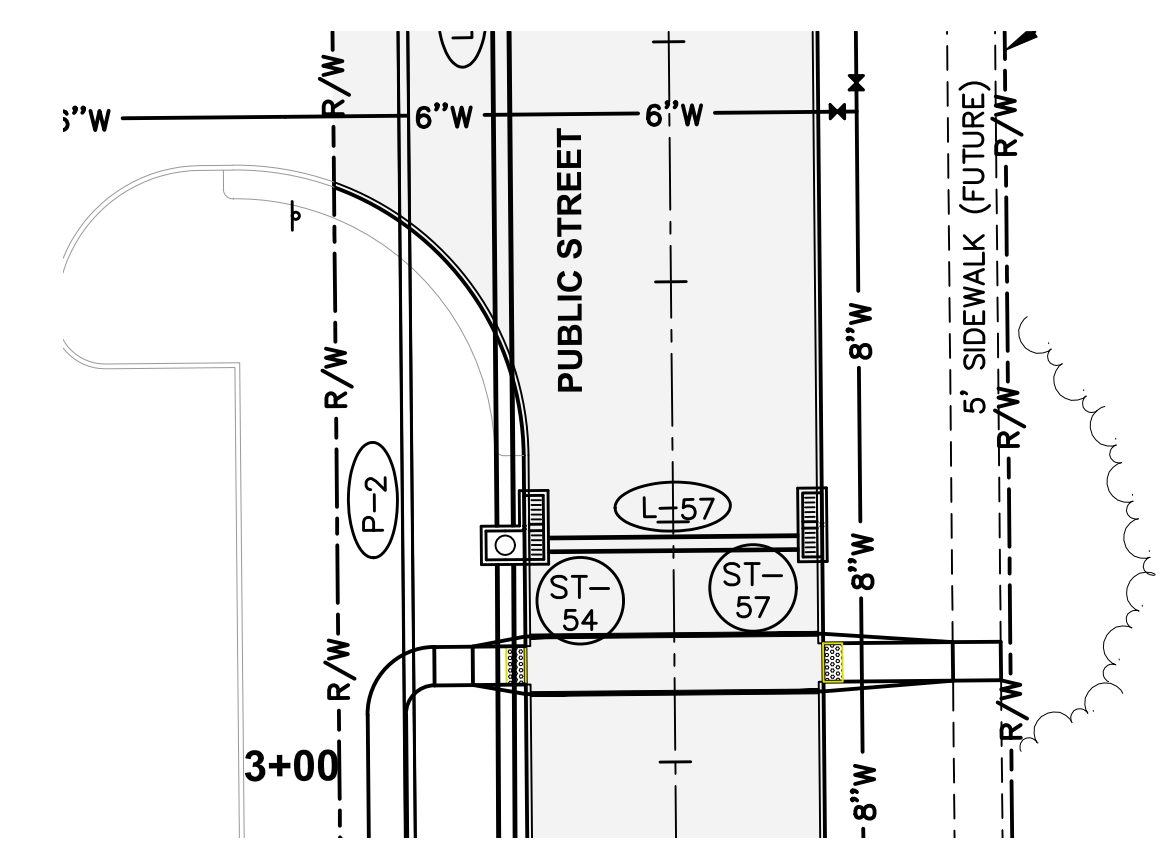
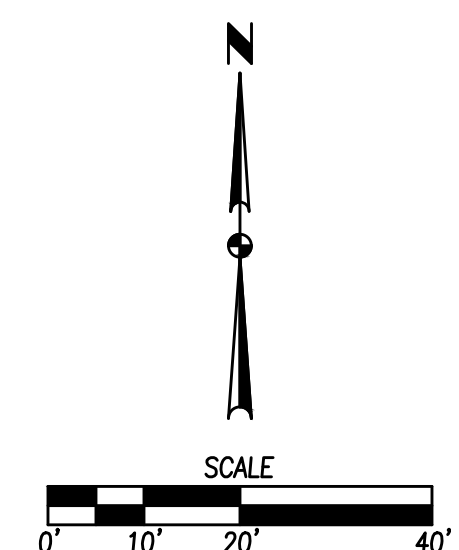
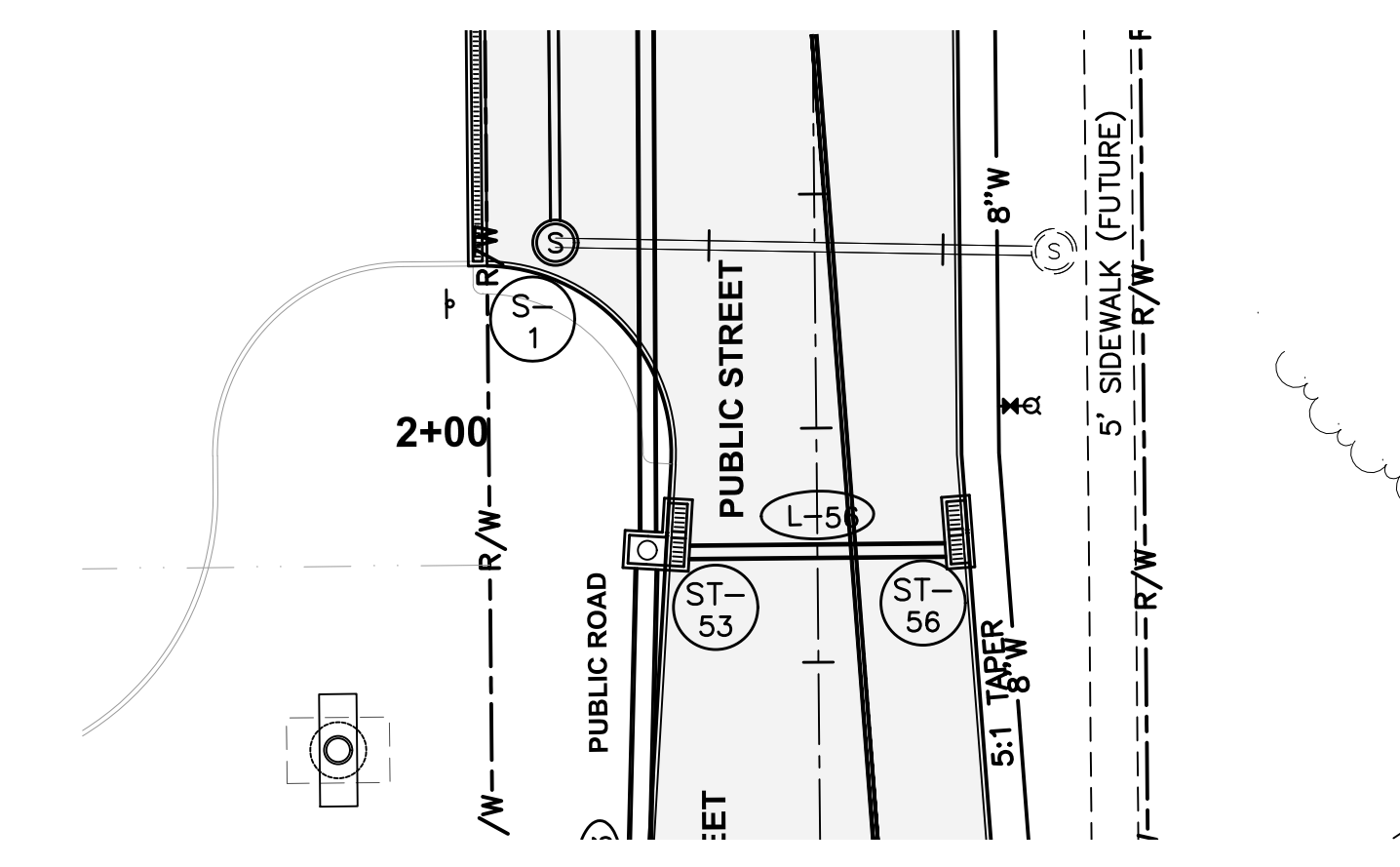
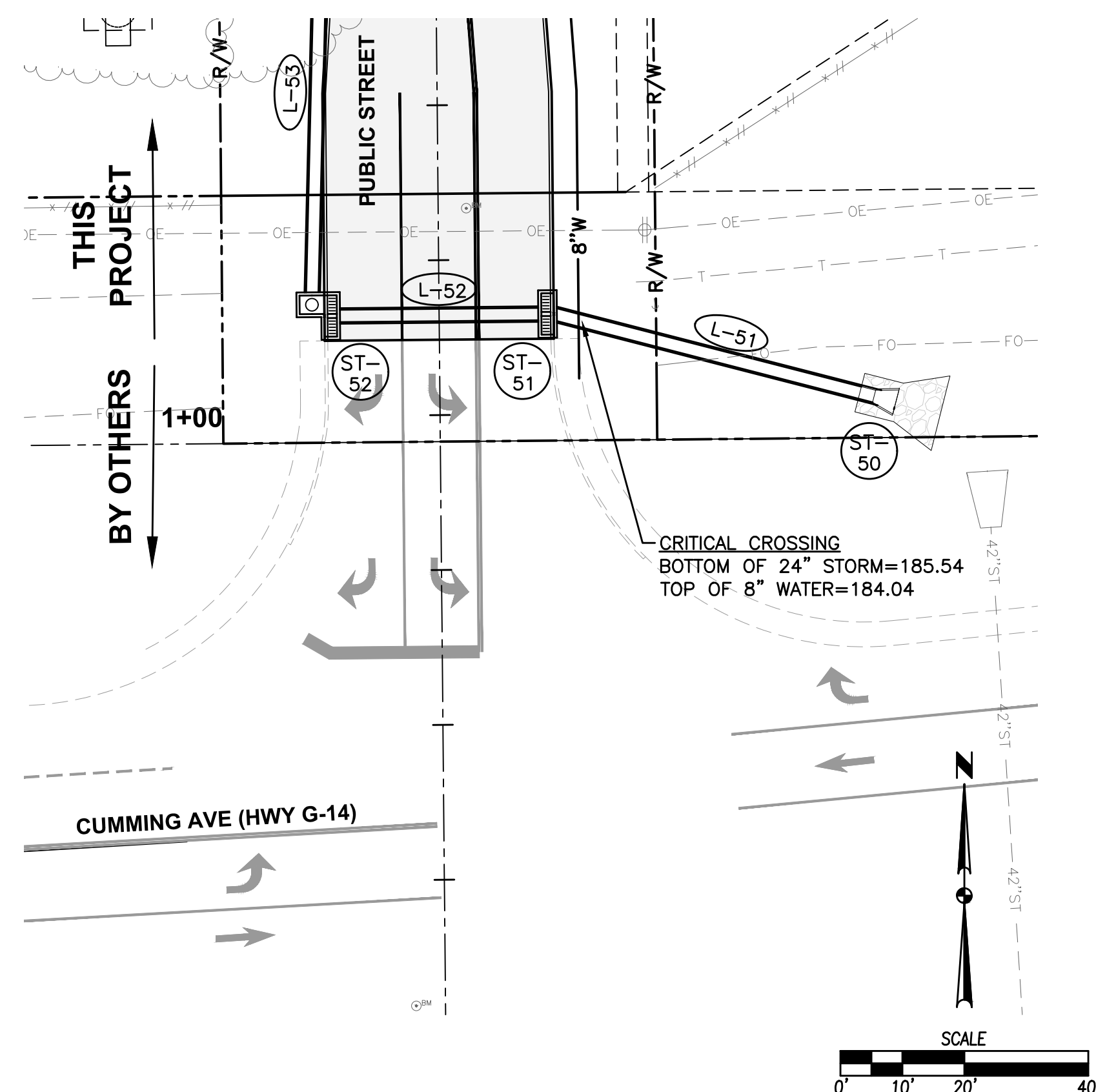
KG PROJECT TEAM:
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 CPM:

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7 OF 9

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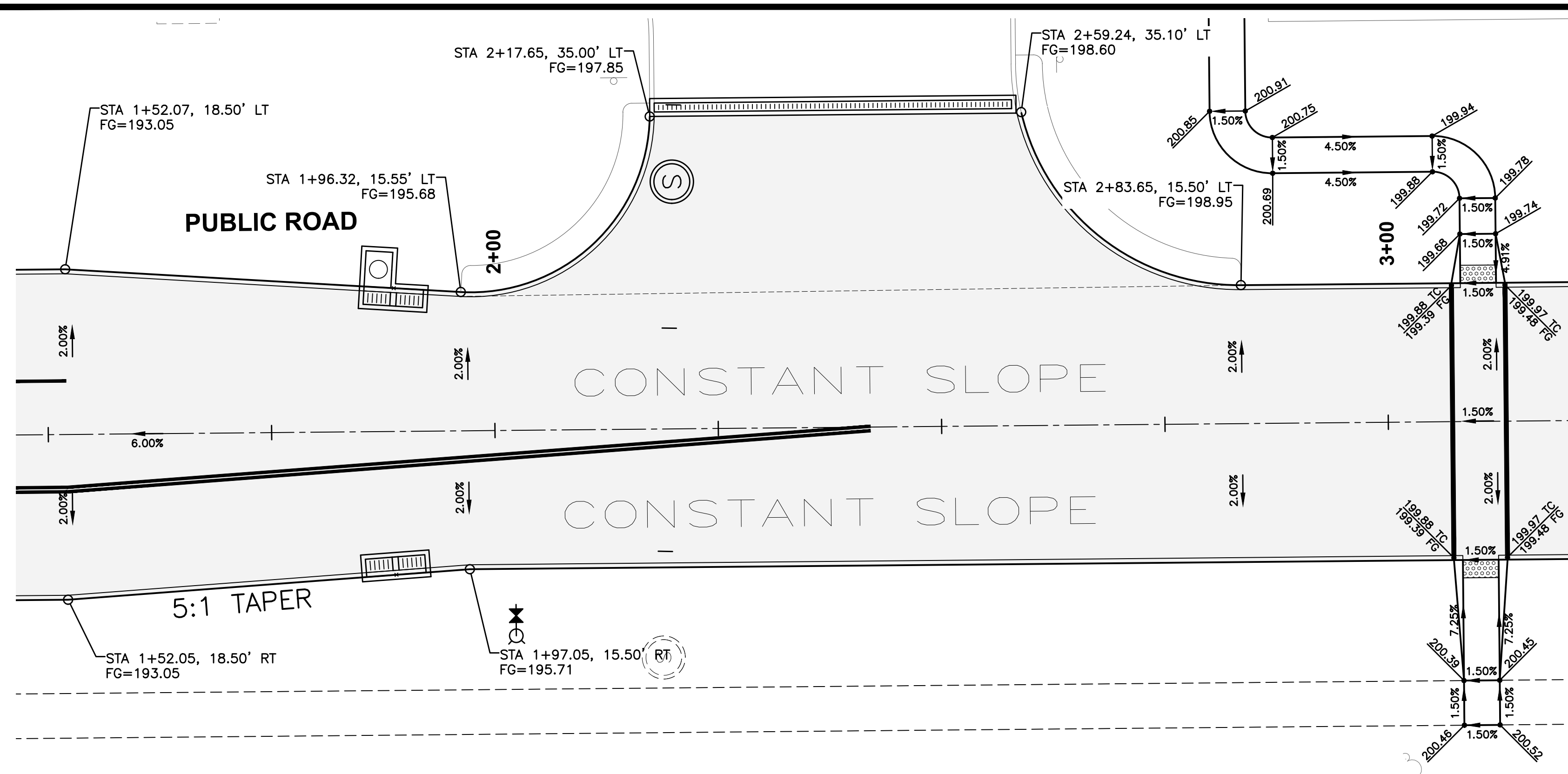
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0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
STORM SEWER PLAN & PROFILE

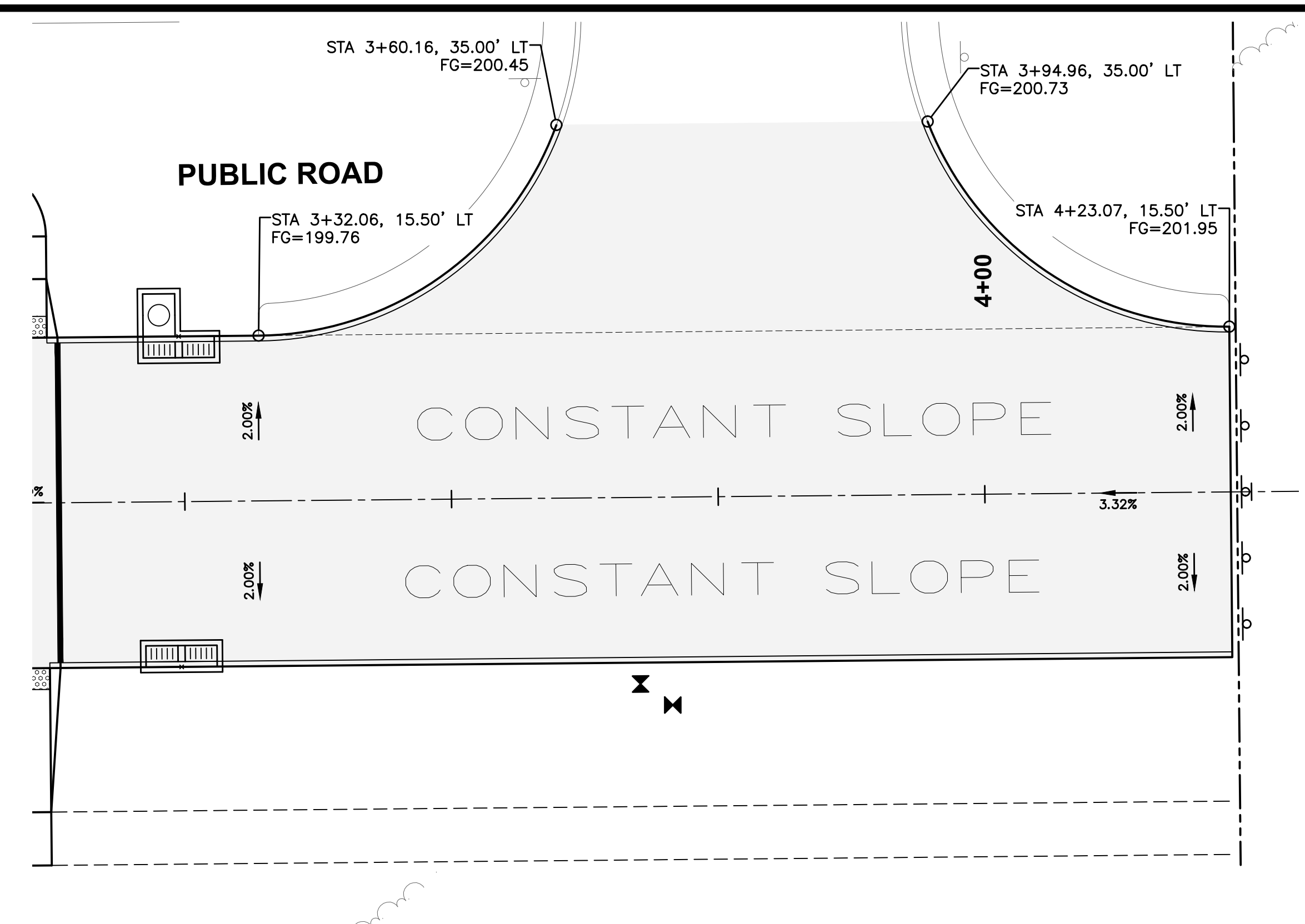
KG PROJECT TEAM:
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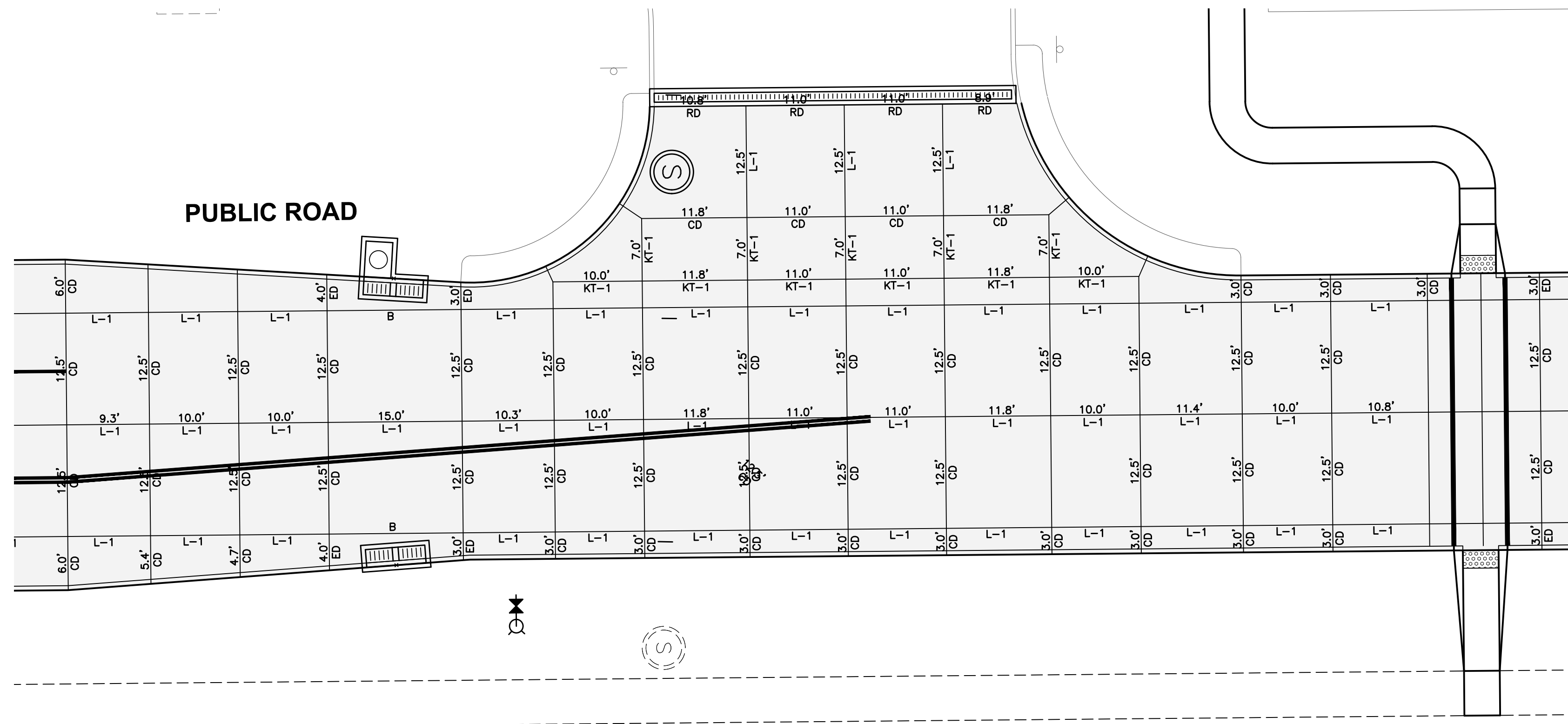


GEOMETRICS AND STAKING LAYOUT

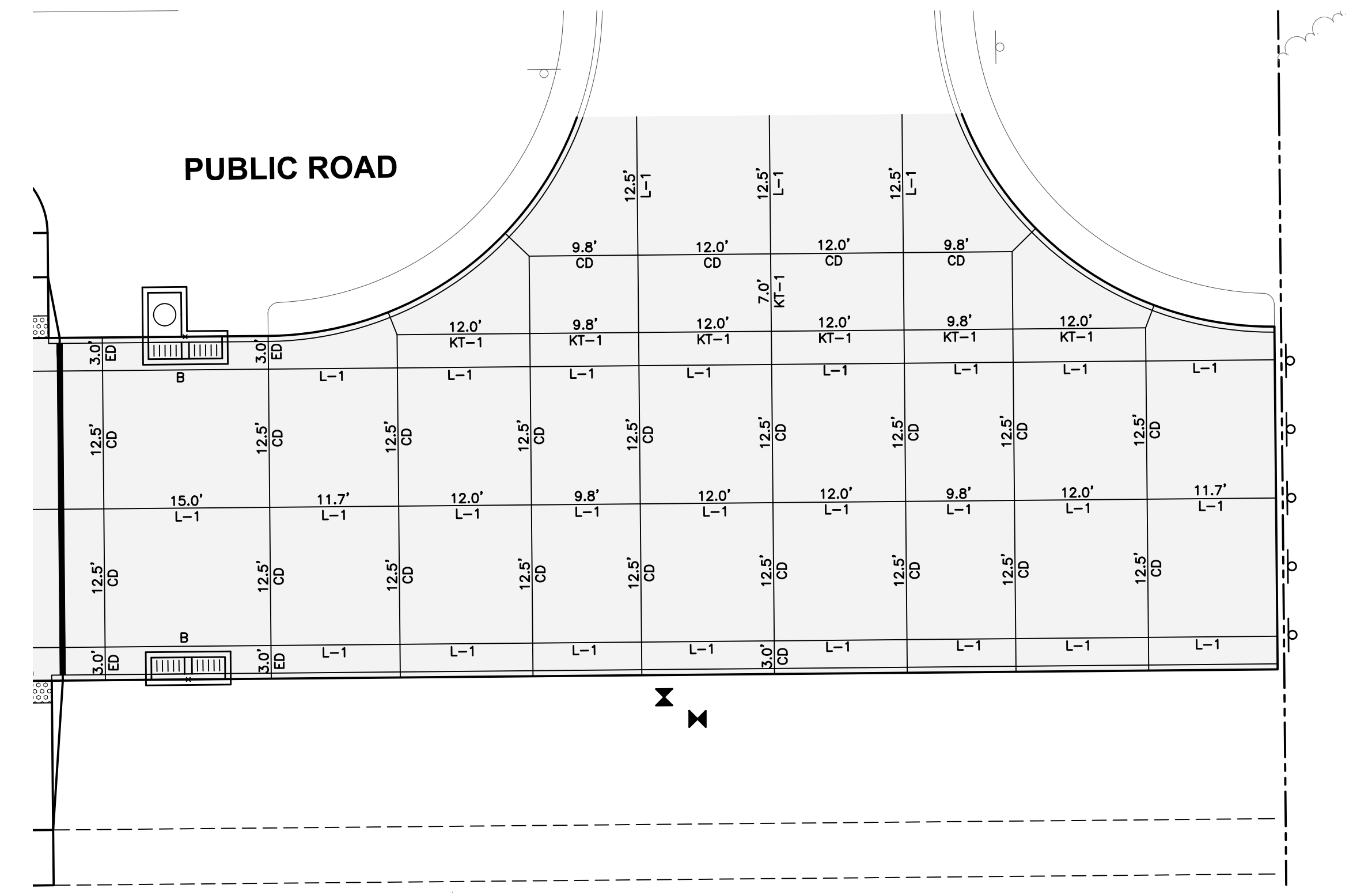


GEOMETRICS AND STAKING LAYOUT

- NOTES:**
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - DROP CURBS AT LOCATIONS SHOWN FOR FUTURE ACCESSIBLE RAMPS.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



JOINTING PLAN



JOINTING PLAN

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0198 - CUMMING, IOWA
I-35 & CUMMING AVENUE
INTERSECTION DETAILS

KG PROJECT TEAM:
 RDR:
 SDM:
 CPM:

DATE	REVISION DESCRIPTION

DATE: 09-11-2020

SHEET NUMBER:

9 OF 9



Civil Engineering Consultants, Inc.

October 14, 2020

Attn: Tony Bellizzi, P.E.
Veenstra & Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266-1320

RE: Spangler Plat 1 – Preliminary Plat and Construction Drawings

Dear Tony:

On behalf of KC Real Estate LC we are submitting these documents for Spangler Plat 1 Preliminary Plat and Public Improvement Construction Drawings. This submittal includes:

- Spangler Plat 1 Preliminary Plat
- Storm Water Management Report
- PDFs of all submittals

The staff comments dated October 9, 2020 have been addressed as follows:

Sheet 02

1. The building setback shown along Cumming Avenue is 10 feet. The bulk regulations on Sheet 1 indicates that street side corner lot should have a setback of 30 feet. It is suggested that the setback should coincide with the northerly sanitary sewer easement line. **The setbacks have been revised. The sanitary sewer easement has been identified.**
2. Sidewalks should be shown along Lot A street. **The sidewalks have been shown and labeled.**

Sheet 03

1. Show existing and proposed contours weighted differently to clearly see both. **The proposed and existing contours have been shown with different line type properties.**
2. The proposed utilities along Lot A should be shown on the plat. **The proposed and existing utilities have been shown and labeled.**

Please review this information at your earliest convenience. If you have any additional comments or questions do not hesitate to contact us.

Sincerely,
Civil Engineering Consultants, Inc.

A handwritten signature in blue ink that reads 'Paul Clausen'.

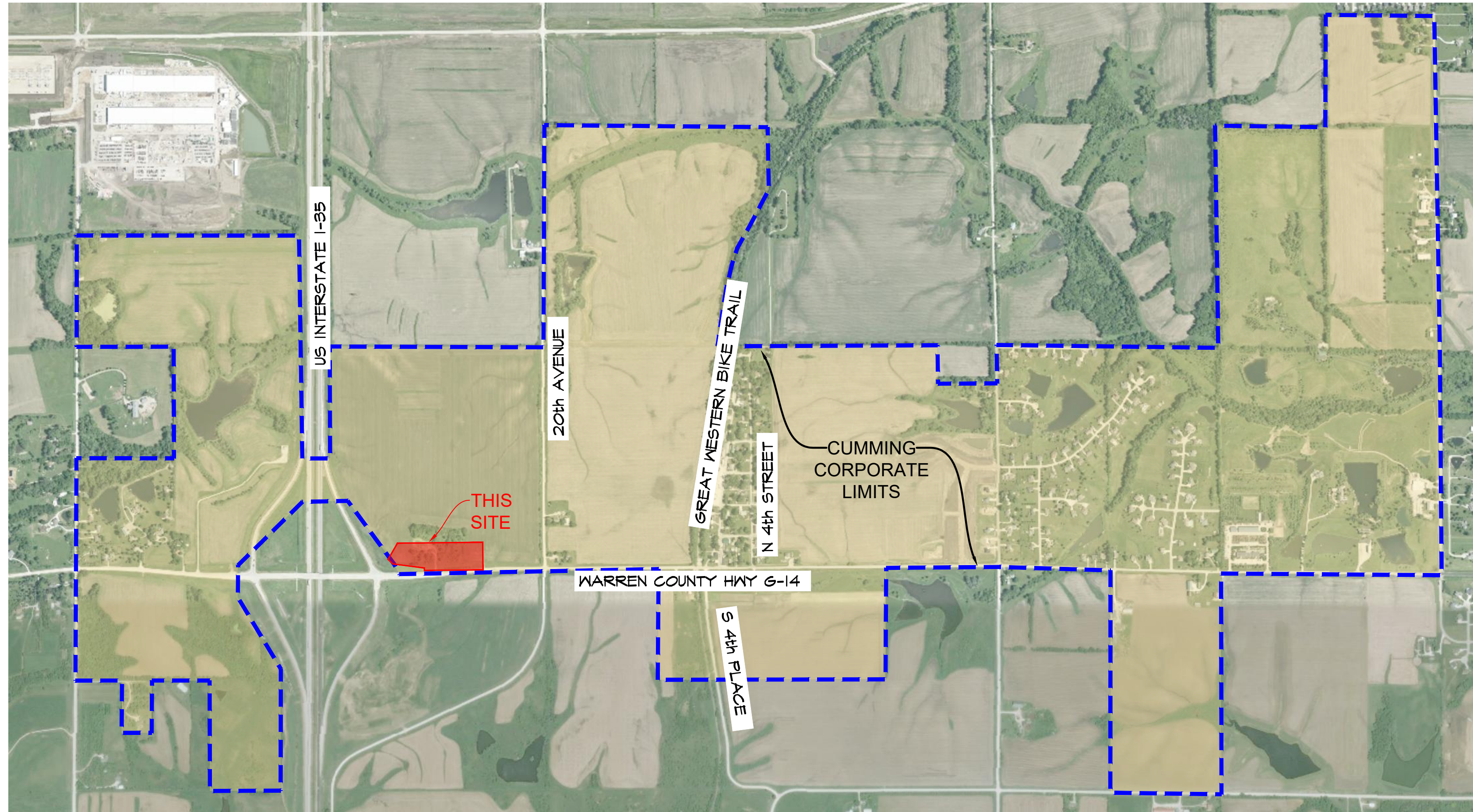
Paul Clausen, P.E.

Cc: Aimee Staudt, Knapp Properties, Inc.; and Angie Ritchie, City of Cumming Deputy Clerk

PRELIMINARY PLAT SPANGLER PLAT I

SE1/4 - SEC. 7-77-25 & NE1/4 - SEC. 18-77-25
5237 CUMMING AVE
CUMMING, IOWA 50061

GENERAL LEGEND	
	PROPOSED
	SECTION LINE
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	FLARED END SECTION
	DRAIN BASIN OR SEDIMENT RISER
	DRAIN BASIN WITH SOLID GRATE
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	BLOW-OFF HYDRANT
	SCOUR STOP MAT
	TURF REINFORCEMENT MAT
	STORM SEWER WITH SIZE
	SUBDRAIN
	WATER SEWER WITH SIZE
	WATER SERVICE
	PROPOSED CONTOUR
	SILT FENCE
	ADDRESS
	RIPRAP
	EXISTING LOT LINE
	SANITARY/STORM MANHOLE
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER SINGLE INTAKE
	STORM SEWER DOUBLE INTAKE
	STORM SEWER ROUND INTAKE
	FLARED END SECTION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	POWER POLE
	STREET LIGHT
	GUY ANCHOR
	ELECTRIC TRANSFORMER
	GAS METER
	TELEPHONE RISER
	SIGN
	CATV
	UNDERGROUND ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION



VICINITY MAP
1" = 1000'

Sheet Number	Sheet Title
01	COVER SHEET - PRELIMINARY PLAT
02	DIMENSION SHEET
03	GRADING AND UTILITY SHEET

SUBMITTAL DATE	SUBMITTAL NOTES
AUGUST 31, 2020	INITIAL SUBMITTAL
OCTOBER 08, 2020	
OCTOBER 14, 2020	

- GENERAL NOTES:**
- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WARREN COUNTY, IOWA - ENGINEERING DEPARTMENT
 - KC REAL ESTATE LC, KNAPP PROPERTIES, INC.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: (515) 276-4884
 - IOWA ONE-CALL
 - VEENSTRA & KIMM, INC.
 - DES MOINES WATER WORKS (DMWW)
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND DMMW RULES AND REGULATIONS FOR WATER MAINS.
 - THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
 - THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
 - THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
 - CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
 - ALL PROPOSED CHANGES TO THE PLAN SET DURING CONSTRUCTION SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY OF CUMMING, DMWW AND THE CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES THAT HAVE NOT BEEN GRANTED APPROVAL.
 - THE CONTRACTOR IS REQUIRED TO SET UP A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER FOR THE CITY OF CUMMING, WARREN COUNTY ENGINEERING AND DMMW ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

- UTILITY NOTES:**
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
 - THE CONTRACTOR SHALL CALL IOWA ONE CALL (MINIMUM OF 48 HOURS NOTICE). THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
 - COORDINATE EXISTING CITY UTILITIES TIE-INS WITH THE CITY PUBLIC WORKS DEPARTMENT.
 - HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
 - RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
 - THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL WATER MAIN SERVICE WORK SHALL BE CONSTRUCTED ACCORDING TO DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
 - WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH FLEXIBLE O-RING GASKET JOINTS (FOR STORM SEWERS ONLY) SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

- NPDES/SWPPP**
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

- GRADING NOTES**
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
 - THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 - STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
 - AREAS TO RECEIVE FILL TO BE BENCHED.
 - PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
 - ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
 - MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
 - FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
 - BACKFILL TO TOP OF ALL CURBS.

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #1918C01076
MAP REVISED NOVEMBER 16, 2018.

- NOTES**
- IMPROVEMENTS SHALL BE CONSTRUCTED USING THE 2020 SUDAS SPECIFICATIONS AND DMMW RULES AND REGULATIONS FOR WATER MAINS.

EXISTING ZONING:
A-2 ANNEXATION DISTRICT

PROPOSED ZONING:
C-1 HIGHWAY COMMERCIAL DISTRICT

MAXIMUM HEIGHT REGULATIONS. THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES IN THE C-1 HIGHWAY COMMERCIAL DISTRICT IS THREE STORIES OR 35 FEET. BULK REGULATIONS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED FOR PERMITTED USES IN THE C-1 HIGHWAY COMMERCIAL DISTRICT:

USE	LOT AREA	LOT WIDTH	FRONT YARD SETBACK	SIDE YARD SETBACK	STREET SIDE CORNER LOT	REAR YARD SETBACK
SCHOOLS, CHURCHES, OTHER PUBLIC OR SEMI-PUBLIC BUILDINGS	10 ACRES		75 FEET	50 FEET		50 FEET
ALL OTHER USES	20,000 SQ. FT.	125 FEET	50 FEET	*	30 FEET	*

* NO SIDE OR REAR YARD, EXCEPT WHERE APARTMENTS ARE ABOVE A STORE OR SHOP, A REAR YARD OF 20 FEET SHALL BE PROVIDED AND WHERE ADJACENT TO AN AGRICULTURAL ZONING DISTRICT OR RESIDENTIAL ZONING DISTRICT, A SIDE YARD OF 10 FEET AND A REAR YARD OF 20 FEET SHALL BE PROVIDED OR AS SPECIFIED IN THE BUFFER REGULATIONS.

PROPERTY OWNER / DEVELOPER / APPLICANT:
KC REAL ESTATE LC, KNAPP PROP INC.
5000 WESTOWN PKWY SUITE 400
WEST DES MOINES IA 50266
CONTACT: TOM WITTMAN
PH: 515-223-4000
EMAIL: TOM.WITTMAN@KNAPPFPROPERTIES.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE,
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAG.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PH: 515-276-4884 EXT. 221
EMAIL: GADDIS@CECLAG.COM

MUNICIPALITY PLANNER:
TONY BELLIZZI
VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH: 515-225-8000
EMAIL: tbbellizzi@vfk.net

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE SE 1/4 OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID SECTION 7; THENCE S84°28'10"W, 724.18 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING S84°28'10"W, 686.12 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF TRACT 'A' AS DEFINED IN THE WARRANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2012, PAGE 8761 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE N03°28'00"W, 40.05 FEET ALONG THE EAST LINE OF SAID TRACT 'A' TO THE NE CORNER OF SAID TRACT 'A'; THENCE S84°28'10"W, 70.56 FEET ALONG THE NORTH LINE OF SAID TRACT 'A' TO A POINT; THENCE N82°51'51"W, 291.14 FEET ALONG SAID NORTH LINE TO THE NW CORNER OF SAID TRACT 'A'; SAID NW CORNER ALSO BEING ON THE EAST RIGHT OF WAY LINE OF US INTERSTATE I-35 AS PRESENTLY ESTABLISHED; THENCE N45°52'51"W, 71.54 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A POINT; THENCE N80°10'31"E, 223.32 FEET TO A POINT; THENCE N84°28'10"E, 1013.53 FEET ALONG A LINE THAT IS PARALLEL TO THE SOUTH LINE OF SAID SE 1/4 TO A POINT; THENCE S00°31'50"E, 328.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.62 ACRES MORE OR LESS INCLUDING 1.16 ACRES OF PUBLIC RIGHT OF WAY EASEMENT.

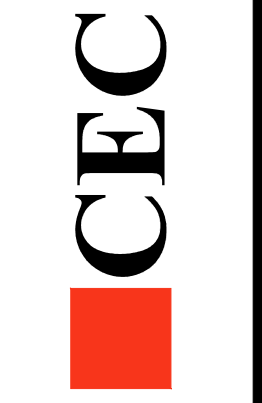
CONSTRUCTION SCHEDULE
GRADING ACTIVITIES - SEPTEMBER, 2020
UTILITY PLACEMENT - SEPTEMBER, 2020
PAVING - OCTOBER, 2020
PUNCH LIST ITEMS - NOVEMBER, 2020

*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

CERTIFICATIONS
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFERY A. GADDIS, IOWA LICENSE NO. 18881 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: _____
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. PAUL J.D. CLAUSEN, IOWA REG. NO. 29372 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL: _____

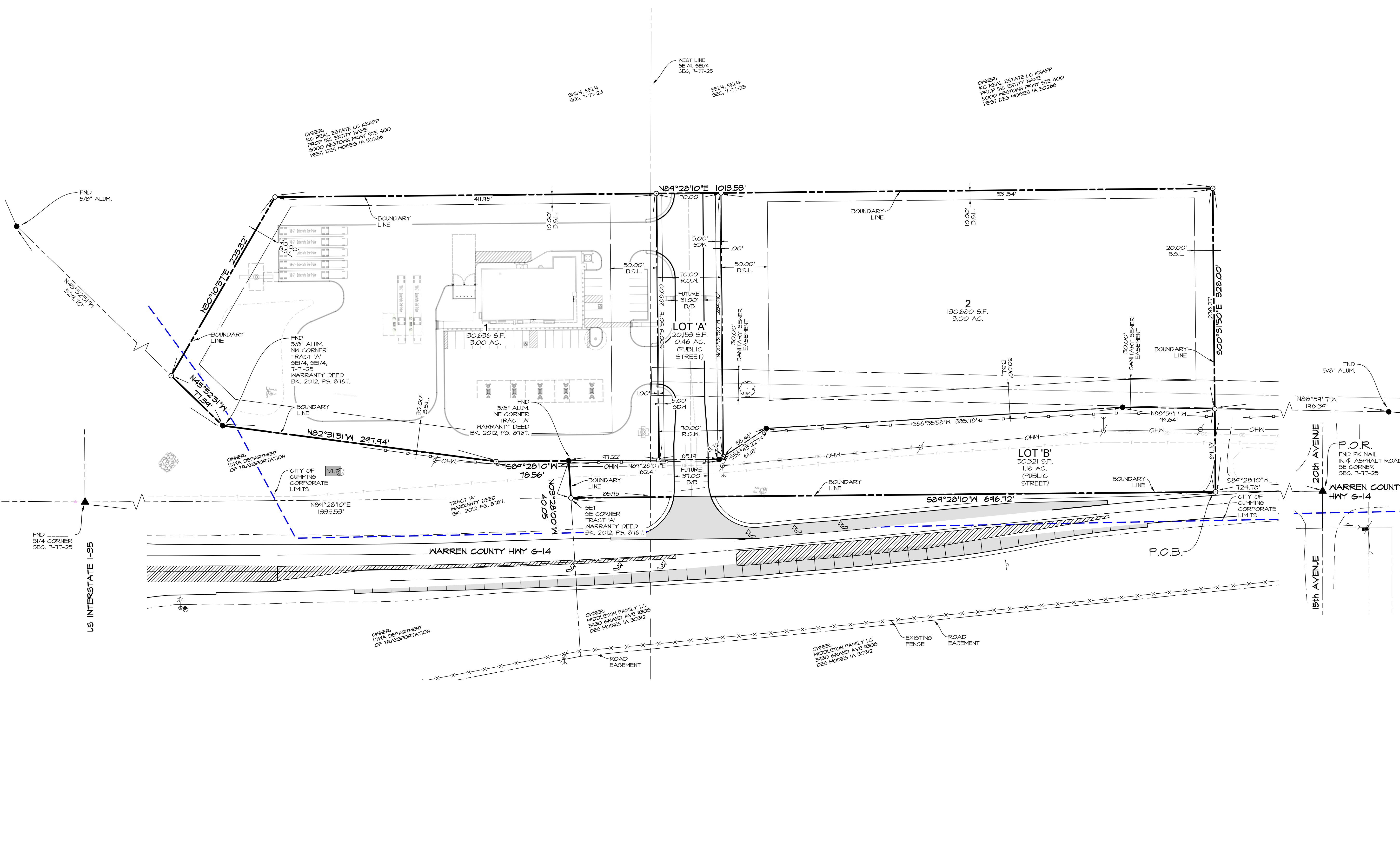
PRELIMINARY - NOT FOR CONSTRUCTION
SPANGLER PLAT I
5237 CUMMING AVE, CUMMING, IOWA 50061
COVER SHEET - PRELIMINARY PLAT

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

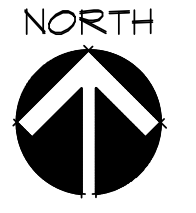
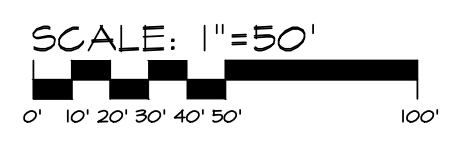


PUBLISH DATE: October 14, 2020	MAY XX, 2020	PC
DATE OF SURVEY:		REH
DESIGNED BY:		
DRAWN BY:		

PLOT BY: MARTIN HILL - 2020/10/14 - q:\E-FILES\B-BOOK\B315_C34 drawings\B315_P315_PP.dwg - ANSI EXPAND D (8400 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION)P3 - CEC-XEB TEST\CTB - PLOT SCALE = 1:1



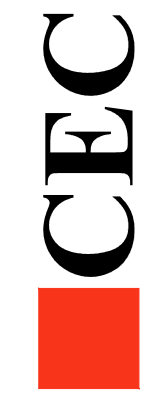
1"=50' PRINTED ON 22"x34" SHEET
1"=100' PRINTED ON 11"x17" SHEET



PRELIMINARY - NOT FOR CONSTRUCTION

SPEANGLER PLAT 1
528T CUMMING AVE, CUMMING, IOWA 50061
DIMENSION SHEET

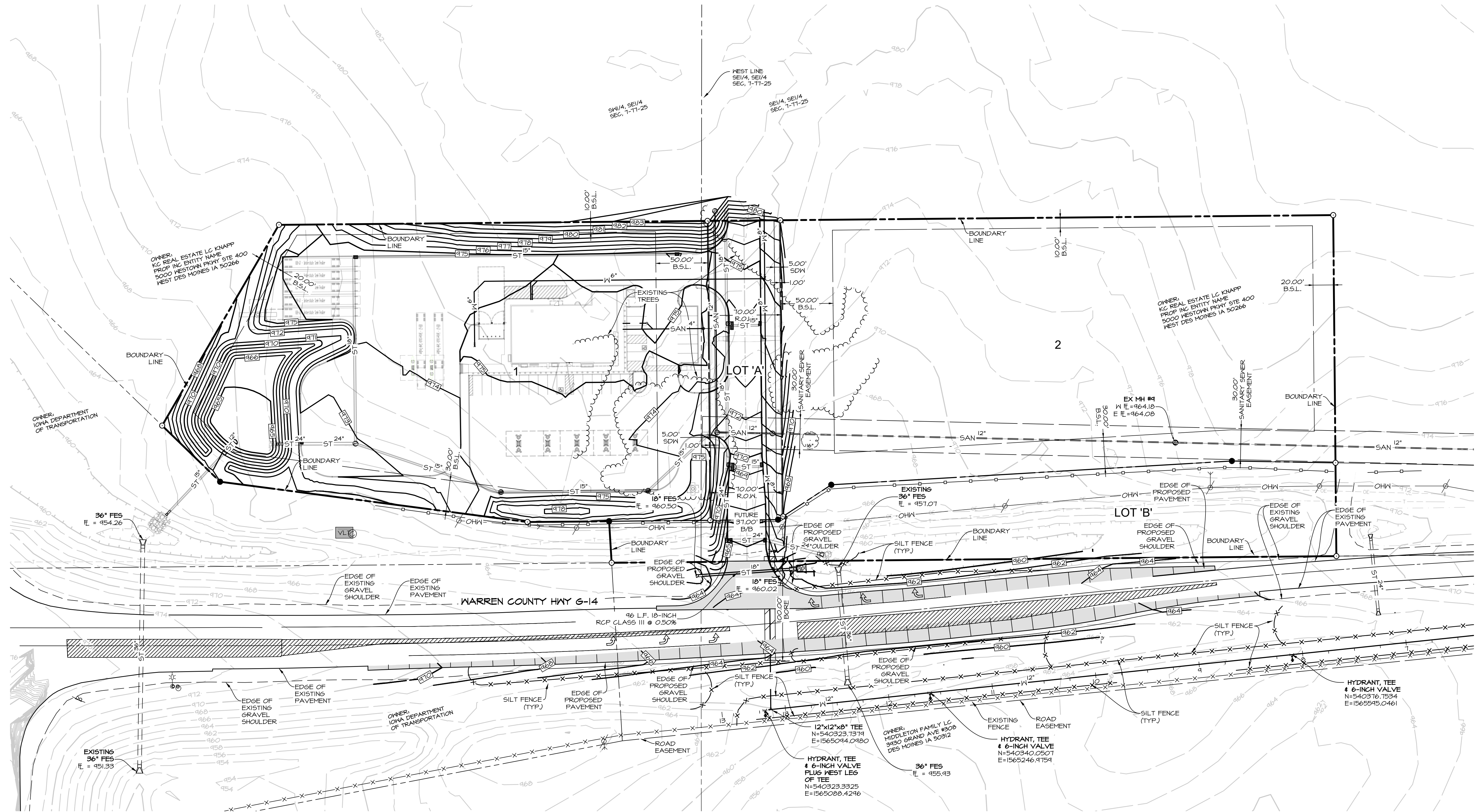
PUBLISH DATE: October 14, 2020
DATE OF SURVEY: MAY XX, 2020
DESIGNED BY: PC
DRAWN BY: MEH



Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

SHEET
OF
83
E-8345

PLOT BY: MARTIN HILL - 2020/10/14 - q:\E-FILES\B-BOOK\B910_334.dwg (P:\APP\B910_334.dwg) - ANSI EXPAND D (94.00 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION) P3 - CEC-RES TEST.CTB - PLOT SCALE = 1:1



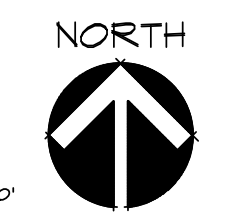
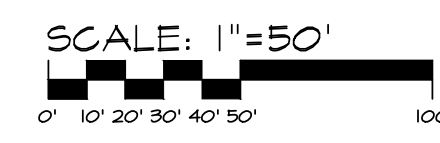
PRELIMINARY - NOT FOR CONSTRUCTION

SPANGLER PLAT 1
528T CUMMING AVE, CUMMING, IOWA 50061
GRADING AND UTILITY SHEET

SHEET
OF
83

E-8345

1"=50' PRINTED ON 22"x34" SHEET
1"=100' PRINTED ON 11"x17" SHEET



PUBLISH DATE: October 14, 2020

DATE OF SURVEY: MAY XX, 2020
DESIGNED BY: PC
DRAWN BY: MEH



CEC

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

From: [Tony Bellizzi](#)
To: [Paul Clausen \(clausen@ceclac.com\)](mailto:clausen@ceclac.com); [Angie Ritchie \(deputyclerk@cumming.iowa.gov\)](mailto:deputyclerk@cumming.iowa.gov)
Cc: [Bob Fagen](#)
Subject: Spangler Plat 1 Public Improvements to G14 and Prelim Plat
Date: Friday, October 16, 2020 2:18:55 PM
Attachments: [Spangler PL1 Rev Public Imps Review Comments 10-16-20.pdf](#)

Hi Paul,

I have reviewed the revisions to the Preliminary Plat for Spangler Plat 1 and have no further comments. Please make sure there are no additional comments from the City or P&Z.

Attached are my comments for the Public Improvements to G14. If you have any questions, please let me know.

Warren County has taken the primary lead on construction in the G14 corridor, so if there are any conflicting comments that we may have, the Warren County comments should govern. For example, I know they use the IDOT standards for most everything, so any reference to SUDAS Specifications may not be necessary unless you need to reference both. SUDAS Specifications will govern on public improvements north of the G14 ROW.

Thanks,
Tony

Anthony J. Bellizzi, P.E.
Vice President - Civil



VEENSTRA & KIMM, INC.
3000 Westown Parkway
West Des Moines, Iowa 50266-1320
Office: 515-225-8000
Mobile: 515-249-5497
Email: tbellizzi@v-k.net



October 16, 2020

Angie Ritchie
Deputy City Clerk
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061-0100

CUMMING, IOWA
SPANGLER PLAT 1
PUBLIC IMPROVEMENTS

Veenstra & Kimm, Inc. has reviewed the revised construction drawings for Spangler Plat 1 and offer the following comments:

General

1. Address comments from Warren County Engineer's office.

Sheets A-1 and C-1

1. Under "General Notes" Item 3, refer to 2020 SUDAS Specifications.
2. Under "General Notes" Item 10, include a reference to City Engineer.
3. On Vicinity Map show the outline of the proposed plat.
4. The Vicinity Map should show the Cumming corporate limits.
5. Quantities and Estimate Reference information for bid items would be beneficial for plan and construction review.
6. Survey Control Information should be provided.

Sheet B-1

1. Sheet B-1 includes typical pavement sections of Cumming Avenue (G-14). The pavement details should identify the type of dowel to be used to provide a tie between existing and proposed pavement.
2. The details also should show graphically the thickness of the granular shoulders and the area and thickness of subgrade preparation below the subbase.
3. The subbase and subgrade should extend 2 feet out instead of 1-foot from the edge of pavement.
4. SUDAS Drawing 7010.902 shows PCC pavement widening detail that also should be applicable to this project subject to review by the Warren County Engineer.

Sheet D-2

1. In profile, note what the Station spot elevations refer to at the bottom of the page. It appears these are existing profile elevations.

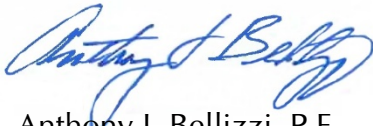
Sheet L-1 and L-2

1. Coordinate with Kum & Go engineer the pavement markings of Cumming Avenue with those of Lot A street.
2. In addition to the spot elevations, the pavement improvements should show the dimensions and joint types.
3. The joint layout and spot elevations should be shown for the pavement intersection area that extends north to the Spangler Plat 1 line and Street A. The thickness of the intersection area should be shown on the plans. The pavement geometrics in the intersection area should be coordinated with the engineer of the Preliminary Plat Improvements.
4. Rip Rap erosion protection should be shown at each culvert apron.

Angie Ritchie
October 16, 2020
Page 3

If you have any questions or comments concerning the project, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.



Anthony J. Bellizzi, P.E.

AJB:dml
41233-040
cc: Paul Claussen, Civil Engineering Consultants, Inc.

memo

To: Cumming Planning & Zoning Members
From: Angie Ritchie, Deputy Clerk
Date: October 23, 2020
Re: No Parking – South Side

The Mayor has asked that you revisit this item on the agenda as there were technical difficulties with the chair of the committee. Also, the item that was voted on at the previous meeting was not complete in it's entirety.

The City Council of Cumming, Iowa met on the 12th day of August and directed the following item to P&Z for discussion/action: No Parking on the south side of all 'Old Cumming' streets

Ordinance Chapter 69, Parking Regulations

Specifically: 69.08 No Parking Zones

Currently the code states that there is no parking on the south side of Alice and Birch however the Council/Mayor would like the no parking zones to be extended for all of the "old Cumming" streets, on the south side only. Possibly the following verbiage to be added to the existing code:

Birch Avenue, on the south side, from North 43rd to the east end of the street.

N. Callison Avenue, on the south side from North 44th Street to North 43rd Street

N. Callison Avenue, on the south side, from North 43rd to the east end of the street.

N. Dawson Avenue, on the south side from North 44th Street to North 43rd Street

N. Dawson Avenue, on the south side, from North 43rd to the east end of the street.

Please complete/modify the text above as you see fit.

CHAPTER 69

PARKING REGULATIONS

69.01 Park Adjacent to Curb
69.02 Parking on One-Way Streets
69.03 Angle Parking
69.04 Manner of Angle Parking
69.05 Parking for Certain Purposes Illegal
69.06 Parking Prohibited

69.07 Persons with Disabilities Parking
69.08 No Parking Zones
69.09 Truck Parking Limited
69.10 Snow Removal
69.11 Snow Routes
69.12 Loading Zones

69.01 PARK ADJACENT TO CURB. No person shall stand or park a vehicle in a roadway other than parallel with the edge of the roadway headed in the direction of lawful traffic movement and with the right-hand wheels of the vehicle within 18 inches of the curb or edge of the roadway except as hereinafter provided in the case of angle parking and vehicles parked on the left-hand side of one-way streets.

(Code of Iowa, Sec. 321.361)

69.02 PARKING ON ONE-WAY STREETS. No person shall stand or park a vehicle on the left-hand side of a one-way street other than parallel with the edge of the roadway headed in the direction of lawful traffic movement and with the left-hand wheels of the vehicle within 18 inches of the curb or edge of the roadway except as hereinafter provided in the case of angle parking.

(Code of Iowa, Sec. 321.361)

69.03 ANGLE PARKING. Angle or diagonal parking is permitted only in the following locations:

(Code of Iowa, Sec. 321.361)

1. North 44th Street, on the west side, from Cumming Avenue to North Alice Avenue.

69.04 MANNER OF ANGLE PARKING. Upon those streets or portions of streets that have been signed or marked for angle parking, no person shall park or stand a vehicle other than at an angle to the curb or edge of the roadway or in the center of the roadway as indicated by such signs and markings. No part of any vehicle or the load thereon, when said vehicle is parked within a diagonal parking district, shall extend into the roadway more than a distance of 16 feet when measured at right angles to the adjacent curb or edge of roadway.

(Code of Iowa, Sec. 321.361)

69.05 PARKING FOR CERTAIN PURPOSES ILLEGAL. No person shall park a vehicle upon public property for more than 36 hours, unless otherwise limited under the provisions of this chapter, or for any of the following principal purposes:

(Code of Iowa, Sec. 321.236[1])

1. Sale. Displaying such vehicle for sale.
2. Repairing. For lubricating, repairing or for commercial washing of such vehicle except such repairs as are necessitated by an emergency.
3. Advertising. Displaying advertising.
4. Merchandise Sales. Selling merchandise from such vehicle except in a duly established market place or when so authorized or licensed under this Code of Ordinances.

69.06 PARKING PROHIBITED. No one shall stop, stand, or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or traffic control device, in any of the following places:

1. Crosswalk. On a crosswalk.
(Code of Iowa, Sec. 321.358[5])
2. Center Parkway. On the center parkway or dividing area of any divided street.
(Code of Iowa, Sec. 321.236[1])
3. Mailboxes. Within 20 feet on either side of a mailbox that is so placed and so equipped as to permit the depositing of mail from vehicles on the roadway.
(Code of Iowa, Sec. 321.236[1])
4. Sidewalks. On or across a sidewalk.
(Code of Iowa, Sec. 321.358[1])
5. Driveway. In front of a public or private driveway.
(Code of Iowa, Sec. 321.358[2])
6. Intersection. Within an intersection or within 10 feet of an intersection of any street or alley.
(Code of Iowa, Sec. 321.358[3])
7. Fire Hydrant. Within five feet of a fire hydrant.
(Code of Iowa, Sec. 321.358[4])
8. Stop Sign or Signal. Within 10 feet upon the approach to any flashing beacon, stop or yield sign, or traffic control signal located at the side of a roadway.
(Code of Iowa, Sec. 321.358[6])
9. Railroad Crossing. Within 50 feet of the nearest rail of a railroad crossing, except when parked parallel with such rail and not exhibiting a red light.
(Code of Iowa, Sec. 321.358[8])
10. Fire Station. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of said entrance when properly sign posted.
(Code of Iowa, Sec. 321.358[9])
11. Excavations. Alongside or opposite any street excavation or obstruction when such stopping, standing or parking would obstruct traffic.
(Code of Iowa, Sec. 321.358[10])
12. Double Parking. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
(Code of Iowa, Sec. 321.358[11])
13. Hazardous Locations. When, because of restricted visibility or when standing or parked vehicles would constitute a hazard to moving traffic, or when other traffic conditions require, the Council may cause curbs to be painted with a yellow color and erect no parking or standing signs.
(Code of Iowa, Sec. 321.358[13])
14. Churches, Nursing Homes and Other Buildings. A space of 50 feet is hereby reserved at the side of the street in front of any theatre, auditorium, hotel having more than 25 sleeping rooms, hospital, nursing home, taxicab stand, bus depot, church, or other building where large assemblages of people are being held, within which space, when clearly marked as such, no motor vehicle shall

be left standing, parked or stopped except in taking on or discharging passengers or freight, and then only for such length of time as is necessary for such purpose.

(Code of Iowa, Sec. 321.360)

15. Alleys. No person shall park a vehicle within an alley in such a manner or under such conditions as to leave available less than 10 feet of the width of the roadway for the free movement of vehicular traffic, and no person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway entrance to any abutting property. The provisions of this subsection do not apply to a vehicle parked in any alley that is 18 feet wide or less, provided that said vehicle is parked to deliver goods or services.

(Code of Iowa, Sec. 321.236[1])

16. Ramps. In front of a curb cut or ramp which is located on public or private property in a manner which blocks access to the curb cut or ramp.

(Code of Iowa, Sec. 321.358[15])

17. In More Than One Space. In any designated parking space so that any part of the vehicle occupies more than one such space or protrudes beyond the markings designating such space.

69.07 PERSONS WITH DISABILITIES PARKING. The following regulations shall apply to the establishment and use of persons with disabilities parking spaces:

1. Establishment. Persons with disabilities parking spaces shall be established and designated in accordance with Chapter 321L of the *Code of Iowa* and Iowa Administrative Code, 661-18. No unauthorized person shall establish any on-street persons with disabilities parking space without first obtaining Council approval.

2. Improper Use. The following uses of a persons with disabilities parking space, located on either public or private property, constitute improper use of a persons with disabilities parking permit, which is a violation of this Code of Ordinances:

(Code of Iowa, Sec. 321L.4[2])

A. Use by an operator of a vehicle not displaying a persons with disabilities parking permit.

B. Use by an operator of a vehicle displaying a persons with disabilities parking permit but not being used by a person issued a permit or being transported in accordance with Section 321L.2[1b] of the *Code of Iowa*.

C. Use by a vehicle in violation of the rules adopted under Section 321L.8 of the *Code of Iowa*.

3. Wheelchair Parking Cones. No person shall use or interfere with a wheelchair parking cone in violation of the following:

A. A person issued a persons with disabilities parking permit must comply with the requirements of Section 321L.2A[1] of the *Code of Iowa* when utilizing a wheelchair parking cone.

B. A person shall not interfere with a wheelchair parking cone that is properly placed under the provisions of Section 321L.2A[1] of the *Code of Iowa*.

69.08 NO PARKING ZONES. No one shall stop, stand or park a vehicle in any of the following specifically designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal.

(Code of Iowa, Sec. 321.236[1])

1. North 43rd Street, on the west side, from Cumming Avenue to Alice Avenue.
2. Alice Avenue, on the south side, from North 44th Street to North 43rd Street.
3. Alice Avenue, on the south side, from North 43rd Street to the east end of the street.
4. Birch Avenue, on the south side, from North 44th Street to North 43rd Street.
5. North 43rd Street, on the west side, from Birch Avenue to Callison Avenue.
6. Cumming Avenue, on the north side, from North 44th Street to North 43rd Street (from north side of sidewalk to center of roadway).
7. Cumming Avenue, on the south side, from North 44th Street to North 43rd Street (from existing fence line to center of roadway).

69.09 TRUCK PARKING LIMITED. No person shall park a semi-trailer, passenger bus used for commercial or school purposes, any vehicle in excess of five (5) tons, or other motor vehicle with trailer attached with total weight in excess of five (5) tons in violation of the following regulations.

(Code of Iowa, Sec. 321.236[1])

1. Streets. Excepting only when such vehicle are actually engaged in the delivery or receiving of merchandise or cargo, no person shall park or leave unattended such vehicle, on any street within the City except for designated parking areas on the City truck routes. When actually receiving or delivering merchandise or cargo such vehicle shall be stopped or parked in a manner which will not interfere with other traffic.
2. Noise. No such vehicle shall be left standing or parked upon any street, public or private parking lot, or drive of any service station between the hours of ten o'clock (10:00) p.m. and six o'clock (6:00) a.m. with the engine, auxiliary engine, air compressor, refrigerating equipment or other device in operation giving off audible sounds excepting only the drive of a service station when actually being serviced, and then in no event for more than thirty (30) minutes.
3. Livestock. No such vehicle containing livestock shall be parked on any street or highway for a period of time of more than thirty (30) minutes.

69.10 SNOW REMOVAL. No person shall park, abandon or leave unattended any vehicle on any public street, alley, or City-owned off-street parking area during snow removal operations unless the snow has been removed or plowed from said street, alley or parking area and the snow has ceased to fall.

(Code of Iowa, 321.236[1])

69.11 SNOW ROUTES. The Council may designate certain streets in the City as snow routes. When conditions of snow or ice exist on the traffic surface of a designated snow route, it is unlawful for the driver of a vehicle to impede or block traffic.

(Code of Iowa, Sec. 321.236[12])

69.12 LOADING ZONES. It is unlawful to park any vehicle in any areas designated and properly marked as a loading zone, except while expeditiously loading or unloading.

[The next page is 345]