



AGENDA

PLANNING AND ZONING COMMISSION
OF THE CITY OF WASHINGTON, IOWA
TO BE HELD AT THE
COUNCIL CHAMBERS
215 E. WASHINGTON STREET
6:00 P.M., TUESDAY, APRIL 8, 2025

To attend the meeting via Zoom go to:

<https://us02web.zoom.us/j/87400652807?pwd=aUbwe540uoJERRb4Bx62graxLnP9aF.1>

Meeting ID: 874 0065 2807

Passcode: 6536584

CALL TO ORDER

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF MEETING MINUTES FROM MARCH 11, 2025

NEW BUSINESS

1. REVIEW AND APPROVAL/DENIAL OF FINAL PLAT OF HAVEL SUBDIVISION
2. REVIEW AND APPROVAL/DENIAL OF PLAT OF SURVEY- CAMPBELL SUBDIVISION
3. REVIEW AND APPROVAL/DENIAL OF SITE PLAN FOR WASHINGTON COUNTY
MAINTENANCE BUILDING AT COURTHOUSE
4. REVIEW AND APPROVAL/DENIAL OF SITE PLAN FOR LOT 3 IN WILEY'S SUBDIVISION-
2ND ADDITION
5. GENERAL DISCUSSION ITEMS

ADJOURNMENT

City of Washington, Iowa
Planning and Zoning Commission
Minutes for March 11, 2025

Chairperson DeLong called the meeting to order at 6:00 p.m.

Roll Call

Members Present: Chad Shull, Rhonda Shelman, Connie Larsen, Deran DeLong, Tom Gaughan, Susan Fisher, Darrell Steele, Merle Hagie.

Members Absent: Jane Blieu

Also Present: City Administrator Joe Gaa, City Clerk Kathy Kron

Motion by Larsen, seconded by Shelman to approve the agenda. Motion carried, 8-0.

Motion by Gaughan, seconded by Fisher to approve the minutes from the February 11, 2025 meeting. Motion carried, 8-0.

New Business item #1 – Review and Approval or Denial of Preliminary Plat of Havel Subdivision.

Gaa explained that at the previous meeting, the recommendation was made to vacate the current right-of-ways in the plat, which is currently moving through City Council. The subdivision includes 23 buildable lots and the property is zoned for R-2 for single-family and duplex residences.

Motion by Gaughan, seconded by Larsen to approve the Preliminary Plat of Havel Subdivision and forward to City Council for final approval. Motion carried, 8-0.

New Business Item #2 – Review and Approval or Denial of Plat Survey of Hy-Vee Lot Split.

Gaa explained that the property is owned by Hy-Vee and contains a grocery store and convenience store with ample parking for both. The proposed plat of survey will separate the grocery store and convenience store into two separate parcels with the bulk of the parking lot remaining with the grocery store plat.

Motion by Fisher, seconded by Steele to approve the Plat Survey of Hy-Vee Lot Split and forward to City Council for final approval. Motion, 8-0.

New Business Item #3 – Review and Approval or Denial of Plat of Survey 129 W. Harrison Lot Split.

Gaa explained that the west portion (approximately 2/3) of the lot includes a dwelling and accessory building while the remaining east portion is a grass lot. The owner wishes to plat the east portion into a separate lot with the intent to sell it for construction of a new dwelling unit. The neighborhood is zoned R-2 and the proposed plat meets the minimum lot size requirements.

Motion by Hagie, seconded by Fisher to approve the Plat of Survey 129 W. Harrison Lot Split and forward to City Council for final approval. Motion carried, 8-0.

New Business Item #4 – Review and Approval or Denial of Plat of Survey 803 W. Monroe St. Lot Split.

Gaa explained that this is a deep lot that includes a dwelling unit, a pole barn/accessory building and large undeveloped grassy area. The owner wishes to separate the house (in the front) into a separate lot and sell the rear portion, that includes the pole barn, to relatives who live in the house to the east. The house to the east and the proposed lot split are separated by city right-of way and cannot be platted together. Approving the plat as submitted would create a non-conforming lot as there would be a residential lot with an accessory building but no house.

Motion by Gaughan, seconded by Larsen to deny the Plat of Survey 803 W. Monroe St. Lot Split. Motion carried, 8-0.

New Business Item #5 – Review and Approval or Denial of Plat of Survey 1405 S. E. Avenue Lot Split.

Gaa explained that this is located just outside of the City limits. The owners wish to separate the dwelling unit and surround accessory buildings into a separate lot. As this is within the City's extraterritorial zoning jurisdiction, the City must agree to the lot split.

Motion by Larsen, seconded by Fisher to approve Plat of Survey 1405 S. E. Avenue Lot Split and forward to City Council for final approval. Motion carried, 8-0.

New Business Item # 6 – Review Updated McDonald's Site Plan.

Gaa explained that per city ordinance, all new commercial construction projects shall undergo review by the Planning and Zoning Commission. Last year this Commission reviewed and approved a site plan for a re-construction of

McDonalds's at their current location. That plan called for demolishing the current building and constructing a new building. They now plan to keep the existing structure and make renovations to both the inside and outside of the property. While this no longer requires going through the site planning approval process, it still is needed to be brought to the commission's attention.

New Business Item #7 – Proposed Amendments to Regulations of Accessory Buildings in Residential Zones.

Gaa has reviewed with staff the current ordinance 165.03 (7) and accessory buildings in residential R zones and received feedback from the members of this commission for possible amendments in the future.

Adjournment - Motion to adjourn by Hagie, seconded by Larsen. Motion passed, 8-0.
Meeting adjourned at 6:50 p.m.

Minutes prepared by Kathy Kron, City Clerk

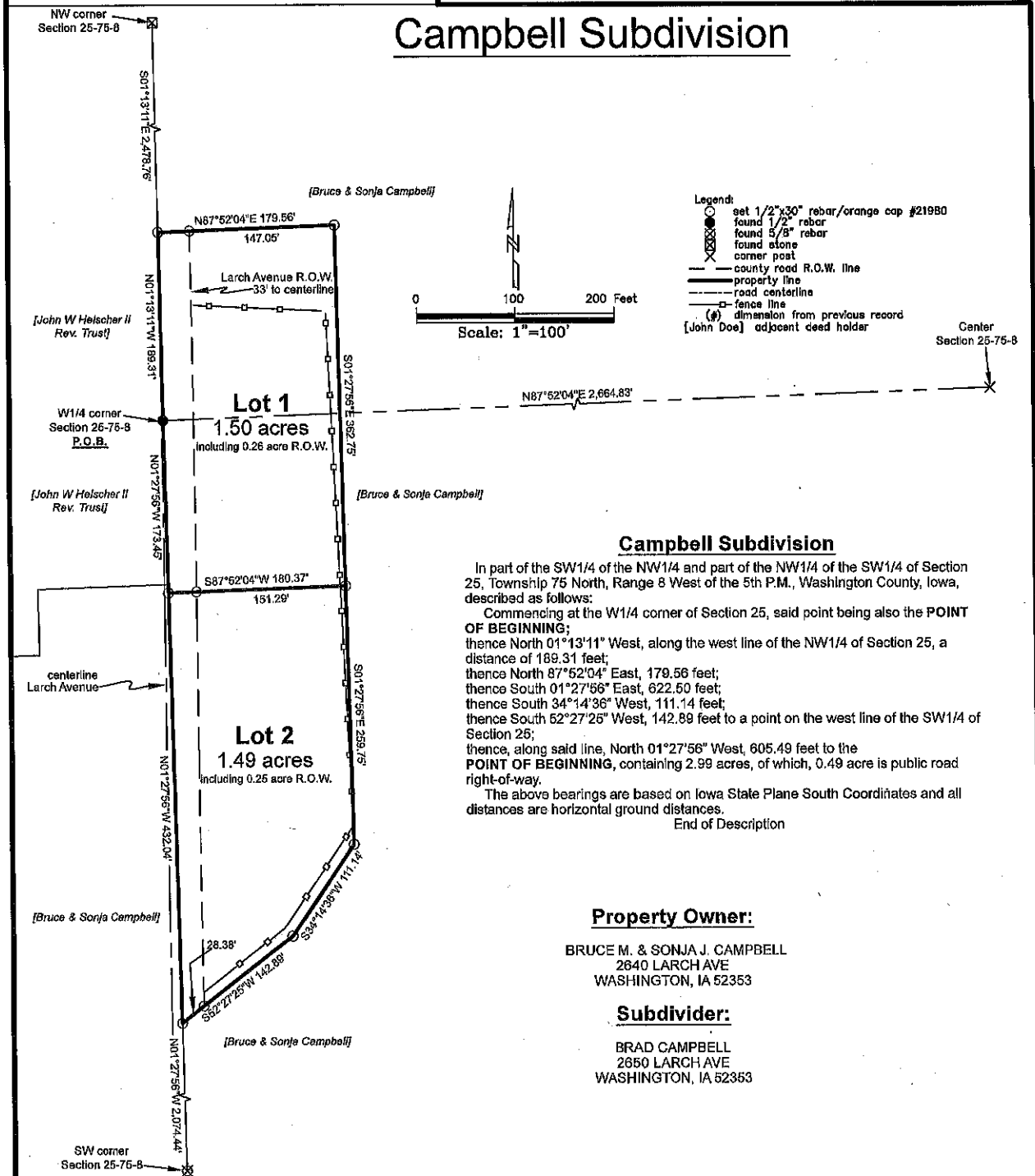
NB #2

FINAL PLAT

INDEX LEGEND

Property Location: part SW1/4 NW1/4 & part NW1/4 SW1/4 Section 25
Township 75 North, Range 8 West, Washington County, Iowa
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
Return Document to: Lance Surveying Services (319) 988-8779
1506 North Broadway Street, Mt. Pleasant, IA 52641
Survey Requested by: Brad Campbell
Proprietor: Bruce M & Sonja J Campbell
Survey Completed: 6 March 2025
Sheet 1/1 Basis of Bearing: IA RTK, ISPS Zone | Campbell, Brad.dwg

Campbell Subdivision



Campbell Subdivision

In part of the SW1/4 of the NW1/4 and part of the NW1/4 of the SW1/4 of Section 25, Township 75 North, Range 8 West of the 5th P.M., Washington County, Iowa, described as follows:
 Commencing at the W1/4 corner of Section 25, said point being also the **POINT OF BEGINNING**;
 thence North 01°13'11" West, along the west line of the NW1/4 of Section 25, a distance of 189.31 feet;
 thence North 87°52'04" East, 179.56 feet;
 thence South 01°27'56" East, 622.50 feet;
 thence South 34°14'36" West, 111.14 feet;
 thence South 52°27'26" West, 142.89 feet to a point on the west line of the SW1/4 of Section 25;
 thence, along said line, North 01°27'56" West, 605.49 feet to the **POINT OF BEGINNING**, containing 2.99 acres, of which, 0.49 acre is public road right-of-way.
 The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.
 End of Description

Property Owner:

BRUCE M. & SONJA J. CAMPBELL
 2640 LARCH AVE
 WASHINGTON, IA 52353

Subdivider:

BRAD CAMPBELL
 2650 LARCH AVE
 WASHINGTON, IA 52353

Certification:
 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.

Robert H. Lance
 Iowa Professional Land Surveyor #21980
 License renewal date: December 31, 2025
 Pages covered by this sheet: 1

PLAT/PLAN APPROVED BY WASHINGTON COUNTY

Approved by the Washington County Board of Supervisors
 on this ____ day of ____

By: _____ Attest By: _____
 Chairperson County Auditor

NB#2

FINAL PLAT

INDEX LEGEND

Property Location: part SW1/4 NW1/4 & part NW1/4 SW1/4 Section 25
 Township 75 North, Range 8 West, Washington County, Iowa
 Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
 Return Document to: Lance Surveying Services (319) 986-6779
 1505 North Broadway Street, Mt. Pleasant, IA 52641
 Survey Requested by: Brad Campbell
 Proprietor: Bruce M & Sonja J Campbell
 Survey Completed: 5 March 2025
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Campbell, Brad.dwg

Campbell Subdivision



Certification:
 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.

Robert H. Lance
 Iowa Professional Land Surveyor #21980
 License renewal date: December 31, 2025
 Pages covered by this seal: 1

PLAT/PLAN APPROVED BY WASHINGTON COUNTY

Approved by the Washington County Board of Supervisors
 on this _____ day of _____, _____

By: _____ Attest By: _____
 Chairperson County Auditor

DESIGN CONCEPT PROPOSAL

January 9, 2024 Washington County Buildings
Grounds
Proposed Maintenance Building, 221 W 2nd Street, Washington, IA
Project #07424- Updated



MAIN STREET
IOWA

NB
#3

Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.



Existing lot.

NOTES

- The county maintenance department is wanting to build a new maintenance building downtown. They used to have a small maintenance building (22x30') connected to the old county jail. This building was demolished as part of the jail demolition and the site is now empty with a portion used for informal parking for the courthouse. The county has long-term visions for using the lot as a formal parking lot for the courthouse and related activities. The maintenance dept. began the process of considering a separate county-owned lot for the maintenance building. A maintenance/storage building on either lot is not permitted use under current B-1 zoning. The maintenance department submitted a request for a variance and intended to build a 40x55' pole-barn style shed, which was rejected. Conversations have now determined that placing the new maintenance building on the site of the original maintenance building (north of the courthouse) would be more appropriate. The purpose of this proposal is to provide recommendations for building siting and exterior treatments which fit appropriately in the downtown context.
- The desired width of the proposed building leaves room for a greenspace along the west elevation. There is opportunity to create a small seating area with picnic tables. This greenspace can also be utilized for stormwater retention as needed.

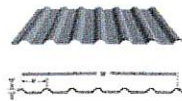
- NB
#3
- Several design approaches are shown in the renderings below. A brick clad building with a parapet and shallow-pitched roof would be most in-keeping with the style and character of the downtown context. Alternatively, an end gable roof with a front parapet would achieve a more compatible street frontage and may reduce construction costs. At minimum we suggest dressing the street frontage of the building with a brick veneer to integrate with the downtown context. Prefab metal buildings with parapets are available through a variety of building suppliers. Alternatively, the end wall and parapet can be framed separately. The wall will need to be sheathed, and veneer brick properly installed with vapor barrier and air gap. Metal cladding on the secondary facades of the building can be appropriate but should be of a quality architectural metal siding. PBU or 7.2 Panel profiles are examples of suitable options. PBR-Rib, and similar panel options will result in a "cheaper" appearance.
 - We recommend adding windows along the side elevations for natural lighting and to activate the side elevations. Windows should be evenly spaced to line up well with the corrugation of the selected metal siding. We recommend black or dark bronze metal windows and doors.
 - We recommend using ½ or full-lite overhead doors as shown in the renderings. We recommend installing gooseneck lights above the entry doors and along the west elevation. Install identifying signage on the parapet. Vinyl graphics on the entry door are a good way to display information such as contact information and department logos.
 - There is opportunity to cost-effectively create a new commercial space in addition to the maintenance building by constructing a longer building with a divisor wall to create a separate commercial space fronting 2nd Street. This would also create an income stream to offset building operation and maintenance costs.

MATERIALS

Benjamin Moore paint colors and Sunbrella awning fabric is shown here for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



Charcoal Gray



PBU Panel



Dark Bronze

Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or sarah.lembke@iowaeda.com) or Keegan Hall (515. 348.6186 or keegan.hall@iowaeda.com) with any questions, requests for technical information or project updates.

NB#3



Concept Rendering: County Maintenance Departments proposed design with brick wainscoting on the gable ends.



MAIN STREET
IOWA

DESIGN CONCEPT

Project #07424-Updated

Proposed Maintenance Building, 221 W 2nd Street, Washington, IA

Date: January 9, 2024

NB# 3



Concept Rendering: County Maintenance Departments proposed design with wainscoting on side elevations.



MAIN STREET
IOWA

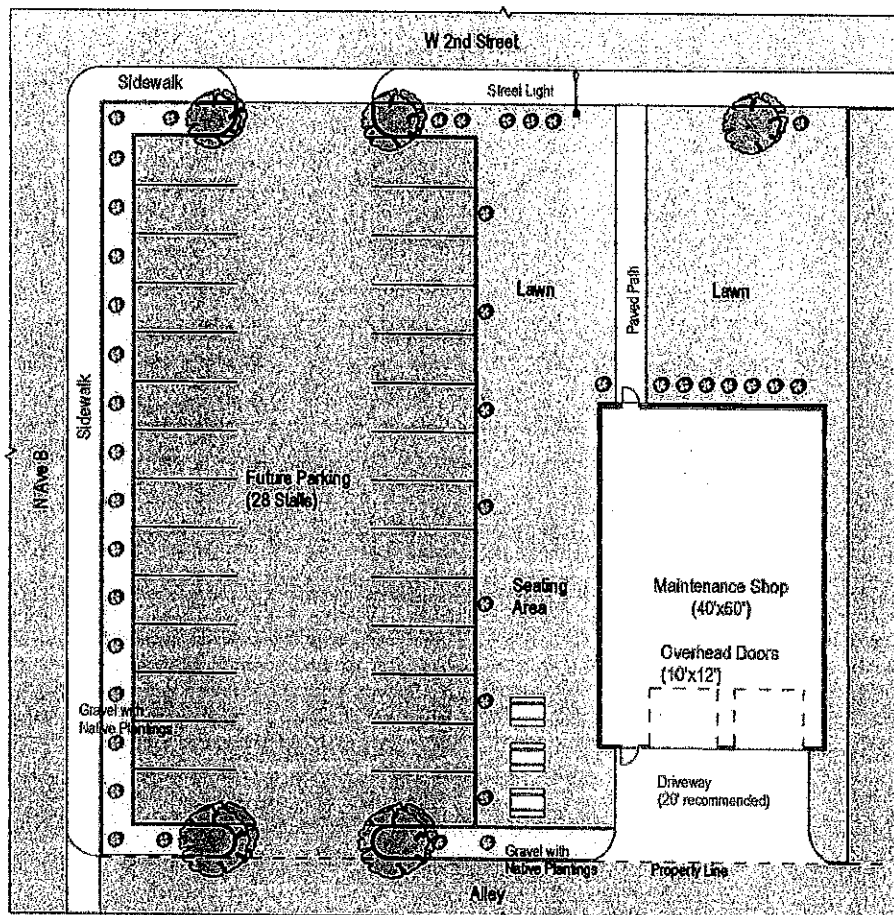
DESIGN CONCEPT

Project #07424-Updated

Proposed Maintenance Building, 221 W 2nd Street, Washington, IA

Date: January 9, 2024

VB #3



PROPOSED SITE PLAN



MAIN STREET
IOWA

DESIGN CONCEPT

Project #07424-Updated

Proposed Maintenance Building, 221 W 2nd Street, Washington, IA

Date: January 9, 2024

WB#4

LOT 3, WILEYS SUBDIVISION - SECOND ADDITION

WASHINGTON, WASHINGTON COUNTY, IOWA

PLAT PREPARED BY:
WMS CONSULTANTS, INC.
1000 WEST 10TH STREET
DES MOINES, IOWA 50319
IOWA CITY, IA 52240

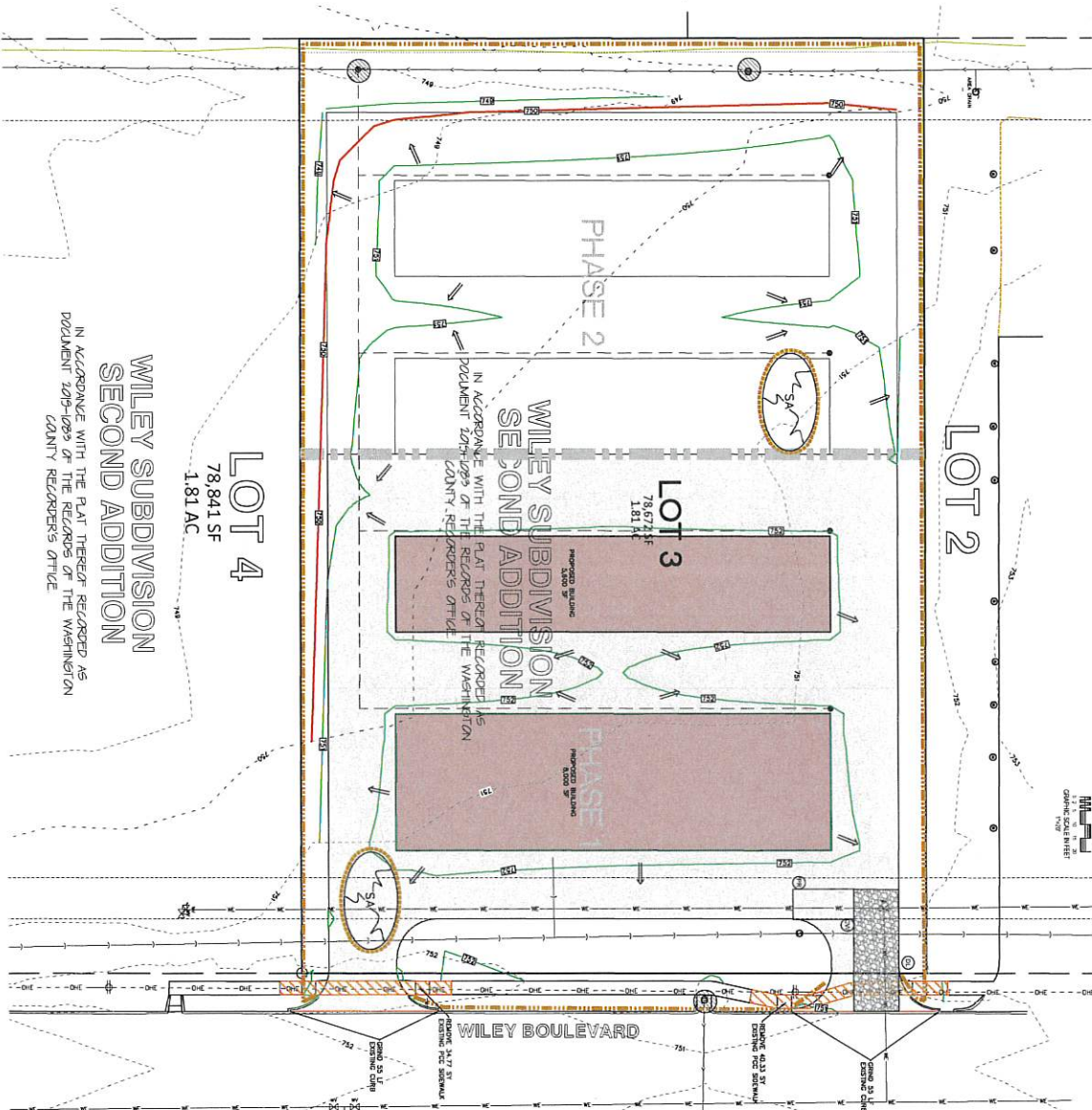
DRAWN BY:
JENNIFER L. CUMMINS
1000 WEST 10TH STREET
DES MOINES, IOWA 50319
IOWA CITY, IA 52240

APPLICANT'S ATTORNEY:
JENNIFER L. CUMMINS

SITE PLAN



- C120 OVERALL SITE LAYOUT AND
- C140 OVERALL SITE DEMOLITION AND
- C141 EROSION CONTROL AND SWPPP
- C160 DETAILED SITE GRADING PLAN - WEST
- C200 SITE UTILITY PLAN
- L100 GENERAL NOTES AND DETAILS
- L105 SITE LANDSCAPE PLAN



WILEY SUBDIVISION
SECOND ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS
DOCUMENT 1205-1089 OF THE RECORDS OF THE WASHINGTON
COUNTY RECORDERS OFFICE

LOT 4
78,841 SF
1.81 AC

WILEY SUBDIVISION
SECOND ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS
DOCUMENT 1205-1089 OF THE RECORDS OF THE WASHINGTON
COUNTY RECORDERS OFFICE

LOT 3
78,673 SF
1.81 AC

LOT 2

WILEY BOULEVARD

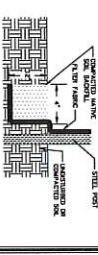
EROSION CONTROL LEGEND

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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- 10. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

STABILIZATION SEEDING

SEEDING DATE	SEEDING RATE	SEEDING METHOD
SPRING - MARCH 1 - MAY 20	100 LBS/AC	SPRINKLER
SUMMER - MAY 21 - AUGUST 14	50 LBS/AC	SPRINKLER
FALL - AUGUST 15 - SEPTEMBER 30	50 LBS/AC	SPRINKLER
WINTER - OCTOBER 1 - FEBRUARY 28	50 LBS/AC	SPRINKLER

SILT FENCE DETAIL



- 1. SILT FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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STANDARD LEGEND AND NOTES

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PERMANENT SEEDING OF URBAN AREAS

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GRADING AND EROSION CONTROL NOTES

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WMS CONSULTANTS, INC.
1000 WEST 10TH STREET
DES MOINES, IOWA 50319
IOWA CITY, IA 52240
WWW.WMSCONSULTANTS.COM

OVERALL SITE GRADING
AND SWPPP

LOT 3
WILEY SUBDIVISION
SECOND ADDITION
WASHINGTON COUNTY
IOWA

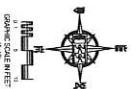
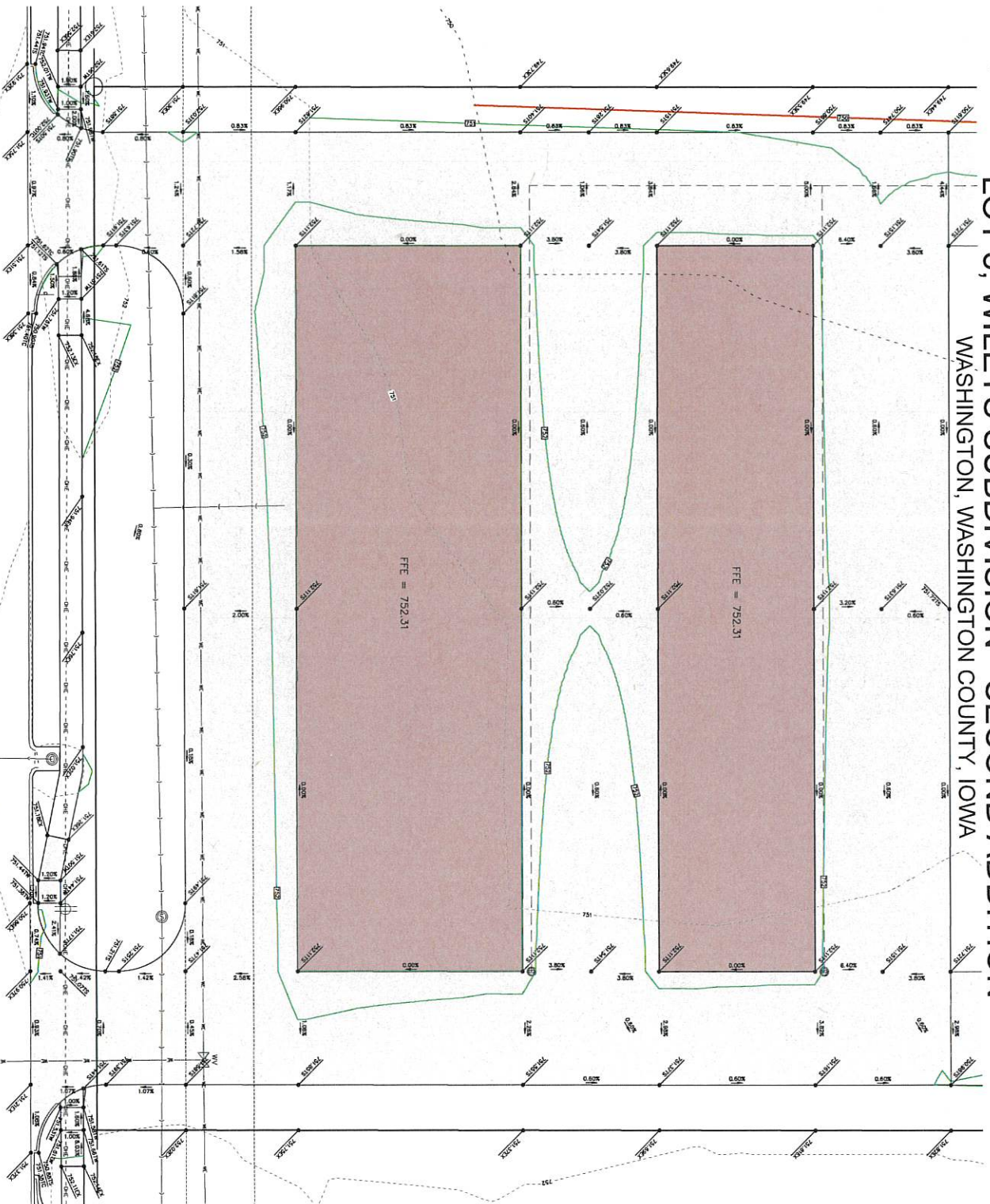
WILEY SUBDIVISION
SECOND ADDITION

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS
DOCUMENT 1205-1089 OF THE RECORDS OF THE WASHINGTON
COUNTY RECORDERS OFFICE

WMS CONSULTANTS, INC.
1000 WEST 10TH STREET
DES MOINES, IOWA 50319
IOWA CITY, IA 52240
WWW.WMSCONSULTANTS.COM

PROJECT NO. C140
12135-001

LOT 3, WILEYS SUBDIVISION - SECOND ADDITION
WASHINGTON, WASHINGTON COUNTY, IOWA

[illegible]

C120	OVERALL SITE LAYOUT AND DIMENSION PLAN
C140	OVERALL SITE DEMOLITION AND EROSION CONTROL AND SWPPP
C141	DETAILED SITE GRADING PLAN - EAST
C142	DETAILED SITE GRADING PLAN - WEST
C160	SITE UTILITY PLAN
C500	GENERAL NOTES AND DETAILS
L100	SITE LANDSCAPE PLAN

GRADING LEGEND	
● 000.0001	= DISTINGUISH SURFACE
● 000.0005	= FINISH GRADE
● 000.0015	= TOP SLAB
● 000.0019	= TOP WALK
● 000.0011	= TOP CURB
● 000.0013	= TOP HILL
● 000.0008	= FS AT TOP WALK
● 000.0009	= FS AT BOTTOM WALK



CH2M HILL
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

10115 E. QUINCY ST.
DENVER, CO 80231
303.733.4342

www.ch2mhill.com

DETAILED SITE
GRADING PLAN
PHASE 1

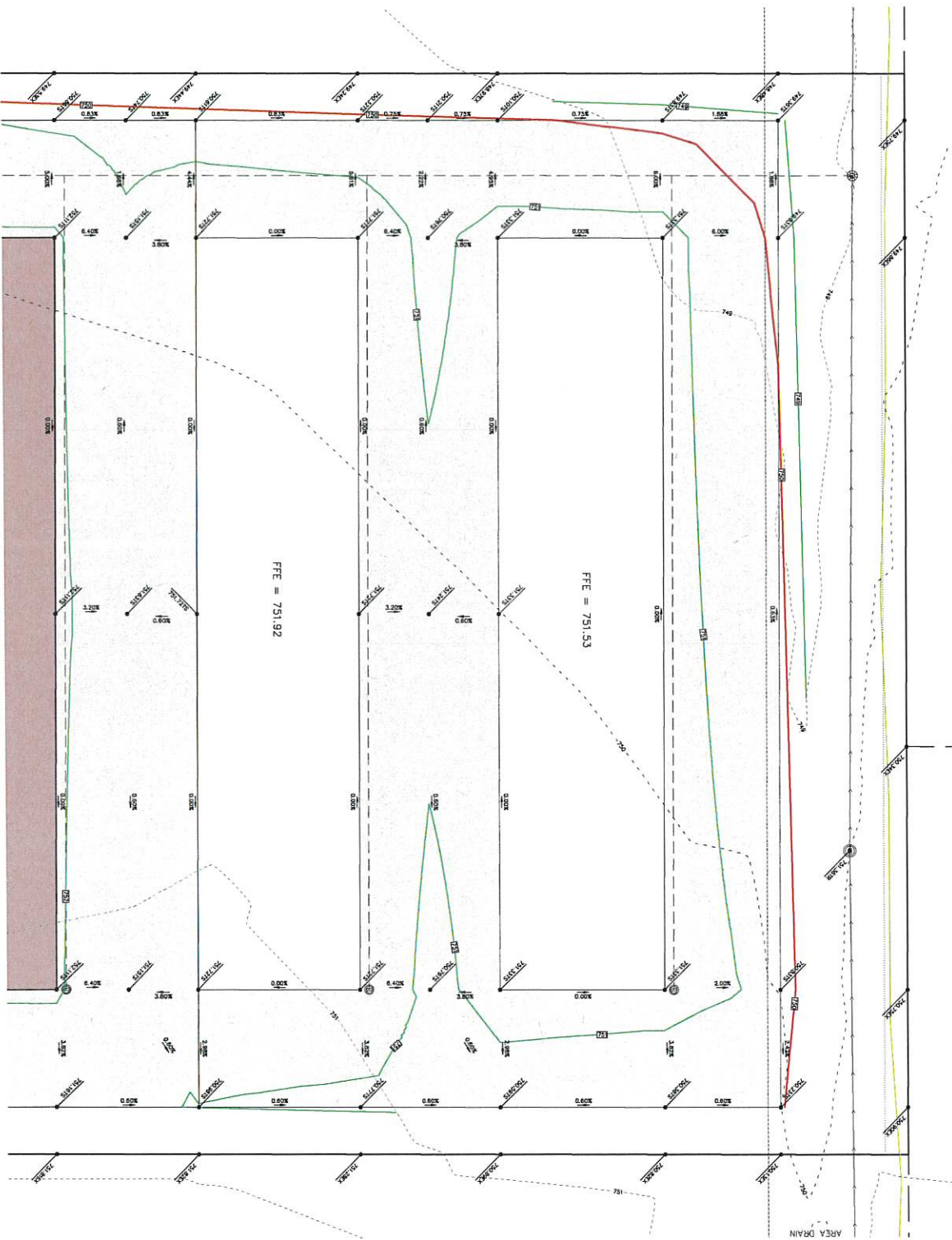
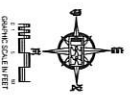
**LOT 3,
WILEY SUBDIVISION
SECOND ADDITION
WASHINGTON
WASHINGTON COUNTY
IOWA**

MIMS CONSULTANTS, INC.	
Date	01-24-2025
Designed by	ELC
Drawn by	ADP
Checked by	SRP
Project No.	C141
12135-001	

SITE PLAN
LOT 3, WILEYS SUBDIVISION - SECOND ADDITION
WASHINGTON, WASHINGTON COUNTY, IOWA

PLAT PREPARED BY:
MMAS CONSULTANTS INC.
1917 S. GILBERT STREET
ICOMA CITY, IA 52340

OWNER/APPLICANT:
KRSS LLC
1001 W. KIMBERLY RD
DAVENPORT, IA 52806

[illegible]

GRADING LEGEND

- 000.000E = EXISTING SURFACE
- 000.000E = FINISH GRADE
- 000.001E = TOP SLAB
- 000.001E = TOP WALL
- 000.001E = TOP CURB
- 000.001E = TOP RAIL
- 000.000E = FS AT TOP WALL
- 000.000E = FS AT BOTTOM WALL

C120	OVERALL SITE LAYOUT AND DIMENSION PLAN
C140	OVERALL SITE DEMOLITION AND EROSION CONTROL, AND SWPPP DETAILED SITE GRADING PLAN - EAST
C141	DETAILED SITE GRADING PLAN - WEST
C142	SITE UTILITY PLAN
C160	GENERAL NOTES AND DETAILS
C500	SITE LANDSCAPE PLAN
L100	



**CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST.
HOMA CITY, IDAHO 83240
(208) 253-1422

WWW.33ENVIRONMENTALSPECIALISTS.COM

DETAILED SITE
GRADING PLAN
PHASE 2

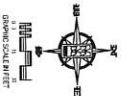
**LOT 3,
WILEY SUBDIVISION
SECOND ADDITION
WASHINGTON
WASHINGTON COUNTY
IOWA**

MMS CONSULTANTS, INC.	
01-24-2025	
Designed by:	BLC
Drawn by:	ADP
Checked by:	SRP
Project No:	C141
12135-001	

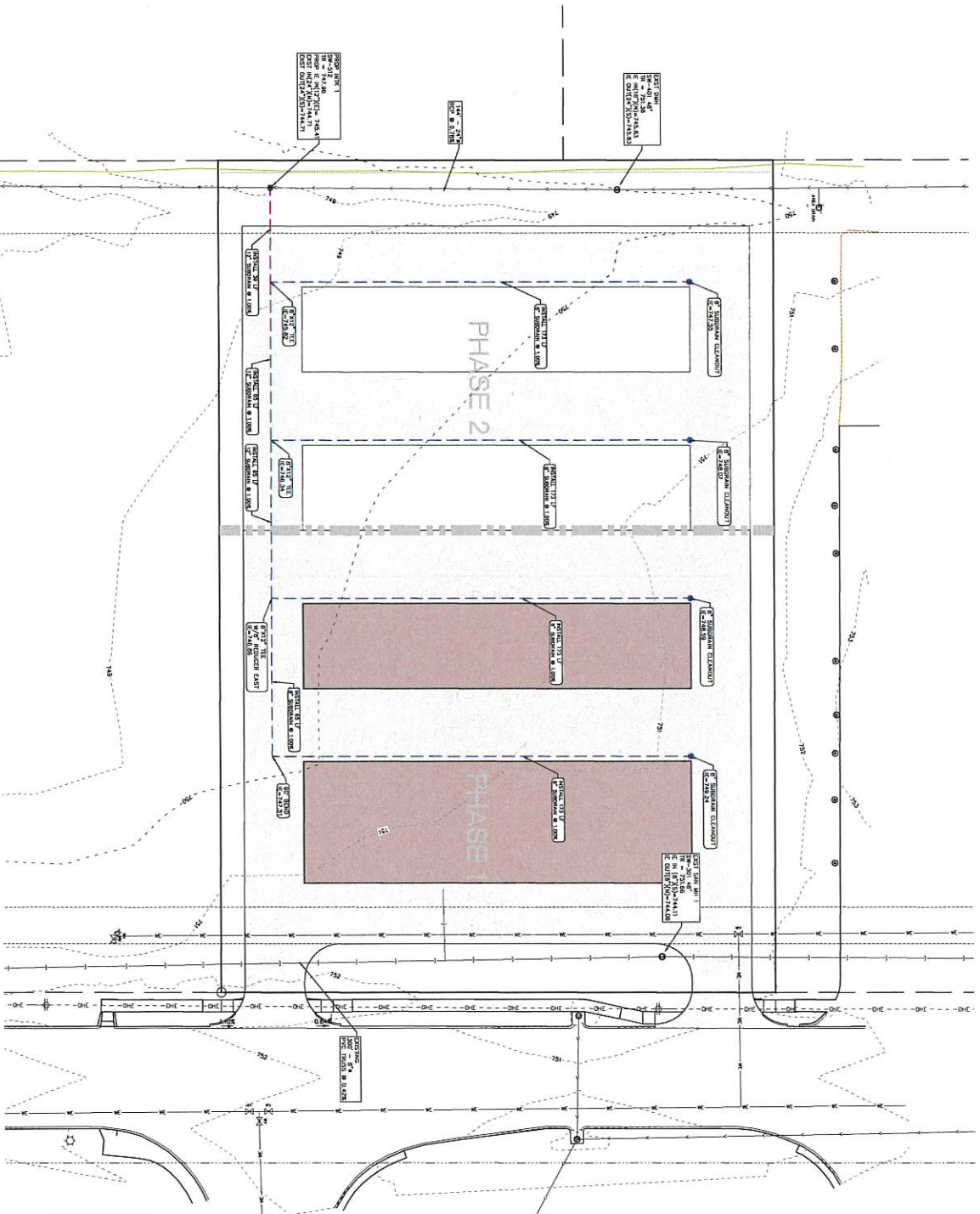
SITE PLAN
LOT 3, WILEYS SUBDIVISION - SECOND ADDITION
WASHINGTON, WASHINGTON COUNTY, IOWA

<u>PLAT PREPARED BY</u> MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240	<u>OWNER/APPLICANT</u> KRSS LLC 1001 W KENNEDY RD DAVENPORT, IA 52806
--	--

APPLICANT'S ATTORNEY



1



NOTE: ALL PROPOSED STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

STANDARD LEGEND AND NOTES

UTILITIES

THE CONTRACTOR SHALL NOTIFY OWNER OF ALL CHANGES TO THE SCHEDULED WORK OR LESS THAN 48 HRS. IN ADVANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES KNOWN OR SUSPECTED TO BE LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES KNOWN OR SUSPECTED TO BE LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES KNOWN OR SUSPECTED TO BE LOCATED WITHIN THE PROJECT AREA.

MMMS CONSULTANTS, INC.	
Date:	01-24-2025
Designed by:	BJC
Drawn by:	ADP
Checked by:	SSP
Project No:	C160
12135-001	

SITE UTILITY PLAN

NB
#4

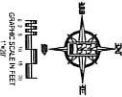
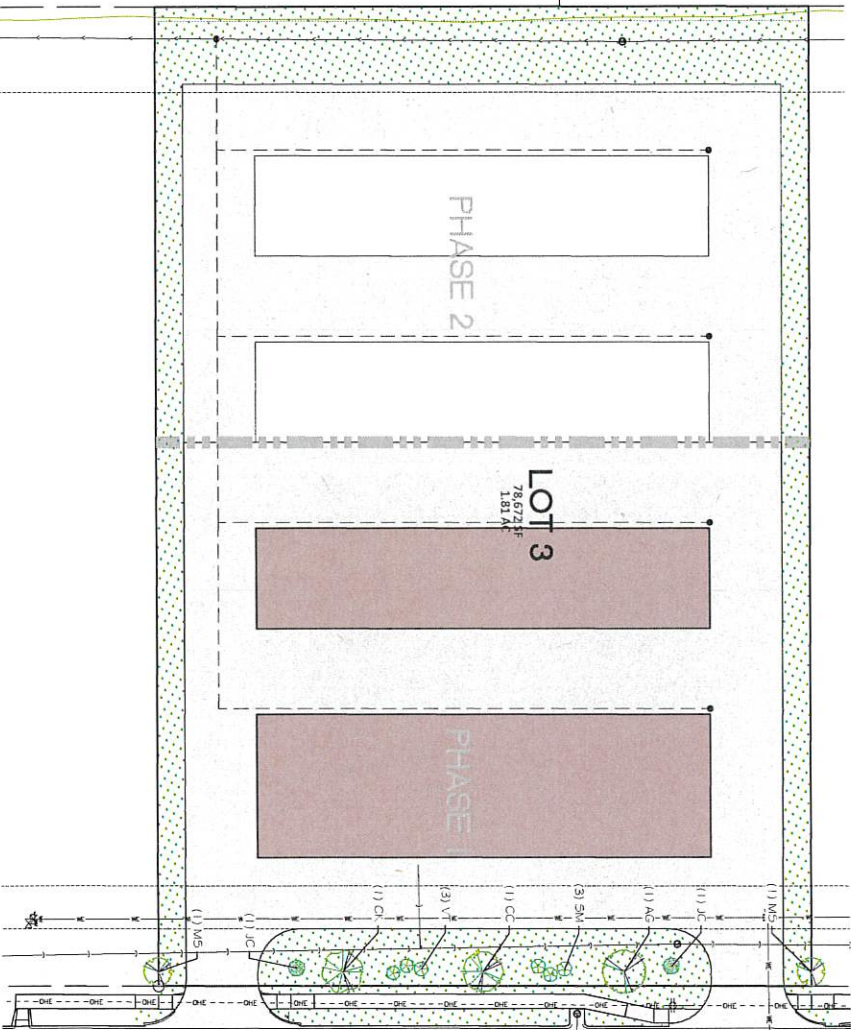
LOT 3, WILEYS SUBDIVISION SECOND ADDITION WASHINGTON, WASHINGTON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS, INC.
1000 WEST 14TH STREET
DAVENPORT, IA 52808

CONVEYANCE BY:
MMS CONSULTANTS, INC.
1000 WEST 14TH STREET
DAVENPORT, IA 52808

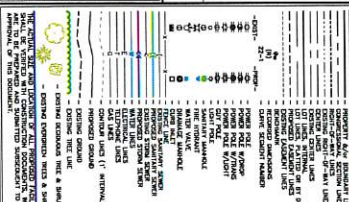
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	AT	1	Aster multiflorus 'Mammouth'	Aster multiflorus 'Mammouth'	1.5' CAL		6' x 6'
	CC	1	Cornus canadensis	Eastern Redbud	1.5' CAL		5' x 2.5'
	CR	1	Cornus florida	Kousa Dogwood	1.5' CAL		2.5' x 2.5'
	NS	2	Nelumbo 'Sagittata'	Sagehen Cuckoo	1.5' CAL		10' x 15'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
	JC	2	Juniperus horizontalis 'Sea Green'	Sea Green Juniper	24" HT.		4' x 6'
	SM	3	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" HT.		4' x 5'
	VT	3	Veronica peduncularis 'Baby's Breath'	Baby's Breath Veronica	30" HT.		6' x 5'



- C120 OVERALL SITE LAYOUT AND
- C140 DIMENSION PLAN
- C141 SITE PLAN - CONTROL AND SWEEP
- C142 DETAILED SITE GRADING PLAN - EAST
- C250 DETAILED SITE GRADING PLAN - WEST
- L100 GENERAL NOTES AND DETAILS
- L100 SITE LANDSCAPE PLAN

STANDARD LEGEND AND NOTES



ONE CALL

THE CONNECTIVE SHALL NOTIFY ONE CALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR TRENCHING WORK BEGINS. THE CONNECTIVE SHALL NOTIFY ONE CALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR TRENCHING WORK BEGINS. THE CONNECTIVE SHALL NOTIFY ONE CALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR TRENCHING WORK BEGINS.

MMS CONSULTANTS, INC.

1000 WEST 14TH STREET
DAVENPORT, IA 52808

DATE: 01-24-2023

PROJECT: WILEY SUBDIVISION SECOND ADDITION WASHINGTON WASHINGTON COUNTY IOWA

12135-001

ONE ENGINEERS

LANDSCAPE ARCHITECTS

1000 WEST 14TH STREET
DAVENPORT, IA 52808

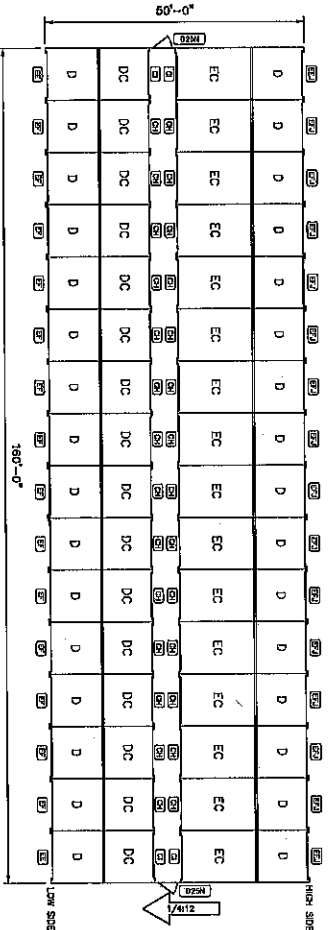
DATE: 01-24-2023

PROJECT: WILEY SUBDIVISION SECOND ADDITION WASHINGTON WASHINGTON COUNTY IOWA

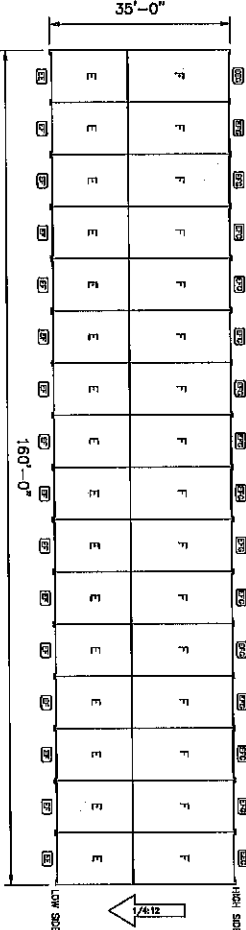
SITE LANDSCAPE PLAN

LOT 3, WILEY SUBDIVISION SECOND ADDITION WASHINGTON WASHINGTON COUNTY IOWA

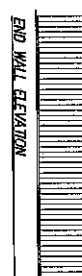
WBS-114



1 - 50'-0" x 160'-0" x 9'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM



2 - 35'-0" x 160'-0" x 9'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM



UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
D	10 x 10	32	33.3	3200	N
DC	10 x 10	16	16.7	1600	Y
E	10 x 15	16	16.7	2400	N
EC	10 x 15	16	16.7	2400	Y
F	10 x 20	16	16.7	3200	N
SQ.FT. NON-INSULATED				8800	
SQ.FT. INSULATED				4000	
TOTAL				96	100
					12800

QTY	CODE	TYPE	SIZE	INSULATING TYPE	UNIT	DESCRIPTION	DOOR
28	D	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	DC	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	E	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	EC	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	F	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	DC	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	EC	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	F	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	DC	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	EC	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD
16	F	ROLL-UP	8'-0" x 7'-0"	TRAC-RTF/46	TRAC-RTF/46	OVERHEAD ROLL-UP DOOR	COL-GRD

ROLL-UP DOORS MEET ASTM F2270
 ROLL DOORS - FINISHES COAT ONLY
 DO NOT ORDER DOORS BY OTHERS PRIOR TO RECEIVING THE ERECTION SET.
 RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.

NOTICE

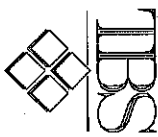
NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL THE TRACITE BUILDING SYSTEMS, COMPLETE THE FOLLOWING:

- APPROVED - RELEASE FOR FABRICATION
- APPROVED AS NOTED - RELEASE FOR FABRICATION
- REVISED & REDESIGNED
- SIGNATURE
- COMPANY
- DATE

THE ABOVE PLAN MAY NOT REFLECT THE REVISIONS OF SECTION 903.2.2 OF THE 2012 THROUGH 2021 IBC CODES WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2500 SQFT OR MAY REQUIRE YOU TO SEPARATE THE BUILDING. *** TRACITE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACITE WILL NOT BE HELD ACCOUNTABLE.

TRACITE BUILDING SYSTEMS, INC.

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Revisions:	By:	Job Description:	1 OF 1
PROPOSED STORAGE SYSTEM FOR: * RYAN GRUNWALD WASHINGTON, IA			
Name: CJS	Scale: 1 = 30'	Date: 10/1/24	Sheet Title: FLOOR PLAN
			Plan #: 60679
			SALES ONLY



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

Lot 3, Wiley Subdivision – Second Addition

Storm Water Management Plan

Washington, Iowa
2/5/2025
Revised:

For Submittal To:
City of Washington
215 E Washington St.
Washington, Iowa 52353

This report has been prepared in accordance with the City of Washington Development Ordinance, Iowa Stormwater Management Manual, and Iowa Statewide Urban Design and Specifications (SUDAS). The report has been prepared for specific application to the above listed project and was prepared by or under the direct supervision of a licensed professional engineer in the state of Iowa. This report has been prepared by:

Brian Cummings, P.E.

Date

MMS Project #: 12135-001

NBELL

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1.0 SITE CHARACTERISTICS

1.1 Site Location

The site located on the west side of town in Wiley Subdivision – Second Addition. The site is bordered by farmland to the west, undeveloped lots that are being farmed to the south, Walmart to the east and a dollar general to the north.

1.2 Pre-developed Conditions

The site is an undeveloped commercial lot, that is currently farmed with a rotation of corn and soybeans

1.3 Post-developed Conditions

This proposed project will consist of four new structures that will be used as self-storage units. The site is currently zone as B-2 General business District.

1.4 Contributing Off-site Drainage

The site receives offsite flow from a drainage swale that conveys all the stormwater from the north to the existing stormwater detention basin at the south end of the development. There is a small portion of offsite drainage that flows off the existing pavement from the north through the property to this drainage swale.

1.5 Floodways, Floodplains and Wetlands

There are no known floodways, or wetlands on the site, the area is not located in a floodplain.

1.6 Pre-developed Runoff Analysis

The current site is Hydrologic Soil Group C soils. The site is currently a mixture of row crops and a grass swale.

2.0 POST-DEVELOPED RUNOFF ANALYSIS

2.1 Watershed Area

The proposed site's developed runoff generally flows from the northeast to the southwest. There is no curb located on the site, and it flows down the drive isles and into the swale that drains to the existing basin located at the south end of the development.

2.2 Time of Concentration

For the small site, a time of concentration of 10-minutes was used.

2.3 Precipitation Model

The roof drains on the site were sized for conveyance of the 5-year storm event. A rainfall amount of 4.8-inches per hour.

2.4 Rainfall Loss Method

The runoff coefficients for the sizing was determined to be 0.95 for the total flow from each building for the 5-year events, 0.98 was used for the 100-year storm.

3.0 STORM WATER MANAGEMENT DESIGN

There is a stormwater basin located at the south end of the subdivisions that provides stormwater management for the entire development. There is no additional stormwater management being proposed with the development of this site.

4.0 STORM WATER CONVEYANCE DESIGN

4.1 Design Information Reference

The storm water conveyances have been designed according to the Iowa Storm Water Management Manual and the Iowa Statewide Urban Design and Specifications.

4.2 Storm Sewer

The proposed intake is relatively negligible as it sits outside of the bottom of the swale, this intake will allow for the connection of the roof drain lines into the existing sewer system. The drains were sized for 5-year storm events using the Rational Method. The developed drainage areas to each intake are relatively small, so a minimum time of concentration of 10 minutes was used to calculate the runoff flow to each of the intakes. This was the recommendation of SUDAS. The peak runoff rates have been calculated using the rational method coefficients from SUDAS table 2B-4.01. Hydrologic soil group C and 5-year intervals were used for the compound calculations for each area.

The existing storm sewer running across Lot 3 is 24-inches at a grade of 0.8% from DMH #2 to DMH #3. And from DMH #3 to the outlet is 24-inch at 1.2%. These pipes have a capacity of 20.29cfs and 24.85cfs respectively. The total flow being added to the pipe from the roof drains was calculated to be 2.6cfs.

Summary of roof drain flows and sizing:

Pipe Run	Area (SF)	Area (Ac)	I (in/hr)	C	Q (cfs)	Total Q (cfs)	Pipe size	Pipe Slope	Pipe Capacity
Bldg. 1	8,000	0.184	4.8	0.95	0.84	0.84	8"	1.0%	1.21
Bldg. 2	5,600	0.129	4.8	0.95	0.59	1.43	12"	0.8%	3.20
Bldg. 3	5,600	0.129	4.8	0.95	0.59	2.01	12"	0.8%	3.20
Bldg. 4	5,600	0.129	4.8	0.95	0.59	2.60	12"	0.8%	3.20

4.3 Culverts

There are no proposed culverts that will be constructed in this phase of the project.

4.4 Storm Drainage Outlets

The proposed roof drains connect and outlet into an existing storm sewer. A the drain line will outlet to a SW-512 will be used to connect into the existing storm sewer.

4.5 Existing Swale Depth

With the proposed future pavement, there is a high point that is extended into the existing drainage swale. This highpoint was checked to see the depth of flow in the swale during the 100-year storm event passing through, to make sure the elevation of the building is above the flow. There are approximately 3.79-acres of commercial development drains to the swale. A conservative runoff coefficient of 0.98 was used as a worse case scenario. The rainfall intensity for the 100-year was determined to be 8.54 inches per hour. An approximate flow depth was calculated to be 750.66' which is 0.67' below the slab of 751.33' at the edge of the closes building.

STATE HIGH

(FROM DESIGN)
EXST ST DMH 1
TR = 751.50
IE OUT (S) = 748.65

DA=3.79ac
C=0.98

(FROM DESIGN)
EXST ST DMH 2
TR = 749.50
IE IN (N) = 748.03
IE OUT (S) = 745.83

ALL EXISTING STRUCTURES
TO BE REMOVED
SITE TO BE REDEVELOPED

WILEY SUBDIVISION
SECOND ADDITION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED AS
DOCUMENT 227,208 OF THE RECORDS OF THE WASHINGTON
COUNTY CLERK'S OFFICE

LOT 2

LOT 3

WILEY SUBDIVISION
SECOND ADDITION

LOT 4

78,841 SF
1.749C

WILEY SUBDIVISION

WAL-MART'S SUBDIVISION
FIRST ADDITION

WILEY BOULEVARD