



Zoning Board of Adjustment Meeting Agenda

Wednesday, October 30, 2024 - 4:30 PM

Newton City Hall - Council Chambers
101 W 4th St S
Newton, IA 50208

View this Meeting: Mediacom Channel 12/85/121.12 or www.newtongov.org/cablecast

- I. Call to Order & Roll Call
- II. Review of Minutes of Previous Meeting:
 - 1. August 14, 2024 Meeting Minutes
- III. Public Hearing
 - 1. CU24-3: Conditional Use Permit to allow an accessory building with a footprint exceeding 1,000 sq. ft. at 1101 1st St. N. Galyn Nook, applicant.
 - 2. V24-2: Variance to allow the height of the proposed accessory building at 1101 1st St. N. to exceed 15 feet. Galyn Nook, applicant.
 - 3. CU24-4: Conditional Use Permit for a proposed rebuild and expansion of the existing Alliant Energy substation at 2600 N. 4th Ave. E. Emily Digman/Ulteig, applicant.
- IV. Other Business
- V. Adjourn

ADA Compliance: *The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.*

Chair: Bev Rossow; **Vice Chair:** Noreen Otto; **Members:** Craig Trotter, Lynette Birkenholz, John Billingsley

Minutes of Meeting Zoning Board of Adjustment Regular Meeting

August 14, 2024

ROLL CALL: Board members present: Billingsley, Birkenholz, Otto, Rossow, Trotter

Board members absent:

STAFF PRESENT: Brian Dunkelberger, Sr. City Planner
Craig Armstrong, Development Specialist

A quorum being present, Chair Rossow called the meeting to order at 4:30 PM

Minutes

The Board reviewed the minutes of the previous meeting from June 26, 2024. **Motion** by Otto, **seconded** by Birkenholz to approve the minutes as written. **Voice vote**: approved, 5-0.

Public Hearing

- A. V24-1: Variance to allow 6' privacy fence and patio/pergola in the front (east) yard of 1115 S. 13th Ave. E. Christopher & Elizabeth Braunschweig, applicants.

Dunkelberger reviewed the prepared staff report and shared maps and a street view of the subject property. Dunkelberger shared that no concerns were submitted by neighbors or residents in advance of the meeting. Rossow invited the applicant to speak.

Christopher Braunschweig, applicant, introduced himself and the request. He described how the previous owners did not acquire the proper approvals from the city for the subject structures, and that he and his wife were pursuing various projects and wanted everything to be completed in accordance with city code.

Birkenholz asked about the height of the current fence, and Braunschweig shared how it varied but was upwards of 8 feet. Billingsley inquired about the history of the property, the new fence proposed, and the contractor who would complete the work. Braunschweig answered and discussion ensued about past fence variances the Board had reviewed.

Dunkelberger mentioned that Braunschweig shared he would be having the property surveyed before the fence would be replaced. Braunschweig confirmed, and pointed out how the fenced-in yard space would offer additional space and security for their family – especially considering the highly trafficked road directly adjacent to their east property line.

Otto identified the challenges associated with owning a corner lot and how the extenuating circumstances tied to this case justified the variance. She mentioned that everyone appreciates privacy and especially security. She had no concerns with the request.

Hearing no additional questions or comments, Chair Rossow called for a motion to close the public hearing.

Motion by Birkenholz, **seconded** by Otto. **Voice vote**: Approved 5-0.

Rossow commented on the application and reviewed the submitted answers from the applicant. The Board thanked the applicant for their thorough information and concurred with the logic behind the request. Rossow articulated how she had no concerns with approving the variance and felt it would not be detrimental to public health and that it aligned with the spirit and intent of the Zoning Code. Board members agreed.

Motion by Otto to approve V24-1: a variance to allow a 6' privacy fence and patio/ pergola in the front (east) yard of 1115 S. 13th Ave. E. in their current locations, **seconded** by Billingsley. **Roll call vote:** Approved 5-0.

Old/Other Business

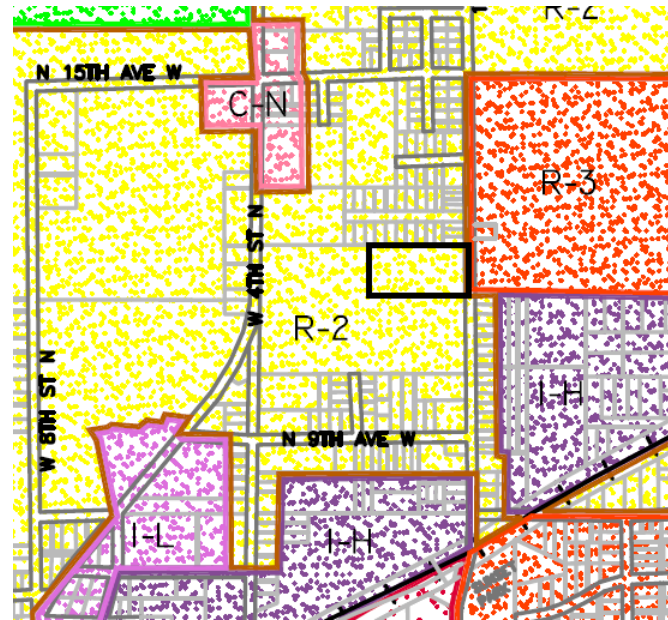
None.

Motion by Otto to adjourn the meeting, **seconded** by Birkenholz. **Voice Vote:** approved, 5-0. The meeting was adjourned at 4:48 PM.

Zoning Board of Adjustment – CU24-3 Staff Report

Applicant: Galyn Nook
 Proposal: To construct a 36' x 48' (1,728 sq. ft.) detached accessory building
 Location: 1101 1st Street North (Parcel #0827154008)
 Current Use: Single-family residence
 Current Zoning: R-2: One- and Two-Family Residential

- 1101 1st Street North is located within an R-2: One- and Two-Family Residential zoning district, and an aerial and zoning map are included for reference. Accessory buildings are a permitted use within the R-2 district, but if the building footprint exceeds 1,000 sq. ft., then a conditional use permit is required per Zoning Code language adopted in 2014. The applicant is requesting approval of this large accessory structure primarily so they can store their RV inside.
- When reviewing an accessory building proposal as a conditional use, the ZBA should consider the following:
 - Proposed location and screening,
 - Drainage impacts,
 - Visual interest and compatibility with the surrounding neighborhood.
- Screening.** The Zoning Board of Adjustment may choose to explore a requirement for screening from adjoining properties. Staff finds that this requirement is not necessary considering the existing the proposed location of the building, the size of this property, and the existing tree coverage. This requirement should only be reviewed if aesthetic concerns are presented. If concerns are not raised by neighbors about visual impacts, staff would determine that an extra expense for more screening is not necessary.
- Drainage or Direction of Downspouts.** Storm water run-off from the new building footprint may not be directed onto abutting properties. If this



conditional use permit is approved, Staff shall ensure the structure meets minimum building code requirements. The Board may still choose to explore requiring gutters and downspouts to be installed so that rainwater is discharged away from the building and directed towards a specific area of the property.

- **Visual Interest and Visual Compatibility with Surrounding Neighborhood.** This element is the primary reason why citizens sought the code amendment requiring a conditional use permit for large accessory buildings. The accessory building in design and style should complement the property and surrounding neighborhood. Buildings that look/feel misplaced in nature should be amended with design elements that align with the surroundings.

Criteria for Granting Conditional Use Permits:

- *Criteria for Granting:* No conditional use shall be granted by the Zoning Board of Adjustment unless such use:
 1. Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected;
 2. Is so designed, located, and proposed to be operated that it is compatible with its surroundings;
 3. Will not cause substantial injury to the value of the other property in the neighborhood in which it is to be located; and
 4. Shall conform to the applicable regulations of, and be compatible with the essential character of the district in which it is located.

Therefore, the role of the Zoning Board of Adjustment is to determine the appropriateness of a 1,728 sq. ft. detached garage at 1101 1st Street North, and to ensure it does not unreasonably or negatively interfere with the use and enjoyment of another's property.

Public Notice:

Notice of the public meeting was sent to all neighbors within 400 feet of the subject property upon which the proposed conditional use is to be located more than 14 days before the meeting date, as required by the Zoning Code. Notice of the meeting was also published in the *Newton Daily News* twice, first on Tuesday, October 15, 2024, and again on Tuesday, October 22, 2024. If comments are received ahead of the meeting, staff will share them at this point in the report.

Recommendation:

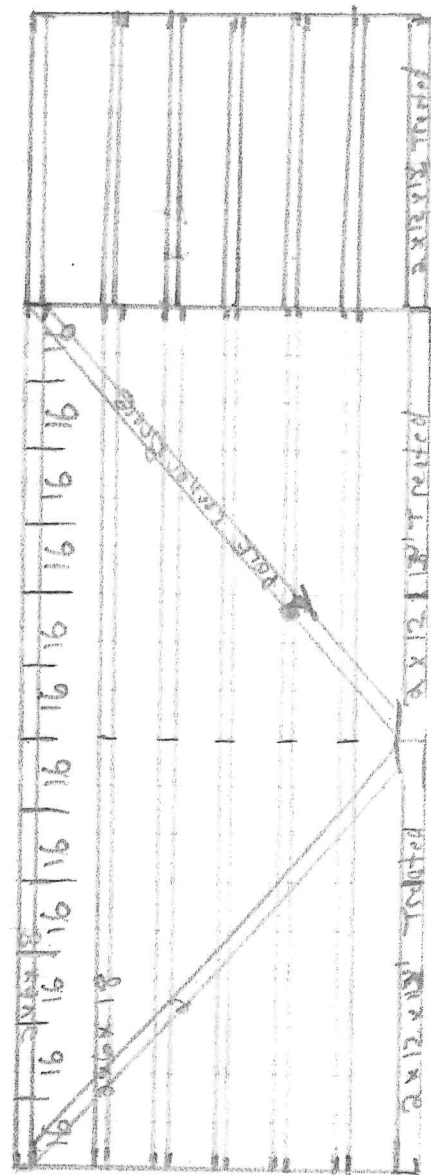
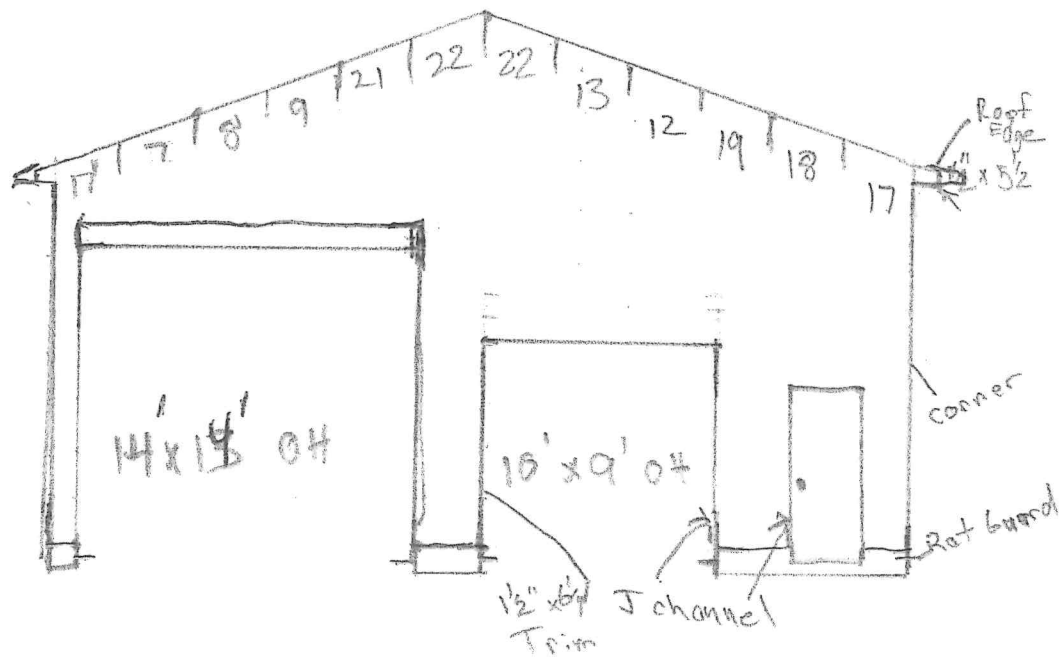
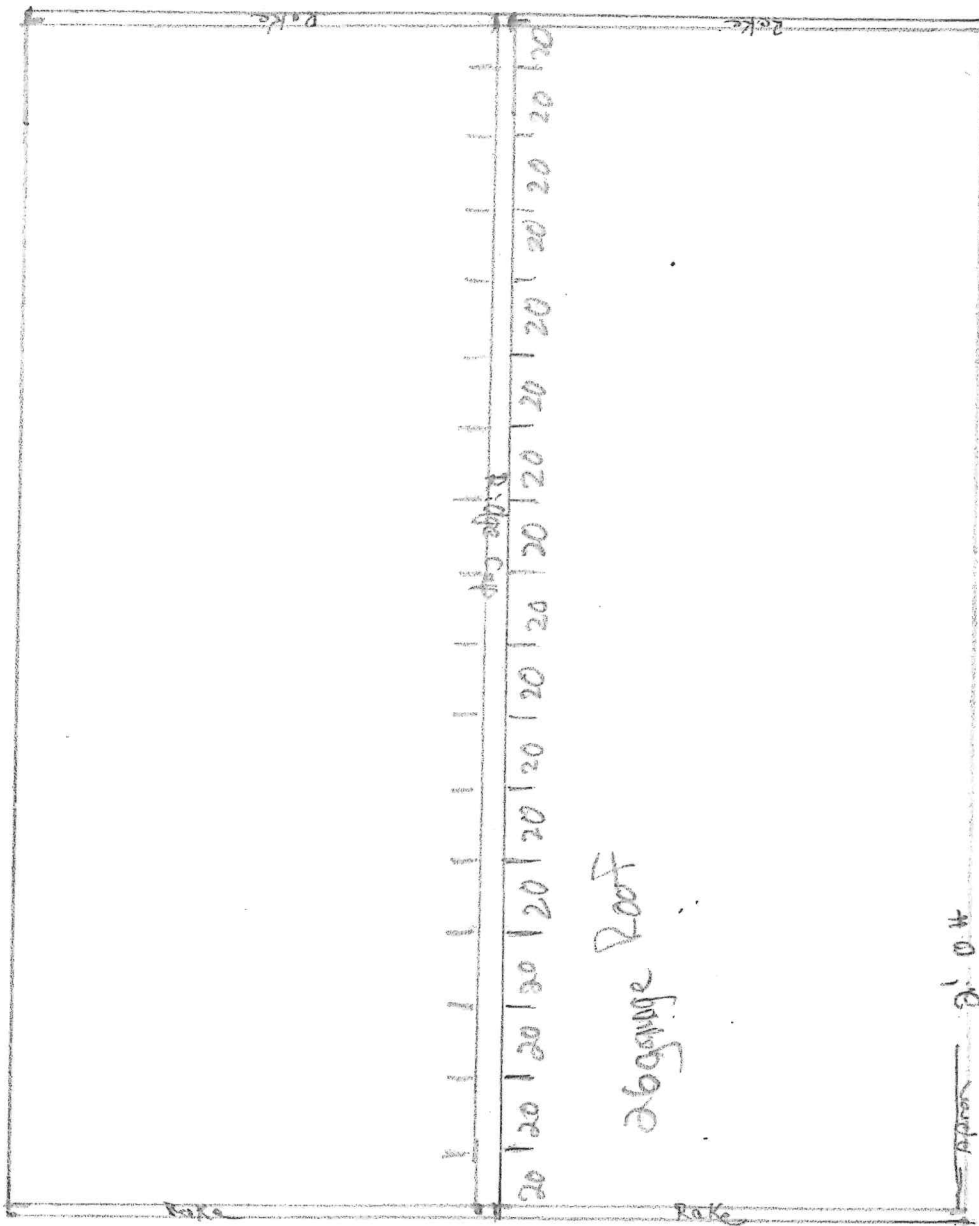
In considering the total size of this property, the existing screening from surrounding properties and the street, and the applicant's proposed use of the structure, staff finds that this conditional use permit would not be detrimental to the neighborhood. As always, though, this recommendation is contingent upon the 4 criteria being satisfied, all neighborhood comments and questions being addressed before a vote, and any feedback being resolved prior to construction.

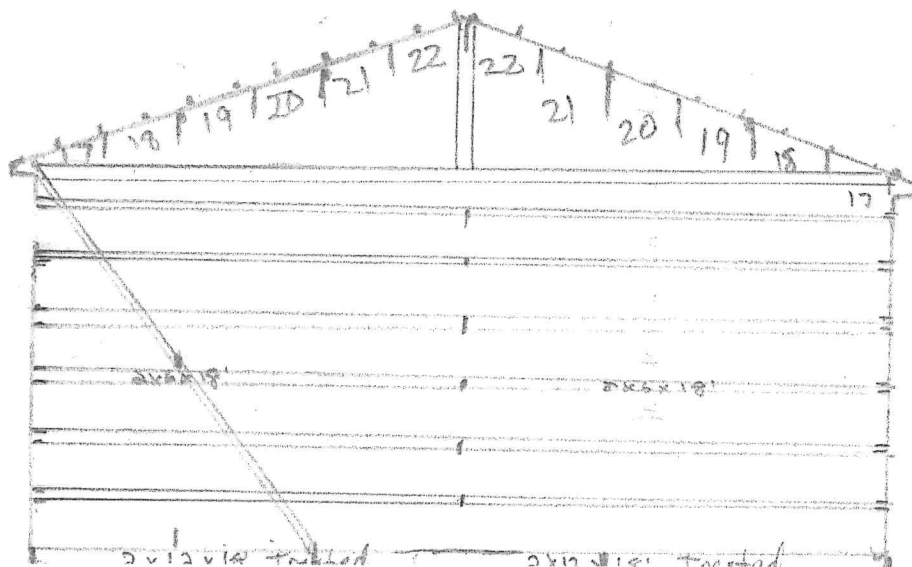
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Zoning Board of Adjustment – V24-2 Staff Report

Applicant: Galyn Nook
Proposal: Accessory structure exceeding 15' maximum allowable height
Location: 1101 1st Street North (Parcel #0827154008)
Current Use: Single-family residence
Current Zoning: R-2: One- and Two-Family Residential

1101 1st Street North is located within the R-2: One- and Two-Family Residential zoning district. Due to the proposed footprint and height of the accessory structure, this variance and a conditional use permit (CU24-3), which will be reviewed prior to this variance application, are necessary to authorize its construction. The applicant contacted city staff months ago to inquire about this proposed building. After reviewing their options and establishing a timeline, the applicant then requested a meeting with staff on Friday, September 20, 2024, and these two applications were submitted that day.

The Newton Zoning Code stipulates the following for the height of accessory buildings or structures on residential lots (158.110): *"No detached accessory building or structure located on a residential lot shall exceed a height of 15 feet, as measured to the midpoint of the roof slope or the average height between the roof edge and the highest portion or ridge of the roof."* With the walls of this proposed building being 15 feet in height, a roof pitch of 4/12, and a width of 36 feet, this brings the midpoint height to 18 feet. Therefore, this variance application is, in essence, a request to allow for 3 extra feet in total height.

Variance Questions:

The Zoning Ordinance includes specific criteria for granting variances. These are listed below, phrased as questions. Answers to the 6 variance questions were provided by the applicant (enclosed). Also, an aerial image and a photo of the property will be presented. For each question, the Board should try to determine what, if anything, distinguishes this case from other projects in the same zoning classification and if the applicant provided sufficient answers.

According to the ordinance and in order to grant the variance, the answer must be "yes" to the first three questions and "no" to the last three:

1. Do the physical surroundings, shape, or topographical conditions of the specific property involved result in a particular hardship upon the owner, other than a mere inconvenience or loss of revenue?
2. Is the variance request based on conditions that are not applicable in general to other properties in the same zoning classification?

3. Does the proposed variance comply with the spirit and intent of the restrictions imposed by the zoning ordinance?
4. Did the present owner create the alleged difficulty or hardship?
5. Will granting the variance be materially detrimental to the public welfare or injurious to the neighborhood?
6. Will granting the variance impair an adequate supply of light and air to adjacent property, increase the congestion, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

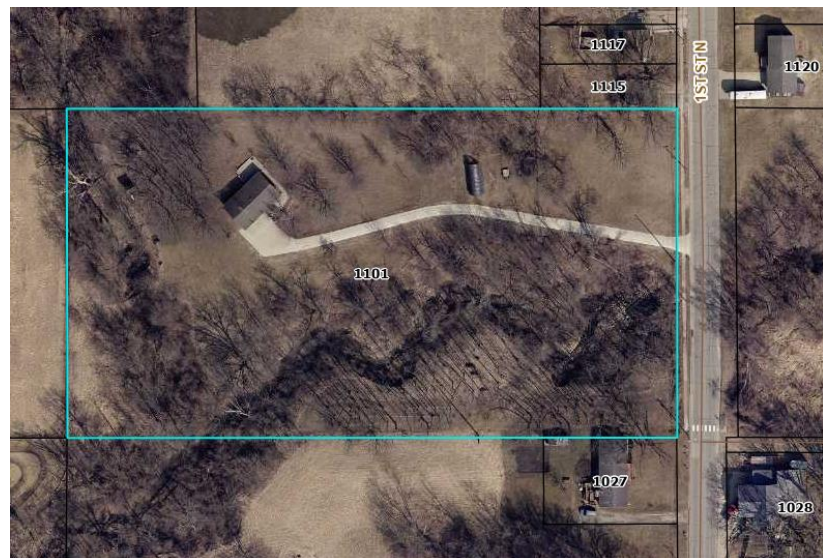
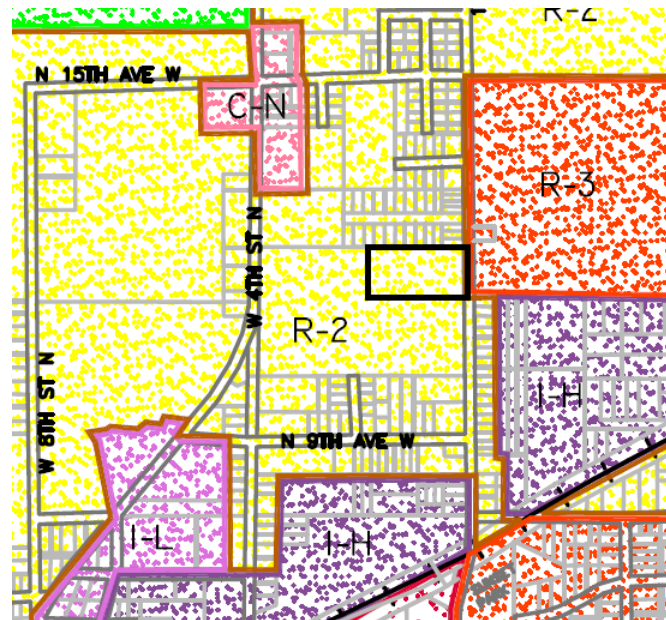
Notice of Proposal:

Notice of the public meeting was sent to all neighbors within 400 feet of the subject property upon which the proposed variance is to be located more than 14 days before the meeting date. Notice of the meeting was also published in the *Newton Daily News* twice, first on Tuesday, October 15, 2024, and again on Tuesday, October 22, 2024. If comments are received ahead of the meeting, staff will share them at this point in the report.

Recommendation:

Staff recommends that the Zoning Board of Adjustment only grant the variance if the answers provided to the six legal test questions are determined to be sufficient and/or if the Board determines that the request aligns with the spirit and intent of the Zoning Code. Staff finds that the requested variance is not detrimental to the public health or welfare or to the neighborhood considering the circumstances.

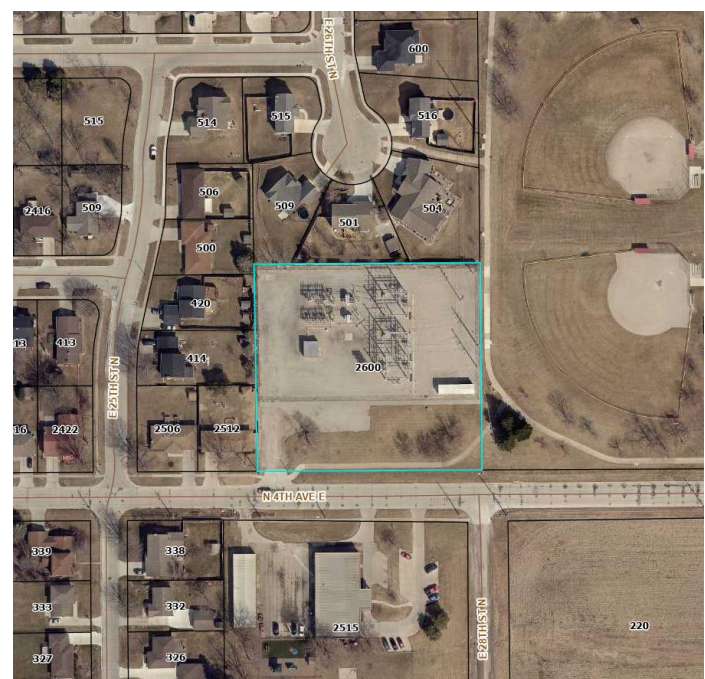
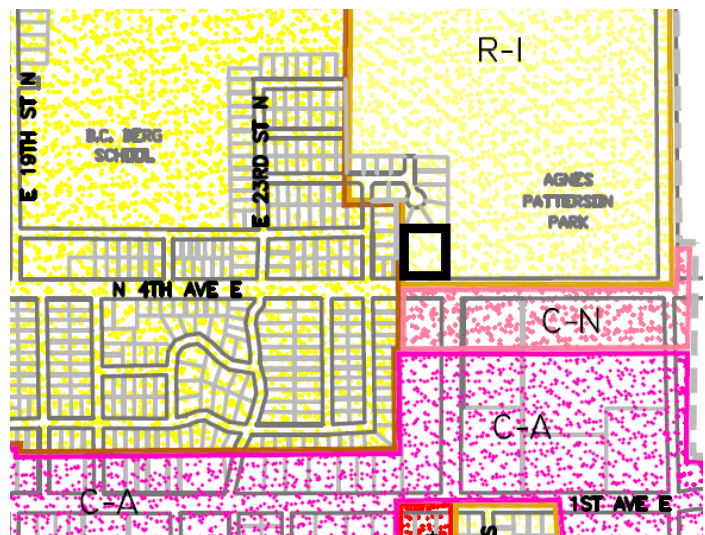
This recommendation applies with the understanding that neighborhood concerns and questions are addressed so as to avoid anything that is contrary to the public interest. The findings of the Zoning Board of Adjustment shall be a determination to either approve, conditionally approve, or deny this variance. If granted and the taller building is allowed, then a building permit can be immediately submitted for review.



Zoning Board of Adjustment – CU24-4 Staff Report

Applicant: Emily Digman, Ulteig
 Proposal: Proposed rebuild and expansion of the existing Alliant Energy substation
 Location: 2600 North 4th Avenue East (Parcel #0826482007)
 Current Use: Electric utility substation
 Current Zoning: R-1: Single-Family Residential

- 2600 North 4th Avenue East is located within an R-1: Single-Family Residential zoning district, and an aerial and zoning map are included for reference. The R-1 district does not explicitly list this type of land use as a permitted or conditional use within the district, so staff determined that this qualifies as a legal, non-conformity. Alterations or expansions to non-conformities are only approvable if authorized by the Zoning Board of Adjustment.
- While improvements to public utilities and their facilities are encouraged for the betterment of the community and/or region as a whole, staff ultimately determined a public hearing is appropriate for this project due to the scale of the proposed renovations and to ensure a continued harmonious relationship with neighbors.
- Screening / Visual Interest.** The Zoning Board of Adjustment may choose to explore a requirement for (additional) screening from adjoining properties. Staff finds that this requirement should only be considered if neighbors voice opposition or concerns with the existing facilities and/or proposed renovations since there is already a security fence around the substation. If concerns are not raised by neighbors about visual impacts, staff would determine that an extra expense for more screening is not necessary.
- Drainage or Direction of Downspouts.** Storm water run-off from the new impervious surfaces



may not be directed onto abutting properties. If this conditional use permit is approved, Staff recommends that a condition is placed on the permit to ensure all storm water management work is completed to ensure no drainage issues are caused due to this additional impervious surface.

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 2. Is so designed, located, and proposed to be operated that it is compatible with its surroundings;
 3. Will not cause substantial injury to the value of the other property in the neighborhood in which it is to be located; and
 4. Shall conform to the applicable regulations of, and be compatible with the essential character of the district in which it is located.

Therefore, the role of the Zoning Board of Adjustment is to determine the appropriateness of the proposed modifications to the existing Alliant Energy substation at 2600 N. 4th Ave. E., and to ensure it does not unreasonably or negatively interfere with the use and enjoyment of another's property.

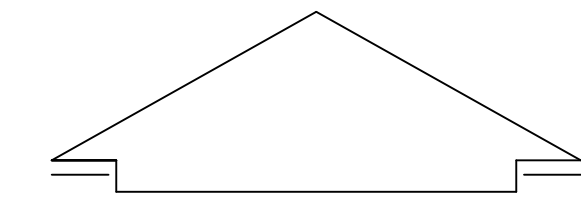
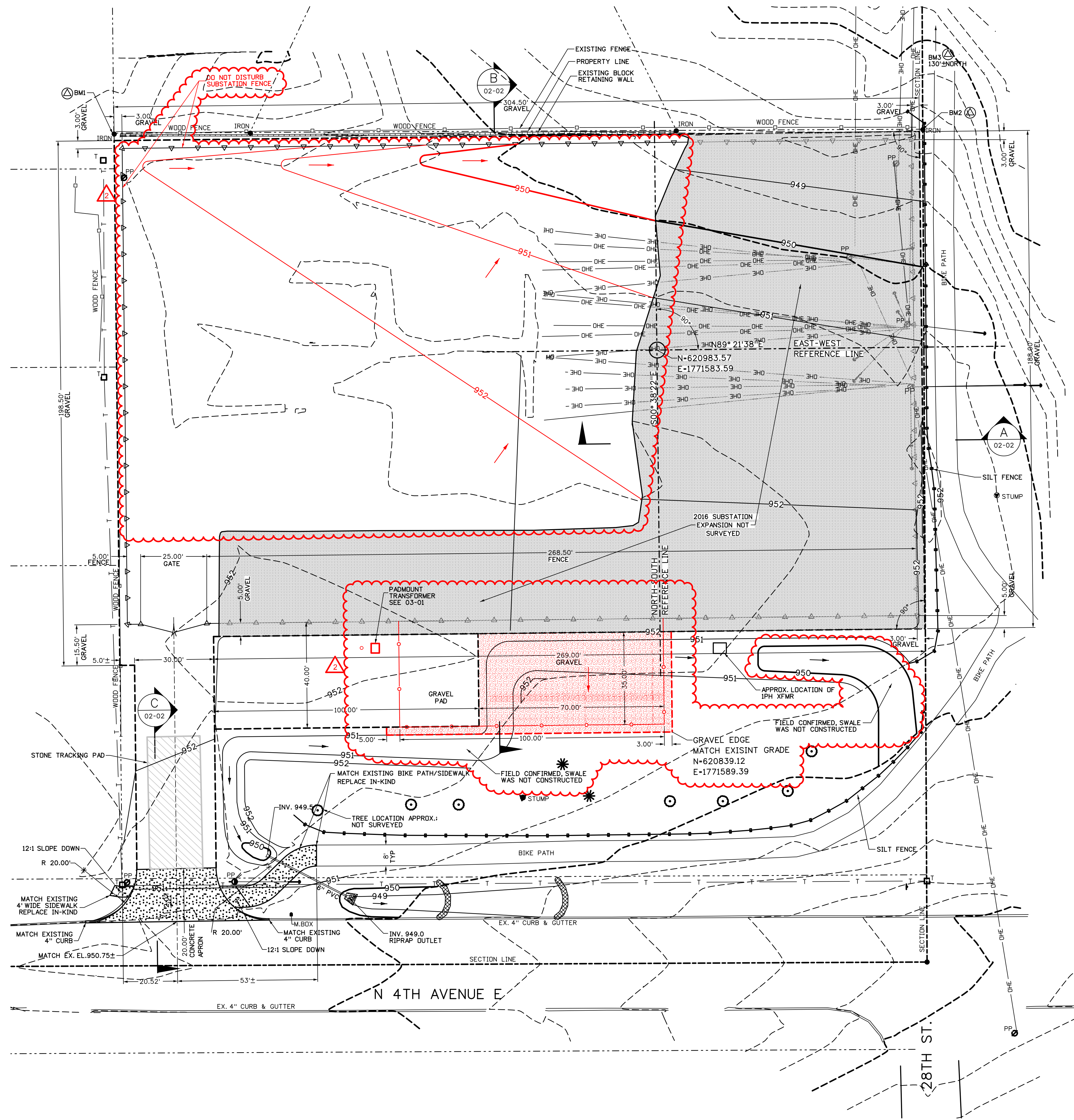
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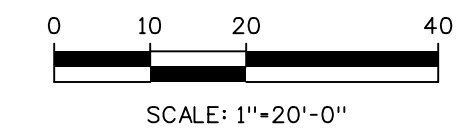
Recommendation:

After reviewing historical imagery, it was recognized that this substation was actually in place before the majority of residential development occurred in this area. Staff finds that this conditional use permit may be approvable if no neighborhood concerns are presented. If concerns are shared, however, then it will be up to the Board to determine if Alliant Energy has already or can sufficiently address said concerns. Conditions may include any or all of the following, or additional conditions that may emerge during the public hearing:

- Screening requirements (or along specific boundaries);
- A measure to limit the hours in which work on the property may be conducted (outside of emergencies or disaster declarations);
- Grading work (e.g., swale along south side) to minimize stormwater impacts.



north



BENCHMARKS

BM1
NW PROPERTY IRON, RLS 11804
5/8\"/>

LEGEND

- PROPERTY LINE
- SECTION LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE AND GUY WIRE
- EXISTING TREES
- EXISTING TREE STUMP
- EXISTING WOOD FENCE
- EXISTING SUBSTATION FENCE (NOT SURVEYED)
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF GRAVEL (NOT SURVEYED)
- EXISTING CURB & GUTTER
- EXISTING CONCRETE PAVEMENT (NOT SURVEYED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 2016 EXPANSION MAJOR CONTOUR
- 2016 EXPANSION MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TEMP. FENCE
- PROPOSED GRAVEL EDGE
- PROPOSED SUBSTATION EXPANSION AREA
- SURFACE WATER FLOW DIRECTION
- SILT FENCE
- COMPOST FILTER TUBE
- 2016 SUBSTATION EXPANSION AREA

REFER TO THE DIGITALLY SIGNED
PDF FOR THE OFFICIAL VERSION
OF THIS DRAWING.

Marisol Velilla - 11/30/2023
Ulteig Engineers, Inc.

THE ORIGINAL OF THIS DOCUMENT IS A DIGITALLY SIGNED PDF



FOR CONSTRUCTION

INTERSTATE POWER AND LIGHT COMPANY

NEWTON AURORA HEIGHTS SUBSTATION NEWTON, IA
GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'-0"

DWG. NO.

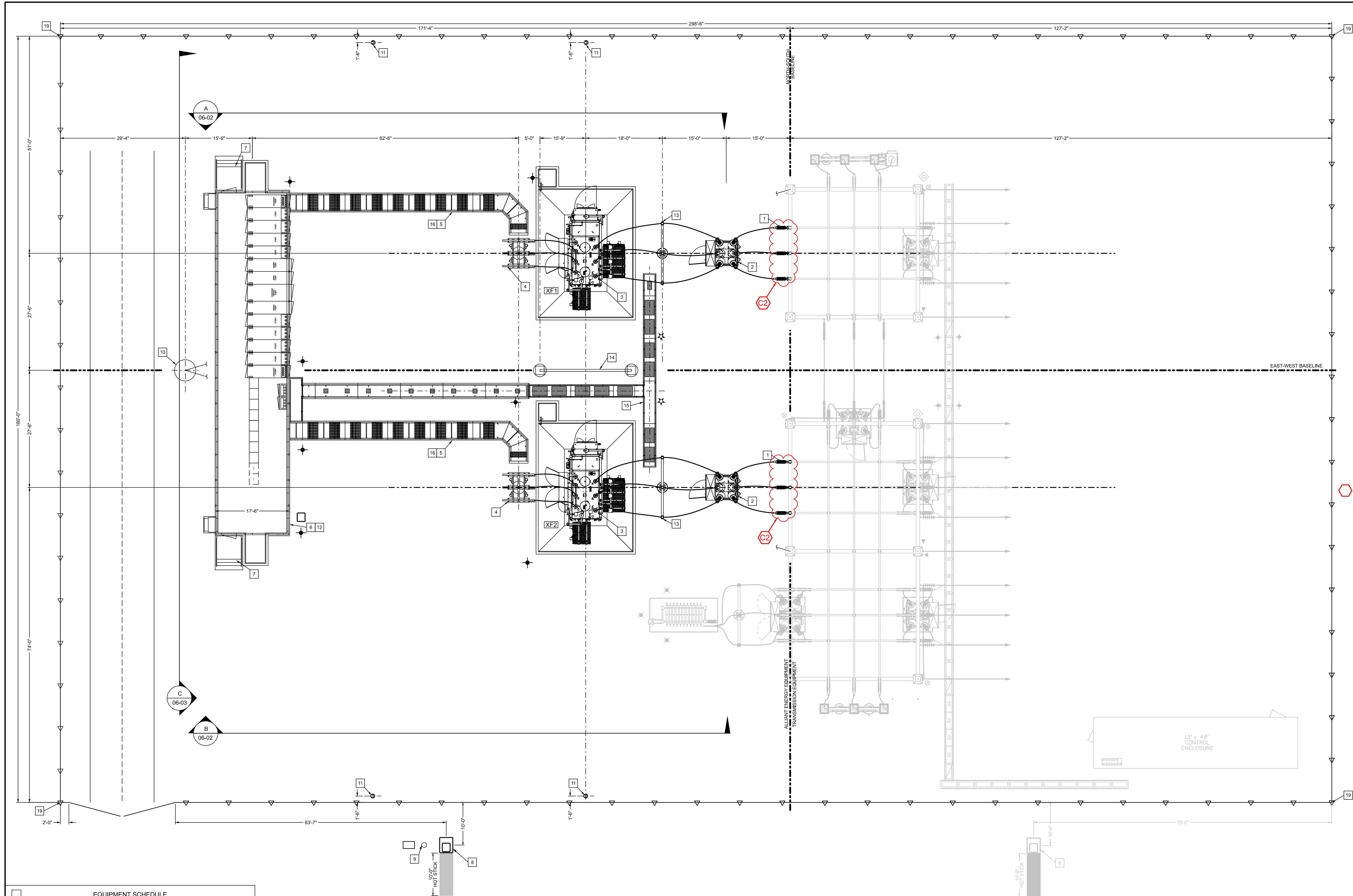
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NO.	DATE	REVISION	BY	CHKD	APP'D
2	11-30-2023	SUBSTATION REBUILD [4301633] FOR CONSTRUCTION	UEK-SWL	UEH-MEV	AE-DSD
1	03-08-2017	SUBSTATION EXPANSION [WR44015430] AS BUILT	UEK-JLW	UEH-MEV	AE-JEK
0	02-12-2016	SUBSTATION EXPANSION [4015430] FOR CONSTRUCTION	UEH-MMS	UEH-MEV	AE-JEK



NOTES:
1. TRENCH SHOWN IS TYPICAL REPRESENTATION ONLY. SEE 03 SERIES FOR SPECIFIC DETAILS.
2. FIELD TO VERIFY LOCATION OF EXISTING PADMOUNT TRANSFORMER IN SOUTHEAST CORNER OF SUBSTATION.

CONSTRUCTION NOTE:
C1. NOTE THAT EXISTING FENCE IS NOT BEING ALTERED FOR THE REBUILD OF THE SUBSTATION.
C2. THE 69KV SWITCHES ON THE ITC BOX STRUCTURE ARE ALREADY INSTALLED, BUT THE MOTOR OPERATORS WILL BE REMOVED.

LEGEND:
▲ FENCE POST
◆ STEEL BOLLARD
☆ SAFETY MARKER

EQUIPMENT SCHEDULE		
ITEM	DESCRIPTION	DRAWING
1	69KV SWITCH (ON ITC BOX STRUCTURE)	08-01
2	HIGH SIDE CIRCUIT BREAKER	08-02
3	POWER TRANSFORMER	08-03
4	BUS TERMINATION STRUCTURE (2000A)	08-04
5	POWER CABLE ASSEMBLY	08-05
6	METALCLAD SWITCHGEAR	05-01
7	STAIRS	08-06
8	PADMOUNT TRANSFORMER	08-07
9	SAFETY SWITCH	08-07
10	STATIC MAST - WITH SECURITY LIGHT	08-08
11	MAINTENANCE FLOOD LIGHT	08-09
12	TELEPHONE & SUMP PUMP ASSEMBLY	08-10
13	69KV BUS SUPPPORT STAND	08-11
14	FIREWALL	03-18
15	CONTROL TRENCH	03-12A
16	POWER TRENCH	03-12B

REFER TO THE DIGITALLY SIGNED PDF FOR THE OFFICIAL VERSION OF THIS DRAWING.
Patrick Deibel - 12/01/2023
Ulteig Engineers, Inc.

THE ORIGINAL OF THIS DOCUMENT IS A DIGITALLY SIGNED PDF

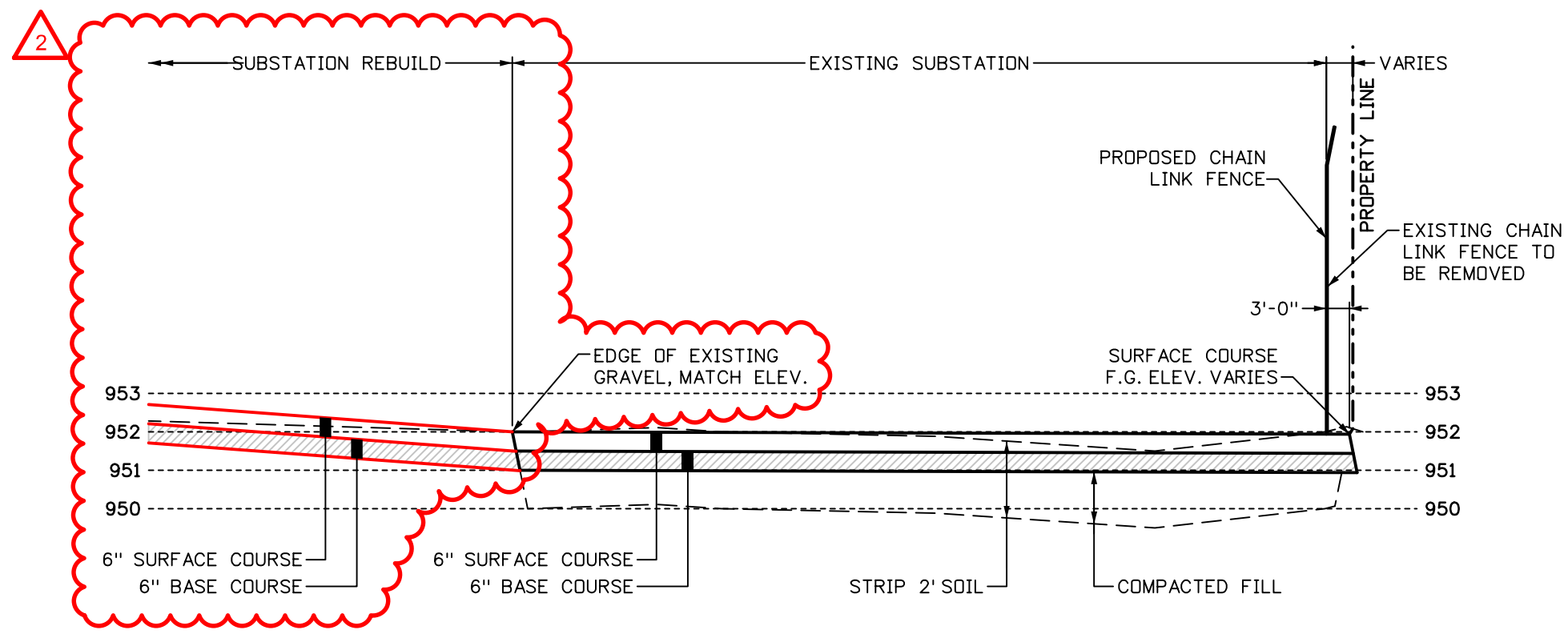
NO.	DATE	REVISION	BY	CHKD	APVD
0	11-30-2023	SUBSTATION REBUILD (4301633) FOR CONSTRUCTION	UEI-JHF	UEI-PDD	AE-QED

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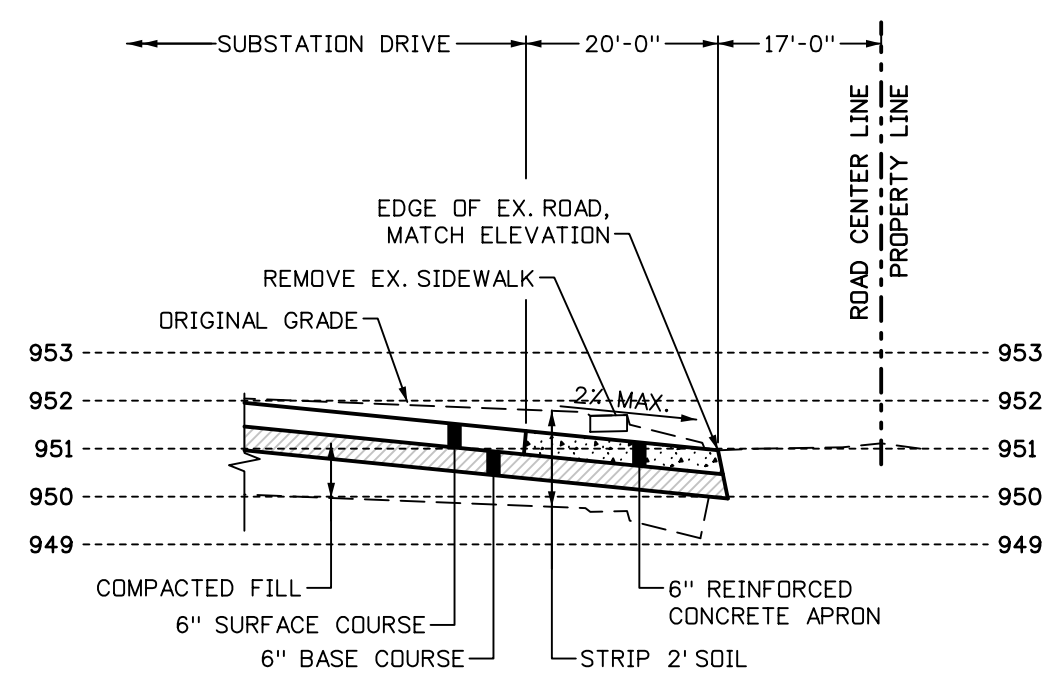


INTERSTATE POWER AND LIGHT COMPANY
NEWTON AURORA HEIGHTS SUBSTATION
SUBSTATION PLAN VIEW
NEWTON, IA

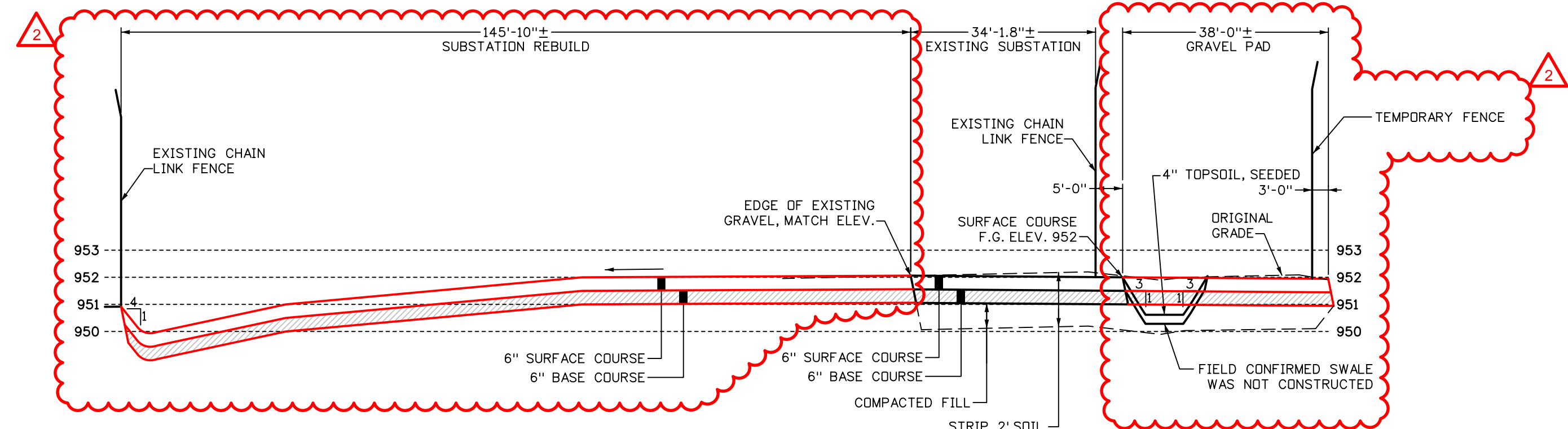
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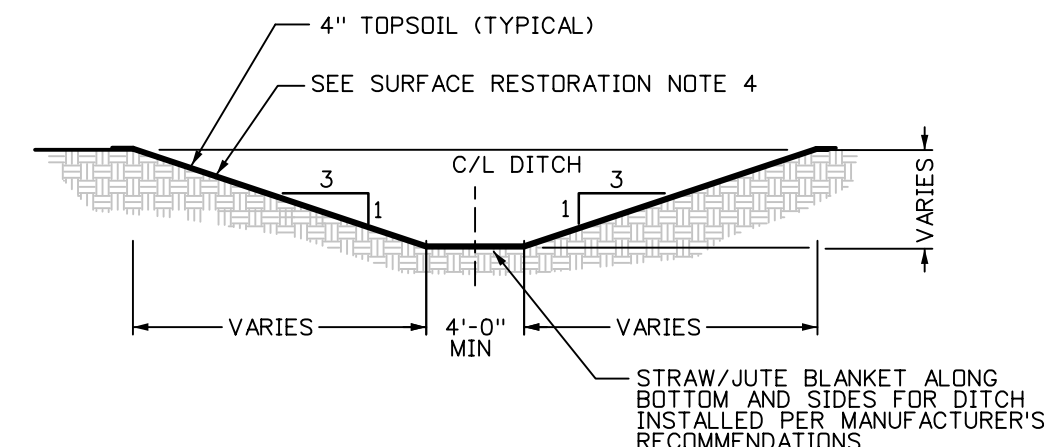
SECTION A-A
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'



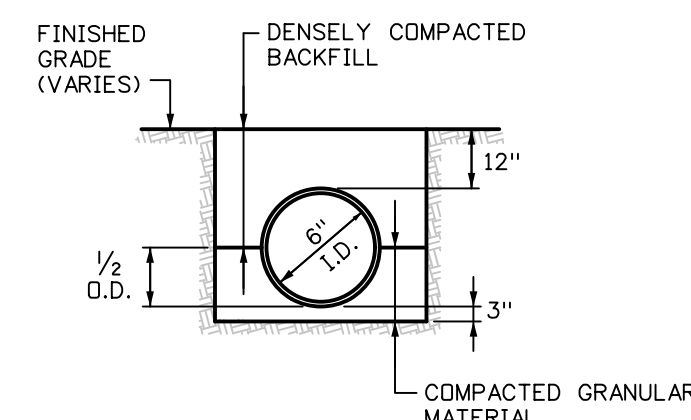
SECTION C-C
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VERTICAL SCALE 1" = 4'



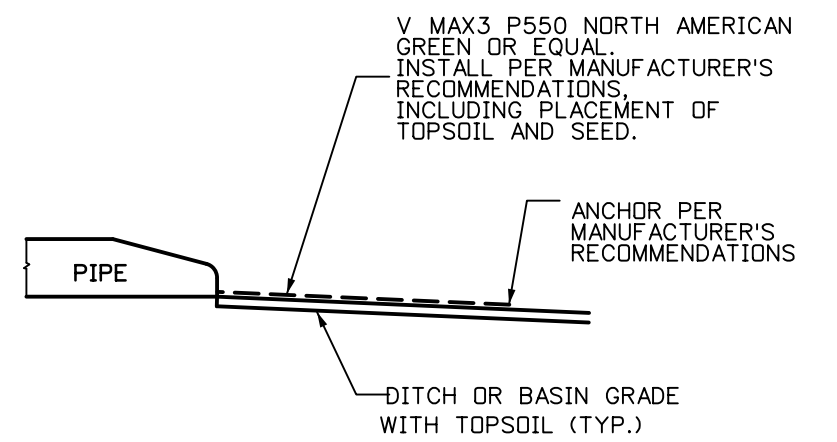
SECTION B-B
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 4'



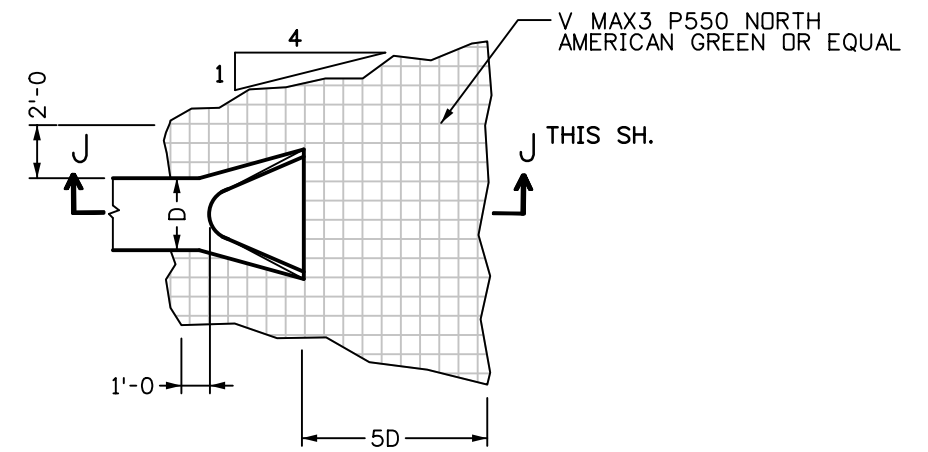
TYPICAL DITCH SECTION
SCALE: NONE



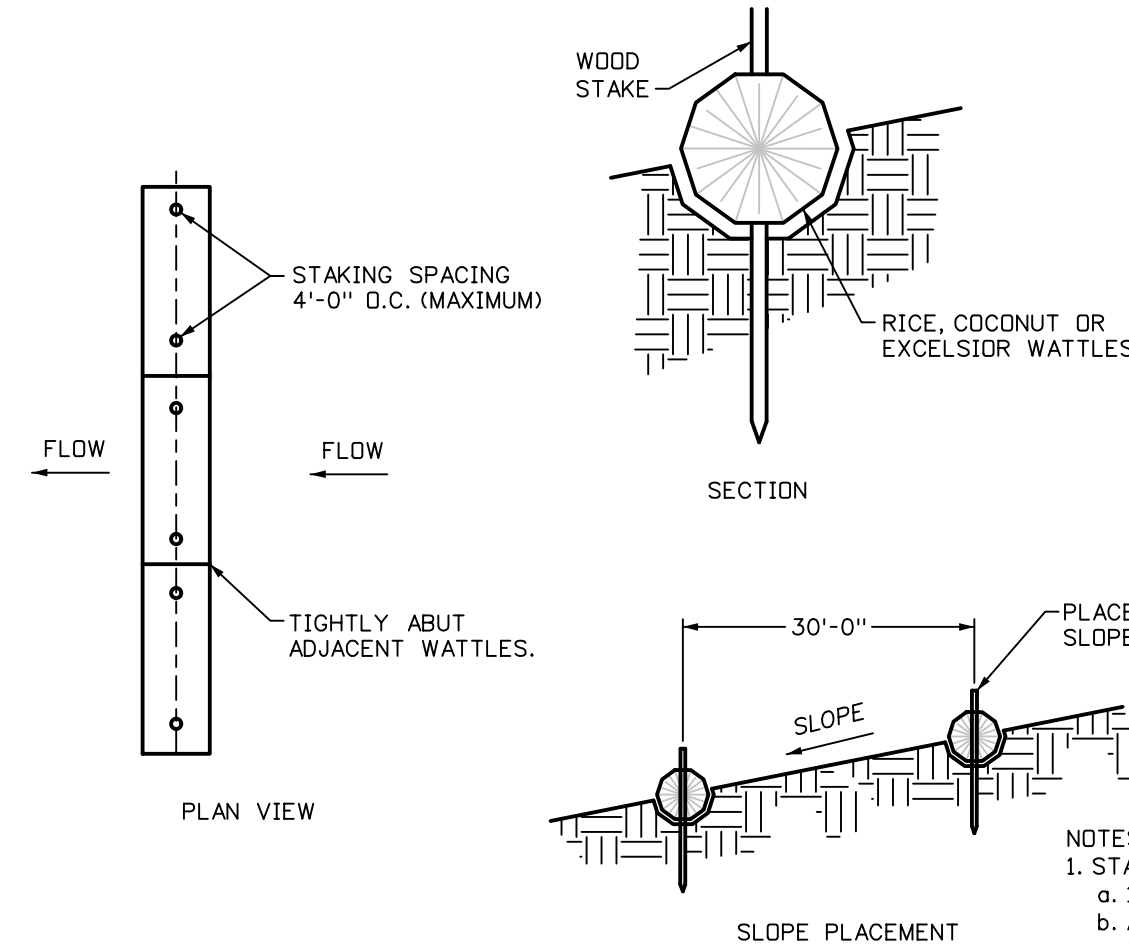
TYPICAL CULVERT BEDDING
SCALE: NONE



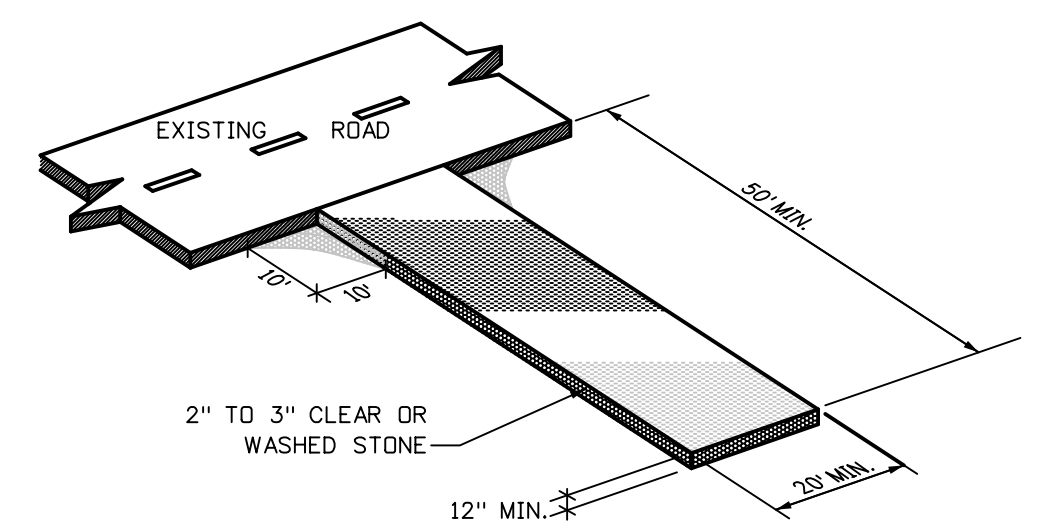
SECTION J-J
SCALE: NONE



FLARED END SECTION DETAIL
SCALE: NONE



COMPOST FILTER TUBE
SCALE: NONE



STONE TRACKING PAD
SCALE: NONE

GENERAL NOTES

- STATE LAW REQUIRES NOTICE TO IOWA ONE CALL (800) 292-8989 NOT LESS THAN 48 HOURS AND NOT MORE THAN 14 DAYS BEFORE BEGINNING ANY EXCAVATION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY.
- NO WORK SHALL BE PERFORMED BEYOND PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNERS REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
- FOR CONSTRUCTION AND MATERIAL SPECIFICATIONS SEE ALLIANT ENERGY SPECIFICATION 0146, IPL SUBSTATION SITE PREPARATION.
- ELEVATIONS INDICATED IN SUBSTATION GRADED AREA ARE FINISHED GRADE.
- CONTOURS OUTSIDE THE SUBSTATION GRADED AREA INDICATE THE TOP OF FINISHED TOPSOIL.
- FINISHED GRADE IN THE SUBSTATION GRADED AREA IS THE TOP OF 6" OF SURFACE COURSE. SEE SPECIFICATION FOR GRADATION.
- STRIPPING MATERIAL TO BE USED FOR DRESSING OF SIDE SLOPES.
- LOCATION AND STAKING OF THE SITE WITHIN THE PROPERTY LINES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SLOPES 3:1 MAXIMUM UNLESS NOTED.
- BASE MATERIAL AREA TO HAVE SOIL STERILANT APPLIED PRIOR TO PLACEMENT OF ROCK SURFACING MATERIAL.
- ALL SEEDING SHALL BE DONE BEFORE NOVEMBER 1.
- EXCESS MATERIAL SHALL BE HAULED OFF AND DISPOSED OF OFF SITE OR SPREAD EVENLY IN AREAS AS DIRECTED BY OWNER.
- FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., TITLED "GEOTECHNICAL ENGINEERING REPORT AURORA HEIGHTS SUBSTATION RECONSTRUCTION, NEWTON, IOWA" DATED FEBRUARY 3, 2016. TERRACON PROJECT NO. 08165004-01

BASE COURSE

SEE SPECIFICATION FOR GRADATION AND DESCRIPTION.

SURFACE COURSE (FINISHED GRADE)

- SEE SPECIFICATION FOR GRADATION AND DESCRIPTION.
- SUBSTATION ROCK SURFACING SHALL BE INSTALLED BY THE SUBSTATION CONSTRUCTION CREW AFTER INSTALLATION OF FOUNDATIONS, GROUNDING, CONDUIT AND FENCE IS COMPLETE.

SEEDING

- SEED PER SUDAS STANDARD SPECIFICATIONS SECTION 9010-SEEDING.

RESTORATION PLAN NOTES

- AREAS DESIGNATED WITHIN THE CONSTRUCTION LIMITS THAT ARE NOT DISTURBED DO NOT REQUIRE RESTORATION.

SURFACE RESTORATION NOTES

- ALL DISTURBED AREAS NOT PAVED OR HARD SURFACE ON THE SITE SHALL RECEIVE MINIMUM 4" TOPSOIL, SEED, MULCH & FERTILIZER. SCARIFY AREAS TO RECEIVE TOPSOIL TO A DEPTH OF 3 INCHES. REMOVE ALL STONES, WOOD AND OTHER DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL. SEED, MULCH & FERTILIZER SHALL BE PLACED PER SUDAS (IOWA STATEWIDE URBAN DESIGN AND SPECIFICATION).
- SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH SUDAS SPECIFICATIONS SECTION 9010. USE SEED MIXTURE TYPE 2 (PERMANENT COOL SEASON MIXTURE FOR SLOPES AND DITCHES), TABLE 9010.07.
- IF PERMANENT SEED CANNOT BE PLACED BY SEPTEMBER 30, THE SITE SHALL BE SOWN WITH A TEMPORARY CROP OF WINTER WHEAT AT THE RATE OF 2 BUSH/ACRE, AND MULCHED.
- STABILIZE NEW DITCH WITH SEED MIXTURE TYPE 2 (PERMANENT COOL SEASON MIXTURE FOR SLOPES AND DITCHES), TABLE 9010.07 & ROLLED EROSION CONTROL PRODUCT (RECP) TYPE 2.C, PER SUDAS STANDARD SPECIFICATION SECTION 9040.

EROSION CONTROL NOTES

- USE ALL AVAILABLE MEANS TO MINIMIZE THE AMOUNT OF SOIL EROSION CAUSED BY THE WORK OF THE PROJECT. THIS INCLUDES RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL DEVICES INDICATED.
- PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON PLANS. EROSION CONTROL TO CONSIST OF RIPRAP, STONE TRACKING PAD, COMPOST TUBE FILTERS & SILT FENCE. THE DEVICES ARE TO REMAIN IN PLACE UNTIL PAVEMENT AND INTAKES ARE CONSTRUCTED AND UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION ON THE SITE AT ALL TIMES. THE CONTROL MEASURES SHOWN ON THE PLAN ARE MINIMUM. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO FULFILL THIS REQUIREMENT.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION, BUT IN NO CASE LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED.
- THE CONTRACTOR SHALL USE CONTROL MEASURES AS REQUIRED TO KEEP SOIL FROM LEAVING THE SITE.
- CONCRETE WASHOUT SHALL COMPLY WITH IOWA WATER POLLUTION CONTROL ASSOCIATION REQUIREMENTS.
- ANY WASTE MATERIALS FROM THE SITE ARE TO BE PROPERLY DISPOSED OF.
- PRE-DEVELOPMENT IMPERVIOUS AREA OF SITE = 0.8 AC
POST-DEVELOPMENT IMPERVIOUS AREA OF SITE = 1.4 AC
TOTAL DISTURBED AREA OF SITE = 1.6 AC

SILT FENCING NOTES

- TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 12" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. INSERT 12" OF FABRIC A MIN. OF 6" DEEP. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- HORIZONTAL BRACE WITH STEEL "T" POSTS AT 8'-0" MAX. SPACING. REDUCE TO 5'-0" SPACING AT WATER CONCENTRATION POINTS. SECURE TOP OF GEOTEXTILE FABRIC TO STEEL "T" POSTS USING WIRE OR PLASTIC TIES (50LB. MIN.), SEE DETAIL OF "ATTACHMENT TO POST"
- STEEL "T" POSTS SHALL BE A MINIMUM LENGTH OF 4'-0" AND SHALL WEIGH NOT LESS THAN 1.30 LBS. PER FT.
- STEEL "T" POSTS TO BE EMBEDDED 20" UNLESS ALLOWED BY ENGINEER.
- SILT FENCE TO HAVE A MINIMUM NOMINAL PORE SIZE OF 20-MICRONS.
- SEE SUDAS SPECIFICATION "7E-28 SILT FENCE" FOR REFERENCE.

REFER TO THE DIGITALLY SIGNED
PDF FOR THE OFFICIAL VERSION
OF THIS DRAWING.

Marisol Velilla - 11/30/2023
Ulteig Engineers, Inc.

THE ORIGINAL OF THIS DOCUMENT IS A DIGITALLY SIGNED PDF

FOR CONSTRUCTION

NO.	DATE	REVISION	BY	CHKD	APP'D
2	11-30-2023	SUBSTATION REBUILD (4301633) FOR CONSTRUCTION	UEK-SWL	UEH-MEV	AE-DED
1	03-08-2017	SUBSTATION EXPANSION (WR44015430) AS BUILT	UEK-JLW	UEH-MEV	AE-JEK
0	02-12-2016	SUBSTATION EXPANSION (4015430) FOR CONSTRUCTION	UEH-AWG	UEH-MEV	AE-JEK

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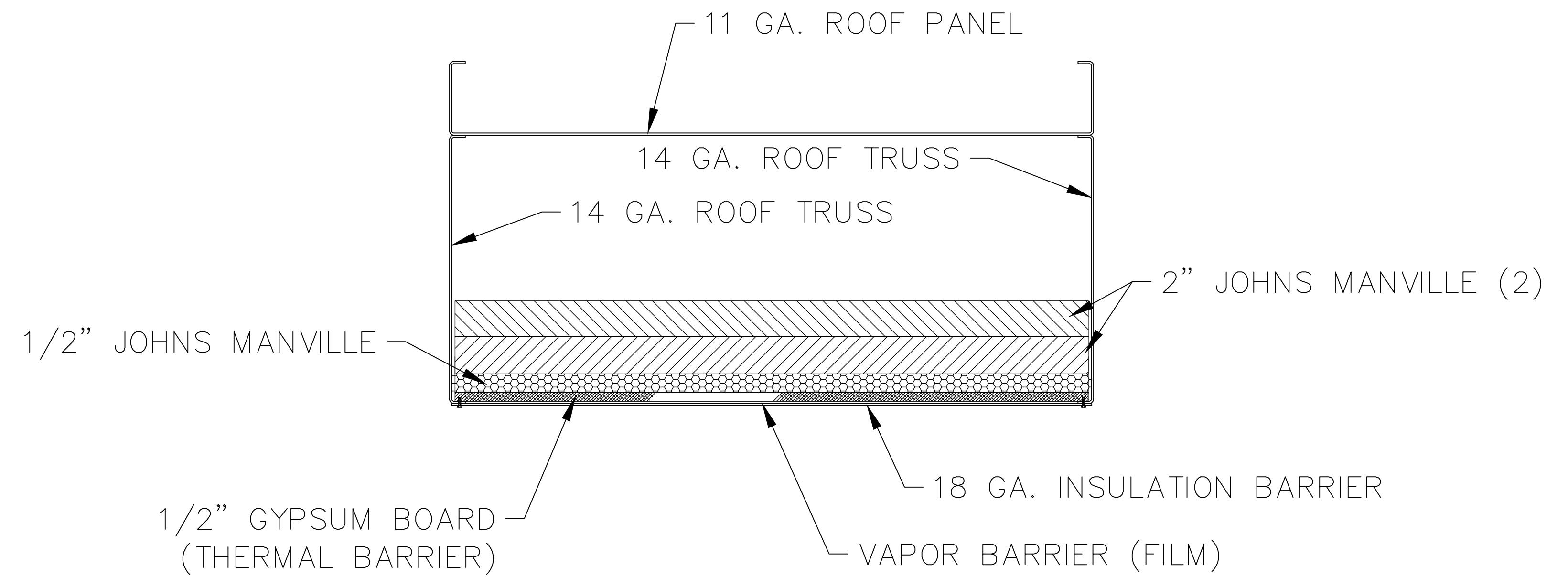
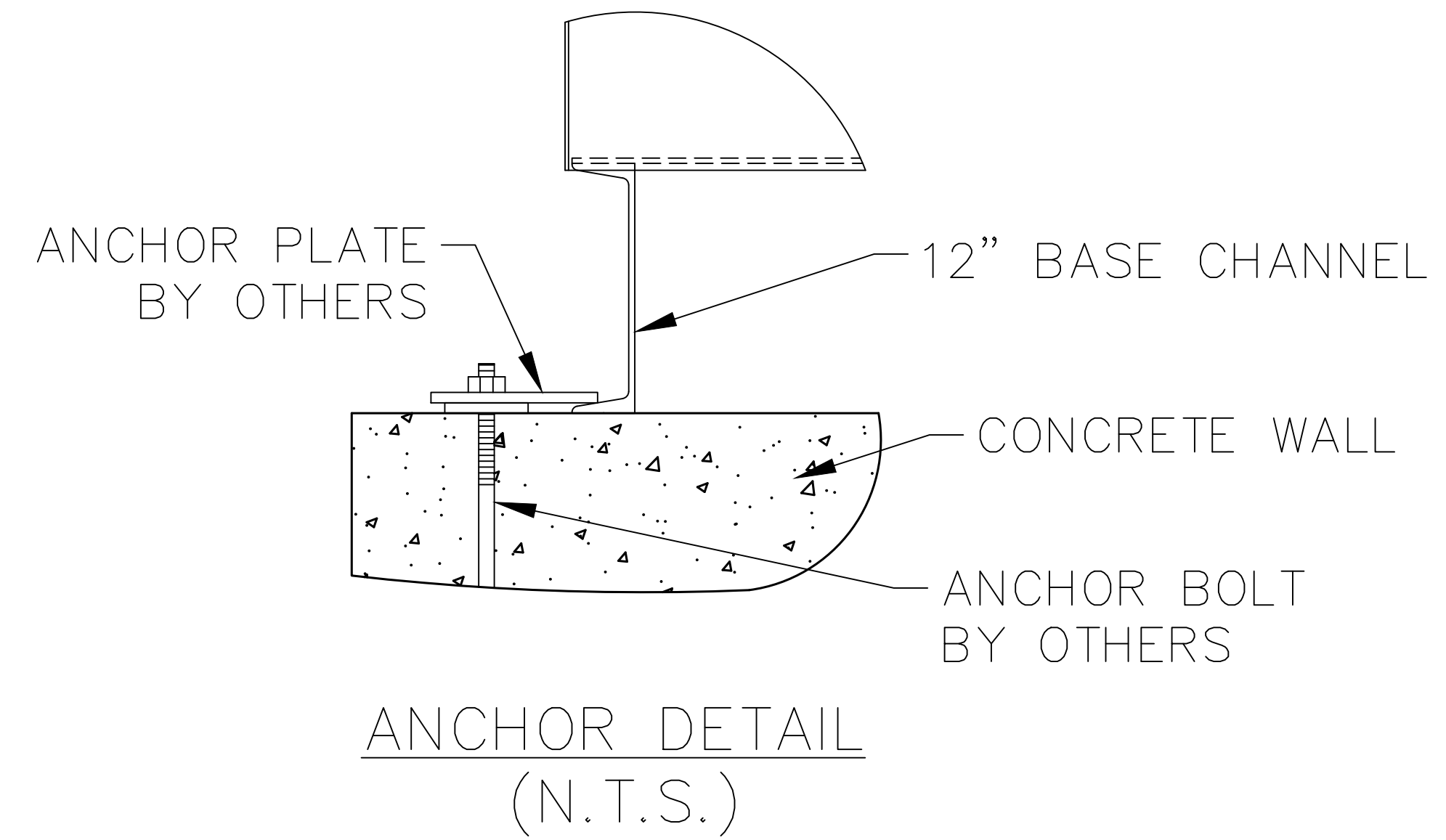
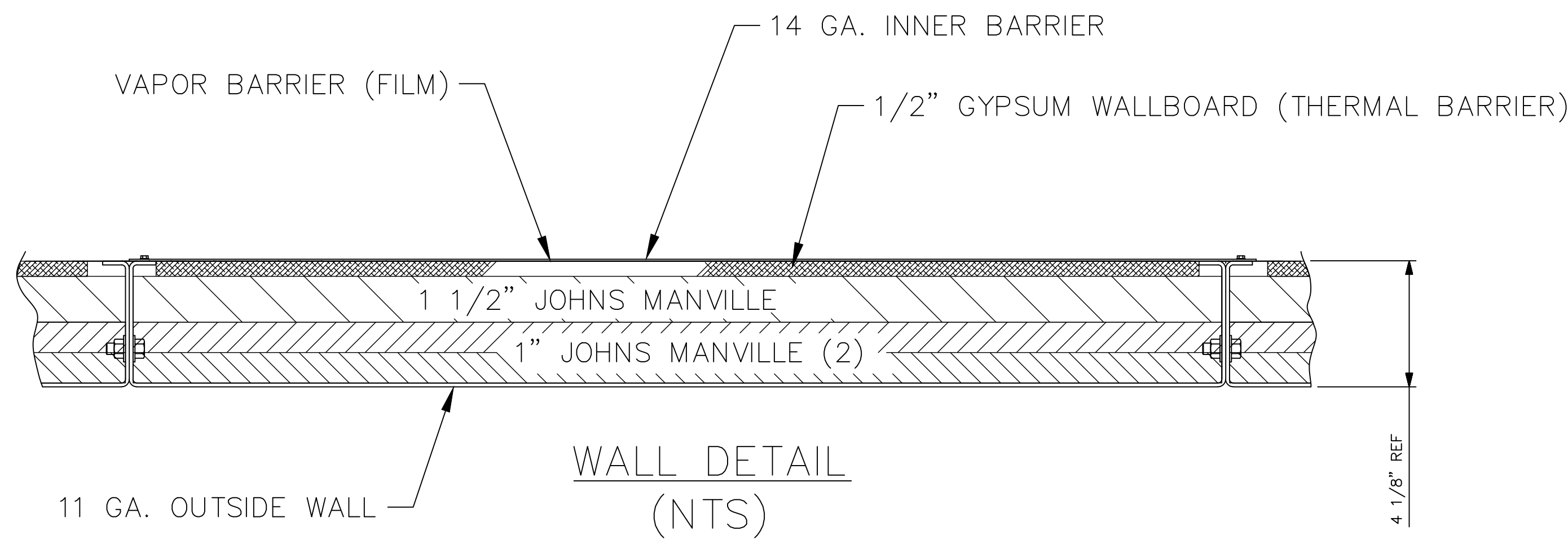


INTERSTATE POWER AND LIGHT COMPANY
NEWTON AURORA HEIGHTS SUBSTATION
GRADING SECTIONS AND DETAILS
NEWTON, IA

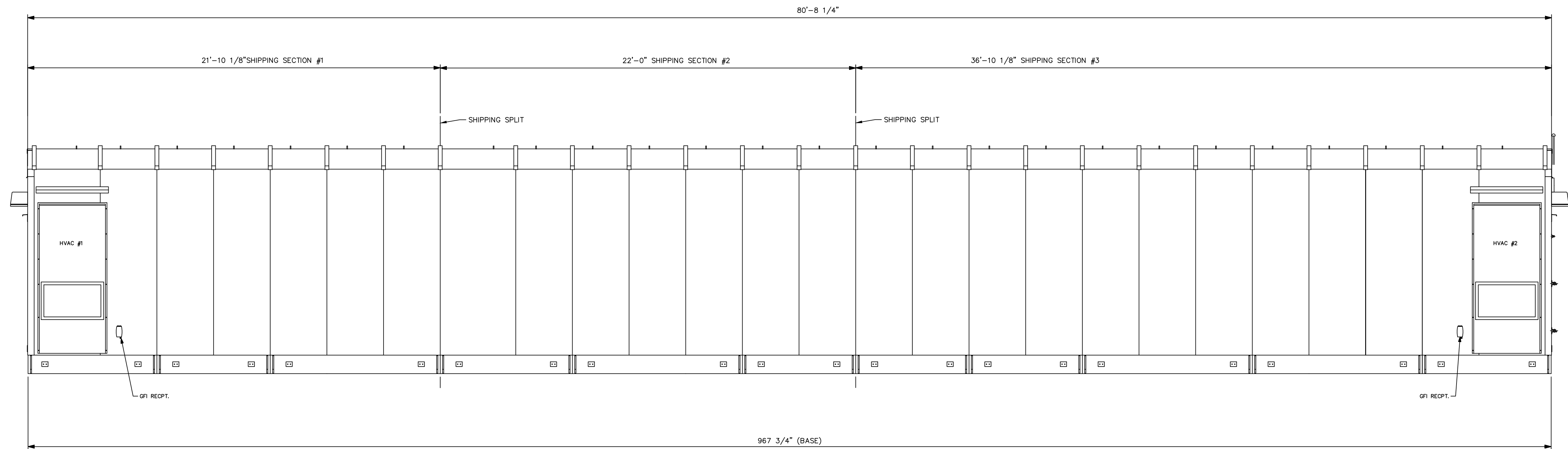
SCALE: AS NOTED

DWG. NO.

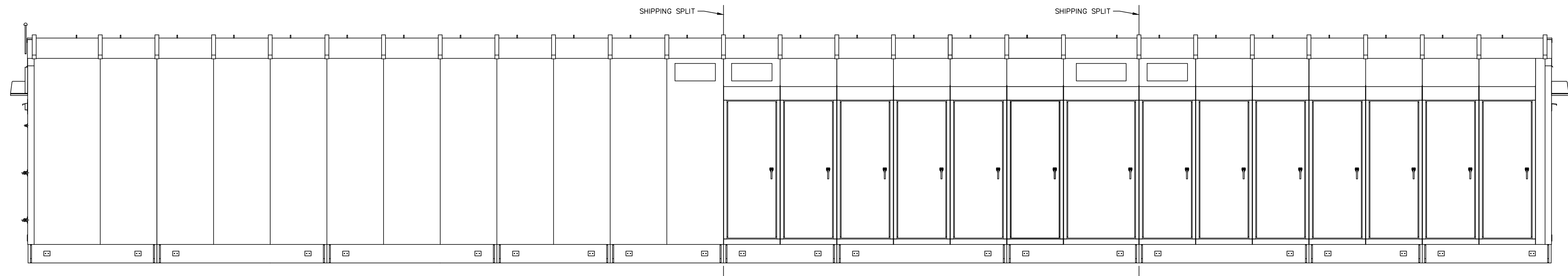
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ALLIANT ENERGY - IP&L NEWTON AURORA HEIGHTS SUBSTATION 27KV OUTDOOR SWITCHGEAR		DRAWN NMW 04/26/23	SCALE 1/2" = 1'-0"	REV.	
INSULATION DETAILS		APPROVAL BE 04/26/23			
Omaha Power Center 3900 Dahlman Avenue Omaha, Nebraska 68107-1594 Telephone (402) 734-3900 Fax (402) 734-0622		FATON Powering Business Worldwide			
DRAWING NO. P4637-001B					

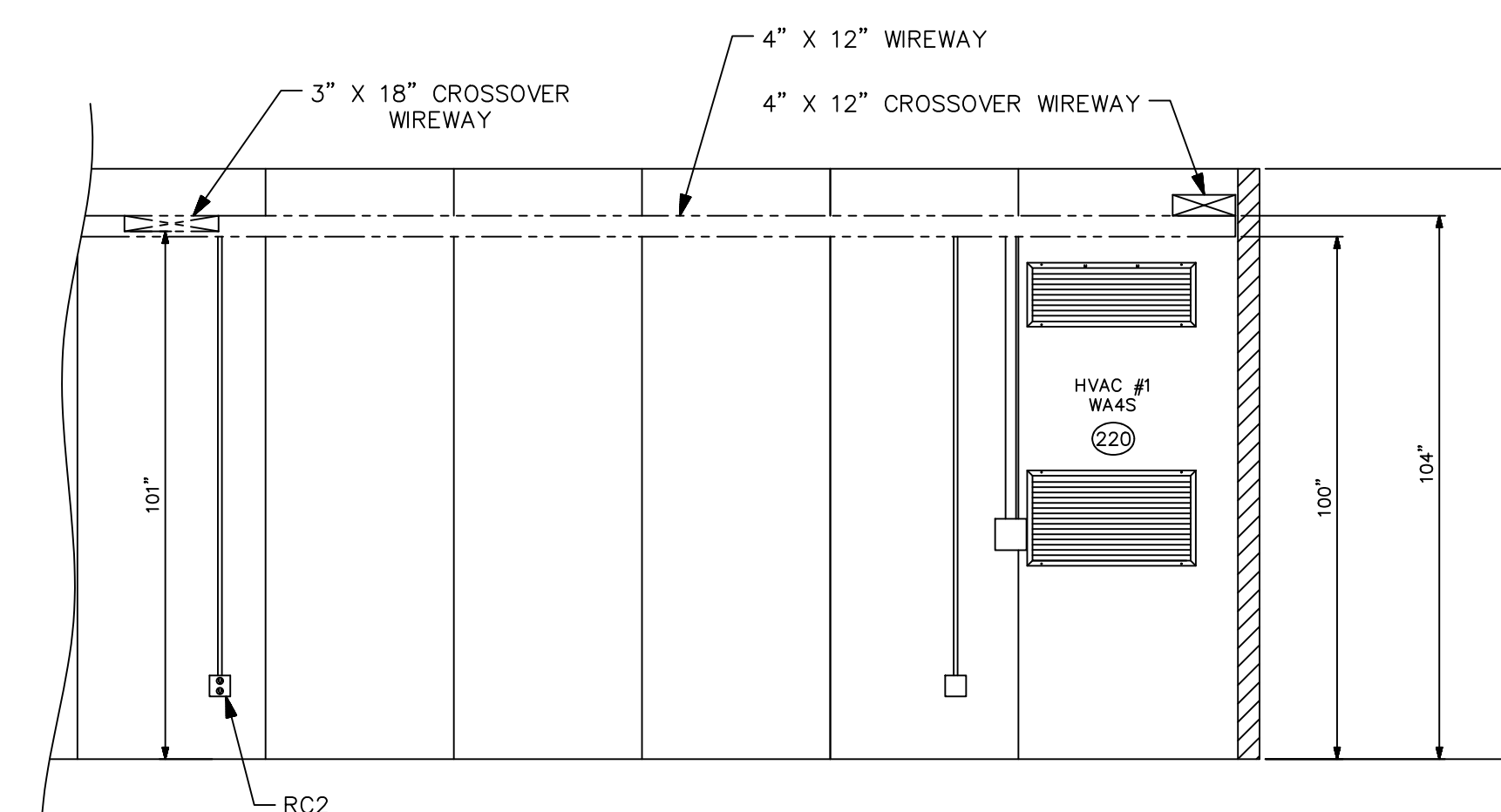
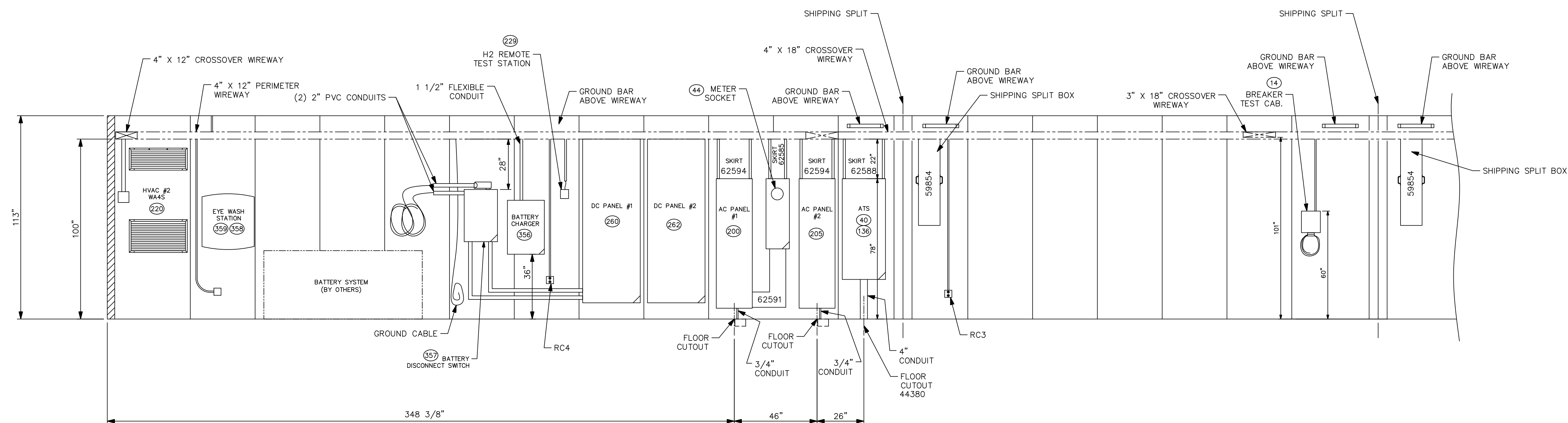


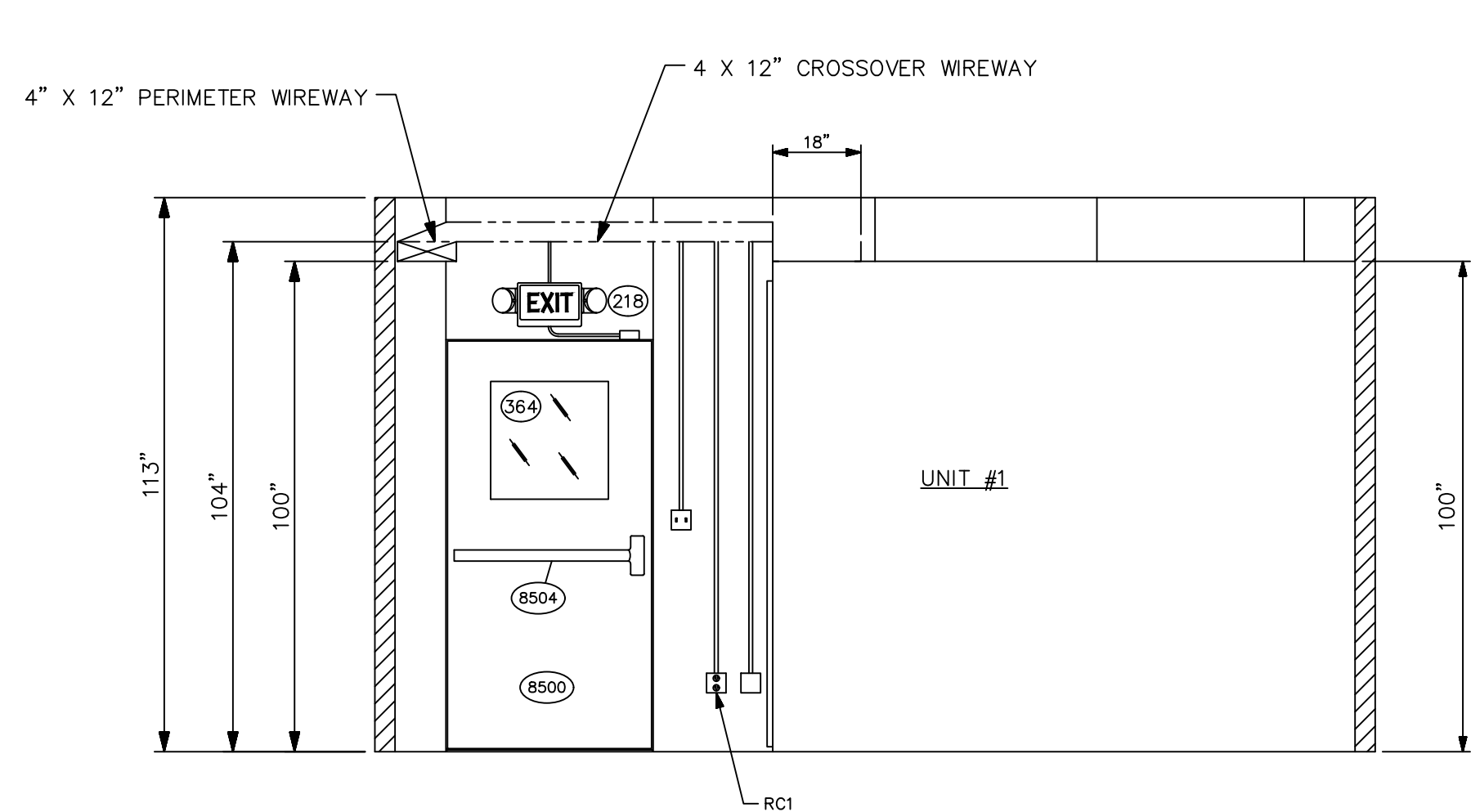
FRONT ELEVATION



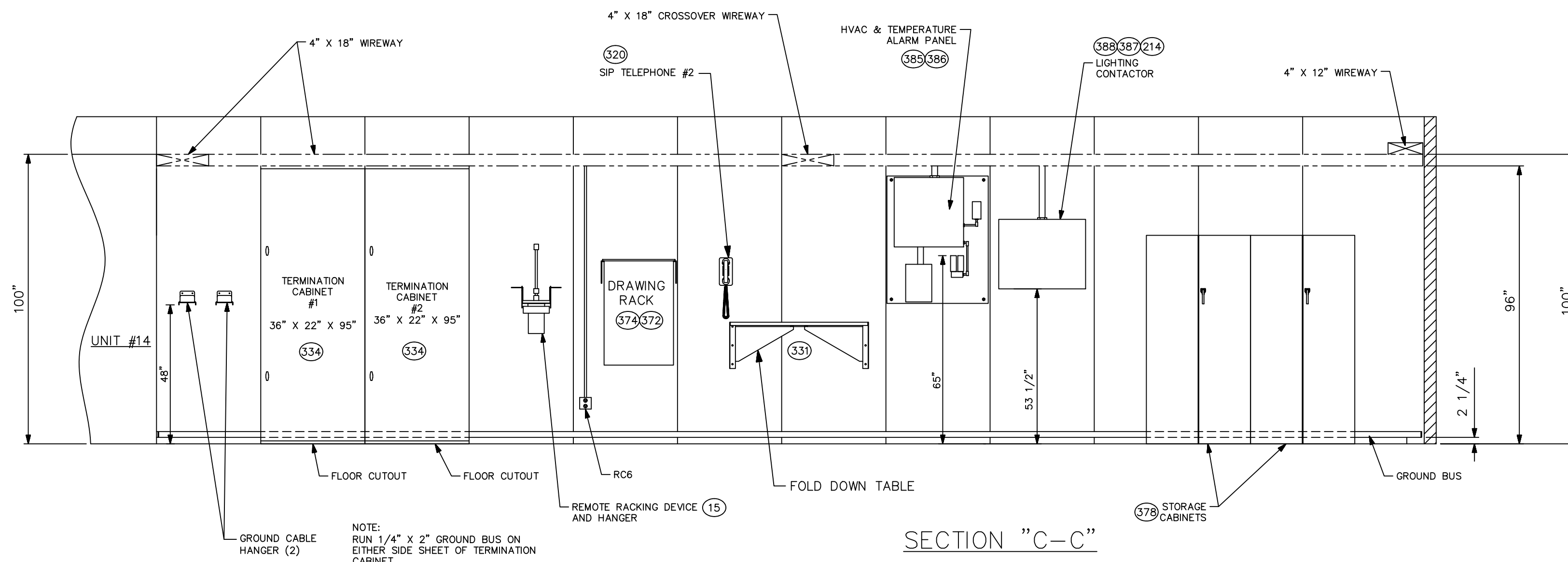
REAR ELEVATION

DRAWING NO. P4637-001D		ALLIANT ENERGY - IP&L NEWTON AURORA HEIGHTS SUBSTATION 27KV OUTDOOR SWITCHGEAR		DRAWN NMW 04/26/23		SCALE 5/16" = 1'-0"		REV. <table><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>																						Omaha Power Center 3900 Dahlman Avenue Omaha, Nebraska 68107-1594 Telephone (402) 734-3900 Fax (402) 734-0622		FATON Powering Business Worldwide	

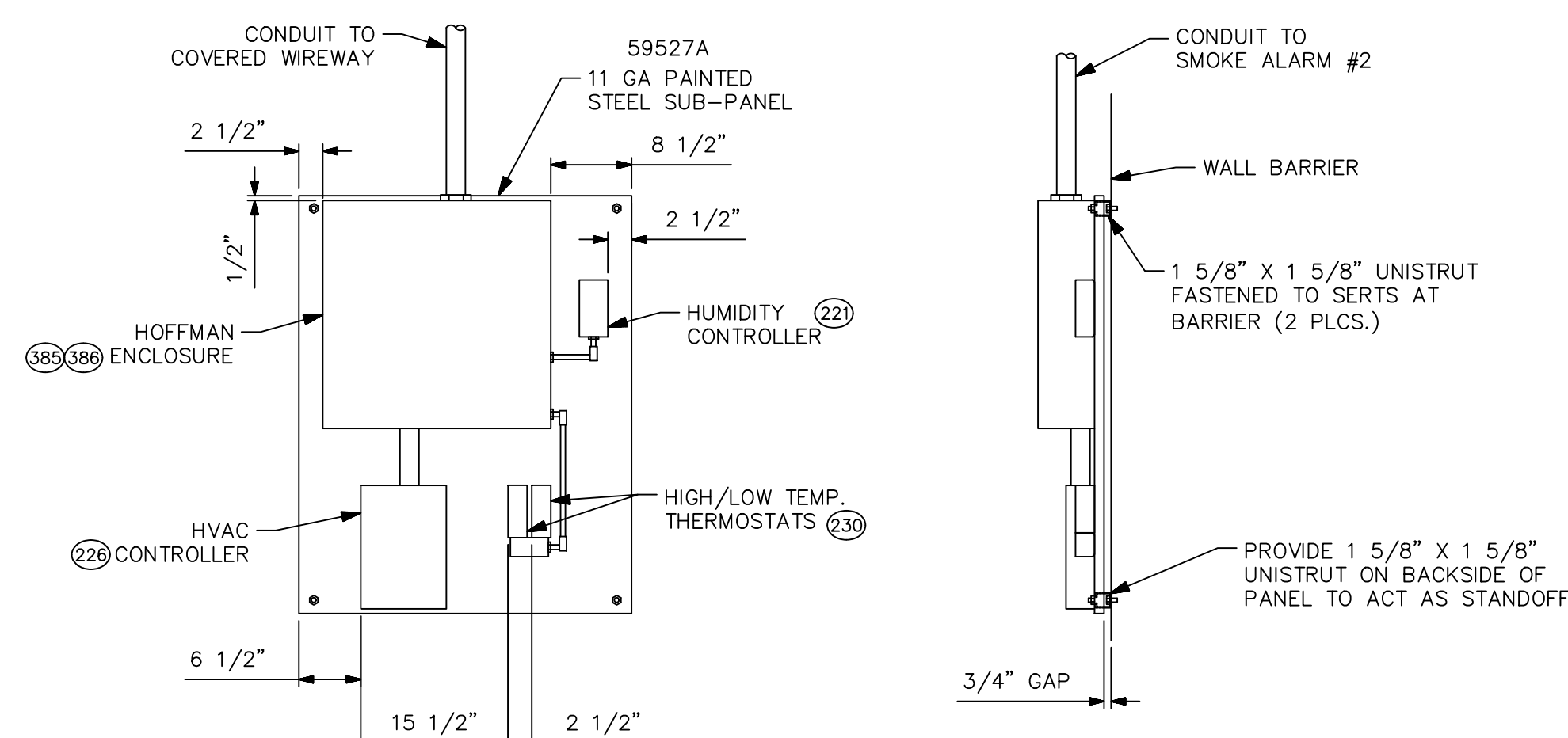




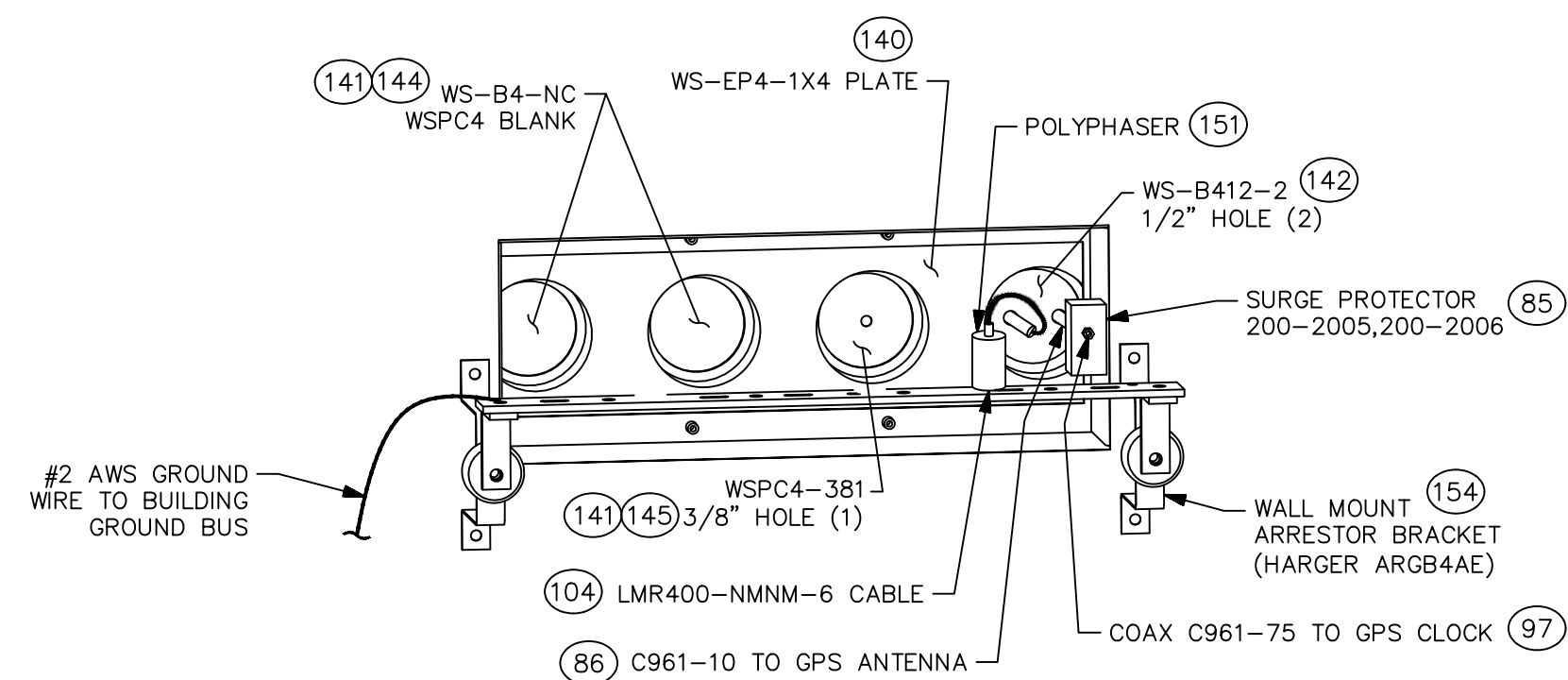
SECTION "B-B"



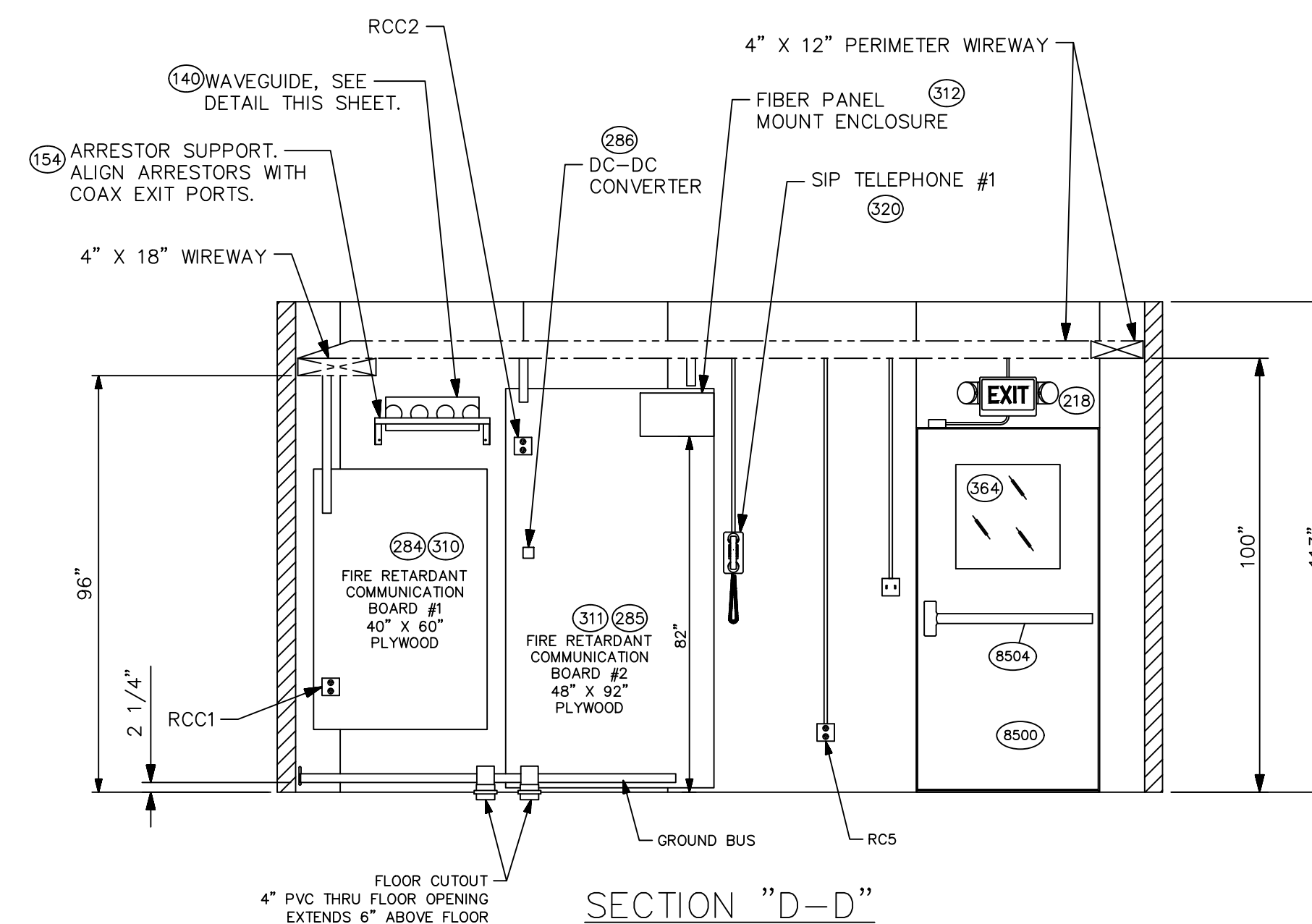
SECTION "C-C"



HVAC & TEMPERATURE ALARM PANEL
SCALE = 2X



WAVEGUIDE: INTERIOR DETAIL



SECTION "D-D"

REV.

Omaha Power Center
3900 Dahlman Avenue
Omaha, Nebraska 68107-1594
Telephone (402) 734-3900
Fax (402) 734-0622

FATON
Powering Business Worldwide

SCALE

3/8" = 1'-0"

DRAWN

NMW

04/26/23

APPROVAL

DE

04/26/23

ALLIANT ENERGY - IP&L

NEWTON AURORA HEIGHTS SUBSTATION

27KV OUTDOOR SWITCHGEAR

INTERIOR ELEVATIONS

DRAWING NO.

P4637-001F



1. ESTIMATED BUILDING WEIGHT:

SHIPPING SECTION #1:	57,800 LBS.	+	BREAKERS	2,920 LBS.	=	60,720 LBS.
SHIPPING SECTION #2:	55,200 LBS.	+	BREAKERS	2,420 LBS.	=	57,620 LBS.
SHIPPING SECTION #3:	50,880 LBS.					

PROJECT NO.	
DRAWING NO.	4637-001G
CLIENT NAME - IF & L	NEWTON AURORA HEIGHTS SUBSTATION
VOLTAGE	27KV OUTDOOR SWITCHGEAR
DATE	04/26/23
BY	BE
CHECKED BY	
APPROVED BY	04/26/23
SCALE	$\frac{1}{2"} = 1'-0"$
 EATON Powering Business Worldwide	
Omaha Power Center 3800 Dahlman Avenue Omaha, Nebraska 68107-1894 Telephone (402) 734-3900 Fax (402) 734-0622	



SHIPPING SECTION #3: 50,880 LBS.

[illegible]