



Planning & Zoning Commission Meeting Agenda

Tuesday, May 2, 2023 - 5:00 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. February 21, 2023
- III. Public Hearing
 - 1. SV23-1: Vacation of the west 6 feet of East 6th Street North in the 1000 block. Bernie VanTil, applicant
 - 2. PP23-1: Arbor Estates Second Addition preliminary plat, a 23-lot residential subdivision in northeast Newton.
- IV. Old Business
 - 1. Election of Officers
- V. New Business
- VI. 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: Dana Woody; **Vice Chair:** Jane Johnson; **Members:** Dana VanGilder, Joshua Cantu, Don Poynter, Jeff Holschuh

**Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
February 21, 2023**

ROLL CALL: Board members present: Holschuh, Johnson, Poynter, Van Gilder (5:02 PM), Woody
Board members absent: Cantu
STAFF PRESENT: Erin Chambers, Community Development Director

A quorum being present, Chair Woody called the meeting to order at 5:00 PM.

Minutes. Minutes of the previous meeting of November 22, 2022 were reviewed. **Motion** by Poynter, **seconded** by Johnson to approve the minutes from the previous meeting as written. **Voice vote**, approved 4-0.

Van Gilder joins meeting (5:02 PM)

Public Hearing.

1. AV23-1: N-S alley vacation (south half) located in the 600 block of North 8th Avenue East. Believers in Grace Church, applicant.

Chambers reviewed the prepared staff report. The proposal is to vacate the southern portion of the N-S alley along the west side of Believers in Grace Church at 813 East 7th Street North. The motivation behind the request is to support a parking lot improvement project at the church.

Kenny Lamb, 815 East 7th Street North, stated that he initially signed the church's application in support of the proposal, but has since decided he is not okay with the alley vacation. He doesn't think the north access to the alley is as good and has concerns regarding emergency vehicle access.

Chair Woody asked staff that if vacated, could a fence or other block be installed? Staff responded, "yes." Once vacated, it becomes incorporated into the private property.

Joe Carmichael, 825 East 7th Street North, stated that he agreed with Mr. Lamb. The north end of the alley is narrow due to the location of utility pole. He utilizes the alley for pulling his camper. He worries about people using backyards for turning around.

Casey Lamb, 815 East 7th Street North, stated her main concern was for emergency vehicles.

Sam Huff, 830 East 6th Street North noted the location of the utility pole and narrow nature of the north end of the alley. He was concerned about people using back yards for turning around.

Bob Raymock, 606 North 8th Avenue East, wondered why it was necessary to vacate the alley. Community Development Director Chambers stated that this is the first step in determining what the parking lot project layout will be.

Pastor Steve Doane, Believers in Grace Church, 813 East 7th Street North, thanked the neighbors for coming out to the meeting. He stated that the current parking lot is mostly gravel and they are wanting to reduce that. It was suggested by staff to try for the alley vacation as part of the planning process. He then reviewed some traffic issues the property experiences, such as traffic cut-throughs. The church is seeking solutions, but if the alley vacation isn't approved, they now know how to proceed.

Commissioner Johnson asked about on-street parking. Pastor Doane stated that there is very limited on-street parking. Some on the east side of the church.

Commission Johnson asked about membership and whether it was possible that they would outgrow the location. Pastor Doane stated that they church has been in this location for 80 years, but it might be possible they would outgrow the building.

Motion by Poynter, **seconded** by Holschuh to close the public hearing. Roll Call Vote: 5-0, approved.

Discussion by the commissioners regarding the alley vacation. Commissioners Johnson and Van Gilder felt that a partial alley vacation is not a wise idea at this time.

Motion by Van Gilder to deny the alley vacation in the 600 block of North 8th Avenue East, **seconded** by Poynter. Roll Call Vote: 5-0, approved.

Old Business. None.

New Business.

1. Election of Officers

Noting the absence of Commissioner Cantu, the commission decided to postpone election of officers to next meeting.

Motion by Holschuh, **seconded** by Johnson to postpone election of officers to next meeting of the Planning and Zoning Commission. Voice vote: 5-0, approved.

Motion by Poynter to adjourn the meeting, **seconded** by Johnson. **Voice vote**, approved 5-0. Meeting was adjourned at 5:36 PM.

Planning & Zoning Commission Staff Report: SV23-1

Applicant: Bernie VanTil
Proposal: To vacate the west 6 feet of East 6th Street North in the 1000 Block
Current Use: Public right-of-way
Current Zoning: I-L: Light Industrial and I-H: Heavy Industrial

Proposal: The City of Newton received an application/ petition requesting the vacation of platted public right-of-way, as seen in the yellow area on the provided aerial image.

Analysis: There are two established stipulations for right-of-way vacation requests which are as follows:

- a) The vacation must not eliminate access to an existing garage on the property of any objector, and
- b) The vacation will not land lock any property.

This request does not violate either stipulation nor does it violate Newton City Code. The width of the right-of-way in the 1000 block of East 6th Street North is currently 66', which exceeds the Newton Subdivision Code minimum right-of-way width requirement for local streets which is 60 feet. Therefore, the portion to be vacated is approximately 6' x 467.1, or 2,802.6 square feet in total.

The two properties abutting the west side of East 6th Street North in the 1000 block include the applicant and a storage facility to the south. Neither property currently uses this section of East 6th Street North for access.

The motivation behind this request is to increase the developable footprint at 1001 East 6th Street North (parcel #0827401004). In addition to this right-of-way vacation request, the applicant also proposed a conveyance of the northwest corner of the subject parcel to the city



due to the fact that the roadway currently encroaches across said corner. This acquisition would functionally consolidate the small corner piece into public right-of-way so that the road would not need to be reshaped in the future. While that is a separate process from this vacation request, both are being reviewed concurrently. Pending both processes and additional due diligence, the applicant then plans to explore development at the subject property.

Notice of Proposal: All property owners abutting the subject street right-of-way received notice of the application and an invitation to provide feedback on Monday, April 24, 2023. Notice of the meeting was also published in the *Newton Daily News* on Tuesday, April 25, 2023. If comments are received before the meeting, staff will share them as part of this report.

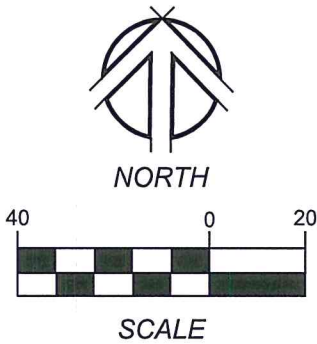
Recommendation: Local utilities and several city departments were asked to provide feedback for this application in advance of the meeting. Fire Chief Wellik inquired about the location of a nearby fire hydrant, but its location appears to be outside of the subject area proposed to be vacated. No other conflicts were shared regarding this proposed right-of-way vacation request as of the date of this report. If no concerns are shared before the meeting, then staff would find that this particular section of the subject street right-of-way serves no public purpose.

Given that the two property owners to the west expressed support for the request, staff recommends approval of the application and the assignment of the west 6 feet of the East 6th Street North right-of-way to the two properties on the west side.

EXHIBIT "A"

LEGEND

- Found monument 1/2" IR with yellow cap #3321 unless otherwise noted
- Set monument 5/8" IR with blue cap #26306 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- (R) Record dimension
- R.O.W. Right - of- way
- Subject boundary line
- Existing boundary line



REQUESTED BY

Storage Development
c/o Bernie VanTil
2821 Virginia Place
Des Moines, Iowa 50321
Phone: 515-480-4735

PROPRIETOR

City of Newton
101 West 4th Street South
Newton, Iowa 50208

SUBJECT PROPERTY LEGAL DESCRIPTION

That part of existing street right-of-way of East 6th Street North, lying easterly 6 feet and adjacent to Parcels "B of Block 7 AND Parcel "C" of Lot D of Block 8, of EDMUNDSON'S ADDITION, an official plat, all of which is located in the City of Newton, Jasper County, Iowa, as shown on the Plat of Survey recorded in Book 1153, Page 565, and lying south of North 11th Avenue East and lying north of existing Iowa Interstate Railroad.

RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

That part of existing street right-of-way of East 6th Street North, lying easterly 6 feet and adjacent to Parcels "B of Block 7 AND Parcel "C" of Lot D of Block 8, of EDMUNDSON'S ADDITION, an official plat, all of which is located in the City of Newton, Jasper County, Iowa, as shown on the Plat of Survey recorded in Book 1153, Page 565, and being more particularly described as follows:

Beginning at the northeast corner of said Parcel "B"; thence South 89 degrees 56 minutes 22 seconds East, along the easterly extension of the north line of said Parcel "B", a distance of 6.00 feet; thence South 00 degrees 40 minutes 10 seconds East, a distance of 463.63 feet, to the northeasterly extension of the south line of said Parcel "C"; thence South 59 degrees 49 minutes 48 seconds West, along said northeasterly extension of the south line of Parcel "C", a distance of 6.89 feet, to the west right-of-way line of said East 6th Street North; thence North 00 degrees 40 minutes 10 seconds West, along said west right-of-way line of East 6th Street North, a distance of 467.10 feet, to said easterly extension of the north line of Parcel "B" and the Point of Beginning.

Containing 0.064 acres (2,792 square feet) more or less.

Said parcel is subject to all easements and restrictions.

CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR

ADAM D. SCHOEPPNER

26306

IOWA

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.

Signature: _____

Name: Adam D. Schoeppner, P.L.S. No. 26306 Date _____

My license renewal date is December 31, 2023 Date of survey: 08/11/21

Pages or sheets covered by this seal: Sheets EX-1 and EX-2 only

EXHIBIT "A"



NORTH



SCALE

NORTH 11TH AVENUE EAST

66' R.O.W.

NORTH LINE OF PARCEL "B"
& ITS EASTERLY EXTENSION

POINT OF BEGINNING
NE CORNER OF PARCEL "B"
FOUND 5/8" IR

S89°56'22"E
6.00'

WEST R.O.W.
LINE OF
EAST 6TH
STREET NORTH

6'

66' R.O.W.

2,792-Sq. Ft.
0.064 Acres

PARCEL "B" OF BLOCK 7
EDMUNDSON'S ADDITION
(PLAT OF SURVEY -
BOOK 1153 PAGE 565)

PARCEL "A"
OF BLOCK 7
EDMUNDSON'S
ADDITION
(PLAT OF
SURVEY -
BOOK 1125
PAGE 257)

S00°00'50"W (R)
N00°40'10"W 467.10'

407.10'

S00°40'10"E 463.63'

EAST 6TH STREET NORTH
(PROPOSED 60' R.O.W. WIDTH)

NORTH LINE
OF PARCEL "C"
N89°15'45"W (R)
S89°55'55"E 149.17'

NW CORNER OF PARCEL "C"
FOUND 5/8" IR

SE CORNER
OF PARCEL "B"

60'

6'

PARCEL "C" OF
LOT D OF BLOCK 8
EDMUNDSON'S ADDITION
(PLAT OF SURVEY -
BOOK 1153 PAGE 565)

PARCEL "D"
OF
LOT D, BLOCK 8
EDMUNDSON'S
ADDITION
(PLAT OF
SURVEY -
BOOK 1153
PAGE 565)

60.00'

S59°49'48"W
6.89'

SE CORNER OF PARCEL "C"
FOUND 5/8" IR WITH YELLOW CAP #9763
N59°49'48"E 171.38'
S60°29'58"W (R)

SOUTH LINE OF PARCEL "C"
& ITS NE'LY EXTENSION

66' R.O.W.

IOWA
INTERSTATE
RAILROAD

100'



1250 SW STATE STREET
SUITE A
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax

PROJECT: RIGHT-OF-WAY VACATION
LOCATION: NEWTON, JASPER COUNTY, IOWA

NAI No.: 21204
DATE: 06/23/22

DRAWN BY: TJH
CHECKED BY: JPN

DWG No.: 2/2
SHEET TITLE: EX-2

Planning & Zoning Commission Staff Report: PP23-1

Applicant: City of Newton
 Proposal: Proposed subdivision of land creating 23 residential lots
 Location: Parcel 0826426008; extensions of E. 23rd St. N. & E. 26th St. N.
 Current Use: Agricultural
 Current Zoning: R-1, R-2, and R-3

- Arbor Estates Second Addition is a 23-lot residential subdivision located in northeast Newton and it will include extensions of both East 23rd Street North (connecting to North 11th Avenue East) and East 26th Street North (cul-de-sac).
- The minimum zoning requirements of the R-1, R-2, and R-3 zoning districts for single-family homes are as follows:
 - Building Setbacks:
 - R-1: Front - 30 feet, Side - 8 feet, Rear – 30 feet
 - R-2 and R-3: Front - 25 feet, Side - 8 feet, Rear – 25 feet
 - Minimum Lot Size:
 - R-1: 9,000 sq. ft.; R-2: 8,000 sq. ft.; R-3: 7,000 sq. ft.
 - Minimum Lot Dimensions:
 - Lot Width: R-1: 70 feet; R-2: 65 feet; R-3: 60 feet
 - Lot Depth (all): 120 feet
 - Lot coverage (all): 40%
- Each lot appears to exceed the minimum bulk zoning requirements of the zoning classifications.
- The project area drains (generally) outward away from the proposed rights-of-way locations towards rear yards. The preliminary plat includes dedicated areas to be reserved for storm sewer & storm water flowage easements in addition to the grading work already completed/to be scheduled.



- Notice of the public meeting was sent to all property owners within 200 feet of the property upon which the proposed subdivision is to be located. Notice of the meeting was also published in the *Newton Daily News*.
- *Envision Newton 2042*, the comprehensive plan, shows the area in question on the future land use map as mostly single-family residential with multi-family residential along N. 11th Ave. E. Generally speaking, future land use maps are intended to serve as broad guides for future development but do not always translate to actual outcomes. Regardless, the comprehensive plan specifically recognizes the benefit of residential land uses in this area.
- Housing is an integral component of community development and growth, and it was considered a top priority by respondents throughout the planning process, thus being established as a foundation for the new comprehensive plan and Newton's future. In fact, an entire study and housing assessment was created as part of the comprehensive plan, and various goals are tied directly to housing.
- All local utilities and city departments have received a copy of the preliminary plat and were able to provide comments. That feedback will be shared during the meeting and shall be addressed prior to the City Council review and any final approval.
- Review of the Preliminary Plat Process: (step by step)
 - 1.) Pre-application Conference with Staff (Completed)
 - 2.) Submittal of Application (Completed)
 - 3.) Notice to property owners within 200' for subject area and to *Newton Daily News*. (Completed)
 - 4.) Planning and Zoning Review
 - a. Consider conformity with the Adopted Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance
 - b. Consider recommendations of the City Planner or other reviewing agencies
 - 5.) Planning and Zoning Action
 - a. Expressed recommendation of approval or disapproval to the City Council. Any recommendation of approval shall include conditions of such approval
 - 6.) City Council Action
 - 7.) Begin construction of the subdivision public improvements
 - 8.) Final Plat process after the completion of the public improvements.

Recommendation: Staff finds that the proposed preliminary plat is supported by the comprehensive plan and would appropriately accommodate development of 23 new residential lots. This addition would also encourage future phases that could accommodate the development of 30+ residential lots (future N. 9th Ave. E. connection and N. 10th Ave. E. cul-de-sac). Staff recommends approval of the preliminary plat noting that all neighborhood comments and questions are addressed during the public hearing and all feedback is resolved/addressed prior to City Council review.

NEWTON HOUSING DEVELOPMENT CORPORATION

PRELIMINARY PLAT FOR ARBOR ESTATES PLAT 2

APRIL 2023

PREPARED FOR
OWNER & DEVELOPER

CITY OF NEWTON
123 W 2ND ST N
NEWTON, IA 50208

PREPARED BY

BOLTON & MENK
309 E 5TH STREET
SUITE 202
DES MOINES, IA 50309

SUBMITTAL DATE

04-21-2023

LEGAL DESCRIPTION

OUTLOT ZZ, ARBOR ESTATES PLAT ONE, JASPER COUNTY, IOWA

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL
R-2: ONE AND TWO-FAMILY RESIDENTIAL
R-3: ONE THROUGH TWELVE FAMILY DWELLING DISTRICT

GOVERNING SPECIFICATIONS

THE 2023 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" (SUDAS) AND 2019 CITY OF NEWTON SUPPLEMENTAL SPECIFICATIONS TO THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", VERSION OCTOBER 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.



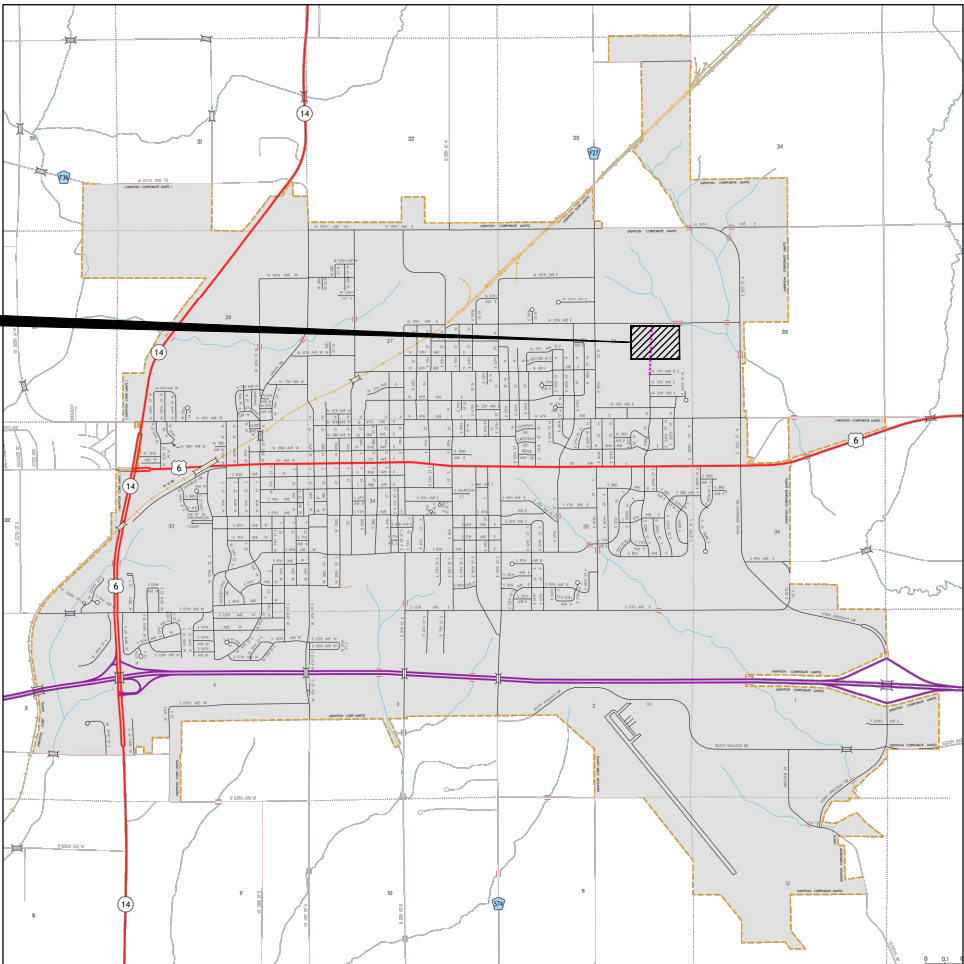
NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PROJECT DATUM

NAD83 IOWA STATE PLANES, SOUTH ZONE, US FOOT (IA83-SF)

PROJECT LOCATION



MAP OF THE
CITY OF NEWTON
JASPER COUNTY, IA

SHEET INDEX

SHEET NUMBER	DESCRIPTION	REVISION	DATE ISSUED
A.01	TITLE SHEET	A	4/21/2023
A.02	GENERAL NOTES & TYPICAL SECTIONS	A	04-21-2023
A.03	EXISTING CONDITIONS	A	04-21-2023
A.04	PROPOSED ROADWAY ALIGNMENTS	A	04-21-2023
A.05	PROPOSED ROADWAY ALIGNMENT DATA	A	04-21-2023
A.06	PROPOSED IMPROVEMENTS	A	04-21-2023
A.07	PROPOSED IMPROVEMENTS	A	04-21-2023
A.08	PROPOSED IMPROVEMENTS	A	04-21-2023
A.09	PROPOSED IMPROVEMENTS	A	04-21-2023
A.10	PROPOSED IMPROVEMENTS	A	04-21-2023

	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.	
	REGISTERED PROFESSIONAL ENGINEER JUSTIN E. NIENKER, P.E. REG. NO. 11578	DATE: _____
	MY LICENSE EXPIRATION DATE IS DECEMBER 31ST, 2023	
	PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS	

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04-21-2023



430 E GRAND AVENUE, SUITE 101
DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

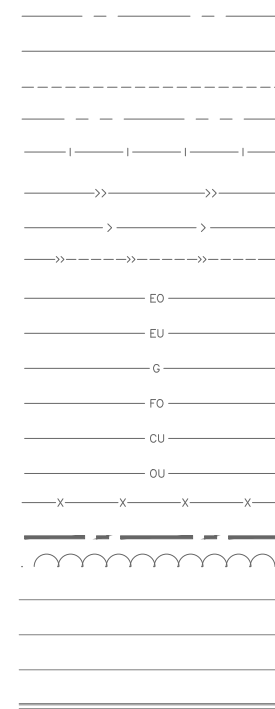


DESIGNED WFK
SEALED JEN
CHECKED XXX
CLIENT PROJ. NO. 0A1.127449

CITY OF NEWTON, IOWA	SHEET
ARBOR ESTATES PLAT 2	A.01
TITLE SHEET	

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
2. VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS. VEHICLE PARKING WILL BE PROHIBITED ALONG BOTH SIDES OF THE CURVED CONNECTION AT THE EAST END.
3. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
4. OUTLOT A IS SET ASIDE FOR STORM WATER DETENTION.
5. CENTRAL IOWA IS A REGION UNDERLAIN BY CLAYEY SOILS WHICH ALLOW FOR A SHALLOW PERCHED GROUNDWATER TABLE. DURING WET PERIODS OF WEATHER, THE GROUNDWATER LEVEL MAY BE LESS THAN SIX FEET BELOW THE SURFACE. THIS CAN RESULT IN GROUNDWATER SEEPING AND FLOWING INTO BELOW GRADE LIVING AND STORAGE AREAS THAT ARE NOT EQUIPPED WITH SUMP PUMPS OR OTHER DEWATERING MECHANISMS.
6. STRUCTURES, BUILDINGS & UTILITIES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT GROUNDWATER AND STORM RUNOFF FROM ENTERING INTO THE SANITARY SEWER SYSTEM.

EXISTING

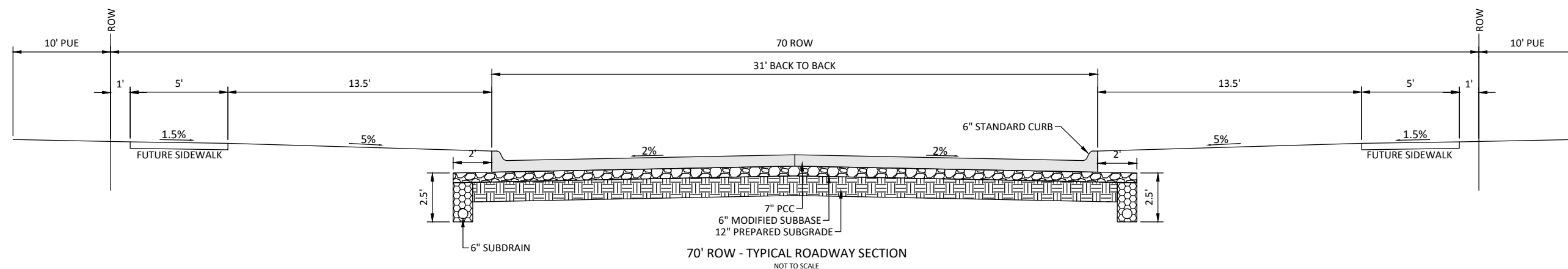
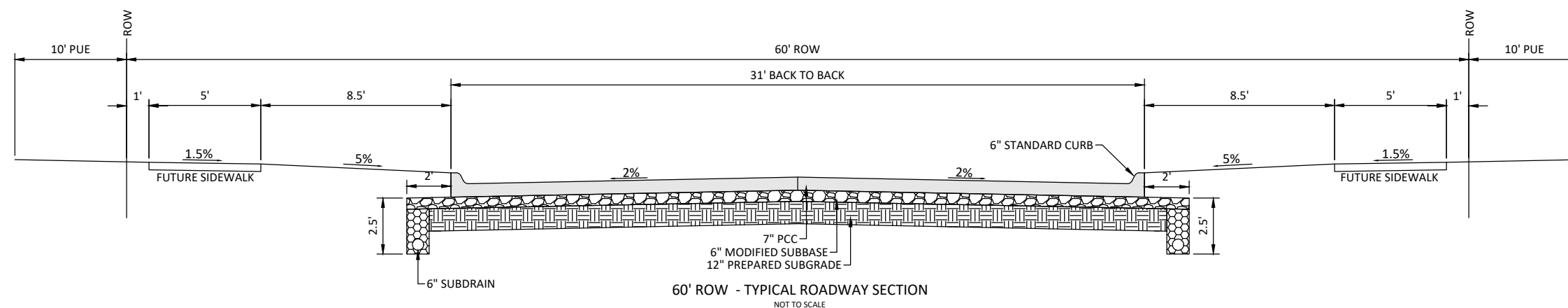


22+00

LINE

COMMUNICATIONS LINE

ALIGNMENT/CENTERLINE
RIGHT-OF-WAY LINE
WATERMAIN
STORM SEWER
SANITARY SEWER
SANITARY MANHOLE
MANHOLE
STORM INLET
APRON
WATER SYSTEM MANHOLE
HYDRANT
VALVE
BEND
TEE
PUBLIC UTILITY EASEMENT
STORM SEWER & STORM WATER
FLOWAGE EASEMENT
SHARED PEDESTRIAN ACCESS AND
STORM SEWER EASEMENT
PEDESTRIAN ACCESS EASEMENT



REV	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04-21-2023



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Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
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DESIGNED	WFK
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CHECKED	XXX
CLIENT PROJ. NO.	0A1.127449

CITY OF NEWTON, IOWA
ARBOR ESTATES PLAT 2
GENERAL NOTES & TYPICAL SECTIONS

SHEET

A.02



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NEWTON, IOWA 52449 (127449A.DWG) 4/21/2023 12:51 PM



REV	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04-21-2023



**BOLTON
& MENK**

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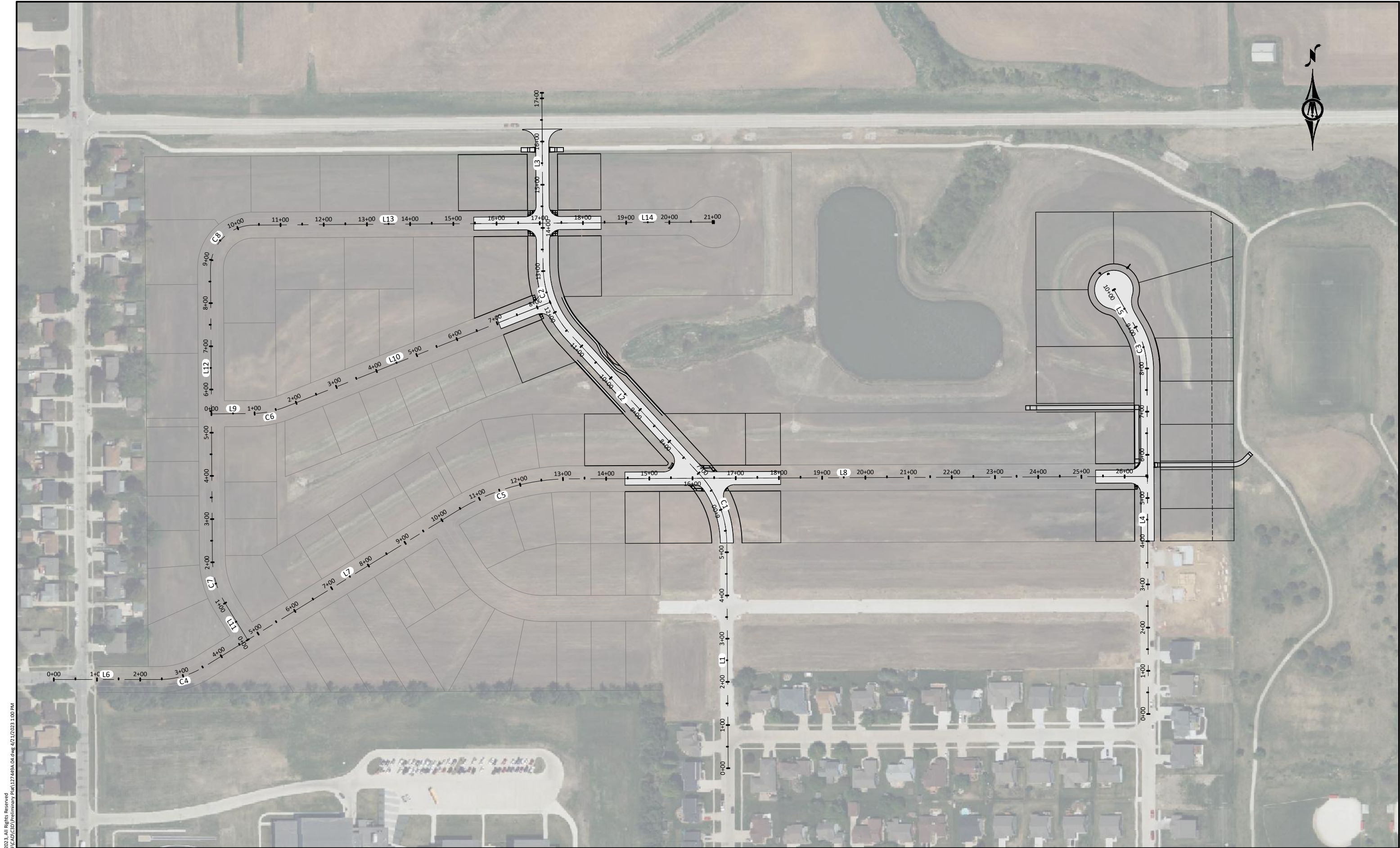


DESIGNED WFK
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CLIENT PROJ. NO. 0A1.127449

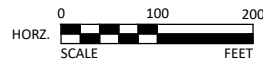
CITY OF NEWTON, IOWA
ARBOR ESTATES PLAT 2
EXISTING CONDITIONS

SHEET

A.03



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VIEWED VIA WAVE 11.2.23 1:00 PM



REV	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04-21-2023



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DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com



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CITY OF NEWTON, IOWA
ARBOR ESTATES PLAT 2
PROPOSED ROADWAY ALIGNMENTS

SHEET
A.04

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P:\NEW IOWA\117449\127449\127449A_04.dwg 4/21/2023 1:00 PM

E 26TH STREET N - ALIGNMENT DATA						
NUMBER	LENGTH (FT)	START POINT (EASTING, NORTHING)	END POINT (EASTING, NORTHING)	START STATION	END STATION	LINE / CHORD DIRECTION
C1	173.651	(1770503.28,622399.83)	(1770441.03,622557.73)	5+22.01	6+95.66	NORTH21° 30' 58.16"WEST
C2	173.533	(1770140.25,622883.85)	(1770078.00,623041.63)	11+39.30	13+12.84	NORTH21° 31' 49.68"WEST
L1	522.010	(1770506.44,621877.83)	(1770503.28,622399.83)	0+00	5+22.01	N0° 20' 49.66"W
L2	443.642	(1770441.03,622557.73)	(1770140.25,622883.85)	6+95.66	11+39.30	N42° 41' 06.67"W
L3	400.000	(1770078.00,623041.63)	(1770075.38,623441.62)	13+12.84	17+12.84	N0° 22' 32.69"W

E 26TH STREET N - ALIGNMENT DATA						
NUMBER	LENGTH (FT)	START POINT (EASTING, NORTHING)	END POINT (EASTING, NORTHING)	START STATION	END STATION	LINE / CHORD DIRECTION
C3	103.894	(1771475.90,622800.25)	(1771449.11,622899.43)	7+96.80	9+00.69	NORTH15° 07' 05.90"WEST
L4	796.800	(1771479.19,622003.46)	(1771475.90,622800.25)	0+00	7+96.80	N0° 14' 11.79"W
L5	100.000	(1771449.11,622899.43)	(1771399.11,622986.03)	9+00.69	10+00.69	N30° 00' 00.00"W

N 9TH AVENUE E - ALIGNMENT DATA						
NUMBER	LENGTH (FT)	START POINT (EASTING, NORTHING)	END POINT (EASTING, NORTHING)	START STATION	END STATION	LINE / CHORD DIRECTION
C4	110.509	(1769188.95,622083.20)	(1769293.92,622112.96)	2+43.29	3+53.80	NORTH74° 10' 23.02"EAST
C5	274.188	(1769878.67,622473.49)	(1770139.02,622547.88)	10+40.76	13+14.95	NORTH74° 03' 12.91"EAST
L6	243.291	(1768945.66,622083.21)	(1769188.95,622083.20)	0+00	2+43.29	S89° 59' 51.58"E
L7	686.961	(1769293.92,622112.96)	(1769878.67,622473.49)	3+53.80	10+40.76	N58° 20' 37.62"E
L8	1337.915	(1770139.02,622547.88)	(1771476.92,622553.40)	13+14.95	26+52.86	N89° 45' 48.20"E

N 9TH AVENUE PLACE E - ALIGNMENT DATA						
NUMBER	LENGTH (FT)	START POINT (EASTING, NORTHING)	END POINT (EASTING, NORTHING)	START STATION	END STATION	LINE / CHORD DIRECTION
C6	85.171	(1769400.67,622698.85)	(1769483.80,622714.99)	0+90.21	1+75.39	NORTH79° 00' 56.52"EAST
L9	90.214	(1769310.46,622698.26)	(1769400.67,622698.85)	0+00	0+90.21	N89° 37' 27.31"E
L10	656.781	(1769483.80,622714.99)	(1770094.49,622956.69)	1+75.39	8+32.17	N68° 24' 25.73"E

N 10TH STREET E - ALIGNMENT DATA						
NUMBER	LENGTH (FT)	START POINT (EASTING, NORTHING)	END POINT (EASTING, NORTHING)	START STATION	END STATION	LINE / CHORD DIRECTION
C7	109.189	(1769342.41,622259.37)	(1769312.65,622363.02)	0+99.18	2+08.37	NORTH16° 00' 57.54"WEST
C8	157.080	(1769308.25,623034.71)	(1769407.59,623135.37)	8+80.08	10+37.16	NORTH44° 37' 27.31"EAST
L11	99.183	(1769394.46,622174.94)	(1769342.41,622259.37)	0+00	0+99.18	N31° 39' 22.38"W
L12	671.706	(1769312.65,622363.02)	(1769308.25,623034.71)	2+08.37	8+80.08	N0° 22' 32.69"W
L13	669.784	(1769407.59,623135.37)	(1770077.36,623139.76)	10+37.16	17+06.94	N89° 37' 27.31"E
L14	396.427	(1770077.36,623139.76)	(1770473.78,623142.36)	17+06.94	21+03.37	N89° 37' 27.31"E

REV	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04-21-2023



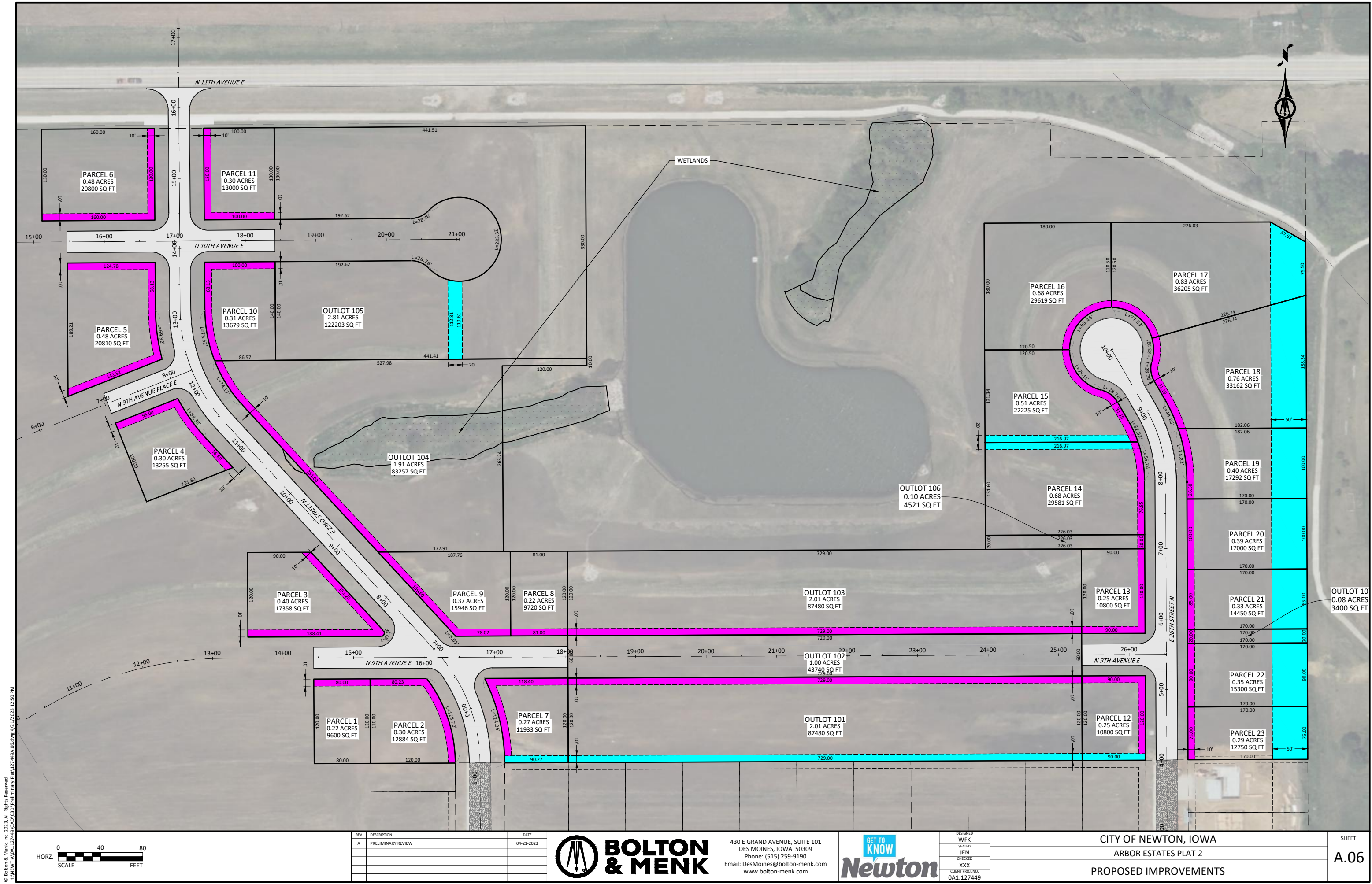
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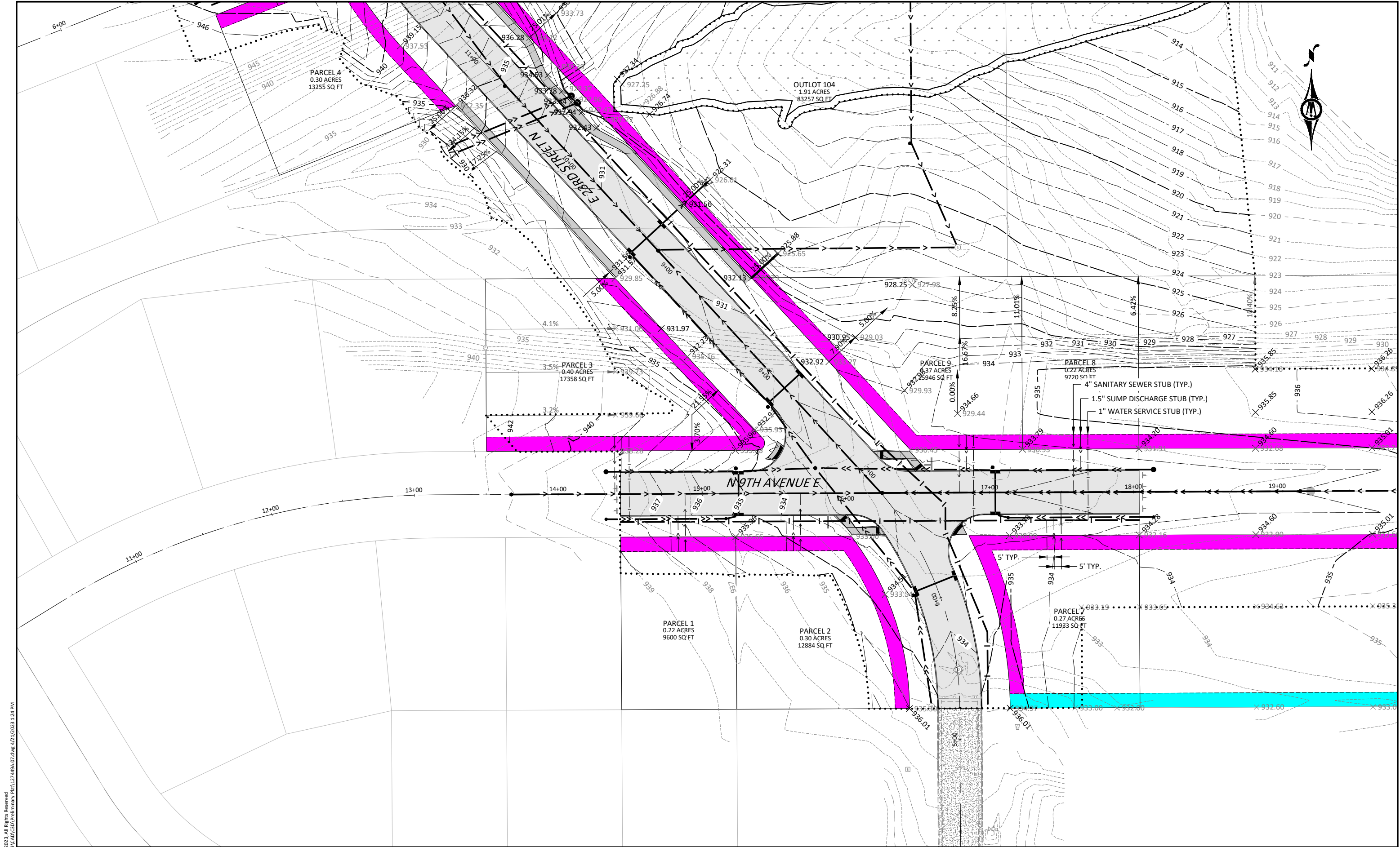


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PROPOSED ROADWAY ALIGNMENT DATA	



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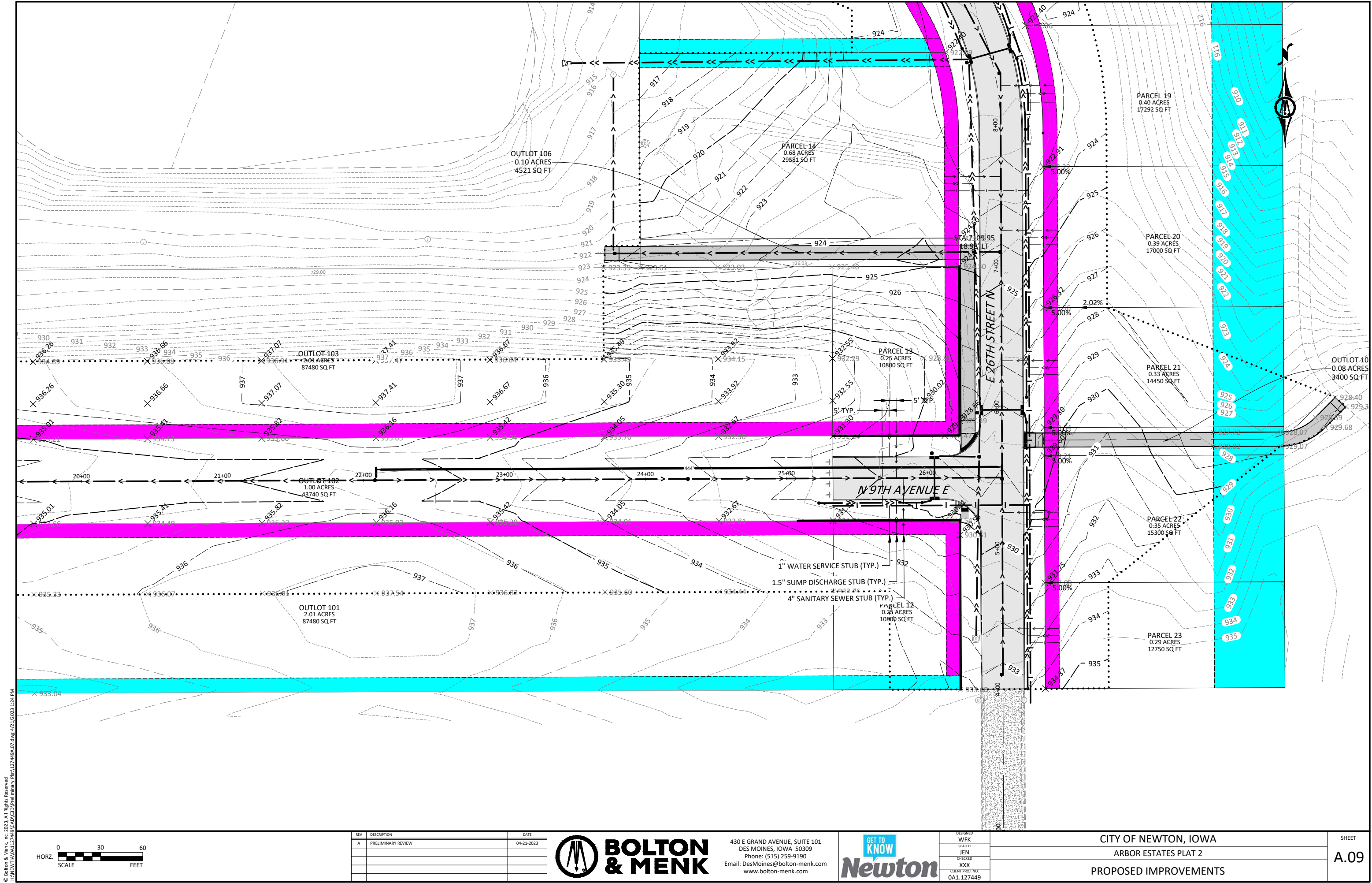
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