

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, September 9, 2024, 7:00 P.M.

AGENDA

Roll Call

Approval of the Agenda

1. Consent Agenda
 - a. Building Permits listing
 - b. City Council Minutes
 - c. Planning Board Minutes
2. New Business
 - a. ZUM SERVICES
 - i. 1655 E. LOCUST ST – school bus transportation terminal
3. Old Business
4. Comments
5. Adjourn

PLANNING BOARD MEETING
Monday, August 12, 2024, 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:00 p.m. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Tim Podraza, Kathy Dueling, Drew Evers are present; Robert Horan is absent.

Gundersen moved to approve the agenda, seconded by Pauly; unanimous approval; Podraza moved to approve the consent agenda and seconded by Dueling; unanimously approved.

New Business:

Prairie Flower Casino request to install new signs. The request was denied due to these types of signs are not allowed in Carter Lake per code. Recommended to go to the City Council to request approval.

Jason Gundersen presented a preliminary plat for Maggie's Addition. Dueling moved to approve the preliminary plat and seconded by Pauly; Roll Call: YES Podraza, Dueling, Palandri, Pauly. Abstained: Evers and Gundersen.

Evers moved to adjourn seconded by Pauly.

Adjourn at 7:45 p.m.

CARTER LAKE CITY COUNCIL MEETING
MONDAY, JULY 15, 2024

Mayor Ronald Cumberledge called the special meeting to order at 6:00 p.m. Grell moved to go into closed session to discuss real estate matters, seconded by Skinner. Unanimously approved. At 6:50 p.m. the council returned to open session and Gundersen moved to adjourn seconded by Skinner; unanimously approved.

Mayor Ronald Cumberledge called the regular meeting to order at 7:00 p.m. Roll call of the council, present: Victor Skinner, Jacob Hanika, Jackie Wahl, Aaron Grell, and Jason Gundersen; City Attorney David Levy and Clerk Jackie Carl were also present.

Upon motion duly made by Gundersen, and seconded by Hanika, the council's agenda was unanimously approved. Gundersen moved to approve the consent agenda which included the following items: Department head reports from Parks, Library, Community Center, Senior Services, Maintenance, Police, Fire/EMS; City council minutes from June; Overtime and comp time reports for July; abstract of claims, receipts and financial reports for July. Hanika moved to second the motion.

Gundersen moved to approve updated job description for the Fire Department Coordinator, seconded by Grell; unanimously approved.

Gundersen moved to new fire department candidate Jeff Patterson-Fisk, Skinner; unanimously approved.

Gundersen introduced Tyler Henscheid as the new director at the Carter Lake Community Center.

Gundersen moved to approve the HGM contract to continue with the Green Space project, seconded by Grell; unanimously approved.

Skinner spoke to the public to encourage everyone to take pride in their property and clean up the fence line, the yard, and curbs. Help make Carter Lake look good.

Grell would like to see the UTV ordinance on the next agenda.

Gundersen moved to approve RFP for Zoning Code Consultant, seconded by Grell; unanimously approved. Hanika moved to approve RPF for an executive search firm to hire a City Administrator, seconded by Grell; unanimously approved. Sinner moved to approve wages for the Jacob Huscroft, seconded by Wahl; unanimously approved. Gundersen moved to approve the wage for Tyler Henscheid at 65,000, seconded by Hanika; unanimously approved.

Moved to adjourn at 8:00 p.m.

Jackie Carl, City Clerk

Ronald Cumberledge, Mayor

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
C44-24	SIGNWORKS	3 WALL SIGNS ON NEW BLDG -		8-06-24	15,000.00	423.75
Issued	CARTER LAKE BOYS/GIRLS CL			8-06-24		423.75
Contractor	4101 N 17TH ST	Utility, Miscellaneous		2-02-25		.00
		C44-24			15,000.00	FEE 423.75
EL028-24	LOESS HILLS ELECTRIC	SUB FOR RA044-24 : ELECTRICAL		8-16-24		31.20
Issued	JERRY CHALLENGER			8-16-24		31.20
Contractor	1011 SHOAL POINTE DR	Residential, Multiple Family		8-10-25		.00
		EL028-24				FEE 31.20
EL029-24	OWNER AS GEN CONTRACTOR	LAUNDRY ROOM REMODEL - MOVE		8-21-24		27.90
Issued	BNTL LLC			8-21-24		27.90
Contractor	1117 AVENUE P	Residential, Multiple Family		8-15-25		.00
		EL029-24				FEE 27.90
FW048-24	7M CONTRACTING	STORM DAMAGE REPAIR : REPAIR		8-28-24	10,000.00	37.50
Issued	LAKESIDE ESTATES			8-28-24		37.50
Contractor	3510 N 9TH ST	Residential, Multiple Family		2-24-25		.00
		FW048-24			10,000.00	FEE 37.50
M083-24	AIRESERV	REPLACE A/C		8-06-24	5,686.99	38.20
Issued	CALLAN, JEANNINE			8-06-24		38.20
Contractor	3714 NEPTUNE CIR			2-02-25		.00
		M083-24			5,686.99	FEE 38.20
M084-24	THERMAL SERVICES	REPLACE FURNACE		8-13-24	6,000.00	63.50
Issued	MCGREW TRUCKING			8-14-24		63.50
Contractor	2920 N 5TH ST			2-10-25		.00
		M084-24			6,000.00	FEE 63.50
MR440-24	SHEARD CONSTRUCTION	24x225 NEW CONCRETE FOR		8-02-24	50,000.00	28.75
Issued	LAKESIDE ESTATES			8-02-24		28.75
Contractor	3510 N 9TH ST			1-29-25		.00
		MR440-24			50,000.00	FEE 28.75
MR441-24	OWNER AS GEN CONTRACTOR	TEMP POD FOR MOVING - GOOD FOR		8-08-24	1.00	.00
Issued	KIMBERLY MCLAUGHLIN			8-08-24		.00
Contractor	1024 REDICK BLVD			2-04-25		.00
		MR441-24			1.00	FEE .00
MR442-24	OWNER AS GEN CONTRACTOR	ADD 48' X 8' CONCRETE PAD TO		8-14-24	5,000.00	28.75
Issued	MICHAEL SCARPELLO			8-14-24		28.75
Contractor	1017 SHOAL DR			2-10-25		.00

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
		MR442-24			5,000.00	FEE 28.75
P072-24	BURTON PLUMBING	GAS PRESSURE CHECK - GAS LEAK		8-01-24		48.50
Issued	TORRES, ROBERT & KERRI			8-01-24		48.50
Contractor	190 MARINA CT			1-28-25		.00
		P072-24				FEE 48.50
P073-24	SERVICE ONE	REPLACE WATER HEATER		8-06-24		80.70
Issued	ELIZABETH OSBORNE			8-06-24		80.70
Contractor	1528 HIATT ST			2-02-25		.00
		P073-24				FEE 80.70
P074-24	OMAHA DRAIN	2' FLOOR BREAK TO REPAIR		8-14-24		28.25
Issued	EMIL HAUSNER			8-14-24		28.25
Contractor	1113 LINDWOOD DR			2-10-25		.00
		P074-24				FEE 28.25
P075-24	BACKLUND PLUMBING	SEWER REPAIR		8-16-24		48.15
Issued	J V T LLC			8-16-24		48.15
Contractor	1325 JANBROOK BLVD			2-12-25		.00
		P075-24				FEE 48.15
P076-24	A RAYMOND PLUMBING	RELOCATION OF WATER METER		8-20-24		28.25
Issued	JAMES WOLFE			8-20-24		28.25
Contractor	803 REDICK BLVD			2-16-25		.00
		P076-24				FEE 28.25
P077-24	OWNER AS GEN CONTRACTOR	REPLACE EXISTING COPPER W/ PEX		8-21-24		50.35
Issued	BNTL LLC			8-21-24		50.35
Contractor	1117 AVENUE P			2-17-25		.00
		P077-24				FEE 50.35
P078-24	WALDSTEIN PLUMBING	LAUNDRY ROOM REMODEL:		8-21-24		62.70
Issued	BNTL LLC			8-21-24		62.70
Contractor	1117 AVENUE P			2-17-25		.00
		P078-24				FEE 62.70
P079-24	LAWENCE PLUMBING	LOT # 196 : WATER RISER		8-26-24		28.25
Issued	LAKESIDE ESTATES			8-26-24		28.25
Contractor	3510 N 9TH ST			2-22-25		.00
		P079-24				FEE 28.25

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
P080-24	GUNDERSEN GRADING	REPLACE 3" OF PIPE AND FLOOR		8-28-24		33.30
Issued	EMIL HAUSNER			8-28-24		33.30
Contractor	1113 LINDWOOD DR			2-24-25		.00
		P080-24				FEE 33.30
RA046-24	MLRIT LLC	DEMO & REBUILD REAR DECK		8-13-24	30,000.00	407.81
Issued	MICHAEL SCARPELLO			8-14-24		407.81
Contractor	1017 SHOAL DR	Residential, Multiple Family		2-10-25		.00
		RA046-24			30,000.00	FEE 407.81
RA047-24	TWO TIMBERS PREMIER DECKS	REPLACE REAR DECK & ADD ROOF		8-13-24	55,000.00	174.06
Issued	ANDERSON BRETT			8-20-24		174.06
Contractor	1007 SHOAL POINTE DR			2-16-25		.00
		RA047-24			55,000.00	FEE 174.06
RA048-24	TWO TIMBERS PREMIER DECKS	REVISION TO RA047-24 :		8-27-24	3,000.00	56.06
Issued	ANDERSON BRETT			8-27-24		.00
Contractor	1007 SHOAL POINTE DR			2-23-25		56.06
		RA048-24			3,000.00	FEE PAID DUE 56.06
RE076-24	HOME PRIDE CONTRACTORS	RE-ROOF		8-06-24	24,224.40	30.00
Issued	STEVE MCALPINE			8-06-24		30.00
Contractor	611 AVENUE Q	Residential, Multiple Family		2-02-25		.00
		RE076-24			24,224.40	FEE 30.00
RE077-24	SOUTH O ROOFING	RE-ROOF		8-08-24	26,000.00	30.00
Issued	GREGORY GARNER			8-08-24		30.00
Contractor	4214 N 7TH ST	Residential, Multiple Family		2-04-25		.00
		RE077-24			26,000.00	FEE 30.00
RE078-24	GHR CONSTRUCTION	RE-ROOF		8-08-24	6,600.00	30.00
Issued	PATRICK DINGMAN			8-08-24		.00
Contractor	1430 LINDWOOD DR	Residential, Multiple Family		2-04-25		30.00
		RE078-24			6,600.00	FEE PAID DUE 30.00
RE079-24	LASCO HOME IMPROVEMENT	REPLACE SIDING		8-14-24	5,383.20	30.00
Issued	JAMES INCONTRO			8-14-24		30.00
Contractor	4409 N 6TH ST	Residential, Multiple Family		2-10-25		.00
		RE079-24			5,383.20	FEE 30.00

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
RE080-24	OWNER AS GEN CONTRACTOR	RE-ROOF		8-14-24	5,383.20	30.00
Issued	DAVID HIERS			8-14-24		30.00
Contractor	1006 HIATT ST	Residential, Multiple Family		2-10-25		.00
		RE080-24			5,383.20	FEE 30.00
RE081-24	DREWS UNITED ROOFING	RE-ROOF		8-20-24	15,000.00	30.00
Issued	JOHN ALLGIRE			8-20-24		30.00
Contractor	4422 N 7TH ST	Residential, Multiple Family		2-16-25		.00
		RE081-24			15,000.00	FEE 30.00
RE082-24	AGR ROOFING & CONSTRUCTIO	RE-ROOF		8-20-24	4,440.00	30.00
Issued	E K REAL ESTATE			8-20-24		30.00
Contractor	1105 DORENE BLVD	Residential, Multiple Family		2-16-25		.00
		RE082-24			4,440.00	FEE 30.00
RE083-24	LEGACY HOME DEVELOPMENT	RE-ROOF		8-23-24	4,037.40	30.00
Issued	PROP LLC			8-23-24		30.00
Contractor	1021 SILVER LN	Residential, Multiple Family		2-19-25		.00
		RE083-24			4,037.40	FEE 30.00
RE084-24	GROVER WILEY CONTRACTING	RE-ROOF		8-26-24	20,000.00	30.00
Issued	JAMES CASEY			8-26-24		30.00
Contractor	460 CORONADO CIR	Residential, Multiple Family		2-22-25		.00
		RE084-24			20,000.00	FEE 30.00
RE085-24	BEST ROOFING	RE-ROOF & SIDING		8-29-24	19,620.00	50.00
Issued	TAMMY HERRING			8-29-24		.00
Contractor	1201 AVENUE P	Residential, Multiple Family		2-25-25		50.00
		RE085-24			19,620.00	FEE PAID DUE 50.00 .00 50.00
RE086-24	GHR CONSTRUCTION	RE-ROOF		8-30-24	4,000.00	30.00
Issued	THOMAS GILES			8-30-24		.00
Contractor	1110 LINDWOOD DR	Residential, Multiple Family		2-26-25		30.00
		RE086-24			4,000.00	FEE PAID DUE 30.00 .00 30.00
ROW134-24	COX COMMUNICATIONS	Bore new CiC aong Lindwood nea		8-27-24	1,000.00	200.00
Issued	MIKE MURRY			8-27-24		200.00
Contractor	1426 LINDWOOD DR			2-23-25		.00
		ROW134-24			1,000.00	FEE 200.00

PERMITS MASTER FILE LISTING

Permit # Contractor Description Appl Date Fee(s)

Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
ROW135-24	SHEARD CONSTRUCTION	Driveway addition 14' x 20'		8-28-24	1,000.00	100.00
Issued	DAVID WILSON			8-28-24		.00
Contractor	902 AVENUE R			2-24-25		100.00
		ROW135-24			1,000.00	FEE 100.00
						PAID .00
						DUE 100.00

GRAND TOTAL

34	316,376.19	FEE	2,375.93
		PAID	2,109.87
		DUE	266.06

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
UNDEFINED	UNDEFINED DESCRIPTION	34	2375.93	2109.87	266.06



CITY OF CARTER LAKE, IOWA
Building & Zoning Department

950 Locust Street
Carter Lake, IA 51510
Telephone: (712) 847-0535
Fax: (712) 347-5454
Inspection Request: (712) 847-0535

September 6, 2024

City of Carter Lake, IA – Planning Board

Type of Application: Conditional Use Permit

Project / Site Address: 1655 E. Locust St. (Parcel # 7544 21 17 002)

Applicant: Zum Services (Lessee/Tenant)

On 7/12/2024 our department met with the Zum Services' hired Architect to discuss the options for this already leased property. Zum Services was hired by OPS for school bus transportation. Zoning and allowed uses were discussed in this meeting and we said they would need to get with us prior to use to acquire a conditional use permit that will be presented, reviewed and approved by the city to be in compliance. On 8/26/2024 we observed buses and personal vehicles using this property. On 8/28/2024 we sent an email to Zum Services and the architect letting them know they are in non-compliance and the violation process will start on 9/9/2024 if an application is not submitted.

Unified Land Development Ordinance Being Addressed:

SECTION 3

USE TYPES

308 Parking Use Types

a. Off-Street Parking

Parking use types include surface parking of motor vehicles on a temporary basis within a privately or publicly owned off-street parking facility.

SECTION 26

PARKING REGULATIONS

2602 Non-residential Off-street Parking, Loading and Unloading Ordinance

b. Design Standards, off-street parking lots and areas, sales lots, loading and unloading areas, vehicle storage facilities and residential uses other than one and two family residences shall, observe the following design guide lines:

1. General use parking and traveled areas including all required and non required parking, driveways, entrances and exits, vehicles or sales.

(a) Required parking and aisle widths

Each automobile space shall be not less than one hundred seventy one square

feet in area, with dimensions of nine feet by nineteen feet.

(b) Parking areas must provide adequate entrance and exit driveways to connect each parking space with a street or alley open to use by the public except where vehicles are parked by attendants. One-way entrance and exit driveways shall not be less than 13' nor exceed 16' in width. Two-way entrance and exit driveways must be 24-30' in width. Driveways to accommodate semis shall be 30-40' in width.

(c) Parking spaces including loading and unloading areas shall be located in such a way that maneuvering of vehicles to enter or exit can be accomplished entirely on private property and does not require backing into or other use of a public street or alley.

(d) Pavement Requirements

Six (6) inches of Portland cement concrete or asphalt or 4 inches of rock base with 4 inches of asphalt on a prepared sub-base or sub-grade. The standards should be considered a minimum. Actual pavement design shall be based on consideration of traffic loadings, soil support capability and material specifications.

(e) Layout/Markings

The developer/owner shall submit to the Building Inspector for review and approval a detailed and accurately scaled parking lot layout clearly showing the location of parking spaces and aisles, all conforming to said standards. Upon construction of the parking lot, the parking spaces must be marked on the parking lot surface according to the extent that those spaces are required in connection with the development. Parking aisles should be designed to reduce pedestrian-vehicular conflicts by placing them perpendicular to the structure. Handicapped parking stalls shall be designed, installed and signed as required by Chapter 18 of the Iowa Administrative Code and all ADA requirements.

(f) Required Green Space

All landscaping must conform to Landscaping, Screening and Planting Standards of the City.

(g) Screening Requirements

All parking lots shall be screened along the boundary of the parking lot adjacent to residential uses. This screening shall consist of a landscaped area no less than 20 ft in width, measured perpendicular

Use Matrix: Commercial (continued) and Parking Use Types - Attached

Staff Recommendation:

Some of these items within the Parking Regulations are not addressed in this application, for example Green Space. These items would be up to you to address in this Conditional use Permit. Moving forward with this Conditional Use Permit and what terms you, as the Planning Board, would like to include is in your hands.

Respectfully,

Darin Whatcott

Darin Whatcott, RA CBO
City Building & Zoning Official

Zoning District Regulations

Use Matrix: Commercial (continued) and Parking Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P	P	P	
Personal Services						P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Veh. Storage (Short-term)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	

P Permitted by right or by right subject to supplemental regulations

C Permitted by Conditional Use Permit

* Use Permitted after Site Plan Approval

Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

FOR OFFICE USE: CASE# _____
Z.B.A. Public Hearing: _____
Signs Issued: _____/_____/by _____

Receipt # _____
Amount \$ _____
By _____ Date _____

=====

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Zum Services Inc. Phone: 855-743-3986
Address: 275 Shoreline Dr., Suite 200, Redwood City, CA 94065 *Status: _____

2. REPRESENTED BY: Jon Creighton Phone: 330-207-3467
Address: 275 Shoreline Dr., Suite 200, Redwood City, CA 94065

3. STREET ADDRESS/LOCATION: 1655 E. Locust St., Carter Lake, IA 51510

4. LEGAL DISCRPTION: Carter Lake - A S 21-75-44 LT 14 EXC W611.8'

5. OWNERS NAME: FLEETPARK LOCUST IA LLC

6. OWNERS ADDRESS: 200 Owen Pkwy Cir., Carter Lake, IA 51510

7. REASONS FOR REQUEST AND INTENDED USES: Transportation Terminal: parking cars and school buses.

8. ZONING DISTRICT: C/A (Abbot Drive Corridor Commercial District)

9. PRESENT USE: Parking Lot

10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE.

11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:
a. Denied "Building Permit Application" form..... _____
b. Approves..... _____
c. Restrictions..... _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE: _____ Date: _____

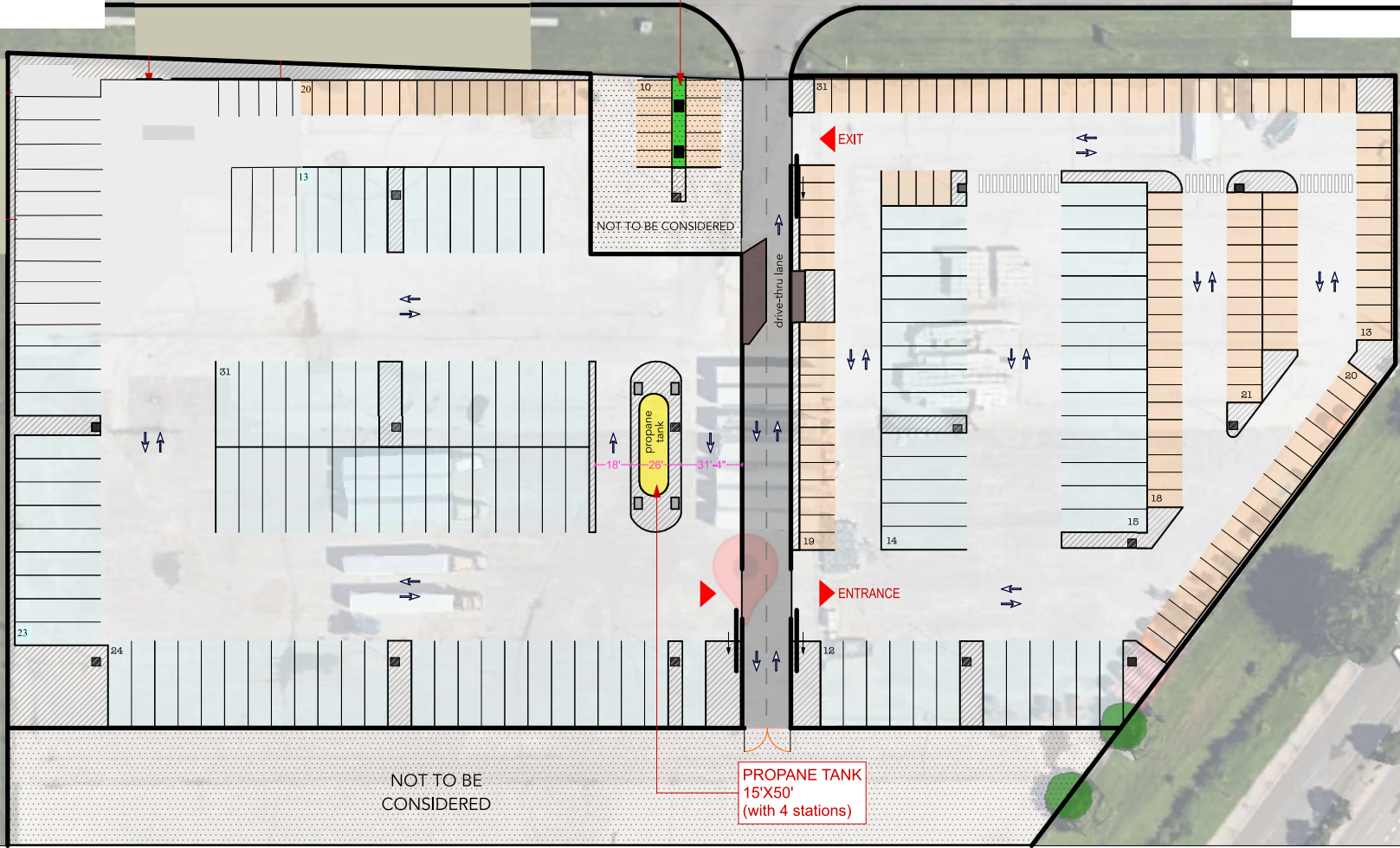
TYPED OR PRINTED NAME: _____ *Status: _____

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent



E Locust St

1655 E Locust St
Omaha, NE



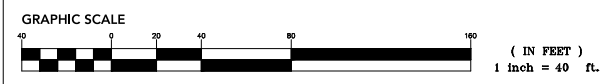
DESIGNED BY:
Dragana Pantovic Nikcevic (Tara)

DATE: **SEPTEMBER 4th, 2024**

+/- 5.0 ACRE SITE
(not including drive-thru lane)
The maintenance facility: 50'x60'
The office trailer: 24'x60'
The toilet trailer: 12'x30'

- C type bus (12'x44') - 132**
- Employees parking (9'x18') - 142**

ALL DIMENSIONS, OFFSET DISTANCES, AREA CALCULATIONS AND MEASUREMENT NOTATIONS SHOWN ON THIS EXHIBIT ARE APPROXIMATE.



LEGEND

- PROPERTY CORNER FOUND
- DECIDUOUS TREE WITH TRUNK SIZE
- ⊙ POWER POLE
- ⊙_{UG} POWER POLE WITH UNDERGROUND DROP
- LIGHT POLE
- ← GUY WIRE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ⊕ ELECTRICAL METER
- ⊕ SIGN
- ⊕ ELECTRICAL VAULT
- ⊕ ELECTRICAL PANEL
- ⊕ SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ UTILITY MANHOLE
- ▲ FIRE HYDRANT
- ⊕_W WATER VALVE
- ⊕_G GAS VALVE
- BOLLARD
- ⊕ IE INVERT ELEVATION
- GRATE INLET
- W --- WATER LINE
- G --- GAS LINE
- OU --- OVERHEAD UTILITY LINE
- CL --- CHAIN LINK FENCE
- BF --- BASE FLOOD LINE
- TRUNCATED DOME PAD
- ⊕ MONITOR WELL
- ⊕ FLAG POLE
- ▲ CP2 CONTROL POINT

NOTES

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE DOUGLAS/SARPY LOW DISTORTION PROJECTION IN U.S. SURVEY FOOT.

FLOOD_ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), "X" (SHADED)(AREAS PROTECTED BY LEVEE) AND "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0241H DATED DECEMBER 2, 2005 AND AS SHOWN ON THE POTTAWATTAMIE COUNTY AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 19155C0395E DATED FEBRUARY 4, 2005.

CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS ZONED HI--FF--ACI--4(PL), (HEAVY INDUSTRIAL DISTRICT WITH FF (FLOOD FRINGE OVERLAY DISTRICT) AND ACI (AREAS OF CIVIC IMPORTANCE OVERLAY DISTRICT)) PER THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dogis.org/>) AND ZONED C/A (ABBOTT DRIVE CORRIDOR COMMERCIAL DISTRICT) PER THE CARTER LAKE CITY WEBSITE ([HTTPS://CITYOFCARTERLAKE.COM](https://CITYOFCARTERLAKE.COM)). THESE ZONING'S HAVE THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

HI
FRONT YARD.....50 FEET FROM THE CENTER LINE OF THE FRONTING STREET
STREET SIDE YARD.....LESSER OF 10 FEET OR 50 FEET FROM THE CENTER LINE OF THE FRONTING STREET
SIDE YARD.....NO REQUIREMENT
REAR YARD.....10 FEET ON LOTS WITHOUT ALLEY FRONTAGE; NO REQUIREMENT ALONG ALLEYS

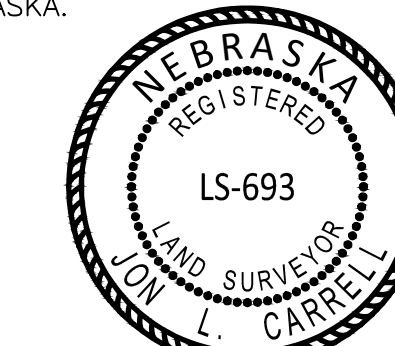
C/A
FRONT YARD.....25 FEET (THE PLANNING BOARD AND CITY COUNCIL MAY VARY REQUIRED MINIMUM SETBACKS IN PLANNED DISTRICTS. ALONG ARTERIALS DESIGNATED IN THE CITY'S COMPREHENSIVE DEVELOPMENT PLAN, THE MAINTENANCE SUPERVISOR MAY REQUIRE A DEEPER FRONT-YARD SETBACK.
STREET SIDE YARD.....NO REQUIREMENT
SIDE YARD.....NO REQUIREMENT
REAR YARD.....NO REQUIREMENT

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER NEBRASKA 242111117 AND IOWA 242112069 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

EASEMENTS
THIS DRAWING SHOWS OR NOTES THE EASEMENTS AND RESTRICTIONS THAT TD2 ARE AWARE OF, THERE MAY BE OTHER EASEMENTS OF RECORD THAT AFFECT THE PROPERTY. A TITLE CERTIFICATE OR TITLE COMMITMENT WAS NOT PROVIDED, WE RECOMMEND HAVING A TITLE INSURANCE COMPANY SEARCH FOR EASEMENTS THAT MAY AFFECT THE PROPERTY.

LEGAL DESCRIPTION

PART OF LOT 14 OF GOVERNMENT LOT 3 OF SECTION 16-75-44, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH PART OF LOT 4, EAST OMAHA LAND COMPANY, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.



JON L. CARRELL
NEBRASKA RLS #693

BENCHMARK

DESCRIPTION: 5/8" REBAR W/CONTROL CAP 10'± WEST OF A POWER POLE AND 14'± SOUTH OF THE EDGE OF LOCUST STREET (CP1)

ELEVATION: 981.91 (NAVD 88)



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Survey Type

TOPOGRAPHIC SURVEY

1655 E LOCUST STREET, CARTER LAKE, IOWA

Client Name
ZUM SERVICES INC.

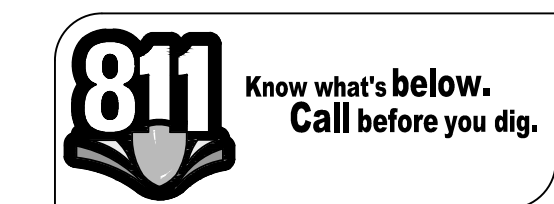
Description

PART OF LOT 14 OF GOV LOT 3, 16-75-44, POTTAWATTAMIE COUNTY, IOWA AND PART OF LOT 4, EAST OMAHA LAND COMPANY, DOUGLAS COUNTY, NEBRASKA.



0' 15' 30'

U.S. SURVEY FEET



Revision Dates

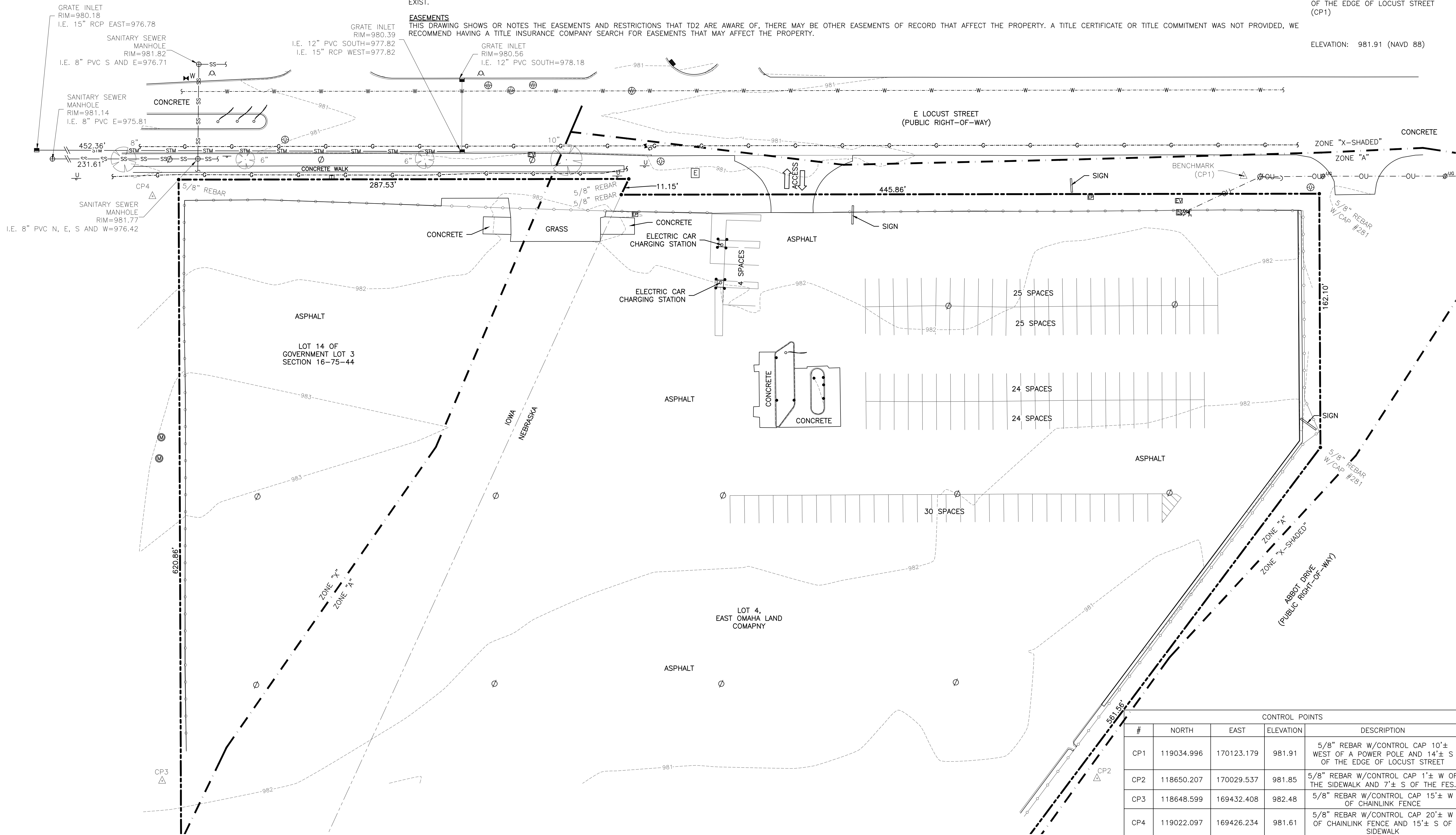
No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: A1434-24-27
Drawn By: MRS
Reviewed By: JLC
Date: 08/13/2024
Book: 24/2
Pages: 72, 79-80

Sheet Title

Sheet Number

SHEET 1 OF 1



CONTROL POINTS				
#	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	119034.996	170123.179	981.91	5/8" REBAR W/CONTROL CAP 10'± WEST OF A POWER POLE AND 14'± S OF THE EDGE OF LOCUST STREET
CP2	118650.207	170029.537	981.85	5/8" REBAR W/CONTROL CAP 1'± W OF THE SIDEWALK AND 7'± S OF THE FES.
CP3	118648.599	169432.408	982.48	5/8" REBAR W/CONTROL CAP 15'± W OF CHAINLINK FENCE
CP4	119022.097	169426.234	981.61	5/8" REBAR W/CONTROL CAP 20'± W OF CHAINLINK FENCE AND 15'± S OF SIDEWALK