

Document 2023 2957

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BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

To and From Office of Planning and Zoning

Ryan Hobart, Administrator

Conditional Use Permit

PERMIT NO: 18-23

DATE: December 7, 2023

After a properly held Public Hearing on November 7, 2023, the Madison County Board of Adjustment herby denies the request for a Conditional Use Permit to Craig Kimble on behalf of MidAmerican Energy Company to allow for the construction of an electric switching station/substation.

The following described real estate is that of which is involved:

Parcel "C" in the West 820.00 feet of the N ½ of the SW ¼ of Section 10, T-77N, R-28W of the 5th P.M., Madison County, Iowa, More particularly described as: Beginning at the W ¼ corner of said Section 10; thence S89°09′56″E, 820.09 feet along the North line of the SW ¼ of said Section 10 to a point; thence S00°00′00″W, 1317.28 feet to a point on the South Line of Said N ½, SW ¼; thence N89°04′34″W, 820.11 feet along the said South Line to the SW corner of said N ½, SW ¼; thence N00°00′00″E 1315.99 feet along the West line of said Section 10 to the point of beginning. Said parcel contains 24.79 acres, more or less, which includes 0.30 acres, more or less, of existing road right-of-way.

This Conditional Use Permit was denied under the provisions specified in the Zoning Ordinance for the Unincorporated Area of Madison County, Iowa.

Ryan/Hobart, Zoning Administrator

Secretary to the Madison County Board of Adjustment

MADISON COUNTY BOARD OF ADJUSTMENT

Application for Conditional Use
MidAmerican Energy Company – Godby Isenberg Family Farm LLC
Parcel "C" of the NW 1/4, SW 1/4, Section 10, Madison Township

DECISION

Date:	11-07-23	
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On November 7, 2023, at 7:00 p.m., pursuant to the rules of procedure of the Board Adjustment, a public hearing was held on the application for Conditional Use filed on September 12, 2023, by Craig Kimble on behalf of MidAmerican Energy regarding property located in Section 10, Madison Township. At the hearing the Board of Adjustment reviewed the relevant provisions of the Madison County Ordinances, all documents constituting the record, any new documents received from interested parties, heard the statements, remarks and comments by the Zoning Administrator, the applicants, as well as statements, remarks, and comments by others in attendance. After all information had been received and all interested parties heard by the Board of Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.

Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.			
At the close of the hearing a motion was made by			
to approve deny \(\frac{\lambda}{\text{conditional Use application. The motion was}\)			
to approve deny \times the request for the Conditional Use application. The motion was seconded by \times A roll call vote was conducted with the			
following votes:			
Dawn Archer – \underline{AYE}			
Mary Kathryn Bigelow – <u>AYE</u>			
Fred Howell – AYE			
Mike Bobst – AY£			
David Morford – <u>AY & </u>			
The Conditional Use request was approveddenied_X			
\mathcal{P}			
A motion was made by to approve as written the "Board of			
Adjustment Findings of Fact and Legal Principals Upon Which the Board Acts," which is			
attached hereto and incorporated herein by its reference. The motion was seconded by			
HOWELL A roll call vote was conducted with the following votes:			
Dawn Archer – AYE			
Mary Kathryn Bigelow – AYE			
Fred Howell – AYE			
Mike Bobst – AYE			
David Morford – AYE			
<u></u>			

The "Board of Adjustment Findings of Fact and Legal Principals Upon Which the Board Acts" was adopted by the Board of Adjustment YESNO
DECISION:
The request for Conditional Use is hereby approveddenied
Dated this 7th day of November 2023
Acknowledged as to Accuracy: Way Mondows Acknowledged as to Accuracy: YAW OBAR I
Chair Secretary

Original Filed with the Secretary of the Board of Adjustment on November 7, 2023. Original Filed in the Office of the Madison County Recorder on December 7, 2023.

BOARD OF ADJUSTMENT FINDINGS OF FACT AND LEGAL PRINCIPLES UPON WHICH THE BOARD ACTS:

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

Section 14 of the Madison County Zoning Ordinance defines the Exceptions, Modifications, Interpretations and Conditional Uses that are permitted when authorized by the granting of a conditional use permit by the Board of Adjustment.

Section 14 Exceptions, Modifications, Interpretations and Conditional Uses

E. Conditional Uses.

The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment. Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.

Section 6-2(a) of the Madison County Zoning Ordinance states the following regarding height:

SECTION 6 - APPLICATION OF DISTRICT REGULATIONS

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, as hereinafter provided:

- 1. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located except agricultural uses are exempt.
- 2. No building or other structure shall hereafter be erected or altered:
 - a. To exceed the height;
 - b. To accommodate or house a greater number of families;
 - c. To occupy a greater percentage of lot area;
 - d. To have narrower or smaller rear yards, front yards, side yards, or other open spaces;
 - e. In any other manner contrary to the provisions of this Ordinance.

Section 9-(C) of the Madison County Zoning Ordinance states the following regarding height:

SECTION 9 – AGRICULTURAL DISTRICT REGULATIONS

C. Height Regulations.

No building shall exceed two, and one-half (2 $\frac{1}{2}$) stories or thirty-five (35) feet in height, except as provided in Section 14.

Section 14 of the Madison County Zoning Ordinance contains the listed exceptions, modifications, interpretations and conditional uses that are authorized after approval of the Madison County Board of Adjustment.

SECTION 14 EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES

C. Structures Permitted Above Height Limits

The building height limitations of this Ordinance shall be modified as follows:

12. Chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, monuments, penthouses, stacks, silos, tanks, water towers, ornamental towers and spires, radio or television tower or necessary mechanical appurtenances may be erected to a height approved by the Board of Adjustment.

E. Conditional Uses.

The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.

12. Any structure or land used by public or private utility service company or corporation for public utility purpose, including sewage lagoons, or for purposes of public communication may be permitted in any district. The basis for such permit shall be public convenience.

<u>F. General Requirements and Conditions Applicable to All Special Use Permits.</u> In granting any special use permit, the Board of Adjustment may prescribe such restrictions and conditions with respect to the permitted use as the Board deems reasonable to further the objectives of this Ordinance. The following general requirements are applicable to all special use permits that may be granted by the Board:

- a. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that all of the following conditions exist:
 - i. Surrounding Area. The value and qualities of the area (or neighborhood) surrounding the conditional use are not substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. In reviewing and acting upon each application for a special use permit, the Board shall each give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.
 - ii. Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
 - iii. Intent of Ordinance. The special use is consistent with the intent and purpose of this Ordinance to promote public health, safety, and general welfare.
 - iv Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

- v. Comprehensive Plan. The special use is not inconsistent with the comprehensive plan and land use policies of the County.
- vi. Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit. While the impact of a single use permitted by conditional use permit may be deemed acceptable by the Board, the location of more than one conditional use in close proximity to another conditional use may have the potential of causing a significant adverse cumulative impact in the neighborhood.
- b. Conditions on Use. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use. Violations of such conditions and requirements, when made a part of the terms under which the special use is granted, shall be deemed a violation of this Ordinance and punishable under Section 16 of this Ordinance. In addition, the Board is authorized to revoke any special use permit under circumstances where the special use is being conducted in violation of the conditions and restrictions of the permit or of any other applicable legal requirements.
- c. Time. The Board shall determine whether or not the conditional use shall be limited in duration and/or hours of operation. The terms of the conditional use permit shall specify any such limitation.
- d. Landscaping. Appropriate landscaping berms and buffers are included if necessary to minimize the impact of the conditional use on adjacent property.
- e. Financial Guarantees. The Board shall determine whether or not the special use permit applicant should be required to submit a plan to rehabilitate the subject tract once the special use has terminated and provide for the funding of said restoration. If the Board requires such a plan, then the special use permit may not be granted until such time as the plan as the plan has been submitted to the Board and approved.
- f. Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. Each application shall be considered by the Zoning Commission at a public hearing. After the public hearing, the Zoning Commission promptly shall submit a report to the Board of Adjustment on its findings and recommendations regarding the application. No final action shall be taken by the Board of Adjustment on any application for special use permit until such time as the Board has received and reviewed the report of the Zoning Commission.
- g. Report by Conservation Department. All applications for conditional use permit shall be submitted to the Conservation Department for review. The Conservation Department shall submit a report on the impact of the proposed use on the environment and on conservation issues prior to the public hearings before the County Zoning Commission and Board of Adjustment. The Board shall consider all recommendations included in the report before determining appropriate environmental protections. The Board shall require reasonable measures to control noise, odor, and dust adequately and to prevent the operation from posing an environmental risk for neighboring properties or waterways. The terms of the conditional use permit shall specify any such required measures.

- h. Report by County Engineer. All applications for conditional use permit shall be submitted to the County Engineer for review. The County Engineer shall submit a report on the impact of the proposed use on roads and other infrastructure matters prior to the public hearings before the County Zoning Commission and Board of Adjustment. The Board may require reasonable measures to be taken by the applicant to address the impact on roads and other infrastructure matters. The terms of the conditional use permit shall specify any such required measures.
- i. Proximity to City Limits. In determining whether to allow or deny a conditional use permit, the Board of Adjustment shall consider the proximity of the subject property to the corporate limits of any city or town.

SECTION 17 D JURISDICTION AND POWERS OF THE BOARD OF ADJUSTMENT

- D. Jurisdiction and Powers of the Board of Adjustment.
 - 1. The Board of Adjustment shall have the following powers and duties.
 - b. To hear and decide applications for conditional use permits and exceptions upon which the Board is required to address by other sections of this Ordinance.

After careful consideration of all the information that has been presented, and for the factual reasons set forth in the above noted Sections 14 & 17 both of which are incorporated by this reference herein, the Board of Adjustment hereby finds:

The applicant Craig Kimble on behalf of MidAmerican Energy Company for Conditional Use Permit has _____/ has not _____ met the requirements of the Madison County Zoning Ordinance.

air / / / / Secret

Original Filed with the Secretary of the Board of Adjustment on November 7, 2023.

MADISON COUNTY, IOWA BOARD OF ADJUSTMENT SUPPLEMENTAL DECISION AND FINDINGS

IN THE MATTER OF THE APPLICATION OF:

CASE NO: 18-23

MidAmerican Energy Company

PUBLIC HEARING: November 7, 2023

A request to obtain a conditional use permit to construct an electric switching station/substation:

Parcel "C" in the West 820.00 feet of the N1/2 of the SW1/4 of Section 10, T77N, R28W of the 5th P.M., Madison County, Iowa more particularly described below.

Decision

On November 7, 2023, the Madison County Board of Adjustment denied request to obtain conditional use permit in above captioned matter.

VOTE¹: Ayes: None

Nayes: Archer; Bigelow; Bobst; Morford; Howell

Absent: None

Vote: (0-5)

Written Findings of Fact

Case Summary: The request for conditional use permit to construct an Electric Transmission Switching Station/Substation on the below captioned real estate, currently owned by Godby Isenberg Family Farms, LLC. "Parcel "C" in the West 820.00 feet of the N ½ of the SW ¼ of Section 10, T77N, R28W of the 5th P.M., Madison County, Iowa, more particularly described as; Beginning at the W ¼ corner of said Section 10, thence S89°09'59"E 820.00 feet along the North line of the SW ¼ of said section 10 to a point, thence S00°00'00"W, 1317.28 feet to a point on the South line of said N ½, SW ¼; thence N89°04'34"W, 820.11 feet along the said South line to the SW corner of Said N ½, SW ¼; thence N00°00'00"E 1315.99 feet along the

¹ Motion by Bobst was phrased in the negative: <u>to deny</u> the application for Conditional Use Permit. For clarity, the votes listed here reflect "Ayes" as votes to approve the permit and "Nayes" as votes to deny the permit.

West line of said Section 10 to the point of beginning. Said parcel contains 24.79 acres, more or less, which includes 0.30 acres, more or less, of existing road right-of-way."

Public Hearing November 7, 2023:

Notice of public hearing was published as required, posted on the county webpage, and posted at the Madison County Annex Building. Notices were mailed to surrounding property owners on October 10, 2023. Required notice was provided to County Offices.

Ryan Hobart, Zoning Administrator, presented the staff report. The application was previously reviewed by the Zoning Commission, and the commission recommended denial of the application. The Staff Report recommended denial of the application based on failure to comply with the Madison County Comprehensive Plan, more specifically, the preservation and protection of prime productive agricultural land (CSR 70 and above) from development and utilization of less productive land first. Additionally, Zoning Administrator Hobart expressed concerns (noted in the Engineer's Report) regarding the "Level B" classified road service of surrounding roadways which receive minimal maintenance and may not hold up under heavy trucks and equipment.

The following public comments were received at the November 7, 2023 meeting: Dehn Stevens, Vice President of Transmission Planning & Development for MidAmerican Energy, spoke on behalf of the applicant. Eight members of the public spoke in opposition to the application, and two members of the public spoke in support of the application.

Analysis/Legal Principles:

1. Surrounding Area. The members of the Board unanimously found that this requirement was not met. The Applicant asserts that land values would not be significantly impacted in surrounding area. The Applicant acknowledged that additional transmission lines were planned, but could not provide more specific information. Not only would the switching station itself take prime agricultural land out of development, but surrounding highly rated agricultural land could also be taken out of production for the construction of transmission lines. The Applicant's assertion was a general denial based on the

- applicant's review of similar properties, but the information upon which this assertion was made were not provided to the Board. Furthermore, it is unclear whether this assertion accounted strictly for the construction of a switching station, or if it also accounted for additional transmission lines that are expected to follow.
- 2. Infrastructure. The members of the Board found 4 to 1 that this requirement was not met. The applicant asserts that construction of the switching station in this location would increase reliability of electric transmission system and minimize future land impacts. It was not asserted that the current transmission system is insufficient in Madison County, but rather the switching station would provide backup support in the event of a catastrophic event and provide for future growth. The County Engineer and Zoning Administrator expressed that the Level B access roads were a concern. The County has no intent to upgrade to a Level A.
- 3. Intent of Ordinance. The members of the Board found 4 to 1 that this requirement was met. There was no material dispute that the switching station would fall within the intent of the ordinance.
- **4. Nuisance Factors.** The members of the Board unanimously found that this requirement was met. There was no material dispute that the switching station would not contribute to any public nuisance.
- 5. Comprehensive Plan. The members of the Board unanimously found that this requirement was <u>not met.</u> The primary consideration in denial of the conditional use permit is the CSR rating (88.66) of the ground. As with any comprehensive plan, the Board must balance the competing interests created by the desire to encourage economic growth while maintaining and protecting prime agricultural land. In this instance, the land in question is significantly higher than the 70 CSR rating outlined in the Comprehensive Plan. The proposed switching station would likely affect not only the highly rated agricultural ground in question, but also the highly rated adjacent farm ground. The Board understands the need for a strong electrical transmission system for the future growth of the county, however, prime productive agricultural land is not an infinite resource. The Comprehensive Plan lists as an objective to "Preserve and protect prime

productive agricultural land (CSR 70 and above) from development and utilize less productive land first." The Applicant generally asserted that they had investigated properties all along the existing transmission line, and that this property was the only viable location. The Applicant did not provide documentation regarding other locations that had been investigated in support of this assertion.

6. Cumulative Impact. The members of the Board found 4 to 1 that this requirement was not met. The applicant asserts, in part, that there will be no significant cumulative impacts because they will comply with state permitting and requirements of the Iowa Utilities Board, but the presenting issue is whether the application meets the requirements of the Madison County Code of Ordinances. The concern at issue is the particular cumulative effect upon prime productive agricultural ground in rural Madison County.

Summary: The applicant failed to show that its application meets the requirements for a Conditional Use Permit as stated in the Madison County Ordinances, therefore, the application for conditional use permit is denied.

Board of Adjustment Action on Written Findings of Fact

Date: |z| |5| |23|

VOTE: Ayes Nayes (Roll Call) Archer None

Bigelow Borbst Morford

Howell

Chair:

BOARD OF ADJUSTMENT SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE DECISION MAKING WORKSHEFT

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in;

SECTION 14 – EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES

E. Conditional Uses.

The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

AP	PLICANT NAM	ME	Fred Howell DATE 11-7-23	
1.	Is the request a Adjustment?	,	nay be authorized by a conditional use permit granted by the Board of □No	
2.	Does the reque "Goals and Ob		the requirements of the Madison County Comprehensive Plan "Purpose" and s reviewed?	
3.			the requirements of the Zoning Ordinance Section 14–E, Exceptions, tions and Conditional Uses- Subsection (7) a through I and (8) a through e?	
4.	 Departmental reviews required by Zoning Ordinance. Completed Not Submitted & Reviewed Unable to Review 			
	Æ		Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment.	
	Ø		Report by Conservation Department. All applications for conditional use	
	Ø		permit shall be submitted to the Conservation Department for review. Report by County Engineer. All applications for conditional use permit shall be submitted to the County Engineer for review.	
		Ø	Report by the County Environmental Health Officer. All applications for conditional use shall be submitted to Environmental Health for review.	
	primeA	g land	erns regarding the required departmental reviews: out of production hought of stuctures, 1 B road, Denied by Zoneing bound	
Re-	quired Findings ds that the follo	. No speci wing cond	al use permit shall be granted by the Board of Adjustment unless the Board first itions in the ordinance exist. In the required finding has been met:	
	will not be and orderly predomina Board shou licensed da	substantiand development in the aruld give during the care factors.	ne value and qualities of the area (or neighborhood) surrounding the conditional lly injured, and the establishment of a special use will not impede the normal ment and improvement of surrounding undeveloped property for uses ea. In reviewing and acting upon each application for a special use permit, the e consideration to the proximity of the proposed use to public parks, schools, ilities, dwellings and residential districts. The proposed use to public parks, schools, ilities, dwellings and residential districts.	
	are being p	rovided.	meets the above expectation:	

٠	Intent of Ordinance. The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.		
	This request meets the above expectation: Yes \Box No		
•	Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive		
	odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control		
	lighted signs and other lights in such a manner that no disturbance to neighboring properties will		
	result.		
	This request meets the above expectation: Yes \text{No}		
٠	<u>Comprehensive Plan</u> . The special use is consistent with the comprehensive plan and land use policies of Madison County.		
	This request meets the above expectation: Yes No		
•	<u>Cumulative Impact</u> . The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.		
	This request meets the above expectation: Tyes No		
It is	my determination this request meets the Required Findings as listed in the ordinance.		
	□Yes □No		
List	any areas that do not meet the Required Findings:		
List			
	Ag land, Brade level B road		
b c d	pecify conditions and restrictions on the proposed use. Examples of conditions and/or restrictions that may be placed on a permit: Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation. Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc. At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road. Height approval for any uses, or like and similar use specified in Section 14 (C) Other conditions and/or restrictions any other restrictions or conditions you feel should be included:		
Afte	r consideration of the information presented, and for the factual reasons set forth in this worksheet, I will		
cast	my vote to: APPROVE DENY this request.		
a.	12 / 12 08		
Sign	ature 11-7-23		

BOARD OF ADJUSTMENT SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE DECISION MAKING WORKSHEFT

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in:

SECTION 14 - EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES

E. Conditional Uses.

The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

APPLICANT NAME _ DATE 11/7/0023
 Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment? □No
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed? □Yes ☒No
Does the request meet all the requirements of the Zoning Ordinance Section 14–E, Exceptions, Modifications, Interpretations and Conditional Uses- Subsection (7) a through 1 and (8) a through e?
 Departmental reviews required by Zoning Ordinance. Completed Not Submitted & Reviewed Unable to Review
Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment.
Report by Conservation Department. All applications for conditional use
permit shall be submitted to the Conservation Department for review. Report by County Engineer. All applications for conditional use permit
shall be submitted to the County Engineer for review.
Report by the County Environmental Health Officer. All applications for conditional use shall be submitted to Environmental Health for review.
Individual comments or concerns regarding the required departmental reviews: Sky soil type should be token into not sideration per Conservation Beard Secondary Noads - level B' - Reight - Comp Plan-
5. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist. By marking yes you are stating that the required finding has been met:
► Surrounding Area: The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts. This request meets the above expectation: □Yes ☒No
Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
This request meets the above expectation: \(\square\text{Yes} \)

•	<u>Intent of Ordinance</u> . The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.
	This request meets the above expectation: Yes \square No
•	Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive
	odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control
	lighted signs and other lights in such a manner that no disturbance to neighboring properties will
	result.
	This request meets the above expectation: ☆ Yes □No
•	Comprehensive Plan. The special use is consistent with the comprehensive plan and land use policies of Madison County.
	This request meets the above expectation: Yes
_	Cumulative Impact. The Board shall make a determination that the proposed use would not cause a
-	significant adverse cumulative impact when considered together with other uses previously permitted
	by special use permit.
	This request meets the above expectation: Yes
-	-, · · · · · · · · · · · · · · · · · · ·
It is r	my determination this request meets the Required Findings as listed in the ordinance.
	□Yes No
Lista	any areas that do not meet the Required Findings:
M	frastructure & CER 88. lel - comp plan -
sj E a b c d	hours of operation. Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc. At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road. Height approval for any uses, or like and similar use specified in Section 14 (C) Other conditions and/or restrictions
	consideration of the information presented, and for the factual reasons set forth in this worksheet, I will
cast i	py vote to: APPROVE DENY this request.
1	
Sign	Date 11/7/2023

BOARD OF ADJUSTMENT SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE DECISION MAKING WORKSHEET

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

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The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

APPLICANT NAME Mid american Everya DATE 11-7-2023			
1. Is the request a use that <u>may be</u> authorized by a conditional use permit granted by the Board of Adjustment? ■Yes □No			
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed? ☐Yes ☒No			
3. Does the request meet all the requirements of the Zoning Ordinance Section 14–E, Exceptions, Modifications, Interpretations and Conditional Uses—Subsection (7) a through I and (8) a through e?			
 Departmental reviews required by Zoning Ordinance. Completed Not Submitted & Reviewed Unable to Review 			
Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment.			
Report by Conservation Department. All applications for conditional use permit shall be submitted to the Conservation Department for review.			
Report by County Engineer. All applications for conditional use permit shall be submitted to the County Engineer for review.			
Report by the County Environmental Health Officer. All applications for conditional use shall be submitted to Environmental Health for review.			
Individual comments or concerns regarding the required departmental reviews:			
Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist. By marking yes you are stating that the required finding has been met: - Surrounding Area: The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts. This request meets the above expectation: Tyes			
This request meets the above expectation: □Yes No Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or			
are being provided. This request meets the above expectation: Yes No			

•	<u>Intent of Ordinance</u> . The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.
	This request meets the above expectation: Yes No
٠	Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
	This request meets the above expectation: ∠Yes □No
•	<u>Comprehensive Plan</u> . The special use is consistent with the comprehensive plan and land use policies of Madison County. CSR7 = 88.66
	This request meets the above expectation: □Yes No
•	<u>Cumulative Impact</u> . The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.
	This request meets the above expectation: Yes No
It is m	y determination this request meets the Required Findings as listed in the ordinance.
	□Yes ⊠No
List or	by areas that do not meet the Required Findings:
Dist ai	y areas that do not meet the required I manigs.
spo Ex a) b) c) d)	granting any special use permit, the Board of Adjustment may set minimum requirements, and/or recify conditions and restrictions on the proposed use. amples of conditions and/or restrictions that may be placed on a permit: Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation. Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc. At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road. Height approval for any uses, or like and similar use specified in Section 14 (C) Other conditions and/or restrictions by other restrictions or conditions you feel should be included:
	consideration of the information presented, and for the factual reasons set forth in this worksheet, I will by vote to: ARPROVE DENY Date $1/-7-2023$
signat	Date 11 (202)

BOARD OF ADJUSTMENT SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE DECISION MAKING WORKSHEET

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in;

SECTION 14 – EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES

E. Conditional Uses.

The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

APPLICANT NAME Mary Kathryn BigelanDATE 11-7-23			
1. Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment? ☑Yes □No			
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed? □Yes ■No			
3. Does the request meet all the requirements of the Zoning Ordinance Section 14–E, Exceptions, Modifications, Interpretations and Conditional Uses—Subsection (7) a through 1 and (8) a through e? □Yes □No			
4. Departmental reviews required by Zoning Ordinance. Completed Not Submitted & Reviewed Unable to Review			
Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review			
prior to the public hearing before the Board of Adjustment. Report by Conservation Department. All applications for conditional use			
permit shall be submitted to the Conservation Department for review.			
Report by County Engineer. All applications for conditional use permit			
shall be submitted to the County Engineer for review. Report by the County Environmental Health Officer. All applications for conditional use shall be submitted to Environmental Health for review.			
Individual comments or concerns regarding the required departmental reviews: 200104 COMMISSION DENILS + LONGUEST -			
County renaineer - concerned about Level B Road & height taller			
Keeping + opened in Bad Weather - Conservation Reported soit The			
Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first of finds that the following conditions in the ordinance exist.			
By marking yes you are stating that the required finding has been met:			
Surrounding Area: The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts. This request meets the above expectation: □Yes ⋈ No while and in a mile expansion property to be a linear to the property			
This request meets the above expectation: The Service			
are being provided.			
This request meets the above expectation: \(\sqrt{V} \) \(\sqrt{N} \) \(\sqrt{N} \)			

Level B Roads

•	<u>Intent of Ordinance</u> . The special use is consistent with the intent and purpo health, safety, and general welfare.	se to promote public
	This request meets the above expectation: Yes No	
•	Nuisance Factors. Adequate measures have been or will be taken to preven	t or control offensive
	odor, fumes, dust, noise, and vibration, so that none of these will constitute lighted signs and other lights in such a manner that no disturbance to neighborsult.	a nuisance and to control
	This request meets the above expectation: ✓ Yes □ No	
•	Comprehensive Plan. The special use is consistent with the comprehensive of Madison County.	plan and land use policies5 hould be hess
	This request meets the above expectation: ☐ Yes ►No	71
•	<u>Cumulative Impact</u> . The Board shall make a determination that the propose significant adverse cumulative impact when considered together with other by special use permit.	ed use would not cause a
	This request meets the above expectation: Yes	
It is my	ny determination this request meets the Required Findings as listed in the ordi	nance. and out of service madical madical poes n
•	any areas that do not meet the Required Findings:	madica poes n
Con	mprehensive Plan - CSR 88- to Be	V 70 4 unit FALL
Nota	a clear proposal of Justitya Need & Mad. Co. Russent	eg cant sayit
6. In g	Trans mission Line gues in That ould V Proposed in That ould V Proposed use.	Derty Values of requirements, and/or
Exa	xamples of conditions and/or restrictions that may be placed on a permit:	X q
	Time-The Board may determine whether or not the conditional use shall be hours of operation.	limited in duration and/or
	Landscaping-The Board may determine if appropriate landscaping berms are included to minimize the impact of the conditional use on adjacent property	
c)	Financial Guarantees-The Board may determine whether or not the special should be required to provide any financial guarantees for any portion of the	use permit applicant
	for road completion, installation of any of the project landscaping berms or	buffers etc.
d)	At Completion Plan and Profile-The Board may require "at completion" pla the proposed construction related to the permit such as an at completion pla construction of a road.	<u> </u>
		(C)
List an	any other restrictions or conditions you feel should be included:	
After c	consideration of the information presented, and for the factual reasons set for	th in this worksheet, I will
cast my	my vote to: APPROVE DENY this request.	
Signatu	ature Mary Kathan Bigelow Date 11-7-0	2023

BOARD OF ADJUSTMENT SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE DECISION MAKING WORKSHEET

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

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The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

APPLI	CANT NA	ме	Vichael Bobs DATE	11/7/2022
	he request a		may be authorized by a conditional use perm	it granted by the Board of
	_		l the requirements of the Madison County C as reviewed? □Yes ☑No	omprehensive Plan "Purpose" and
		Interprete	1 the requirements of the Zoning Ordinance ations and Conditional Uses-Subsection (7)	
Cor	partmental i mpleted Reviewed	Not Sub	equired by Zoning Ordinance. mitted to Review	
Ç	X		Review by County Zoning Commission. A permit shall be submitted to the County Zoning to the public hearing before the Board	oning Commission for its review
5	¥		Report by Conservation Department. All a	applications for conditional use
Ç	X		Report by County Engineer. All applications shall be submitted to the County Engineer.	ons for conditional use permit
			shall be submitted to the County Engineer Report by the County Environmental Heal conditional use shall be submitted to Envir	th Officer. All applications for
Individ	lual comme Ze	nts or con	cerns regarding the required departmental re	views:
finds th	nat the follo rking yes yo <u>Surroundir</u>	wing condou are stating Area: T	cial use permit shall be granted by the Board ditions in the ordinance exist. ing that the required finding has been met: The value and qualities of the area (or neighbor)	orhood) surrounding the conditional
	and orderly predomina <i>Board show</i>	y developr nt in the a uld give di	ally injured, and the establishment of a special ment and improvement of surrounding undeverse. In reviewing and acting upon each apparate and consideration to the proximity of the propagations, dwellings and residential districts.	reloped property for uses lication for a special use permit, the
		-	meets the above expectation: Yes	™ No
•	Infrastruction are being p		uate utilities, access roads, drainage, and oth	
			meets the above expectation: \(\subseteq \text{Yes} \)	ØNo

• <u>Intent of Ordinance</u> . The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.
This request meets the above expectation: Yes Yes
Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
This request meets the above expectation: Yes \text{No}
• <u>Comprehensive Plan</u> . The special use is consistent with the comprehensive plan and land use policies of Madison County.
This request meets the above expectation: ☐ Yes ☐ No - Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit. This request meets the above expectation: ☐ Yes ☑ No
It is my determination this request meets the Required Findings as listed in the ordinance. Yes No
List any areas that do not meet the Required Findings:
Does not meet the land use critimes
 6. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use. Examples of conditions and/or restrictions that may be placed on a permit: a) Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation. b) Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property c) Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc. d) At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road. e) Height approval for any uses, or like and similar use specified in Section 14 (C) f) Other conditions and/or restrictions List any other restrictions or conditions you feel should be included:
After consideration of the information presented, and for the factual reasons set forth in this worksheet, I will cast my vote to: APPROVE DENY this request.
Signature While Robert Date 11/7/2023

SELASIA SELES

JUST PRIOR TO PLACING ROCK SURFACING AND PAVING, COMPACT SUBGRADE TO 458 STANDARD PROCTOR DENEITY TO A DEPTH OF ONE

- FOOT.

 2. REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITURE.

 3. PROOF ROLL ALL SURFACING SUBGRADES IN THE PRESENCE OF A SECTIONAL ALL BIGHTERS TO LOCATE SOFT SOTS. ALL SOFT SPOTS OF SOTS. ALL SOFT SPOTS OF SOTS. ALL SOFT SPOTS OF DESITY.

 4. PROVIDE IN-PLACE FIELD DESITY TESTS AS DIRECTED BY A SECTIFICATION SECTIFICATION.

 5. ALL ON-SITE SURFACING SHALL CAPORM TO THE REQUIREMENTS OF THE LATEST MEC. SPECIFICATIONS.

で SOCK Solution

1. THE SUPPLACE OF THE SUBSTATION YARD, INCLIDING INTERIOR DRIVE PATHS SHALL BE COMPRED WITH 6" OF CREISED ROCK CARBISTING OF 4" OF BACE ROCK AND 2" OF SUPPLACE ROCK.

2. THE AREA 5 FEET INSIDE THE FIBLE TO ID FIET OUTSIDE THE FIBLE SHALL BE COMPRED WITH 6" OF BACE CREISED ROCK ONLY.

3. THE DRIVENATS OUTSIDE THE FIBLE SHALL CAMBRIST OF 4" OF BACE ROCK ONTRY GOTENTILE FARRIC WITH 3" OF SURFACE ROCK.

4. BACE ROCK SHALL BE CREISED LIMESTONE THAT SATISFIES DOT SECTION 4120, SHALD, BE CREISED LIMESTONE THAT SATISFIES DOT SECTION 4120, GRADATION #11.

SEADING NOTES

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- ACATION INC. I ESTABLE STATES AND GEOTECHNICAL REPORT WILL BE PREPARED BY OTHERS. ALL EMETHWORK AND ROCK PLACEBEIN SHALL COMPLY WITH THIS REPORT.

 2. SHOT ELEVATIONE AND FINAL CONTICUES ARE TO THE TOP OF CRUSHED ROCK. AND SEED BED.

 3. TOTAL ROCK THICKNESSES ARE AS FOLLOWS.

 4. TOTAL ROCK THICKNESSES ARE AS FOLLOWS.

 5. DRIVENAT AREA CURSIDE OF TRICE 12 INC.

 6. DRIVENAT AREA CURSIDE OF TRICE 12 INC.

 6. DRIVEN AREA TO INCURSIDE TRICE (EXCEPT DRIVENAT) 6 INC.

 6. TOTAL ACAT OF OUTSIDE TRICE (EXCEPT DRIVENAT) 6 INC.

 6. TOTAL ACAT OF THE DRIVENAT WILL BE 6 INC.

 6. TOTAL ACAT OF THE DRIVENAT WILL BE 6 INC.

 7. THE RESPONSEBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER THE RESPONSEBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER THE EMENIES DOES NOT GUARANTEE THAT ALL EXISTING THE CONTRACTOR TO CONTRACTOR TO OBTAIN OF THE CONTRACTOR TO CONTRACT TO THE CONTRACTOR TO CONTRACT TO THE CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT SERVER THAT THE PROCESSES SERVING THE AREA TO CRITICAL THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXTENT AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXCENTING THE AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTE EXCENTING THE PRESENTED AND EXACT CONTRACTOR TO CONTRACT TO THE PRESENTED AND EXCENT CONTRACTOR TO CONTRACT TO THE PRESENTED AND EXCENT CONTRACTOR TO CONTRACT TO THE PRESENT EXCENT TO THE PRESE

 - CO-292-9990.

 CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND ITTES. ANY DANAGE SHALL BE REPAIRED BY THE CONTRACTOR AT CONTRACTOR'S EXPRESE TO THE PILL SATISFACTION OF THE LITY CHARB.

 EXISTING THE LINES BICONTIBRED SHALL IS DESCRIPTION.
 - STING THE LINES ENCONTENED SHALL BE RESTORED OR TO A STORM SEVER OR OTHER APPROVED CUTLET WETHER OR NOT.
- ALT THE DISCORDED INDER THE SUBSTATION BHOAND-BAT SHALL BE REPOYED IN TO BATHER.

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 SITEMEN THAN I TO IZ PRICK TO BUILDING BHOAND-BATS.

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Q:/E-FILES/E-8000/E8920/_C3D Drawings/Construction Plans/E8920 Notes & Details.dwg, 9/12/2023 11:44:03 AM, mdostallik, 1:2

- FROM OPTIMIN BY MORE THAN
- ALL FILL SHALL BE COMPACTED TO A DEBEITY THAT IS NOT LESS THAN 450.08 STANDINED TO A DEBEITY THAT IS NOT LESS THAN 450.08 STANDINED TROOTCOR DEBEITY.

 MOSTURE CONTENT SHALL NOT DEVIAITE FROM OPTIMUM BY MORE THAN 2008. INAUGH PRECYBRICHOM.

 SOFTET TO THE STORM WATER POLLITION PRECYBRICH SHARES. FINISHED 640-VE ON ALL NOH-PANED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN 680-VE. TRANDIAN AND SUBSTATION PAD SHALL BE WITHIN 0.10 FOOT OF PLAN 680-VE. TRANDIAN. AND SUBSTATION PAD SHALL BE WITHIN 0.10 FOOT OF PLAN 680-VE.

 TOPSOLL SHALL BE SPREAD TO A MINIMUM THICKNESS OF SIX INCHES ON DISTURBED AREAS.

<u> 6</u>

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- ROPED AREAS. SIDE SLOPTES SHALL BE 4 TO I OR FLATTER UNLESS NOTED ON DISTURBED AREAS.

 ALL INEW SIDE SLOPES SWALL BE 4 TO 1 OR FLATTRE IN LESS NOTES OTHERWISE.

 ALL DEBRIS SPILED ON ADJOINING PROPERTY 4 STREETS DIRING CONSTRUCTION HIST DE PICKED UP IN A TIMELY MANNER BY THE CONTRACTOR.

SOIL & WATER CONSERVATION REQUIREMENTS

- SAVE EXISTING GROUND COVER, TREES & SHRUBS WEBEVER POSSIBLE.
 ANY GRANDED AREA SHALL DE PANED, ROCKED OR SETABLISHED IN
 THE POCKARY VESETATION WITHIN 60 DAYS OF THE COPPLETION OF
 GRADINS.
 FROMANENT GROUND COVER SHALL DE ESTABLISHED INFEDIATELY
 THE WANN COMPLETION OF PINAL OR FINAL GRADINS WEBSEVER POSSIBLE
 USEN LICH, THE PORARY DYBESIONS, CANTONE PRRSONS, TERRACES
 AND OTHER REPEDIAL COMERNANTION PRACTICES TO LIMIT SHE SOIL
 LOSS TO LESS THAN 3 TONS FIR ACKE FER YEAR.
 INSTALL SILT FRACES PROOF TO BESINING GRADINS WEB POSSIBLE
 AND INSTALL SILT RACES PROOF TO BESINING GRADINS WEB POSSIBLE
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 AND INSTALL SILT RACES PROOF TO BESINING GRADING WEB POSSIBLE
 AND THE SILVER SIL
- INSTALL CUVERTS, STORM SEVERS, MANOLES AND INTAKES AS SOON AS IS POSSIBLE. AND ROCK SURFACING AS SOON AS POSSIBLE OR COMPLET PAYMENTS THE PRICES TO CONTROL BROSION. CONCRETE WASHOUTS SHALL COMPLY WITH SUPAS DIVISION II, SECTION INCO. CONCRETE WASHOUT.

BLOW TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY, CANDEN BERGE COMPANY (MEC.)
COMPT DESINERS OFFICE
HERRING CONST. THE THE SHALL TANTS, INC.

CONT. BOTHEL-YOUR CANDEN CANDEN CONT. BOTHEL CONTRIBUTION IS STREET RIGHT-OF-HAY SHALL BE IN CONTRACTION IN STREET RIGHT-OF-HAY SHALL BE IN CONTRACTION IN THE "LOWA STATIBUTE URBAN DESIGN AND TECHNICATION SHALL BE IN ACCORDANCE WITH DAMERICAN BERSON CO-PANY'S SUBSTATION BIGINEERING DAMERICAN BERSON CO-PANY'S SUBSTATION BIGINEERING DAMERICAN BERSON TO PRESENT LINES, FENCES AND TO THE BESTATION LAYOUT IS PARALLEL AND PERFENDICULAR TO THE EAST IN ELE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE PROMISELY LOCATION OF THE UTILITY CO-PANIES, LOCATION FULLITIES SHOWN ARE APPROXIMATE AND MIST BE VERIFIED (1-600-292-6969). PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO FIELD LOCATE EXISTING INDERGROUND

A MADISON COUNTY BRITANCE PERMIT WILL BE REGURED FOR THE DRIVEWAY BRITANCES.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL

CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND LITTES. ANY DANAGE SHALL BE REPAIRED BY THE CONTRACTOR AT CONTRACTOR'S EVERGE TO THE PILL SATISFACTION OF THE

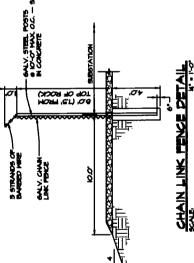
ALL DEBUS SPILED ON ADJOINING PROPERTIES & STREETS DIRING CONSTRUCTION SHALL BE PICKED UP IN A TIME Y MANNER.

LIGHTING NOTES

THE STELLGHING SHALL COMEST OF 200 WAT LED ACOON LIGHTS MONITOR AT A PEIGHT OF 25 PEET MAD 12 MATL LED WALL MONITOR AT A PEIGHT OF 10 WALL MONITOR SECURITY LIGHTS MONITOR AT A PEIGHT OF 10

FIXTURES SHALL BE DOWNAND FACING AND SHIELDED TO ELMINATE GLARE AND SPILLOARS ILLIMINATION.
ALL LIGHTING SHALL MEET ORDINANCE REQUIREMENTS, IF ANY.

ICES SHALL BE BUILT IN ACCROANCE WITH MIDAMERICAN EMERSY TY'S SPECIFICATIONS AND DEFINAL SECURITY PRICE SHALL BE ITSO LE, INCLIDING THE GAITES, OF HIGH CHAIN LINK FARRIC AND 3 STRANDS OF BARREDD MIRE. YORNY GAITES SHALL BE 24" MITE DOUBLE LEAF SMINGING GAITES, OF GAITES SHALL BE 24" WIDE SWINGING GAITES AND THE 4" WIDE SWINGING GAITES AND THE FRICE DEFAUL BELOW.



OFFICIAL NOTES

. DISTURBED SITE AREAS ON THE MEC PARCEL NOT RECEIVING ROCK PAVING SHALL BE SEEDED WITH A "RURAL" SEED MIX AS NOTED

2. FERTILIZES SHALL NOT BE APPLIED TO THE AREAS TO BE SEEDED.
3. THE AREA TO BE SEEDED SHALL BE SHOOTH, AND ALL WASHES AND GALLES FILLED TO MEET THE DESIRED CROSS SECTION, AREAS AND GALLES FILLED TO MEET THE DESIRED CROSS SECTION, ADDITION OF A CACESIBLE TO WACHINE SHALL BE CALTIVATED TO A DEPTH OF 3 INCHES, NATEAS INACCESSIBLE TO WACHINE SHALL BE CALTIVATED TO A DEPTH OF 2 INCHES, SHALL BE WATERED ARTIFICIALLY A MINIMAN OF ONCE A DAY FOR THE PIRST WERE APTER INSTALLATION, TAKE A MEET DANING THE ESCOUND AND THISD WEEK APTER INSTALLATION, THACE A MEET DANING THE PIRST YEAR TO STIMULATE PLANT GROWTH AND INCREASE PLANT STANDS.

3. ALL SEEDED AREA THAT ARE ACCESSIBLE SHALL BE MONED THICE PER TEAR DANING.

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BLIE GRAVA.
HAND PECAR.
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SOME SECURE.
SOME SECUR

INECONFIDENTIALLY AS INE INFORMATION AND IS GY COMPANY EMPLOYEES YY COMPANY EMPLOYEES FTALL SERVICES DIVISION. CONFIDENTIAL:
THIS DOCUMENT SHALL BE MAINTAINED CONFICAL LIBERSY INFRASTRUCTURE INFORMAN AVAILABLE TO MIDAMERICAN ENERGY COMPANY WORKING IN THE UNREGULATED BETTER WAS AND THE WITTER WAS AND THE WAS

COORDINATES SHOWN ON THIS PLAN ARE BAGED ON IOWA INDER SOUTH ZOME US FOOT. COORDINATES

DENT SER

BEVATORS SLOW ON THIS PLAN ARE BASED ON THE IOWN DEPARTMENT OF TRANSPORTATION REAL-THE NETWORK CONFIRED TO NAVDOB.

PARKING THE AREA INSIDE THE TENCE IS AVAILABLE FOR STRVICE VEHICLES.

PROSPECITVE OWNER / APPLICANT:

BOX 657 MOINES, IOWA 50506-0657 N. CRAIG KIMBLE

ERENG FAMILY FARM, LLC

DES MOINES, IA 50911 ATTN: TOM ISENBERS (355)4T1-3T11

NO UTILITIES ARE REGUIRED VILLES

NO OUTSIDE HORNE, LOUDSPEAKERS, P.A. SYSTEME, BUZZERS, WHISTLES, BELLS, ETC. WILL BE INSTALLED

SIGNS
THERE WILL BE NO SIGNS FOR THIS PROJECT OTHER THAN
TWANING" SIGNS MOUNTED ON THE SUBSTATION FEICE.

E WEST 820.00 FEET OF THE N 1/2 OF THE SM 1/4 OF SECTION 10, T-TR, 28M OF THE STH PM, MADISON COUNTY, IOWA, MORE PARTICULARLY

LEGAL DESCRIPTION - PARCEL "C"

SITE ADDRESS NOT ASSISTED

DECRIBED AS.

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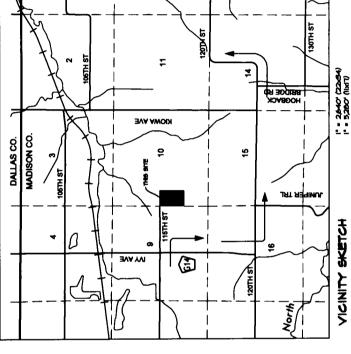
.51 .24' TO 36' AV6. '65' TO 15 GAUIPHENT SHIELD MASTS & DEAD BYD TOWERS BICLOSURE

有の生物

NOTE, SHIELD WIRES ARE USED AS LIGHTHING PROTECTION TO PREVENT DAYAGE TO THE SUBSTATION EQUIPMENT DIRING THANDRESTORMS. THE HEIGHT PROVIDES THE REQUIRED CLEARANCE TO THE EQUIPMENT. SITE AREAS IN SOME THE

PROPOSED LAND USE PUBLIC SERVICE, UTLITY SUBSTATION

456,330 42.3% 60,332 35.1% 21,180 2.0% 1,074642 (24.74 ACRES) ROCKED PAD / DRIVES GREEN SPACE / OPEN SPACE ROAD EAST-ENT TOTAL SITE



PROPOSED CONTOUR (PER C24-10 GRADING NOTE 2)

EXISTING CONTOUR

SITENCE

- EXIST. WATER MAIN

-OHN - - OVER HEAD WIRES

BUILDING SETBACK / EASEMENT LINE

PROPOSED TRANSMISSION LINES

CORPORATE LIMITS

- PROPERTY BOUNDARY

LEGEND

ADJACENT LOT LINES

PIRM MAP DESIGNATION ZONE 1% - AREA OF MINIMAL FLOOD HAZARD HAP NO. MIZICOISOD EFFECTIVE JANE 21, 2017

LAND USE PIBLIC SERVICE, UTILITY SUBSTATION

AGRICULTURAL DISTRICT

SING

DI LISTII III EXIST. STORM SEWER/CULVERT W FES.

THE ST. ST. PROPOSED STORM SEVER W F.E.S.

--- EXIST. 6AS MAIN

NATURAL GAS LIQUIDS PIPELINE EXIST. UNDERGROUND ELECTRIC

PROPOSED PROPERTY CORNER -- 5/8" I.R. W. ORANGE CAP #12265 INLESS NOTED OTHERWISE

FOUND CORNER AS NOTED

FOUND SECTION CORNER

REVIOUSLY RECORDED DISTANCE

MEASURED DISTANCE

RON ROD

렃

Public utility eastwent Point of desinning Building setback line

WATER METER PIT

SUBMITTAL

NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY WAY APPLY.

FOR COUNTY 09-12-2023

PRAMING INDEX 94ET NO. DESCRIPTION C21-40 SITE NATES & DETAILS C21-41 SITE PLAN LAYOUT & ROCK C24-41 SRAVDINS & DRAINAGE PLAN

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BADGER CREEK SUBSTATION MADISON COUNTY, 10WA

MMD MA

ENERGY COMPANY

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

CEC

APPROVED: DESIGNED: DRAWN: SCALE

DATE: 09-12-2023

C21-40 I

DHR

0 2 NOTES & DETAILS

