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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

**SPECIAL USE PERMIT 003-19
SUNNY ACRES CAMPGROUND**

PREPARER INFORMATION:

Zoning Office for Verlyn Rouw 515-371-2908

TAXPAYER INFORMATION:

Rouw Family Farms, L.L.C.
C/O Verlan E. Rouw
3330 178th Lane
Norwalk, IA 50211

RETURN DOCUMENT TO:

Rouw Family Farms, L.L.C.
C/O Verlan E. Rouw
3330 178th Lane
Norwalk, IA 50211

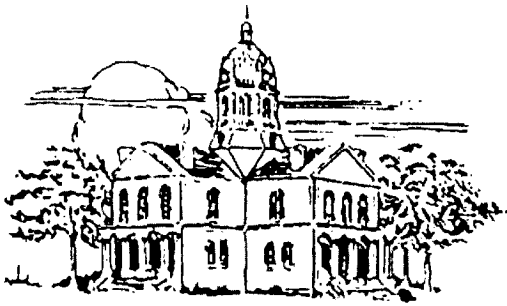
GRANTOR:

GRANTEE:

LEGAL DESCRIPTION:

NW SE EX PAR A 3A & NE SE EX E 1A., Sect 33 Madison Township

Document or instrument of associated documents previously recorded:
(if applicable)



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County Office of Zoning

C.J. (Jeff) Nicholl, Zoning Administrator

SPECIAL USE PERMIT

(Page 1)

PERMIT NO: 003-19
DATE: 02-06-19

After a properly held Public Hearing on February 5, 2019, the Madison County Board of Adjustment hereby grants a Special Use Permit to Rouw Family Farms C/O Verlan & Mary Rouw on the following described real estate to be known as Sunny Acres Campground:

NW SE EX PAR A 3A & NE SE EX E 1A., Sect 33 Madison

The specific location is further identified on the attached site map

All conditions and restrictions contained in the Zoning Administrator report, the Madison County Zoning Ordinance as well as those listed below are incorporated as part of the approval of this SUP. Any failure to meet and maintain any of these conditions and restrictions shall be grounds for revocation.

Signage shall be installed and will include the following information:

- a) Phone number that will be answered 24 hours a day 7 days a week.
- b) Fee schedule for camping.
- c) Notice of quiet hours:
9 p.m. to 8 a.m. Sunday – Thursday, 11 p.m. to 8 a.m. Friday & Saturday.
- d) Open dates of Campground- April 1st and October 31st

Other conditions and restrictions:

- Fires of any type are only allowed in fire rings provided
- No fireworks of any type are allowed at any time
- No loud or live music shall be allowed
- No discharging of firearms shall be allowed
- No hunting by any means shall be allowed
- No drones may be flown in, over or within a 1 mile radius of the campground
- All pets must be contained within the campground unless on a leash
- No parking shall be allowed on any roadway
- No keg beer shall be allowed
- Any person age 17 or younger must be camping with a parent or legal guardian
- A campground host must be present on site while any campsite is occupied
- No dumping of “gray water” onto the ground shall be allowed
- Only one camping unit is allowed per site and a maximum of 6 persons are allowed per campsite
- Garbage receptacles of sufficient size for all refuse generated shall be provided. The receptacles shall be emptied weekly during times the campground is open and at the end of the camping season

SPECIAL USE PERMIT

(Page 2)

PERMIT NO: 003-19
DATE: 02-06-19

Any violation of the of the Madison County Zoning Ordinance or the conditions and restrictions included in the issuance of this Special Use Permit may result in revocation of the permit as provided;

Madison County Zoning Ordinance:

Section 14 – F General Requirements and Conditions Applicable to All Special Use Permit.;

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.

This Special Use permit is granted as required in the Madison County Iowa Zoning Ordinance under Section 14 – E (14) Travel trailer parks/camp grounds.



C.J. Nicholl, Zoning Administrator
Secretary to the Madison County Board of Adjustment

MADISON COUNTY BOARD OF ADJUSTMENT

Application for Special Use
Verlan & Mary Rouw

DECISION

Date: 02-05-19

On February 5, 2019 at 7:00 p.m., pursuant to the rules of procedure of the Board of Adjustment, a public hearing was held and conducted on the Application for Special Use filed by Verlan & Mary Rouw property located in section 33 Madison Township as shown on the attached map. At the hearing, the Board of Adjustment reviewed the completed application form, relevant provisions of the Madison County Ordinances, Regulations & The Madison County Comprehensive Plan, all documents constituting the record from the Zoning Administrator, documents received from the Applicant, 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.

Following the close of the hearing a motion was made by MARY to Approve the request for Special Use application RANDAL seconded this motion. A roll call vote was conducted on the motion to Approve the request for Special Use with the following votes:

Mindy Nelson –	<u>A</u>
Randall Johnson –	<u>yes</u>
Carrie Larson –	<u>A</u>
Mary Terry –	<u>yes</u>
Randy Gambal –	<u>yes</u>

A motion was then made by MARY to approve as written the “Board of Adjustment Findings of Fact and Legal Principals Upon Which the Board Acts,” which are attached hereto and incorporated herein by its reference. RANDAL seconded the motion and a roll call vote was conducted with the following votes:

Mindy Nelson –	<u>A</u>
Randall Johnson –	<u>yes</u>
Carrie Larson –	<u>A</u>
Mary Terry –	<u>yes</u>
Randy Gambal –	<u>yes</u>

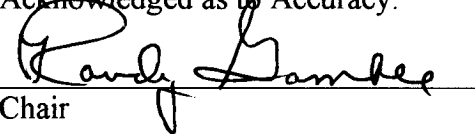
Accordingly, the "Board of Adjustment Findings of Fact and Legal Principals Upon Which the Board Acts" was approved as written and approved and adopted by the Board of Adjustment.

DECISION:

As the motion to approve the request for Special Use was Approved,
the Special Use request is Approved

Dated this 5th day of February 2019

Acknowledged as to Accuracy:


Chair


Secretary

Original Filed with the Secretary of the Board of Adjustment on February 5, 2019.

Written Notification of Decision sent to:

Verlan Rouw
3330 178 Court
Norwalk, Iowa 50211

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

Verlan & Mary Rouw submitted a request for a Special Use Permit to construct and operate a travel trailer park/campground in the NW SE Ex Parcel A 3A & NE SE Ex E 1A in Section 33 Madison Township.

The Board reviewed the report submitted by the Madison County Zoning Administrator

The Board reviewed the applicable Madison County Zoning Ordinances noted below:

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)(14)

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.

14. Travel trailer parks/camp grounds may be permitted only in "A," "C" and "M" Districts, subject to the following requirements:
- a. Requirements for Park.
 - i) Front Yard: Fifty (50) feet. This requirement shall apply to any and all roads or streets upon which the "park" abuts.
 - ii) Side Yard: Twenty-five (25) feet.
 - iii) Rear Yard: Fifty (50) feet.
 - iv) Minimum Area: Three (3) acres.
 - v) Maximum Density: Twenty (20) unit spaces per gross acre of park site.
 - vi) Drives: Twenty-five (25) feet in width with minimum 4 inch sub-base and 3 inch granular surface.
 - vii) A common service building providing laundry facilities, short order food service, accessory supplies, etc., may be included in the "parks" permitted in the "A" District, provided such building shall be located within the central "park" area, shall not be visible to passing traffic, and shall be restricted to the use of the park occupants.
Such service buildings shall be permitted in the "C" District providing such use shall conform to the requirements provided in the "C" District Regulations.
 - viii) The rear and-or side yards shall be screened from adjacent property access by planting screen not less than ten (10) feet in width, or by an un-climbable fence wall.
-

- b. Requirements for "Trailer" spaces.
 - i) Minimum Space Size: Twenty (20) feet by fifty-five (55) feet.
 - ii) Minimum Space Area: One thousand one hundred (1,100) square feet.
 - iii) Off-Drive Parking: One (1) parking space for and within the area of each "Trailer" space.
 - iv) Minimum Front Yard: Ten (10) feet.
 - v) Minimum Rear Yard: Five (5) feet.
 - vi) Minimum Side Yard: Five (5) feet.
 - vii) Trailer Separation: The minimum distance between any two trailers shall be not less than ten (10) feet.
- c. Site Plan Requirements. A site plan of the park site shall be required for review and consideration by the Board of Adjustment. The site plan shall be prepared at a scale of not less than 1 inch = 100 feet. All provisions to meet the requirements of this Ordinance shall be clearly illustrated on the site plan. All existing drainage and public utility facilities shall be shown, and proposed methods of storm water removal, waste removal and water distribution shall be stated on the plan. An approved Pollution Prevention Plan shall accompany each request. Detailed requirements shall be approved by the County Engineering and Health Departments as well as the Madison County Conservation Commission. prior to the issuance of a conditional use permit. Final trailer park development shall be in accordance with the approved site plan.

Section 14 Exceptions, Modifications, Interpretations and Conditional Uses (F)

F. General Requirements and Conditions Applicable to All Special Use Permits.

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 – 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.

MADISON COUNTY COMPREHENSIVE PLAN

Introduction

The complexity of an ever-changing society has placed increasing demands upon Madison County. Each level of government is becoming more and more complex regardless of whether it be local, state or federal. Madison County is experiencing growth pressure and is challenged with meeting the requirements of an extremely dynamic society and changing world structure. Comprehensive planning provides a general frame of reference for effectively carrying out the function of government. The planning process represents an attempt to evaluate the needs of the county and to provide for those needs in such a way that they will be available when they are required.

Purpose

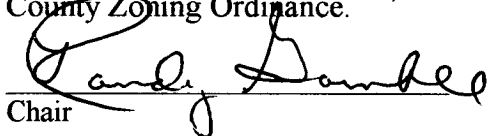
The Madison County Comprehensive Plan is a statement of goals and objectives that are used to guide land use decisions. These goals and objectives are developed and established by considering future growth and development, and by identifying future needs resulting from projected growth and development, changing population, demographics, economy and infrastructure, as well as considering the desires of the citizens of Madison County. The Zoning Ordinance and Subdivision Ordinances are a set of regulations that are designed to achieve the goals and objectives outlined by the Comprehensive Plan.

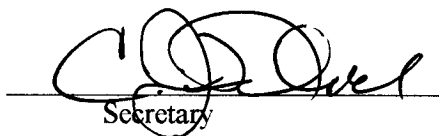
Objectives

1. Agricultural Land Use
 - a. Preserve and protect prime productive agricultural land (CSR 70 and above) from development and utilize less productive land first.
 - b. Insure that the Comprehensive Plan is considered whenever major alterations or improvements are proposed.

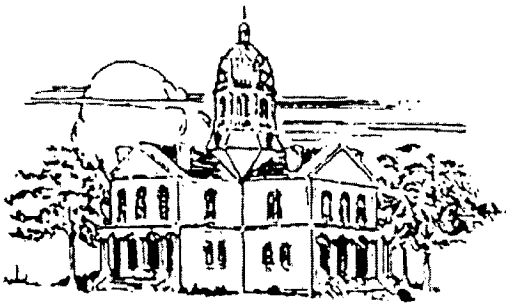
After careful consideration of all the information that has been presented, and for the factual reasons set forth in the above noted Section 14, Section 17 and excerpts from the Madison County Comprehensive Plan, all of which are incorporated by reference herein, the Board of Adjustment hereby finds:

The request of Verlan & Mary Rouw for Special Use Permit to construct and operate a campground/trailer park - has X / has not _____ met the requirements of the Madison County Zoning Ordinance.


Chair


Secretary

Original Filed with the Secretary of the Board of Adjustment on February 5, 2019.



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County Office of Zoning

C.J. (Jeff) Nicholl, Zoning Administrator

ZONING ADMINISTRATOR REPORT AND RECOMMENDATION

APPLICANT: Rouw Family Farms C/O Verlan & Mary Rouw

PROJECT LOCATION: NW SE EX PAR A 3A & NE SE EX E 1A., Sect 33 Madison Township

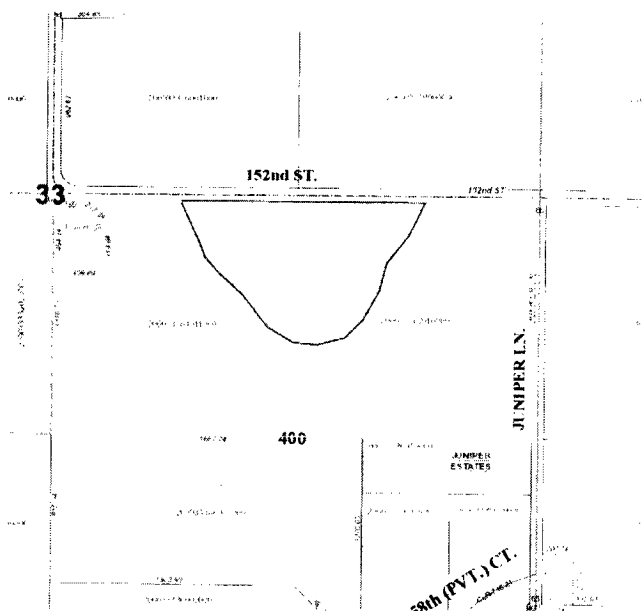
REQUEST: Special Use Permit to construct and operate a Travel Trailer Park/Campground.

CURRENT ZONING: A-Agricultural

BACKGROUND/PROJECT DESCRIPTION:

- Madison County Zoning Regulations require a Special Use Permit for travel trailer parks/camp grounds.
- The property is currently agricultural and contains a mix of crop ground and a pond.
- Applicant's request is to construct a campground in 2 phases with 20 total RV sites.
- According to the Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency (FEMA), none of this property is located inside the Flood Plain.
- The area is currently accessed by a single roadway, 152nd Street.
- The applicant has submitted a Storm Water Pollution Prevention Plan for the property.

SITE MAP



APPLICABLE REGULATIONS: (copies of applicable sections attached)

- Madison County Comprehensive Plan Goals and Objectives
- Madison County Zoning Regulations:
 - Section 14 - E – Conditional Uses
 - Section 14 - E-14 (14) Travel trailer parks/camp grounds
 - Section 14 - F-(f), (g), (h) Review by County Zoning Commission, Conservation & County Engineer.

ANALYSIS / STAFF COMMENTS

- **COMPREHENSIVE PLAN:** The request complies with the goals and objectives of the Madison County Comprehensive Plan and no conflicts have been identified.
- **TRAFFIC AND ACCESS:** Access to the subject property is from 152nd Street.
- **OTHER AGENCY REVIEW/COMMENTS:** The notice of this request was sent to departments that may have an interest. At the time of this recommendation, comments were received from the Madison County Conservation Department, Madison County Environmental Health Department and Madison County Engineer and are attached for your review.
- **PUBLIC NOTIFICATION AND PUBLIC COMMENTS:**
- Notice of the public hearing for this application was published as required and notification letters were sent to property owners within 500 feet of the subject property.
 - Staff has received several comments from the public with concerns related to traffic, noise and other issues causing them the loss of the normal use and enjoyment of their property.

GENERAL COMMENTS:

- Staff recommends that a highwater alarm be installed on each holding tank and pumping records be provided to the county monthly.
- Staff recommends that if an office/restroom structure is ever constructed, it shall require a POWTS system designed to regulations in effect at the time of construction. If such facility is built, it should also be constructed to serve as a storm shelter in severe weather situations.
- Staff recommends that a maximum of 20 sites be authorized and any additional sites that may be proposed in the future shall require additional hearings and approval.
- Staff recommends any improvements and all activities occurring on the site must meet the rules and regulations of all local, state and federal requirements and regulations.
- The proposed interior drive design meets the minimum standards of the Madison County Zoning Ordinance. Staff recommends that an at completion road profile be submitted by a licensed engineer showing the road was constructed as designed.
- The applicant has proposed this site is for recreational camping for the use of his church and other private citizens. With that in mind, staff recommends a stipulation be placed on the permit that if approved, the campground is not designed for campsites to become “seasonal rental spaces” and a limit of 2 weeks duration per camping unit should be imposed. After a camping unit has been located on any site of the approved campground for a period of two weeks, it must be removed and may not return for a period of at least three weeks.

STAFF RECOMMENDATIONS:

- Providing all stipulations are met, staff recommends **APPROVAL** of the Special Use Permit allowing the construction of a travel trailer park/camp ground.

REASON FOR STAFF RECOMMENDATION:

As proposed, the request is consistent with the Madison County Comprehensive Plan with no conflicts identified (*The calculated CSR of the area proposed for development is 68.43 indicating the land is not prime productive agricultural land that should be protected from development*). As proposed, the development will conform to the applicable Madison County Zoning regulations. Staff is not able to identify any effects from the proposal, as submitted, which would result in a significant detrimental impact on adjoining or neighboring properties.

Respectfully submitted,



C.J. Nicholl
Environmental Health & Zoning Administrator

APPLICABLE ORDINANCE SECTIONS:

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.

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 - a. *Requirements for Park.*
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 - ii) *Side Yard: Twenty-five (25) feet.*
 - iii) *Rear Yard: Fifty (50) feet.*
 - iv) *Minimum Area: Three (3) acres.*
 - v) *Maximum Density: Twenty (20) unit spaces per gross acre of park site.*
 - vi) *Drives: Twenty-five (25) feet in width with minimum 4 inch sub-base and 3 inch granular surface.*
 - vii) *A common service building providing laundry facilities, short order food service, accessory supplies, etc., may be included in the "parks" permitted in the "A" District, provided such building shall be located within the central "park" area, shall not be visible to passing traffic, and shall be restricted to the use of the park occupants.
Such service buildings shall be permitted in the "C" District providing such use shall conform to the requirements provided in the "C" District Regulations.*
 - viii) *The rear and-or side yards shall be screened from adjacent property access by planting screen not less than ten (10) feet in width, or by an un-climbable fence wall.*

- b. *Requirements for "Trailer" spaces.*
 - i) *Minimum Space Size: Twenty (20) feet by fifty-five (55) feet.*
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- 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.*

INDEX LEGEND

Location:: S33-T77N-R28W of the 5th P.M.
 Requestor: Verlon Rouw
 Proprietor: Rouw Family Farms LLC
 Project: 18024 Date of Survey: 5/24/2018
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

Document 2019 690

Book 2019 Page 690 Type 06 026 Pages 1
 Date 3/01/2019 Time 12:41:35PM
 Rec Amt \$7.00

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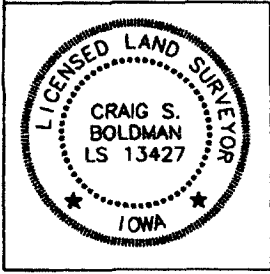
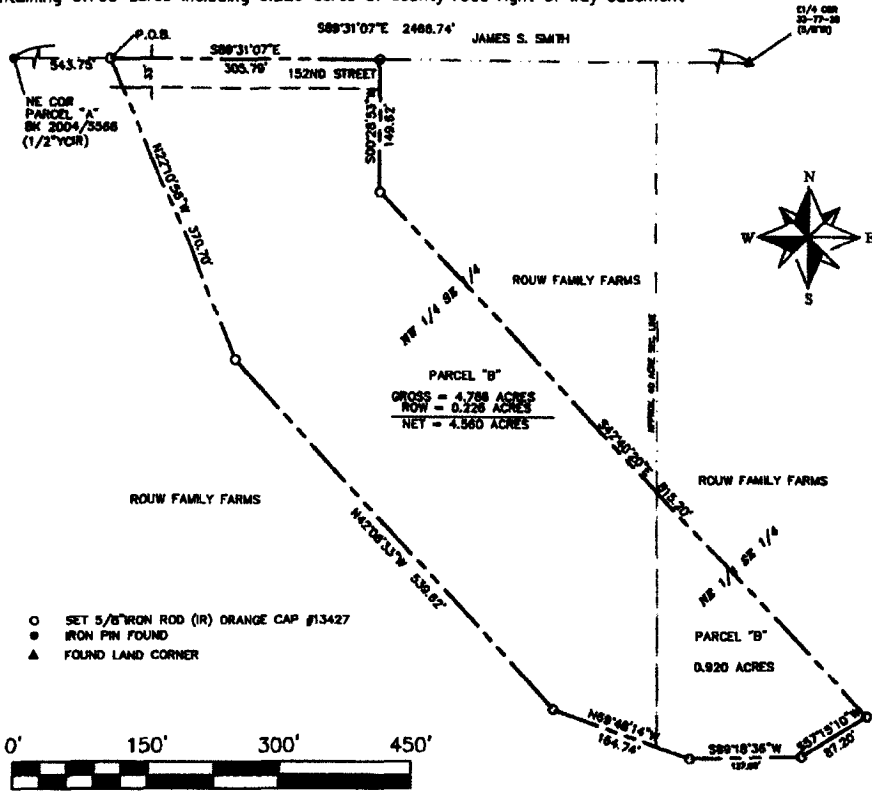
LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

PLAT OF SURVEY

Parcel "B" being a part of the Northwest 1/4 of the Southeast 1/4 (NW 1/4 SE 1/4) and a part of the Northeast 1/4 of the Southeast 1/4 (NE 1/4 SE 1/4) of Section 33, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa. Said Parcel "B" described as follows:

Commencing at the Northeast corner of Parcel "A", as shown by Plat of Survey recorded in Book 2004 at Page 5566 in the Office of the Madison County Recorder; thence S 89°31'07" E, along the North line of said SE 1/4, a distance of 543.75' to the Point of Beginning; thence S 89°31'07" E, along said North line, a distance of 305.79'; thence S 00°28'53" W a distance of 149.62'; thence S 42°40'20" E a distance of 815.20'; thence S 57°15'10" W a distance of 87.20'; thence S 89°18'36" W a distance of 127.09'; thence N 69°48'14" W a distance of 164.74'; thence N 42°08'33" W a distance of 539.62'; thence N 22°10'58" W a distance of 370.70' to the point of beginning.

Containing 5.706 acres including 0.226 acres of county road right of way easement



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature Craig S. Boldman Date 2/28/19
 Name Craig S. Boldman P.L.S No. 13427
 Renewal date is December 31, 2020
 Pages or sheets covered by this seal 1

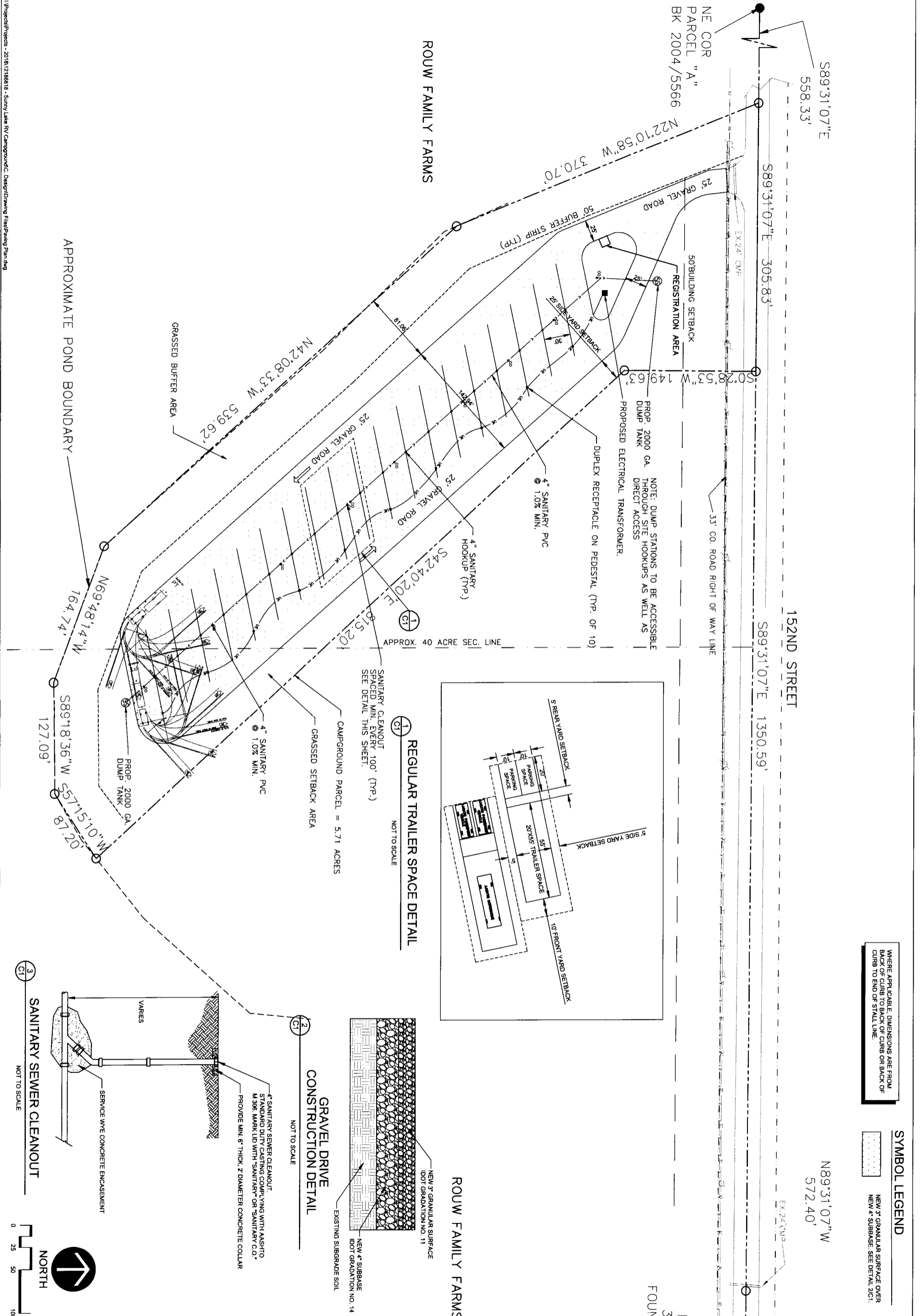
ADDENDUM
SPECIAL USE PERMIT
003-19

The following is an addendum to the legal description and plat submitted and related to the Sunny Acres Campground approved for Special Use Permit #003-19 by the Madison County Board of Adjustment on February 5, 2019. This amended legal description and plat do not constitute a substantial change in the approved Special Use Permit and is submitted to further identify the area Special Use Permit #003-19 authorizes to be used as a travel trailer park/campground.

Parcel "B", a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey recorded in Book 2019, Page 690 of the Recorder's Office of Madison County, Iowa.


Board of Adjustment Secretary

Original Filed with the Secretary of the Board of Adjustment on April 29, 2019.



WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE

SYMBOL LEGEND
 NEW 3" GRANULAR SURFACE OVER NEW 4" SUBBASE. SEE DETAIL 2/C1.

N89°31'07"W
572.40'

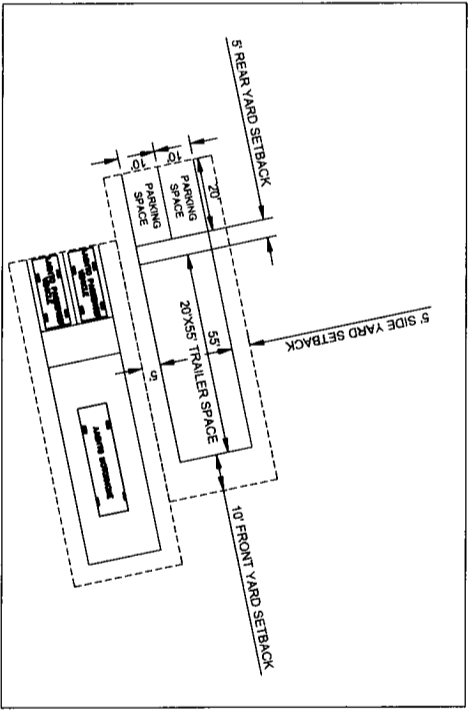
152ND STREET

S89°31'07"E 1350.59'

NE COR
PARCEL "A"
BK 2004/5566

EX 24' CMP

FOUN
3

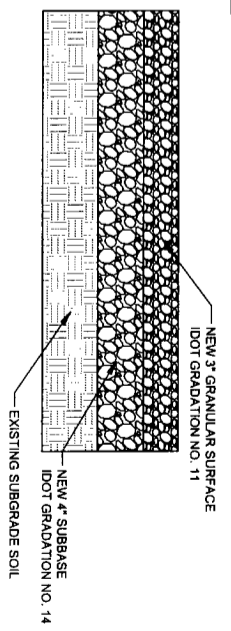


1 REGULAR TRAILER SPACE DETAIL
NOT TO SCALE

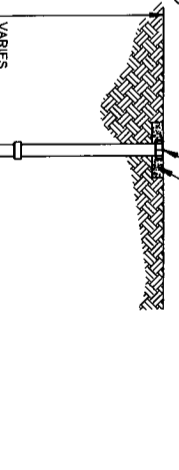
SANITARY CLEANOUT SPACED MIN. EVERY 100' (TYP.) SEE DETAIL THIS SHEET.

CAMPGROUND PARCEL = 5.71 ACRES

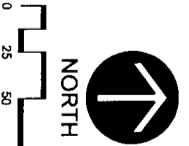
2 GRAVEL DRIVE CONSTRUCTION DETAIL
NOT TO SCALE



4" SANITARY SEWER CLEANOUT. STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306 MARK LID WITH "SANITARY" OR "SANITARY C.O." PROVIDE MIN. 6" THICK, 2" DIAMETER CONCRETE COLLAR



3 SANITARY SEWER CLEANOUT
NOT TO SCALE



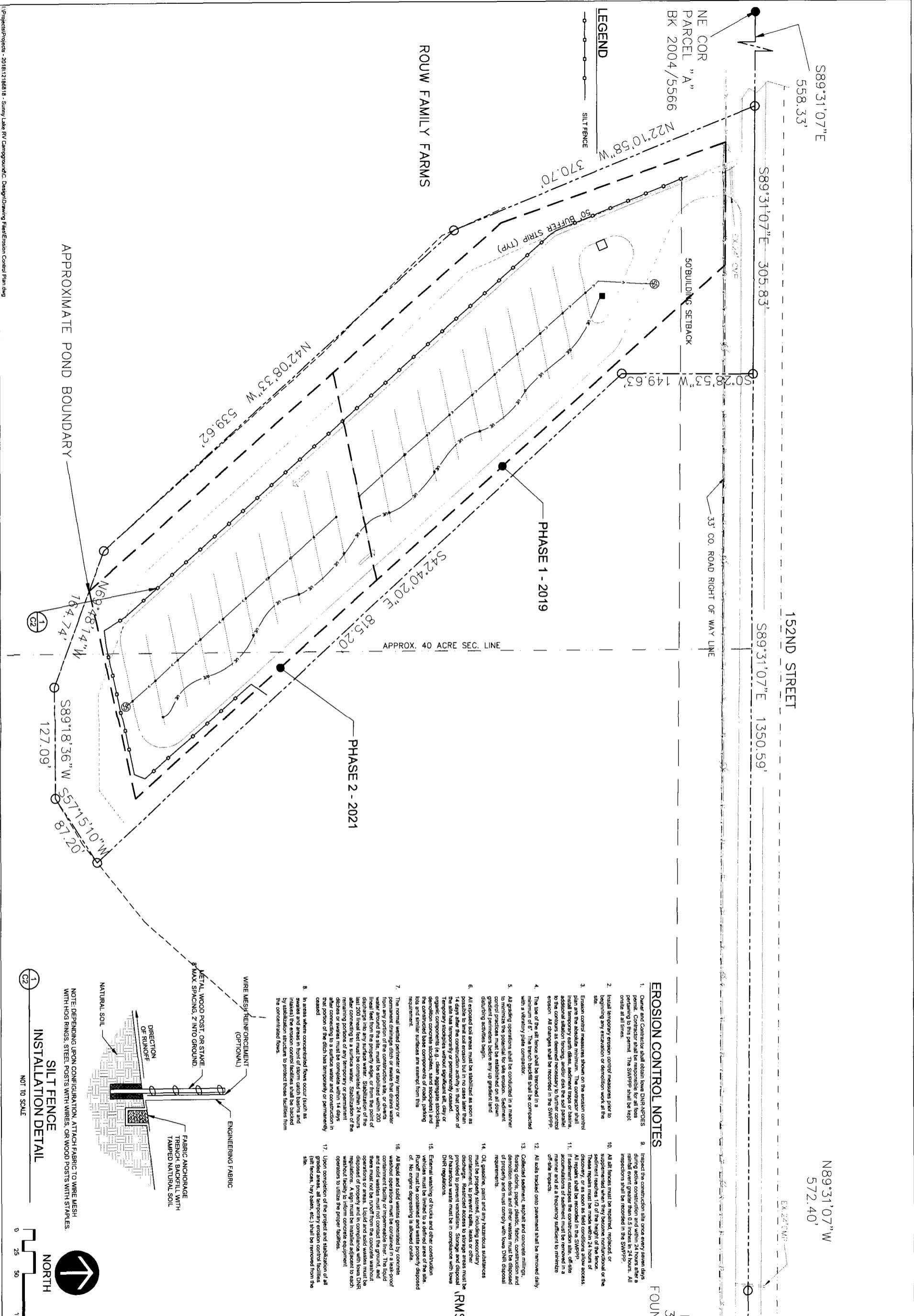
Larson Engineering, Inc.
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 www.larsonengr.com

VERLAN ROUW
 3330 178TH COURT
 NORWALK, IA 50211

SUNNY LAKE RV CAMPGROUND
 EARLHAM, IA

Rev.	Date	Description

Project #: _____
 Drawn By: NMW/
 Checked By: MAM/
 Issue Date: 12.17.18
 Sheet Title: **SITE PLAN**

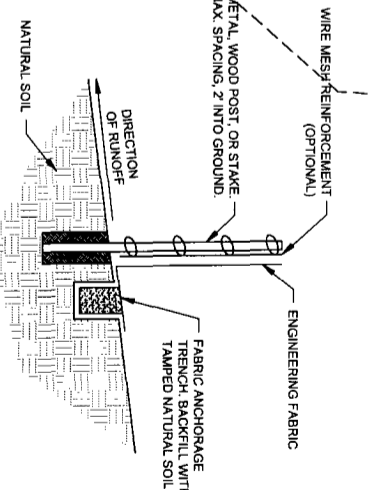


EROSION CONTROL NOTES

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan shall be installed and maintained. Temporary erosion control measures shall include, but not be limited to, silt fences, sediment traps or basins, additional siltation fencing, and/or disk, the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. The top of the silt fence shall be installed in a minimum of 6". The trench beneath shall be compacted with a vibratory plate compactor.
5. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment gradient permits before any up gradient land disturbing activities begin.
6. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 72 hours after the area is exposed. Stabilization of the site has temporary or permanent seeding, mulch, organic stockpiles without significant silt, clay or denitrification components (e.g., clean aggregate stockpiles, denitrification concrete stockpiles, sand stockpiles) and the construction base components of roads, parking areas, etc. shall be stabilized to prevent erosion from the site.
7. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site or other site area shall be stabilized with a minimum of 200 lbs/1000 sq ft of final seed from the erosion control plan. Stabilization of the ditch shall be completed within 24 hours after construction to a surface water. Stabilization of the remaining portions of any temporary or permanent drainage ditch shall be completed within 72 hours after construction to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
8. In areas where concentrated flows occur (such as in ditches, culverts, etc.), erosion control measures and stabilization structures shall be installed to protect those facilities from the concentrated flows.
9. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
10. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery or as soon as possible after the discovery. All repairs shall be recorded in the SWPPP.
11. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
12. All silt fences, once permitted shall be removed daily.
13. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
14. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other releases. Residuals from storage areas must be disposed of properly and must be in compliance with Iowa DNR regulations.
15. External washing of trucks and other construction vehicles must be limited to a defined area of the site. No engine degreasing is allowed outside.
16. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impervious liner. The liquid wastes must not be run off from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper services.
17. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.

EROSION CONTROL NOTES

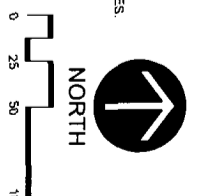
FOUN



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

SILT FENCE INSTALLATION DETAIL

NOT TO SCALE



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SUNNY LAKE RV CAMPGROUND
 EARLHAM, IA

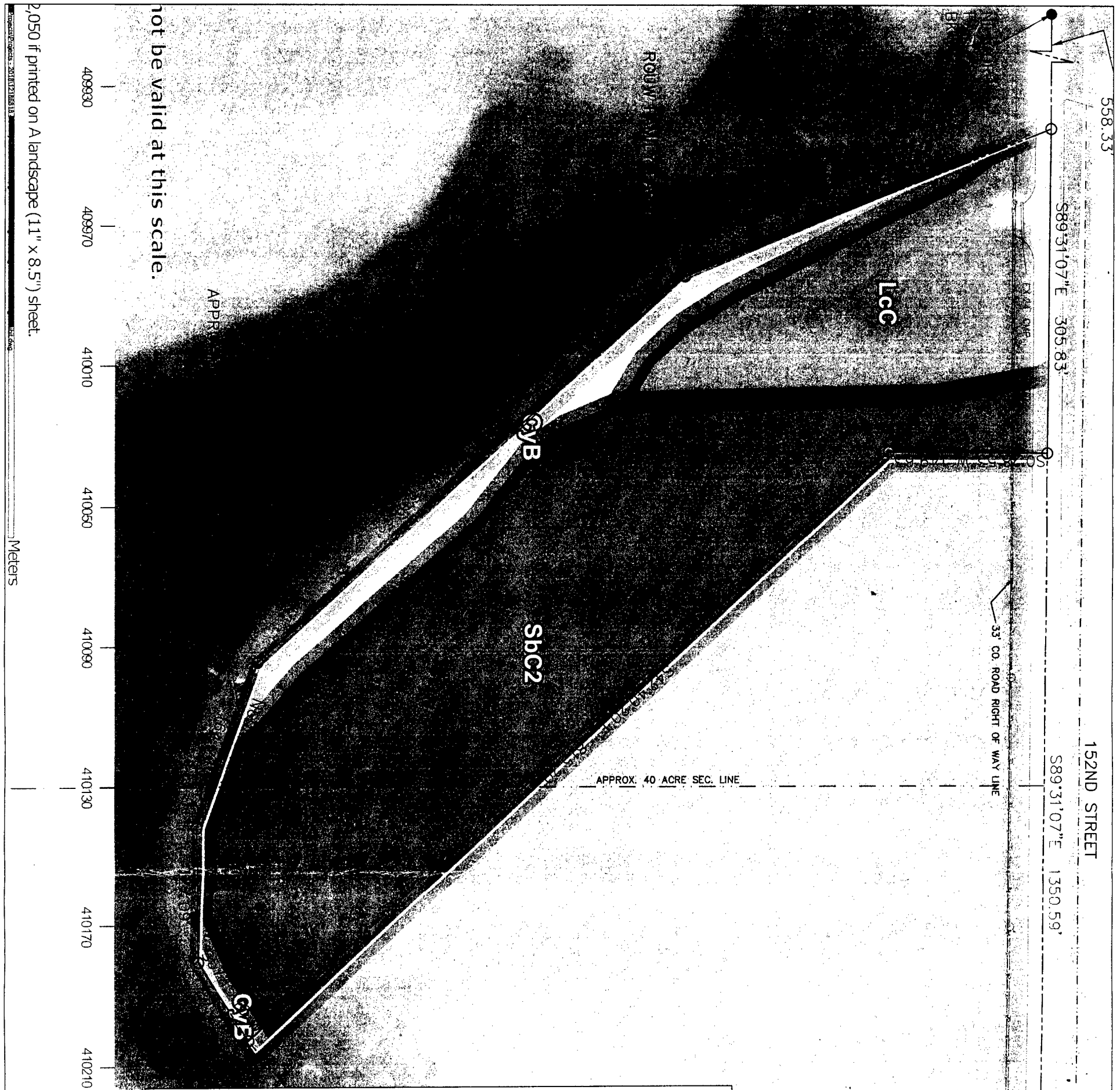
Rev.	Date	Description

Project #: _____
 Drawn By: NWW
 Checked By: MAM
 Issue Date: 12.05.16
 Sheet Title: _____

EROSION CONTROL PLAN

C2

2 of 2



Iowa Corn Suitability Rating CSR2 (IA) - Madison County, Iowa

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in ACR	Percent of ACR
CgB	Colts clay loam, 2 to 5 percent slopes	57	0.6	85%
LcC	Larson clay loam, 5 to 8 percent slopes	39	1.3	23.0%
Sbc2	Shenandoah silt clay loam, 2 to 5 percent slopes, eroded	80	3.9	67.5%
Totals for Area of Interest			5.8	100.0%

Description WEIGHTED AVERAGE = $(0.6 \times 57) + (1.3 \times 39) + (3.9 \times 80) = 68.43$
 $(0.6 + 1.3 + 3.9)$

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be used for row crops to as low as 0 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options
 Aggregation Method: No Aggregation Necessary
 Break Rule: Higher

11/8/2018
 National Reference
 Construction Services
 National Cooperative Soil Survey
 Page 3 of 8

not be valid at this scale.

409930 409970 410010 410050 410090 410130 410170 410210 410250 410290

409970 410010 410050 410090 410130 410170 410210 410250

45861 41° 25' 18" N

0 25 50 100
 NORTH

2,050 if printed on A landscape (11" x 8.5") sheet.

Meters

<p>Larson Engineering, Inc. 1001 Office Park Rd, Suite 120 West Des Moines, IA 50265 515.225.4377 www.larsonengr.com</p> <p>© 2018 Larson Engineering, Inc. All rights reserved.</p>	<p>Client:</p> <p>VERLAN ROUW 3330 178TH COURT NORWALK, IA 50211</p>	<p>Project Title:</p> <p>SUNNY LAKE RV CAMPGROUND EARLHAM, IA</p>	<p>Rev. Date Description</p> <p>Project #: _____ Drawn By: NMM Checked By: MAM Issue Date: 12.05.18 Sheet Title: CORN SUITABILITY RATING EXHIBIT</p> <p>Sheet: _____ of 2</p>
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